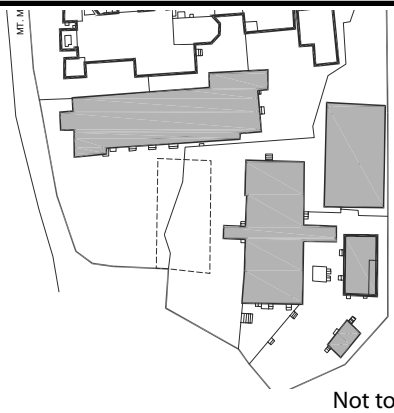
001	MOUNT MARY CONVENT HIGH SCHOOL



COMMON REF NO	001
CARD NO.	001
WARD	H (W)
CS NO.	940, 941, 942, 943, 944, 945, 946, 947
PLOT AREA	11201.3 sq m
BU AREA	1300.8 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	001 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Mount Mary Convent High School.	
1.2	EARLIER NAME	Mount Mary Convent High School.	
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Mount Mary Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Public – Government, Lessee – Mount Mary Church, Holder: The Society of The Francis Van Hospital Sister, Mount Mary Church – Vicar D D'Souza.	
3.2	PAST	NA.	
3.3	STATUS	Mount Mary Convent High School.	
4.0	**USE**		
4.1	PRESENT	Institutional.	
4.2	PAST	Institutional.	
4.3	USAGE	Institutional on all floors.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located next to the shrine of Our Lady of Mount popularly known, as Mount Mary, one of the most famous Christian shrines in India. It is situated on a hilltop and overlooks the sea. Mount Mary Road provides access and this is the highest point in terms of elevation. The entire area is undulating, has plenty of trees and had some of the finest homes/ edifices set in huge compounds and facing the sea – Sister's Villa, Mount Mary Church, Ibrahim Manzil, Keekee Manzil, Villa Vienna (Mannat), Marine Mansion etc. It is predominantly institutional and residential in nature. Given the fact that it is a prime location several high rise new developments have come up in the area by redeveloping some of the old houses, a trend that has disrupted the original ambience. The compound is huge, deep and has considerable open space for other outdoor activities of the school. The school building consists of large building blocks placed in an L shape to encompass a huge paved open space. There are two entries from the Mount Mary Road. One leads directly into the administrative part of the building and other is a walkway passing through the open space into the school building.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The building is built in the 40s and has no specific stylistic features or elements. It represents the institutional typology and has the typical elements such as the arcaded verandah, stone plinth, plinth band, concrete jalis, band around the windows and sloping roofs. It has a simple arcade with semi circular arches. It is not very richly articulated, as it is a much modern functional building built using new materials.	
5.3	INTRINSIC	The edifice is located besides the shrine of Our Lady of Mount popularly known, as Mount Mary is one of the most famous Christian shrines in India. It is situated on a verdant hilltop, opposite Mahim causeway and overlooking the sea. The school building is connected with the shrine was added later somewhere in 1940s.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+2	

001	MOUNT MARY CONVENT HIGH SCHOOL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster. The plinth is plastered in some parts.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Most windows have 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs in the old structure and RCC beams and slabs in the extension / addition. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints / plastered. Walls – Lime plaster with smooth finish on the outside, painted. Flooring – NA, Survey not allowed. Roof – Mangalore tiles / semi corrugated asbestos sheets.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is a brick compound wall on all four sides with piers at regular intervals. There are two gates in the front wall abutting Mount Mary Road. One gate is in the middle in alignment with the main entry into the school building. This gate is closed and not used. The other gate is on the right corner and is presently used for pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation along the periphery and a few large trees. Most of the open space has hard finish – paving / cement concrete. Large trees have surrounding circular seating plinths. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. A number of structures exist in the compound and only the School Building is included in the list.		

001	MOUNT MARY CONVENT HIGH SCHOOL	PLATE A



FRONT VIEW OF MAIN SCHOOL BUILDING



WINDOW DETAIL IN FRONT



ANCILLARY BUILDING



BRIDGE CONNECTING SCHOOL & CHURCH



ANCILLARY BUILDING - FRONT VIEW



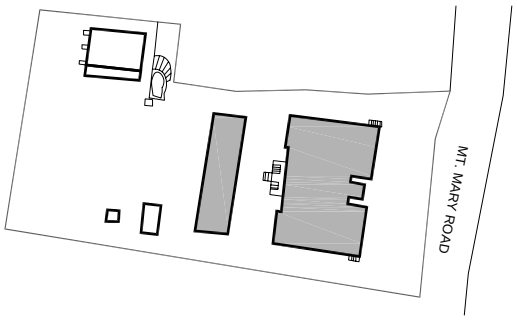


TABLET ON ANCILLARY BUILDING

002	DUBASH MANSION



COMMON REF NO	002
CARD NO.	002
WARD	H (W)
CS NO.	819, 820 821,822
PLOT AREA	2621.2 sq m
BU AREA	463.2 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	002 PLATE A 002 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Dubash Mansion.		
1.2	EARLIER NAME	Dubash Mansion.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): Cooperative Housing Society created and a new residential apartment (G+7/8) block was constructed.	
2.0	**ACCESS**			
2.1	MAIN	Mount Mary Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Public – Government, Lessee – Asuda Kutir Co-Operative Housing Society Ltd.		
3.2	PAST	NA.		
3.3	STATUS	Tenants on all the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Mount Mary Road in Bandra and this is the highest point in terms of elevation and gives good views of the sea. The entire area is undulating, has plenty of trees and has some of the finest homes/ edifices set in huge compounds facing the sea – Sister's Villa, Mount Mary Church, Ibrahim Manzil, Keekee Manzil, Villa Vienna (Mannat), Marina Mansion etc. It is predominantly institutional and residential in nature. Given the fact that it is a prime location several high rise new developments have come up in the area by redeveloping some of the old houses, a trend that has disrupted the original ambience. The compound is huge, deep and has considerable level difference which is exploited fully in the design and sitting of the mansion. The mansion is sited with its back facing the Mount Mary Road leaving a huge space in the foreground facing the sea. The main façade is sea facing and there are two entries from the Mount Mary Road along the marginal spaces hardly befitting the scale and grandeur of the edifice. The site has a steep downward slope on the rear/sea facing side that creates an open plinth in front of the house that once must have provided and excellent view of the sea. At present however the sea facing portion of the plot has been redeveloped, a co operative housing society – Asuda Kutir - and a G+ 7/8 storey building has come up that has completely destroyed the impact of the sea facing façade.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for multiple occupants / tenants, this is evident from the plan. The overall plan is a rectangular block, symmetrical along the central axis and same on all floors. The main flight of steps from the sea front side is grand, leads to an entrance foyer and an internal stair. There are two dwelling units on each floor consisting of two bays. Each dwelling unit has two entrances. The main entry leads to entrance balcony and the main hall and the rear entry leads to the kitchen and services. The side bay has the bedrooms and toilets. <u>Style and Features</u> The house is a typical example of villa type that has been used for Indian context. Its façade in its hey day must have been very impressive 'European styled' example. The top storey seems to have been added at a later date. The plaster bands around the windows, at the false column and the Corinthian capital are enhancing the said European appearance. It is very good urban example of response to site conditions and local context.		
5.3	INTRINSIC	This was built by a Parsee gentleman (Mr. Ghodiwala). He sold this house to a Muslim gentleman. Presently the occupants living in Dubash Mansion are tenants of Asuda Kutir Housing Society, which is the new building behind Dubash Mansion.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster. As the site is sloping, the plinth has been raised substantially.		

002		DUBASH MANSION		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first and second floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Various types of windows have been used. The basic window has a straight lintel. Each window has two divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and panels in the lower division. The sea facing façade has richly articulate openings – the windows have semicircular arched lintels and two divisions – a fan shaped ventilator with glass panes and shutters with glass panes. The third type of the window is the full-length window also used on the sea facing façade. All the windows are protected by wooden chajjas. Doors – The doors have segmental straight lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The entire block is roofed by a T shaped sloping roof - the side bays have gable roofs and the central bay roof is perpendicular to the side bay roofs. As there was no access to the interior of the house it is not possible to describe the roofing system.		
7.7	ARTICULATION	The sea facing façade of the Mansion is modeled on an Italian Villa and creates an immense impact of grandeur and solidity. Symmetry is maintained both in the plan and the form. The plinth is high and the rough stone finish imparts solidity. Horizontal bands at different levels all around the building – plinth band, bands at each floor, below the roof enhance this effect. The sea facing façade is richly embellished in an elegant manner. The central part is divided into 5 divisions defined by openings. The central division has richly articulated double flight of steps leads to the entrance foyer emphasized by pilasters and a pediment. The pilasters have high columns bases and Corinthian capitals. The remaining divisions have semi circular arched windows articulated by stucco bands, sills and parapet patterns. The side bays have a more solid /vertical exterior and are punctured by windows and the gable portion has stucco work in floral patterns. The remaining three facades are not so rich and have windows at regular intervals. The use of two colours contributes to the overall elegance/ grandeur – the walls are in grey and all the windows and stuccowork is in white. The interiors also display the richness in terms of the use of coloured flooring tiles and the structural woodwork.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All landings and corridors have coloured IPS cement tiles with floral patterns and plain multi coloured IPS cement tiles respectively. Some places also have china mosaic. Roof – Mangalore tiles.		
7.9	INTERIORS	NA – there was no access to the interior.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall (facing the road) is of stone masonry with grills. There are two entrance gates at both the ends. The remaining three sides have brick walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	As part of the compound has been redeveloped none of the original out house structures survive except for the large plinth. There is plantation along the periphery and a few large trees. Most of the open space has hard finish – paving / cement concrete. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate light in the internal portions and staircase.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security guard.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Fair – not maintained.		
9.4	STAIRS	Good - original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – both external and internal plaster is peeling at some places and the stuccowork is coming off. The china mosaic floor shows some damage, which has been repaired.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	New apartment building.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Some of the windows on the exterior have been closed, grills have been added and some portions of the exterior plaster have been repainted.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Some of the flooring and internal wall finishes have been changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the interior of the house was not allowed. The information has been collected in an interview with the secretary of the society (Asuda Kutir) Mrs. Baghchandani.		

002	DUBASH MANSION	PLATE A



FRONT FACADE





VIEW ACROSS ROAD; FRONT RIGHT BAY



GARAGE AT LOWER LEVEL



LEFT SIDE VIEW



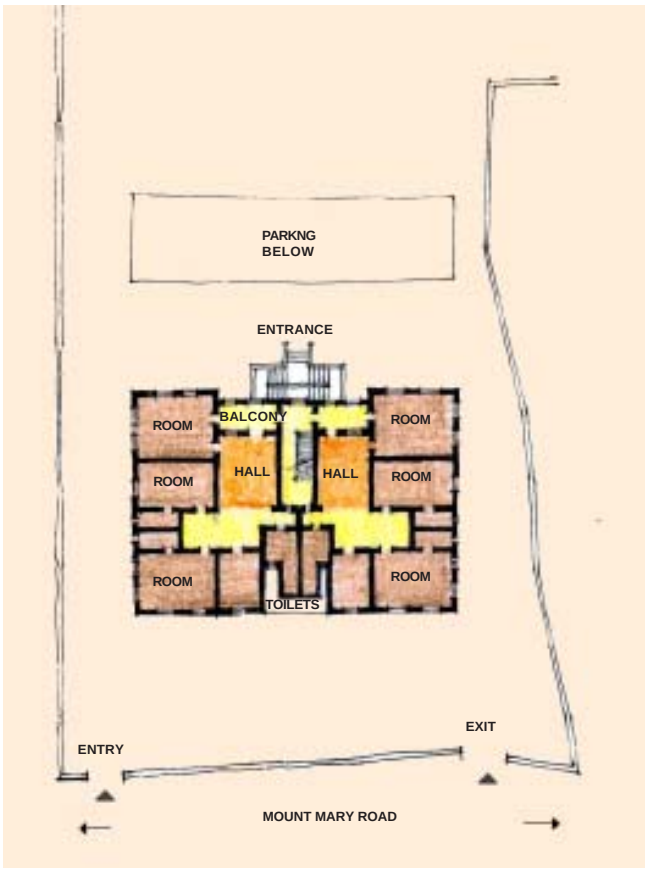
RIGHT SIDE ENTRY FROM THE ROAD



TOILETS IN THE REAR



FRONT ENTRANCE



PLAN - GROUND FLOOR



FRONT MIDDLE BAY



STAIR DETAIL



FLOORING DETAIL



FLOORING





STAIR BAY ; EXTERIOR DETAIL



INSIDE VIEW OF ROOF IN STAIR BAY

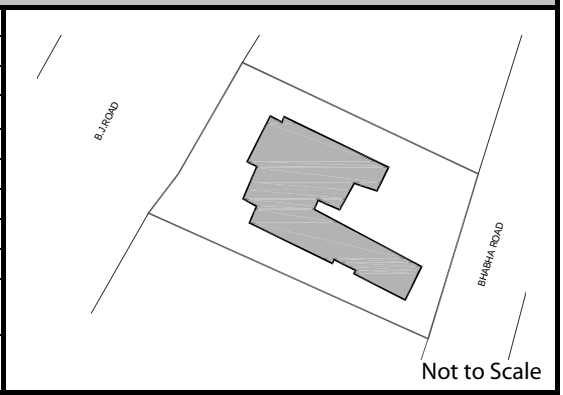


WOODEN STAIR IN CENTRAL BAY

003	MARINE MANSION



COMMON REF NO	003
CARD NO.	003
WARD	H (W)
CS NO.	757
PLOT AREA	NA
BU AREA	197.27 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	003 PLATE A 003 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Marine Mansion.		
1.2	EARLIER NAME	Marine Mansion.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	B. J. Road, Bandra (W).		
2.2	SUBSIDIARY	H. K. Bhabha Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – NA.		
3.2	PAST	NA.		
3.3	STATUS	1 Tenant on the ground floor. Owner on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on B. J. Road in Bandra. The location offers good views of the sea. The entire area is undulating, has plenty of trees and has some of the finest homes / edifices set in huge compounds and facing the sea – Sister's Villa, Kekee Manzil, Villa Vienna (Mannat) etc. It is predominantly institutional and residential in nature. Given its prime location, several new high rise developments have come up in the area by redeveloping some of the old houses, a trend that has disrupted the original environment and built fabric. The compound is rectangular with roads abutting it in the front and the rear of the plot. The footprint is 'J' shaped and structure is placed in the center of the plot. The compound has two entrance gates, one in the front on the left side from the B. J. Road on the seaward side and the other on the right side from H. K. Bhabha Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> There is an effort to utilize the sea frontage to its best advantage while making the edifice. There is a marked difference in features such as height difference, rustication and building elements like fascia boards and brackets and window details that indicate that either an existing structure was annexed or an early addition was made to the original structure. The structure is very richly embellished with elements from the both the colonial and vernacular styles – carved wooden brackets supporting balconies, cast iron grills, rustication, decorative fascias etc. The large sun breaker panels and a transparent façade with full length glass windows that when illuminated in the night is an unusual/unique feature.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

003	MARINE MANSION			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Various types of windows have been used. The basic window used has straight lintel. Each window has two divisions – ventilator at the top with glass panes and shutters with glass panes / wooden panels / louvered panels. Some of the windows are protected by chajjas with wooden framework. The sea facing façade has casement windows on the verandah – shutters with glass panes. The staircase shaft has glass windows. There are circular ventilator windows with wooden fixed louvers at the rear. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house represents the typical vernacular cottage/ mansion typology popular during this period characterized by decorative wooden verandahs, balconies and roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, cast iron railings, windows etc. The staggering of spaces in the plan and individual roofs over each space generates different planes and an interesting skyline. The front façade has full verandah on both floors with full length windows and in the nights the building comes alive due to the lighting inside. The interiors also display the richness in terms of wooden doors and windows, stuccowork, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture – Wooden chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is intact on two sides – facing the B. J. Road and the H. K. Bhabha Road. The front compound wall is articulated with brick piers and brick infill walls. The rear wall is articulated with piers and cast iron fencing on top. The remaining sides have plain brick walls. There are two entries into the compound. The front gate facing the sea is a wooden gate on the left side and the other entry is in the rear on the right side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation all around the periphery of the building and compound. There are a few old trees in the compound, including coconut trees. The compound has hard finish – compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the interior.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey was not allowed.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in fair condition, poorly maintained.		
9.7	ARTICULATION & FINISHES	Fair – external plaster on the wall is peeling at some places.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Property Card was not available at the CTS office, name of the owner from site – Mr. Treasurywala. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

003	MARINE MANSION	PLATE A



FRONT VIEW



BRACKET DETAIL



REAR DETAIL



LEFT SIDE VIEW



VIEW OF THE REAR VERANDAH



VIEW OF THE BAY

003	MARINE MANSION	PLATE B



REAR WING



STAIRS DETAIL



FRONT VIEW DETAIL



DETAIL OF FRONT COMPOUND WALL



DETAIL OF REAR COMPOUND

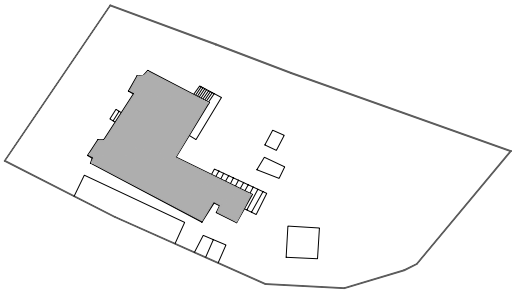


DILAPIDATED TABLET AND BRICK PIER

004	CORONA



COMMON REF NO	004
CARD NO.	004
WARD	H (W)
CS NO.	1117
PLOT AREA	NA
BU AREA	626.24 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	004 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Corona.	
1.2	EARLIER NAME	Corona.	
1.3	BUILT-IN	1929.	EXTENSION (if any): Toilet block has been added at the rear of the house.
2.0	**ACCESS**		
2.1	MAIN	Chapel Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – NA.	
3.2	PAST	NA.	
3.3	STATUS	Owners on both floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Chapel Road in Bandra. The entire area was developed in the 1900's. The area is predominantly residential area with commercial activity along the road and around the junction. The area once had many old bungalows but very few remain, as most have been redeveloped either as new bungalows or as shops /commercial complexes. The compound is an irregular shaped plot. The structure is "L" shaped and placed close to the front of the plot leaving a large margin at the rear. The main access is from Chapel Road. The compound has one entrance gate on the left corner.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> A typical vernacular colonial villa / mansion that is elegant and embellished with restraint. The sloping roofs, walls in light colour with a granulated finish and some ornamentation in relief along with a central verandah that has intricate sun breakers and wrought iron railings, set in the midst of trees lend it a classic / striking appearance.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

004	CORONA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, undressed masonry, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs and wrought iron spiral stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden panels in the lower division. The ground floor windows in the front side bays are protected by chajjas and some GI weather shades are seen on the side bays. The eaves of the roof protect first floor windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact, the house is a square, two storeyed block and embellished with restraint. The exterior has rough granular finish in a light cream colour interspersed with horizontal bands run at various levels – plinth, floor and roof. The corners have vertical pilasters / bands that run through both the storeys. The windows are emphasized by bands and have decorative panels with smooth finish. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker with stained glass panels and decorative wrought iron railings. On the first floor the verandah has decorative railings and a wooden colonnade. The side bays are octagonal in shape with windows on each panel and decorative motifs in geometric pattern in relief that stand out against the rough wall finish. The left and right facades are identical with the typical windows at regular intervals. The rear façade is relatively simple.		
7.8	FINISHES	Plinth – Plastered, with a plinth band. Walls – Lime plaster with rough finish on outside and smooth finish inside. Flooring – China Mosaic with floral patterns on the ground floor. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the four sides have plastered brick compound wall. There is one large entrance gate on the left side in the front. This gate is used for vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound wall is lost due to road widening in the front and the wall collapsed due to large trees. There was a garden in the front but it no longer exists. The compound has soft finish – loose soil on all four sides. There are many large trees and plantation at the rear including coconut. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good –original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Toilet block is added at the back.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Property card was not available with the City Survey Office. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

004	CORONA	PLATE A



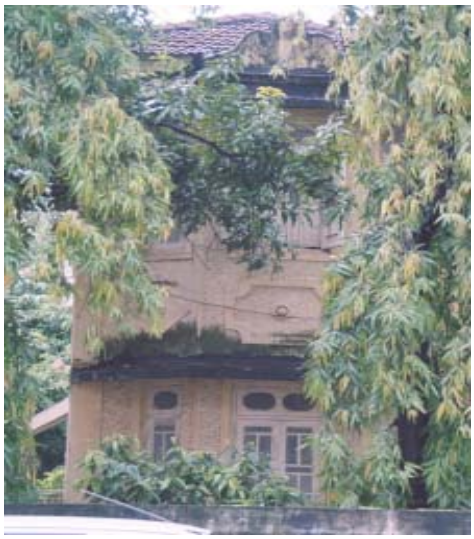
FRONT VIEW



RIGHT SIDE VIEW



RIGHT SIDE VIEW



VIEW OF LEFT SIDE BAY WINDOW



REAR VIEW

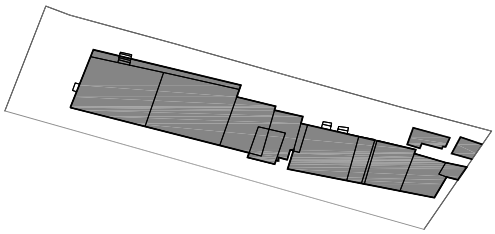


VIEW FROM LEFT SIDE

005	PIONEER



COMMON REF NO	005
CARD NO.	005
WARD	H (w)
CS NO.	1118, 1119, 1120
PLOT AREA	2538.81sq m
BU AREA	1070.47 sq m
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	005 PLATE A 005 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Pioneer.	
1.2	EARLIER NAME	Pioneer.	
1.3	BUILT-IN	1920.	EXTENSION (if any): A hall is added at the rear of the second main structure.
2.0	**ACCESS**		
2.1	MAIN	Chapel Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – NA.	
3.2	PAST	Private – Mr. B. Curzai, Mr. Charles C. Curzai.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Commercial.	
4.2	PAST	Commercial.	
4.3	USAGE	Ground Floor – Commercial (Offices). First Floor – Commercial (Party Hall).	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Chapel Road. The entire area developed in the 1900's. The area is predominantly residential with commercial activity along the road and around the junction. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or as shops /commercial complex. The Pioneer is set in a deep rectangular plot. There are two main structures placed in a line. The structures are almost centrally placed in the plot. The original plot was larger; a substantial area in the front was lost in road widening. The main access is from the Chapel Road, there are two entrance gates on sides. The left side margin is covered with tin sheets and serves as parking. There is a toilet block at the rear of the left margin. The right side margin is completely covered with GI Sheets till the end and is used as space for car parking and storage space.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> There are two structures and were designed as a cigarette manufacturing factory. The first structure is a long hall used for cutting and roasting the tobacco. This structure has openings in the roof for ventilation. There is a verandah on two sides with staircase placed in the front left corner. The front portion is G+1 and the rear portion is a G structure. The second structure has a series of rooms in a row that were used to roll the cigarettes. There were long tables specially designed to roll the cigarettes. Again this structure also has verandahs on two sides and a stair block in the front. The front portion is G+1 and the rear portion is a G structure. <u>Style and Features</u> No specific stylistic references, it evokes the typical East Indian Christian House in terms of the exterior treatment – use of colour, pilasters and windows with bands around. It is an elegant and a simple structure with sloping roofs, walls in light yellow colour with granulated / rough finish and some articulation in terms of pilasters and bands around the windows in white smooth finish. Although an industrial building it is residential in scale and the factories have historic value in the industrial context.	
5.3	INTRINSIC	Originally the Crown cigarette factory was established in 1904 and was situated nearby in Bandra. Around 1920 this plot and the adjoining plot were bought from Abbasi family by Mr. J.M. Albuquerque (Great Grand Father of the present owner). The Pioneer was built as a cigarette-manufacturing factory on one of the plots. The structure consisted of two long rooms/halls. In one hall the tobacco leaves were cut and roasted and while the other hall had long wooden tables were cigarettes were rolled. The factory is closed and at present, the front hall structure has been transformed which is let out for parties, photo shoots etc.	
5.4	VALUE CLASSIFICATION	A (arc), B (uu)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G, G+1 (part)	

005	PIONEER			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Random rubble masonry with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator with glass panes at the top and shutters with glass panes/wooden panels. Doors – The doors have segmental arched lintels with 2 divisions – ventilator with glass panes at the top and paneled shutters.		
7.6	ROOFING	The front structure has a hipped roof in the portion that is G+1 storeyed and simple sloping roof in the portion that has a single storey. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The roof over the verandah is a lean to roof and continues from the main hall. The rear structure has a simple sloping roof with purlins resting on the lateral load bearing walls, rafters span the purlins and wooden boards span the rafters.		
7.7	ARTICULATION	Both the structures are simple rectangular blocks with sloping roofs. The structures are elegant painted in light yellow walls and white windows, roof elements and decorative bands / features. The verandah is emphasized in a dark brown colour. There is hardly any ornamentation / embellishment. The facades are plain surfaces punctured with the typical window at regular intervals. The interiors are simple and display none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on inside and rough finish on the outside. Flooring – All the spaces on the first floor have IPS flooring. The flooring on the ground floor has been changed to vitrified tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as chairs, tables, tables used for cigarettes rolling in Burma teak.		
7.10	COMPOUND / FENCE/ GATE	Compound wall is a high brick wall. There are two large entrance gates in the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound wall is lost due to road widening in the front and wall collapse due to large trees. There was a garden in the front but is no longer there. The compound has a toilet block at the rear on the left side. Another structure for storage is built in the front. The compound has hard finish – cement/concrete paved on all three sides. There are many large trees and plantation at rear of the house. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some of the internal parts and relies on artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good - original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The first floor left passage/verandah is covered with sliding glass windows. The left margin is covered with GI sheets and the right side margins have been covered and converted into a garage and storage space.		
10.2	STRUCTURE	In the front structure, the central load bearing wall has been removed and the floor is supported on the I Section columns.		
10.3	ARTICULATION & FINISHES	The flooring of the ground floor had been changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Property Card was not available at the CTS office, name of the owner from survey – Mr. Leon Curzai. The information has been collected in an interview with Mr. Curzai		

005	PIONEER	PLATE A



FRONT VIEW ACROSS THE ROAD



FRONT VIEW FROM THE GATE



FRONT RIGHT VIEW



STAIR DETAIL - REAR STRUCTURE



FRONT FACADE



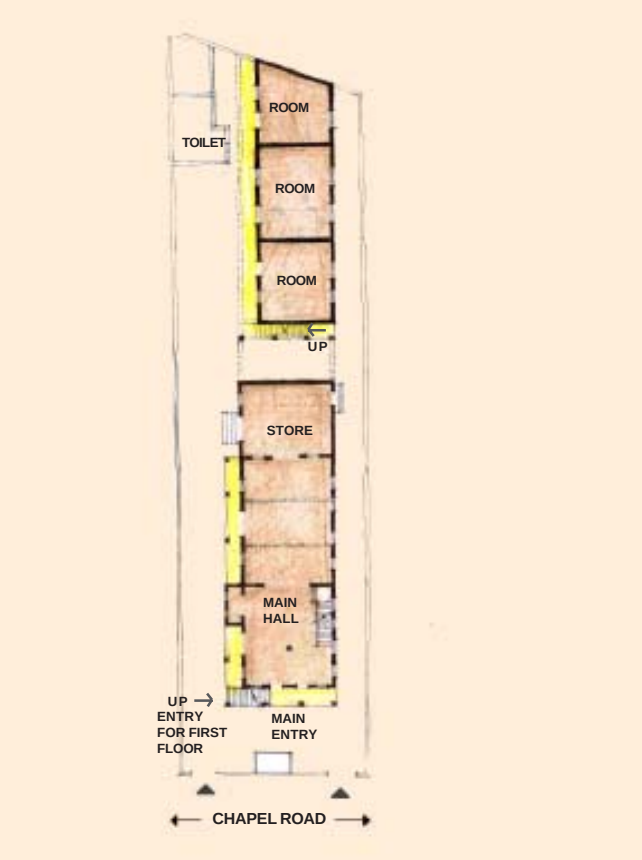


REAR VIEW ; ROOF DETAIL





LEFT SIDE VIEWS



PLAN - GROUND FLOOR





VIEWS OF MAIN HALL INTERIORS



FRONT EXTERIOR DETAIL



WOODEN FURNITURE



OLD LETTER-HEAD



ROOF DETAIL - MAIN HALL



FIRST FLOOR INTERIOR - REAR BUILDING



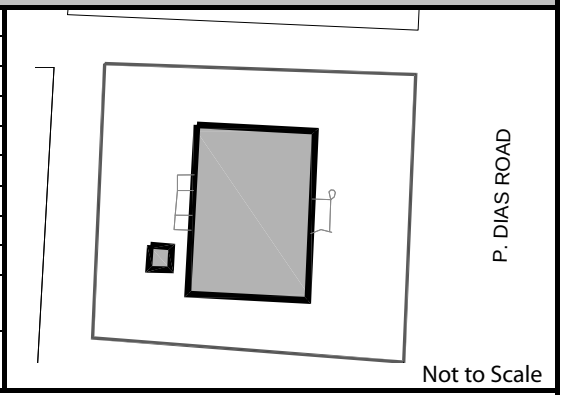


OLD FURNITURE ; ADVERTISEMENT

006	THE NOOK



COMMON REF NO	006
CARD NO.	006
WARD	H (W)
CS NO.	697
PLOT AREA	311 Sq M
BU AREA	72.49 Sq M
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	006 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Nook.		
1.2	EARLIER NAME	The Nook.		
1.3	BUILT-IN	1927.	EXTENSION (if any): The front verandah added later.	
2.0	**ACCESS**			
2.1	MAIN	P. Dias Road, Bandra (W).		
2.2	SUBSIDIARY	By lane.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – St. Sebastian Homes Co-Operative Society, Lessee – Ms. Sisphlavia D'Souza, Mrs Betty D'Souza, Mr. Nicholas D'Souza.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Owner occupied.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of P Dias Road and a by lane in Bandra. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The Nook forms a part of St. Sebastian Homes Co-Operative Society defined approximately between the St. Sebastian Road and Rebello Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and multi storeyed apartment blocks are replacing many of the bungalows. The Nook is set in a small square plot. The bungalow is set almost centrally with margins on all sides. The compound has one entrance gate in the center of the front wall, in line with the new front door of the house. The compound has a toilet block and a bath area in the rear, connected to the house.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with hardly any articulation /embellishment, but has a very human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	The Nook is a part of the St. Sebastian Homes Co-Operative Society that was set up in 1918.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

006	THE NOOK			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime plaster, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters. The new room in the front have – ventilator at the top with glass panes and shutters with glass panes. The eaves of the roof protect the windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Hipped sloping roof over the entire block, the roof configuration and the structural system cannot be described, as survey was not allowed. In the extended porch the roof is made up of RCC beams and slab.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure with a high hipped roof over the entire block and represents the typical cottage typology popular during this period, is an elegant / neat structure with walls painted in a light cream colour, white windows and a red fascia band. There is hardly any ornamentation / embellishment. Symmetry is maintained both in the plan and the form. The front façade has an entrance porch / verandah in the center that projects out and is a later addition. The remaining three sides facades are simple, punctured with windows at regular intervals.		
7.8	FINISHES	Plinth – Exposed pointed stone joints. Walls – Lime plaster with smooth finish on outside, new portion has cement plaster. Flooring – NA, Survey not allowed. Roof – Mangalore tiles, decorative tiling on new portion, corrugated GI sheet roof for the external toilet block.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Barbed wired fencing surrounds the plot with creepers on it. The periphery of the fence has shrubs and trees creating a visual buffer for the house. There are lanes on 2 (right and rear) sides of the compound. The main entrance gate is wooden with metal netting. A stone paved path leads to the main door of the house.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block at the rear. There is plantation around the periphery of the compound and the structure. The compound has soft finish - loose earth on all sides, with loose flag stones laid on it for walking. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	None.		
9.5	OPENINGS	Fair – original in good condition, maintained.		
9.6	ROOFING	Fair – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Verandah has been added in the front but it is harmonious with the old structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

006	THE NOOK	PLATE A



FRONT VIEW



BRACKET DETAIL



REAR VIEW



SIDE VIEW



RIGHT SIDE VIEW

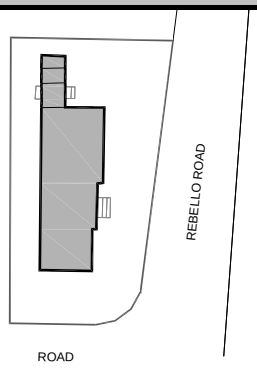


FRONT DETAIL

007	THE RETREAT



COMMON REF NO	007
CARD NO.	007
WARD	H (W)
CS NO.	687
PLOT AREA	512.5 sq m
BU AREA	133.03 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	007 PLATE A 007 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Retreat.		
1.2	EARLIER NAME	The Retreat.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None	
2.0	**ACCESS**			
2.1	MAIN	Rebello Road, Bandra (W).		
2.2	SUBSIDIARY	By lane.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - St. Sebastian Homes Co-Operative Society, Lessee - Mrs. Victoria L. Philips, Mr. Gilbert N. Philips.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Owner on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Rebello Road and a by lane in Bandra. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The Retreat forms a part of the St. Sebastian Homes Co-Operative Society defined approximately between the St. Sebastian Road, and Rebello Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. The Retreat is set in a long narrow plot, which is not very large. The bungalow is set almost centrally with a large front margin. The compound has two entrance gates, a main entry in the center in front of the entrance verandah and the other on the right side, both the entries are pedestrian. The compound has one toilet block, a wash area and a bathing block connected to the main structure.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The owner built the house for self-use. The overall plan is symmetrical with a larger right wing. There is a central hall flanked by one room on the left side and one room and kitchen/dining on the right side. An entrance porch in the center leads to the main hall. There is an additional service core on the right side consisting of the toilet block, bathing area and a washing area. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with hardly any articulation / embellishment. Its human scale, strong horizontality, play of roofs and simple wooden detailing make it stand out among the surroundings. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	The Retreat is a part of the St. Sebastian Homes Co-Operative Society that was set up in 1918. The present structure was made with the intention building another floor on the top. This is evident from the wooden floor. The wooden roof has been built over it.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

007	THE RETREAT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime plaster, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has a simple lean to roof with a dormer supported on wall on one side and wooden columns on the other.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters with glass panes in the upper division. Two basic window units are combined on the first floor on the left side. . The eaves of the roof protect the windows. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The structural system of the roof is not visible because of the floor. The hipped covers all the spaces. The front verandah has lean to roof lower than the main roof.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure painted in light green walls and white windows, roof elements and decorative bands/features. There is hardly any ornamentation / embellishment. Symmetry is maintained both in the plan and the form except for a larger right bay. The front façade has the verandah in the center with a decorative fascia & grills and the side bays have windows painted in white. The remaining three sides have simple windows. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have shahbadi flooring on both the floors. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	Old furniture such as chairs, tables cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	The front compound and left compound wall is in stone articulated with piers and the remaining two sides have brick walls (recently built due to redevelopment of the adjoining properties). The main entrance gate is in front of the entrance of the house. A stone paved path leads to the main door of the house. There is another small gate on the right corner in the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound has wild grass and is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good –substantial water seepage from the ground, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	NA.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not allowed. The information has been collected in an interview with the owner – Mrs. Victoria L. Philips.		

007	THE RETREAT	PLATE A



FRONT VIEW ACROSS THE ROAD





FRONT LEFT VIEW ; FRONT RIGHT VIEW



EXTERIOR VIEW OF THE MIDDLE BAY



REAR VIEW

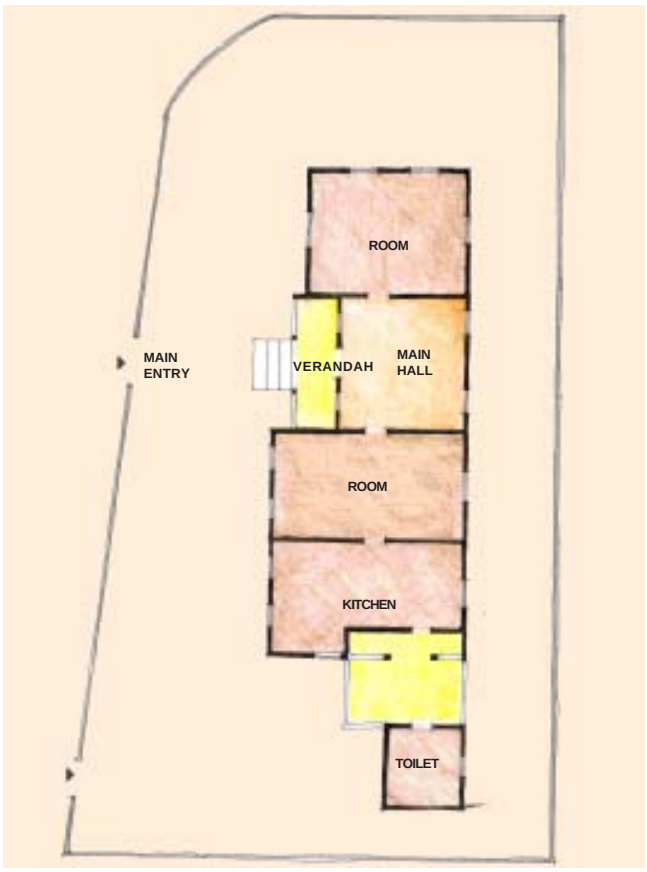


SIDE VIEW ACROSS THE ROAD





REAR VIEW; RIGHT SIDE VIEWS



PLAN - GROUND FLOOR



MAIN HALL INTERIOR



RAILING IN FRONT VERANDAH



ROOFING DETAIL



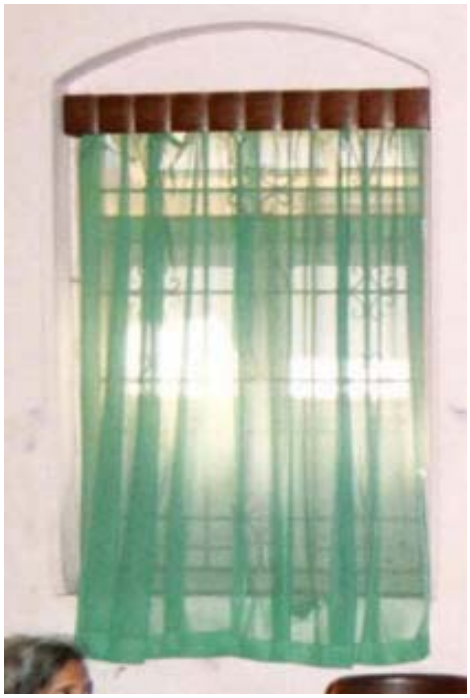
ROOF DETAIL FROM INSIDE



ROOF OF VERANDAH FROM INSIDE



EXTERIOR OF MIDDLE BAY

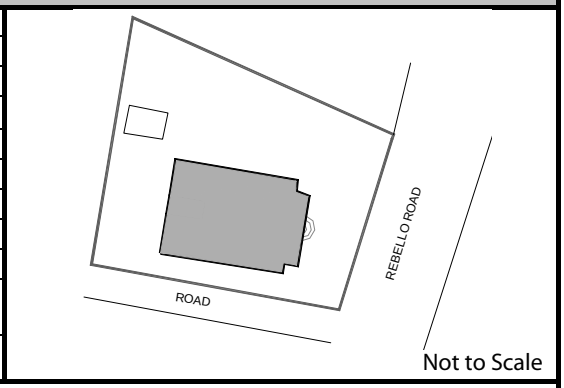


WINDOW FROM INSIDE

008	PETER VILLE



COMMON REF NO	008
CARD NO.	008
WARD	H (W)
CS NO.	674
PLOT AREA	558.30 sq m
BU AREA	149.88 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	008PLATE A



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Peter Ville.	
1.2	EARLIER NAME	Peter Ville.	
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): Third floor added by using exterior RCC columns.
2.0	**ACCESS**		
2.1	MAIN	Rebello Road, Bandra (W).	
2.2	SUBSIDIARY	By Lane.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – St. Sebastian Homes Co-Operative Society Ltd, Lessee – Mr. Joseph Alexander Nunes, Mrs. Lily Nunes.	
3.2	PAST	NA.	
3.3	STATUS	2 tenants each on ground, second and third floors. Owners on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential. Third Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Rebello Road. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The society is well planned with grid-iron roads, regular shaped plots and open spaces. The area is undergoing redevelopment and many of the bungalows have given way to multi storied apartment blocks. The area is predominantly residential in nature. The main access of Peter Ville is from Rebello Road. The plot is almost trapezoidal shaped but with one corner at right angle. The edifice is located on the left side of the plot, leaving a bigger margin on the right side. The compound has a few old trees within the compound and some new planting.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a handsome multi family house in Art Deco style. Key features of significance are the well worked out art deco elements in plaster and at railings of the staircase. The corner windows are also a feature of this period. . The colour scheme is typical of this style.	
5.3	INTRINSIC	The Retreat is a part of the St. Sebastian Homes Co-Operative Society that was set up in 1918.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), E	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+3	

008	PETER VILLE				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Not visible.			
7.2	WALLS	Brick walls, load bearing in the original structure, brick infill walls supported on RCC columns in the extension floor.			
7.3	FLOOR	RCC beams and slabs.			
7.4	STAIRS	RCC and masonry stairs with fabricated balusters and wooden handrail.			
7.5	OPENINGS	Windows –The windows have straight lintels. Most of the windows have 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows are protected by either RCC or GI sheet chajjas with plain wooden brackets. There are single shutter corner windows and ventilators with glass panes on ground and first floor. Some windows have 3 or 4 divisions with fixed central portion and no ventilator. Doors – The doors have straight lintels with 2 divisions – top hung ventilators with glass panes at the top and paneled shutters. Main entry has an operable grill, with a flat weather shade cantilevered at top.			
7.6	ROOFING	RCC flat roof.			
7.7	ARTICULATION	The edifice is a 3 storeyed multifamily / apartment typology, it is solid block, symmetrical with a central entrance and staircase block. It is built in the art deco style and has very well worked out typical elements of the style – motifs on the façade, staircase, railings, window grills, horizontal chajjas in concrete that run continuously and windows. The front façade has a projected stair case block in the center, flanked by balconies with beautifully crafted railings. The remaining facades are rather simple and the columns added to support the third floor destroy the original composition.			
7.8	FINISHES	Plinth –Not visible. Walls – Cement plaster with smooth finish on both sides. Flooring – Mosaic tiles and shahbadi stone. Roof – Cement finish.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	The plot has a plastered brick compound wall on all four sides with wire mesh fencing on top. There are three entrance gates, two on the front side (right and middle) and one facing the sub access of the lane, which is not in use. The central gate is a pedestrian entry, which leads directly into the staircase entry.			
7.11	CURTILEGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a storeroom in the rear on the right side. There is some plantation on the periphery of the compound. The compound has soft finish – loose soil. In front of stairway in the front there is IPS paving. The compound is maintained. There are few old trees in the rear of the plot.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Split AC system.			
9.0	**CONDITION**				
9.1	PLINTH	Not visible.			
9.2	WALLS	Good – original in good condition, maintained.			
9.3	FLOOR	Good – original in good condition, maintained.			
9.4	STAIRS	Good - original in good condition, maintained.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good – original in good condition, maintained.			
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Third floor has been added by using exterior RCC columns. This has a detrimental effect on the side and rear facades – the structure appears caged.			
10.2	STRUCTURE	RCC frame construction to support the third floor.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			

008	PETER VILLA	PLATE A



LEFT SIDE VIEW



ROAD SIDE VIEW



STAIRCASE DETAIL



CORNER WINDOW DETAIL



LEFT SIDE DETAIL



ENTRANCE PORCH



STAIRCASE VIEW

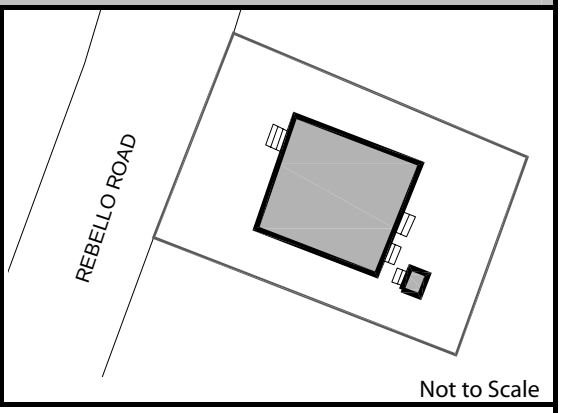


REAR VIEW

009	HOUSE NO. 23



COMMON REF NO	009
CARD NO.	009
WARD	H (W)
CS NO.	659
PLOT AREA	331.9 sq m
BU AREA	78.74 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	009 PLATE A 009 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	House No. 23.		
1.2	EARLIER NAME	House No. 23.		
1.3	BUILT-IN	1930.	EXTENSION (if any): Extension at the rear abutting the main house.	
2.0	**ACCESS**			
2.1	MAIN	Rebello Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – St. Sebastian Homes Co-Operative. Society, Lessee – Mr. Ludviara D'souza, Mr. Tolentin Anthony Vincent D'souza and Mr. John Philip D'souza.		
3.2	PAST	Private – D'Souza Family.		
3.3	STATUS	Owner on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Rebello Road diagonally opposite Peter Villa in Bandra. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. House No. 23 forms a part of the St. Sebastian Homes Co-operative Society defined approximately between the St. Sebastian Road, and Rebello Road, Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. House No. 23 is a typical cottage set in a rectangular shaped plot. The main access is from the Rebello Road in front of the verandah. The toilet block is at the rear and was a separate block but now is a part of the main house as the space between has been covered as the house was extended.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner or self use. The house is placed centrally leaving marginal spaces all around. The overall plan is a rectangular block and consists of two bays. The left side bay has the entrance verandah, the main living room and a bedroom. The right bay has the bedrooms and the kitchen. The toilet block is separate and located at the rear. The original use of spaces has changed as the house is at present sub divided into two dwelling units along the wall between the two bays. The rear portion has been extended in the space between the main house and the toilet block to accommodate the kitchens and toilets/baths. <u>Style and Features</u> No specific stylistic references, it is typical cottage typology and its importance lies in the fact that it has a human scale, neat proportions, set in the midst of trees and evokes the life style of the colonial period. Key elements are the cast iron railing, wooden brackets and the designs on the shutters of the exterior windows. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	This is one of the plots in the St. Sebastian Homes Co-Operative Society, which was set up in 1918. A gentleman named Mr. Fernandez initially bought three near by plots (in the same lane) in the society. The construction on these plots started around the same time. All the three cottages were designed by the same architect- Mr. D'Monte. Off the 3 only 2 cottages remain - House No 23 and Rose Villa adjacent to Peter Villa. Mr. P. D'Souza later on bought House No. 23.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

009	HOUSE NO. 23			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – a ventilator at the top and paneled shutters. The upper panels have circular design and the lower panel has a square design. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The entire block is roofed by a single hipped roof. The roof is simple and supported on the central wall, no trusses have been used. The main inclined members rest on the load bearing walls, purlins span the inclined members and wooden boards span the purlins.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure with walls painted in light pink with dark red/brown and white windows & roof elements. There is hardly any ornamentation / embellishment. The front façade has the verandah on the left side with a sun breaker element in wood and a curved chajjas in white. The remaining two facades – the left and right have bands in dark red/brown colour defining each bay/space and a typical window in each panel. The rear façade is plain with small windows. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish inside and sand faced plaster outside. Flooring – All the spaces have Shahbadi flooring. The front veranda has china mosaic flooring with floral patterns. UURoof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	Old furniture such as chairs, tables cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by compound wall on three sides and barbed wire fencing on the right side. The front compound wall is articulated with piers and brick infill walls. The main entrance gate is right in front of the main entrance of the house. A stone paved path leads to the main door of the house. There is another small gate on the right corner in the front wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has margin spaces all around with plantation along the compound and some large shade giving trees. A paved pathway leads to the entrance verandah and there is garden in the front. Most of the compound is paved. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Rear of the house has been extended and the existing toilet block has been connected to the main building.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Mrs. L. D'Souza.		

009	HOUSE NO. 23	PLATE A



FRONT VIEW ACROSS THE ROAD



FRONT ENTRANCE DETAIL



RIGHT SIDE VIEW



WINDOWS ON THE RIGHT SIDE



REAR VIEW



EXTERIOR CORNER DETAIL



PLAN - GROUND FLOOR



MAIN HALL INTERIOR



ROOFING DETAIL FROM INSIDE





VERANDAH RAILING DETAIL



FLOORING IN VERANDAH



VERANDAH FROM INSIDE

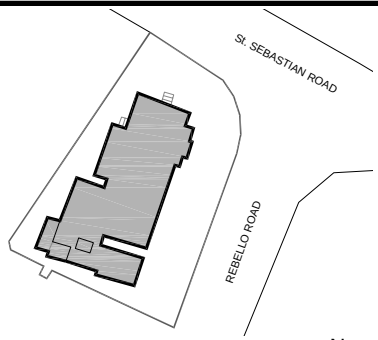


VERANDAH ROOF DETAIL

010	ROSE VILLA



COMMON REF NO	010
CARD NO.	010
WARD	H (W)
CS NO.	663
PLOT AREA	794.70 sq m
BU AREA	226.32 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	010 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Rose Villa.		
1.2	EARLIER NAME	Rose Villa.		
1.3	BUILT-IN	1929.	EXTENSION (if any): Addition of a new block at the rear.	
2.0	**ACCESS**			
2.1	MAIN	St. Sebastian Road, Bandra (W).		
2.2	SUBSIDIARY	Rebello Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - St. Sebastian Homes Co-Operative Housing Society Ltd, Lessee - Mr. Egidio Nunes, Mrs.Collie Nunes, Mr. Cedria Joseph Nunes, Mr. Percy Anthony, Mr. Errol Timothy.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Owner on the ground floor. 1 tenant on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of St. Sebastian Road and Rebello Road in Bandra. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The Retreat forms a part of the St. Sebastian Homes Co-operative Society defined approximately between the St. Sebastian Road, and Rebello Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Rose Villa is set in a deep rectangular shaped plot. The structure is set in such a way that it leaves more margin spaces towards the road sides. The compound has two entrance gates, a main entry in the center in front of the entrance verandah and the other on the left side compound, which is a pedestrian entry. A tin shed is made for car parking on the left side of the structure. A new block (G+1) is added in the rear of the building and is connected to the main/old structure.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. The entrance verandah leads to the main hall. The main hall leads to a generous side verandah that connects to other spaces such as the bedrooms and the kitchen. The extension portion was probably constructed to accommodate additional tenants. <u>Style and Features</u> The house is a unique synthesis of the town house typology and the vernacular cottage typology. The sloping roofs, doric columns, railings, bay windows, bold use of green colour and its setting in the midst of trees lend it a distinct personality.		
5.3	INTRINSIC	This is one of the plots in the St. Sebastian Homes Co-Operative Housing Society, which was set up in 1918. A gentleman named Mr. Fernandes initially bought three near by plots (in the same lane) in the society. The construction on these plots started around the same time. All the three cottages were designed by the same architect- Mr. D'Monte. Off the 3 only 2 cottages remain – Rose Villa and House No 23 opposite Peter Villa. Mr. Fernandes later on sold off Rose Villa. On completion of 75 years of the St. Sebastian Society a statue was put in the front compound to commemorate the event.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

010	ROSE VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator with glass panes at the top and paneled double shutters with glass panes. The windows opening into the verandahs have ventilators with glass panes and wooden double shutters. Only few widows are protected by tin chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator with glass panes at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs have been used. The main house has sloping roofs although it was not possible to understand the configuration and structural system, as there was no access to the interior of the house. The extension portion has flat concrete roof.		
7.7	ARTICULATION	The house is quite large and represents a synthesis of the vernacular and town house typology popular during this period due to the response to the context and the plot configuration. It's a simple structure with minimal embellishment / ornamentation but there is bold use of colour, elements such as the verandahs and varied sloping roofs. Both the front and side facades have verandahs with concrete & wooden jalis placed between the Doric colonnades. The walls are white, the verandah elements are white but the horizontal elements such as the plinth band, floor band, the fascia band, window sill and columns tops are painted in a bright green.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Mosaic flooring. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion (extension).		
7.9	INTERIORS	NA, no access to the interior.		
7.10	COMPOUND / FENCE/ GATE	The front and left side compound wall (road facing) consists of a brick wall articulated with piers. The remaining two sides have a plain brick wall. There are two entrance gates – the main gate is in front of the house and defined by piers. The second entry was added later along the Rebello Road to provide access to the rear portion of the house that was given over to the tenants.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a parking shed in the left margin, an extension to the dining area in the right margin and a G+1 block in the rear margin. There are a few large trees and some plantation along the compound wall. The front & the side margins are paved and the rear margin has loose earth. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural lighting in the internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A few rooms have been added at the rear, abutting the main house. A grill door is added on the ground floor entrance and grills have been added on the side verandahs on both floors.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not given hence it was not possible to make a sketch plan and note some of the details. The information has been collected in an interview with the owner's son.		

010	ROSE VILLA	PLATE A



FRONT VIEW



ROOF DETAIL AT FRONT VERANDAH



LEFT SIDE VIEW



STAIRCASE IN FRONT



EXTENSION IN THE REAR PART



LEFT SIDE DETAIL

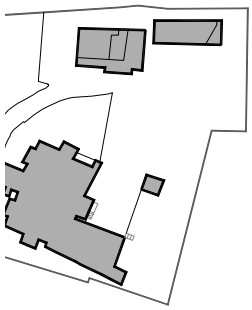


SCULPTURE DETAIL

011	EBRAHIM MANZIL



COMMON REF NO	011
CARD NO.	011
WARD	H (W)
CS NO.	727
PLOT AREA	4345.40 sq. m
BU AREA	0832.70 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	011PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**				
1.1	NAME OF THE PREMISE	Ebrahim Manzil.			
1.2	EARLIER NAME	Ebrahim Manzil.			
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA, Survey not allowed.		
2.0	**ACCESS**				
2.1	MAIN	Mount Mary Road, Bandra (W).			
2.2	SUBSIDIARY	None.			
3.0	**OWNERSHIP PATTERN**				
3.1	PRESENT	Owner- Government; Lessee-Mr. Ravia Vasri Ebrahim Haji Habib, Mr. Abdul Karim Ebrahim Haji Habib, Mr. Mohammad Abdulla Ebrahim Haji Habib, Mr. Mohammad Faruq Ebrahim Haji Habib, Mr. Shakir Ebrahim Haji Habib.			
3.2	PAST	NA.			
3.3	STATUS	NA, Survey not allowed.			
4.0	**USE**				
4.1	PRESENT	Residential.			
4.2	PAST	Residential.			
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.			
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**				
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Mount Mary Road in Bandra and at a high point in terms of elevation and which gives good views of the sea. The entire area is undulating, has plenty of trees and had some of the finest homes/ edifices set in huge compounds and facing the sea – Sister's Villa, Mount Mary Church, Keekee Manzil, Villa Vienna (Mannat), Marina Mansion etc. It is predominantly institutional and residential in nature. Given the fact that it is a prime location several new high rise developments have come up in the area by redeveloping some of the old houses, a trend that has disrupted the original built environment. The main access is from the Mount Mary Road. The plot is large and irregular in shape and the edifice is located near the right side of the plot, leaving a good margin on the left side. There are other two structures on the right side of the plot. The compound has a few old trees.			
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Feature</u> NA, Survey not allowed.			
5.3	INTRINSIC	NA, Survey not allowed.			
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III	
6.0	**TOPOGRAPHY**				
6.1	FLOORS	G+1			

011	EBRAHIM MANZIL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not Visible.		
7.2	WALLS	Brick walls, load-bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs with wooden understructure.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not Visible. Walls – Cement Plaster with smooth finish on both sides. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The plot has stone compound wall on all four sides. There is one large cast iron entrance gate on the right corner of the front wall for pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are few other structures to the left of the compound. There is plantation along the compound and on the periphery of the house. There are few old trees in the compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	NA, Survey not allowed.	MAINTENANCE LEVEL	NA, Survey not allowed.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

011	EBRAHIM MANZIL	PLATE A



FRONT VIEW



ENTRANCE GATE DETAIL



DETAIL OF GATE AND COMPOUND WALL



DETAIL OF FRONT FACADE



RIGHT SIDE VIEW

012	K LODGE



COMMON REF NO	012
CARD NO.	012
WARD	H (W)
CS NO.	668
PLOT AREA	964.00 sq m
BU AREA	176.74 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	012 PLATE A 012 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	K. Lodge.		
1.2	EARLIER NAME	K. Lodge.		
1.3	BUILT-IN	1929.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	P. Dias Road, Bandra (W).		
2.2	SUBSIDIARY	St. Sebastian Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Malek w/o Abdul Aziz Karim Ismail, Mr. Manbai Hasanali Karim, Mr. Ebrahim Hasanali Karim, Mr. Badruddin Hasanali Karim, Ms. Sherali Hasanali Karim, Mr. Ratnambanu Merchant, Mr. Fathehali Hasanali Karim, Mr. Hameeda Haji, Ms. Hameeda Hasanali Karim.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of P. Dias Road and St. Sebastian Road in Bandra. The area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. K. Lodge is not part of any such cooperative housing society but is built near St. Sebastian Homes Co-Operative Society. The surrounding is well planned with gridiron roads and regular shaped plots. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. K Lodge is set in large and irregularly shaped plot located on the junction of two important roads – P Dias Road and St. Sebastian Road. Within the compound The structure is located towards the roads leaving larger margins at the rear and one side. .		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The edifice is a typical colonial bungalow set in a large compound. It is a synthesis of elements from the British and vernacular architectural elements. The structure is richly embellished with stucco ornamentation around doors, windows, balconies, sills and parapets. A unique element is the round porch with Doric columns, with stained glass sun breakers on the ground floor, star shaped & horizontal motifs on the parapet and windows with a curved chajja.		
5.3	INTRINSIC	It was mentioned by the present owner that a Persian trader originally built the house. The father of the present owner bought this house from the Persian trader in 1930-31.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

012	K LODGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic window unit has 2 divisions – a ventilator at the top and shutters with glass panes. The shutter has frame and is shaped in an inverted arch and variation has been introduced by changing width and using double / folded shutters. Doors – Except the stairway entry with ached lintel, the doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters that have the same shape as the windows.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs have been used. The main house has sloping roofs and the extension portion has flat roofs. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Mosaic flooring in verandah, shahbadi flooring (black/gray) in chequered pattern. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front and left side compound wall (road facing) consists of a brick wall articulated with piers. The remaining two sides have a plain brick wall. There are two entrance gates – the main gate is in front of the house and defined by piers. The second entry was added later along the Rebello Road to provide access to the rear portion of the house.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has soft finish – loose soil. The area in front of the circular porch is cement paved. There is some plantation on right margin along the compound wall and periphery of the building. There are a few large trees in the compound. The compound is not regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, excess of damp in the walls.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – the plaster has peeled of at several places, which has been repaired in an adhoc manner with cement plaster patches, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The rear portion of the building is discordant with the front suggesting a later extension both probably in terms of an additional floor and extra built up. There are clear differences in the roof, fenestration and the plaster quality although the plinth appears to be the same.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	A collapsible grill shutter has been added at the staircase entry. The left compound wall is being constructed in concrete blocks.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site: - Mr. G. Karim. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

012	K LODGE	PLATE A



FRONT VIEW



REAR VIEW



LEFT SIDE VIEW



LEFT SIDE DETAIL



RIGHT SIDE VIEW



RIGHT SIDE VERANDAH



FRONT PORCH



RIGHT SIDE VIEW



STAIRCASE



BAY WINDOW DETAIL





STAINED GLASS ; FLOORING PATTERN

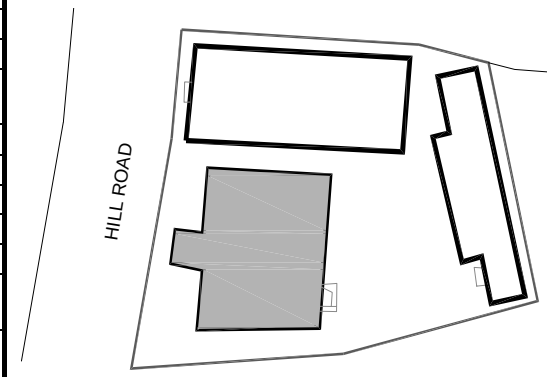


RIGHT SIDE DETAIL

013	BOCCARO HOUSE



COMMON REF NO	013
CARD NO.	013
WARD	H (W)
CS NO.	531,532,533, 534
PLOT AREA	418.70 sq m
BU AREA	120.39 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	013 PLATE A 013 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Boccaro House.		
1.2	EARLIER NAME	Boccaro House		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): A toilet has been added at the rear of the house.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Nisha Naziruddin, Mr. Abdul Wahid, Mr. Nidha Naziruddin Abdul Wahid, Mr. Nihal Naziruddin Abdul Wahid.		
3.2	PAST	Private – NA.		
3.3	STATUS	1 tenant.		
4.0	**USE**			
4.1	PRESENT	Residential/Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential/Commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. It is largely a residential area, which was developed during 1900s. There were many old bungalows of which only few survive such as the Old villa, Ritusamhar, Fernandes Villa, Bhalla House, Warden Hall etc. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Boccaro House is set in a large compound with two other blocks, which are now fully transformed. The bungalow is almost set on the right side of the irregular shaped plot. The porch in the front of the house is directly accessible from the road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The house is a unique blend of the East Indian House found in the coastal settlements and the typical colonial villa. It is also reminiscent of the Goan houses. It has a very human scale, it is single storeyed and set in a compound, surrounded by trees and evokes the life style of the Colonial period. Key features are the portico and the unique use of colour on the exterior.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

013	BOCCARO HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster and capped with plinth band finished in plaster.		
7.2	WALLS	Brick walls with lime plaster, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have semicircular arched lintels. Each window has 3 divisions from sill to floor – ventilator on the top with louvers, the middle shutters with glass panes and the lower shutters with wooden panels. All the windows are protected by GI sheet chhajjas with wooden framework. A window on the left side has a collapsible louvered shutter in the middle partition of the frame. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house is quite large, single storeyed and represents a synthesis of the East Indian House and the villa/mansion typologies. It has a villa typology plan and disposition of forms but the external articulation is that of a typical East Indian House. It is an elegant structure, richly embellished and has a unique colour scheme – the walls are in a deep reddish ochre shade and the various elements such as the stucco bands around the windows, pilasters, plinth band, columns, doors and windows are in white. Symmetry is maintained both in plan and form. The massing of spaces is compact, the main block is a square block roofed with a single hipped roof over the entire block. Each of the bays is articulated with pilasters and has the typical windows in between emphasized by stucco bands. The side and rear facades are rather plain, punctured with the typical window at regular intervals.		
7.8	FINISHES	Plinth – Stone finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original wall is lost probably due to road cutting. There is no compound wall in the front except a row of stones piled up to define the front edge. There is direct access into the plot from the road. There is a brick wall with piers on two sides of the house. There is no compound wall in the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a car repair garage in the rear. There are a few large trees and some plantation along the compound wall. The compound has hard finish – compacted earth. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light and supported by artificial light.		
8.2	VENTILATION	In adequate natural ventilation and relies on AC units.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	None.		
9.5	OPENINGS	Poor – original in poor condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – external plaster is peeling off at several places, the wall have not been painted in a long time, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Wooden partitions and a fabricated grill are added in the interiors of the house to use the space for commercial purpose. Numerous changes have rendered the original layout hard to decipher.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	Weather shades have been added much later.		
11.0	**DP REMARKS / PERCEIVED THREATS**	From the exterior it appears that the house has not been maintained.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

013	BOCCARO HOUSE	PLATE A



FRONT VIEW



FRONT PORCH DETAIL



REAR VIEW



DETAIL OF LEFT SIDE WINDOW



DETAIL OF ENTRANCE PORCH ROOF



DETAIL OF FRONT WINDOW



SIDE DETAIL



DETAIL OF FRONT PORCH



RIGHT SIDE VIEW



SIDE DETAIL



DETAIL OF CHHAJJAS

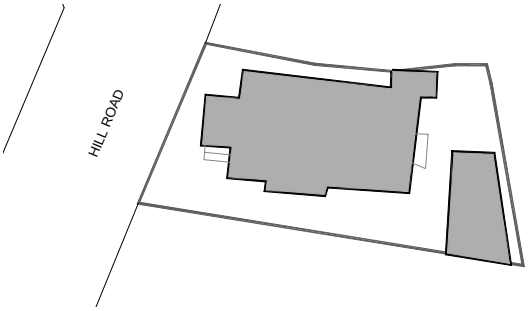


COLUMN DETAIL

014	OLD VILLA



COMMON REF NO	014
CARD NO.	014
WARD	H (W)
CS NO.	557,558,559
PLOT AREA	606.10 sq m
BU AREA	285.90 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	014PLATE A 014PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Old Villa.		
1.2	EARLIER NAME	Old Villa.		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): A room has been added on left side of the porch on the ground floor.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Maniklal Mansukh Bhai Private Ltd.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial-Boutique. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the junction of Hill road and B.J. road in Bandra. It is part of a largely residential area, developed during 1900s. There were many old bungalows of which only few survive such as the Bocarro House, Ritusamhar, Fernandes Villa, Bhalla House, Warden Hall etc. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Old Villa is set in a rectangular plot with another structure in the rear right corner. The structure in set on left of the plot close to the road. At present the porch in the front of the house is directly accessible from the road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The edifice is a colonial vernacular cottage type with stylistic reference of gothic arch at the porch and the cripple type brackets for the overhang verandah above. The building has stucco bands articulation, pointed arches with circular ventilator openings. Pilasters have Corinthian like capitals and openings adorned with stuccowork. Balconies projected on wooden brackets, which are curved at the corners. Recent changes to some of the features though not entirely discordant, take away some of the original charm.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

014	OLD VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick walls, load-bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The windows have pointed arch lintels/ straight lintels with circular ventilator windows above. All the windows have been transformed and fixed with float glass. Doors – The front porch doors have pointed arch lintels. Wooden doors with 2 divisions and 2 paneled shutters – fixed ventilator on top with decorative etched glass panes, which are a recent addition. First floor balcony doors have straight lintels and 2 paneled shutters.		
7.6	ROOFING	Sloping roofs, gable roof over the main house and a lean to roof on the verandah / balcony at a slightly lower level. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house represents the typical Colonial vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is richly embellished – verandahs with wood work, decorative stucco work, wooden balconies with exquisite cast iron railings, windows etc. The front façade has a projecting portico supported on wooden brackets with exquisite cast iron railings with the queen's emblem/motif and the heads face each other. The pilasters defining the bays and corners have rich stucco work. The left façade visible from the street has an interesting skyline because of the profiles of the sloping roofs. The remaining two facades are not visible.		
7.8	FINISHES	Plinth –Plinth is not visible, as the ground has been raised. Walls – Plaster with smooth finish on both sides. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. The edifice has brick compound wall on the right side and the left side is defined by tin sheets. The remaining two sides have a brick wall. There is an iron gate on the right side corner of the front wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Part of the front compound was lost in road widening. There was a garden in the front but is no longer there. The compound has soft finish – loose soil. There are some old trees in the compound. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security guard.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, fairly maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Good – not original in condition, good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, fairly maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A room has been added on left side of the porch on the ground floor and the first floor of the porch has been enclosed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	New fixed glass windows and ventilators on the main doors.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The condition of the house is not good, there is severe damage as can be seen from the outside, elements have collapsed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

014	OLD VILLA	PLATE A



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE DETAIL



FRONT VIEW



RIGHT CORNER



DOOR DETAIL



HILL ROAD VIEW



RIGHT CORNER DETAIL



RIGHT BALCONY



BALCONY PROJECTION DETAIL



BALCONY CAST IRON GRILL



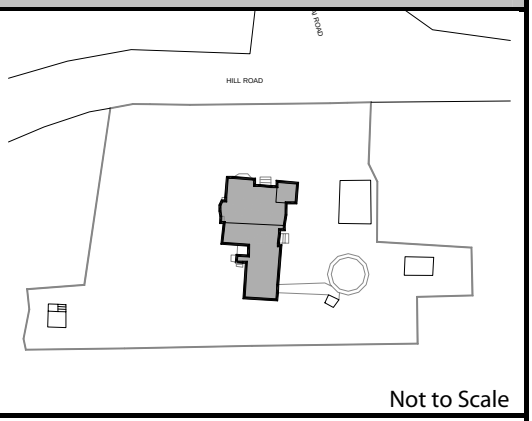


DOOR SKY LIGHT ; FRONT PORCH DETAIL

015	RITUSAMHAR



COMMON REF NO	015
CARD NO.	015
WARD	H (W)
CS NO.	566,567,568
PLOT AREA	3587 sq m
BU AREA	234.85 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	015 PLATE A 015 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Ritusamhar.		
1.2	EARLIER NAME	Ritusamhar.		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Saraswatibai Gajanan Bhimrao, Mr. Krishnarao Bhimrao, Mr. Purushottam G.Bhimrao, Mr. Gajanan G.Bhimrao, Mrs.Shakuntala G.Bhimrao, Mrs. Malini G.Bhimrao, Mrs.Prabhavati G.Bhimrao, Mrs. Girijabai G. Bhimarao.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Owner occupied.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. It is largely a residential area, which was developed during 1900s. This particular pocket is one of the oldest and has some of the largest and finest bungalows/villa set in compounds/along the road – Rebello House, Pearl Villa, Bhalla House, Fernandes Villa, Akbar Villa, and Warden Hall etc. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area has already undergone redevelopment / transformation and a few bungalows remain. Ritusamhar is set in a large plot. The structure was centrally located in the plot. The plot has been sub divided and probably sold as on the left side a high rise residential building has come up. The plot has a large well on the left rear of the structure, which is not used.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a colonial vernacular standard plan house, which has managed to be unique by having two different types of flanks around a semi circular entrance verandah. Its arched windows have designed plaster bands festoon decoration; expressed keystone and the corners of the building have quoins expressed in stucco.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

015	RITUSAMHAR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator with glass panes at the top and shutters with glass panes. The window on the staircase bay has window with coloured glass. Windows are protected by concrete chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator with glass panes at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost. There is a brick wall on three sides. On the left side the plot is defined by plantation. There is a large iron gate providing pedestrian and vehicular access into the plot.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A substantial amount of land has gone under road widening in the front. Presently there is a small garden in the front. There is a well on the left rear corner of the plot. The compound has hard finish – concrete paved. There is plantation along the compound wall and periphery of the structure. There are many old trees. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Some renovation work has been done recently and may have resulted in internal changes.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owners categorically refused. The house was very recently renovated and the work has been done extremely well. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



LEFT CORNER (AFTER RENOVATION)



FRONT SIDE VIEW (BEFORE RENOVATION)



FRONT VIEW FROM HILL ROAD

015	RITUSAMHAR	PLATE B



ROAD SIDE VIEW



DETAIL OF OPENINGS



DETAIL OF BAY WINDOW AT FIRST FLOOR



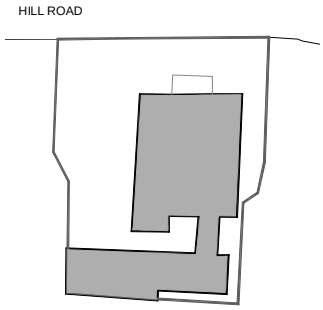


DETAIL OF BALCONY ; SUNBREAKERS

016	BHALLA HOUSE



COMMON REF NO	016
CARD NO.	016
WARD	H (W)
CS NO.	570
PLOT AREA	594.50 sq. m
BU AREA	245.97 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	016PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Bhalla House.	
1.2	EARLIER NAME	Bhalla House.	
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Hill Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – M/s Mata Sons.	
3.2	PAST	Private – NA.	
3.3	STATUS	Owners.	
4.0	**USE**		
4.1	PRESENT	Commercial (Film shootings, renting for parties etc.)	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Commercial (Films).	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. It is largely a residential area, which was developed during 1900s. This particular pocket is one of the oldest and has some of the largest and finest bungalows/villas set in compounds/along the road – Rebello House, Pearl Villa, Bhalla House, Fernandes Villa, Akbar Villa, and Warden Hall etc. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area has already undergone redevelopment / transformation and a few bungalows remain. The plot has an irregular shape. The structure is set towards the right rear of the plot. There is another structure in the compound in the rear which is connected to the main structure.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a simple colonial vernacular cottage typology with wooden columns at the verandah that give a look of a simple Goan house.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

016	BHALLA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	None		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have segmental arced lintels. Each window has – louvered shutters. The windows on the front verandah have paneled shutters. Windows are protected by the eaves of the roof. Doors – The doors have segmental lintels with – paneled shutters.		
7.6	ROOFING	The entire structure is roofed by a hipped roof and the verandah has a lean to roof. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Tin sheets and Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost in road widening. There is a brick wall on all four sides. The front wall is covered with bamboo fencing. There is a gate on the right side of the front wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is another structure in the rear, which is connected with the main structure. The compound has hard finish – compacted earth. There are few trees in the compound. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	None.		
9.5	OPENINGS	Fair – some of the original window shutters have been changed, maintained.		
9.6	ROOFING	Fair – original has been changed, maintained.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The original window shutters have been replaced. The Mangalore tiles have been replaced by tin sheets on the main roof.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

016	BHALLA HOUSE	PLATE A



ROAD SIDE VIEW



ENTRANCE PORCH

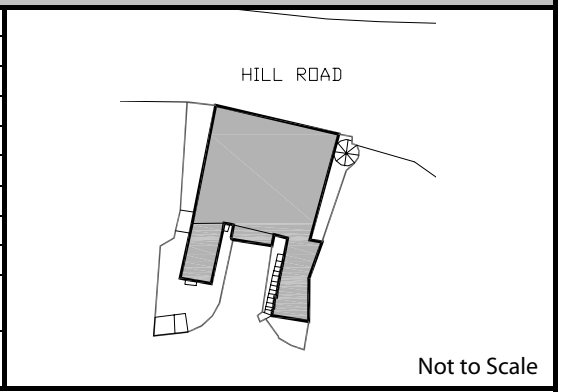


LEFT SIDE VIEW

017	FERNANDES VILLA



COMMON REF NO	017
CARD NO.	017
WARD	H (W)
CS NO.	505
PLOT AREA	294.30 sq m
BU AREA	294.30 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	017 PLATE A 017 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Fernandes Villa.		
1.2	EARLIER NAME	Fernandes Villa.		
1.3	BUILT-IN	1887.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Mary Theresa Fernandes.		
3.2	PAST	Private – NA.		
3.3	STATUS	2 tenants on ground floor. 1 tenant on first floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial (2 restaurants). First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. The house falls in between neighbourhood in terms of built fabric – the Bandra Gaothan, which has an organic fabric, and the well-planned Bandra area that developed under the framework of co-operative housing societies and the town planning schemes. This particular pocket is one of the oldest and has some of the largest and finest bungalows/villas set in compounds/along the road – Rebello House, Pearl Villa, Ritusamhar, Bhalla House, Akbar Villa, and Warden Hall etc. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area has already undergone redevelopment / transformation and a few bungalows remain. Fernandes Villa is an impressive structure located along the plot edge abutting the Hill Road. The proportions, pediment, columns and the formal articulation are reminiscent of a Goan Villa/Mansion. There is no front compound and the edifice covers almost 90% of the plot area with minimal/nil margins on the sides and a large rear margin.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was probably built to accommodate a family on the first floor and the ground floor had stables. The overall plan is a square block, symmetrical along the central axis with a central bay and two side bays. The first floor has wide colonnaded verandah in the front that leads to the central hall. The side bays have the living areas and the kitchen. There is rear verandah running along entire façade. There are two wings/bays at the rear consisting of a toilet block on the left side and additional rooms on the right side. The entire ground floor has been transformed and has two restaurants in the front spaces and the rear portion is used to accommodate the service activities. <u>Style and Features</u> Mixed stylistic gestures at the verandah define the character of this house. The pediment at the gable end of roof suggests a classical reference while the Corinthian columns (probably pre-cast and even in hollow metal) are matched with semicircular Roman arches at the ground floor and Gothic windows appear at the upper floor. The emphasis has been on making the front façade as ornamental and articulate as possible.		
5.3	INTRINSIC	The owner's family hails from Goa. The present owner also resides in Goa and visits the premises occasionally. It is said that the ground floor was a horse stable.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

017	FERNANDES VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls.		
7.4	STAIRS	Concrete stair, which has replaced the original spiral staircase.		
7.5	OPENINGS	Windows – The windows have pointed arches as lintels. Each window has 2 divisions – pointed arch with fixed glass panes on top and louvered wooden shutters. As the ceiling is high there is an additional circular opening above each window / door with a ventilator. Doors – The doors on the front verandah have pointed arches as lintels. Each door has 2 divisions – a ventilator set within the pointed arch with fixed glass panes and shutters with louvers in the upper division and panels in the lower division. The internal doors have straight lintels with 2 divisions – rectangular ventilators with coloured glass panes and paneled shutters.		
7.6	ROOFING	The entire block has one single sloping roof however the structural system of the roof is not visible because of the false ceiling. As the span is large the roof is high and there is an attic floor within it. The rear verandah has a separate lean to roof.		
7.7	ARTICULATION	Fernandes Villa is an impressive structure in a bright blue and cream colour located along the Hill Road. The proportions, pediment, columns and the formal articulation are reminiscent of a Goan Villa/Mansion. Symmetry is maintained both in the plan and the form. The entire front façade has a simple and an elegant composition – a solid base with three large pointed arches, a colonnaded corridor/verandah with elaborate fluted columns with Corinthian capitals & balustrades on the first floor and a pediment at the top. The remaining three facades are plain with pointed arched windows at regular intervals. The use of two colours contributes to the overall elegance/ grandeur – blue and off white/cream. The interiors also display the richness in terms of the use of marble flooring and richly articulated wooden doors and windows.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The front verandah and the main hall have Italian white marble flooring interspersed with black tiles. Rests of the spaces have Shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	No compound wall in the front, remaining three sides have a brick compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are a few trees in the rear portion of the compound and most of the space is used for ancillary activities of the restaurants.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – the original spiral staircase has been replaced, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – leakage from the roof is affecting/damaging the wooden false ceiling, top, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – water seepage, plaster is peeling off at a few places, maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The entire ground floor has been transformed, the use of space has changed that has resulted in addition of internal walls closing of the front arches. The original spiral stair has been replaced by a concrete stair. The sides of the front verandah have been closed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Some of the flooring and internal wall finishes is changed at a few places.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Photography in the interior portion of the house was not allowed. The information has been collected in an interview with the tenant.		



FRONT VIEW ACROSS THE ROAD



CENTER BAY - GROUND FLOOR



FIRST FLOOR EXTERIOR DETAIL



FIRST FLOOR EXTERIOR DETAIL



FRONT VIEW ACROSS THE ROAD



GROUND FLOOR EXTERIOR DETAIL



PLAN - FIRST FLOOR



INSIDE VIEW OF FIRST FLOOR BALCONY



PILASTER DETAIL AT FIRST FLOOR



RAILING DETAIL AT FIRST FLOOR



EXTERIOR DETAIL



MAIN HALL INTERIOR



COLUMN DETAIL AT FIRST FLOOR

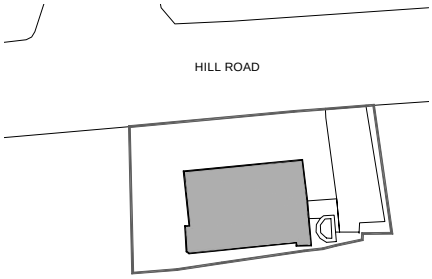


DOOR DETAIL

018	AKBAR VILLA



COMMON REF NO	018
CARD NO.	018
WARD	H (W)
CS NO.	26
PLOT AREA	471.60 sq. m
BU AREA	120.77 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	018PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Akbar Villa.	
1.2	EARLIER NAME	Akbar Villa.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Hill Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	M/S Cherrysons Estate Pvt.Ltd.	
3.2	PAST	NA.	
3.3	STATUS	Tenant.	
4.0	**USE**		
4.1	PRESENT	Commercial + Residential.	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Commercial (Ware House). First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. The house falls in between neighbourhood in terms of built fabric – the Bandra Gaothan, which has an organic fabric, and the well-planned Bandra area that developed under the framework of co-operative housing societies and the town planning schemes. This particular pocket is one of the oldest and has some of the largest and finest bungalows/villas set in compounds/along the road – Rebello House, Pearl Villa, Ritusamhar, Bhalla House and Warden Hall etc. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area has already undergone redevelopment / transformation and a few bungalows remain. The plot is almost square in shape and the edifice is located on the rear side with large margin in the front and on left side. There is a wire mesh fence all around. The main access into the compound is from the Hill road.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic reference, Akbar Villa is a typical vernacular cottage / mansion typology with verandah on three sides. The structure is richly embellished with decorative stucco false columns / pilasters, cast iron railings, wooden columns with carved brackets and glazed tile dado make the facade memorable and striking in along the road. .	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

018	AKBAR VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible as the ground has been raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 3 divisions – ventilator at the top with glass panes and shutters with glass panes till the sill level and paneled shutters for sill to floor level. The windows on the first floor have louvered ventilator at the top and paneled shutters. The first floor verandah is enclosed by full length windows. Doors – Each door has 2 divisions – a ventilator at the top with glass panes and collapsible shutters with glass panes on the ground floor.		
7.6	ROOFING	A single hipped roof roofs the entire edifice. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house represents the typical vernacular cottage/ mansion typology popular during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is richly embellished – verandahs with wood work, decorative stucco work, cast iron railings, windows etc. The overall form is simple – the main living areas have one large gable roof and are surrounded by a projected verandah on the three sides. The verandah has been enclosed by full length windows. The bays are emphasized by decorative pilasters on the exterior with a door / window in each panel.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The ground floor verandah have coloured IPS cement tiles with geometrical patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is a wire mesh fence in the front and the rest three sides have a brick wall. There is a gate on the right corner of the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A substantial amount of area in the front has gone under road widening. The compound has hard finish – cement tiles. There are no trees or plantation in the compound. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Poor – external walls are not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Fair – original in fair condition, maintained.		
9.5	OPENINGS	Poor – glass panes is broken, not maintained.		
9.6	ROOFING	Fair – original in fair condition, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – stucco work is damaged at many places, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The building is not maintained and is deteriorating rapidly. It needs to be restored in a sensitive manner urgently.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

018	AKBAR VILLA	PLATE A



FRONT VIEW



FRONT DETAIL



RIGHT SIDE VIEW



BRACKET DETAIL



COLUMN MOULDING

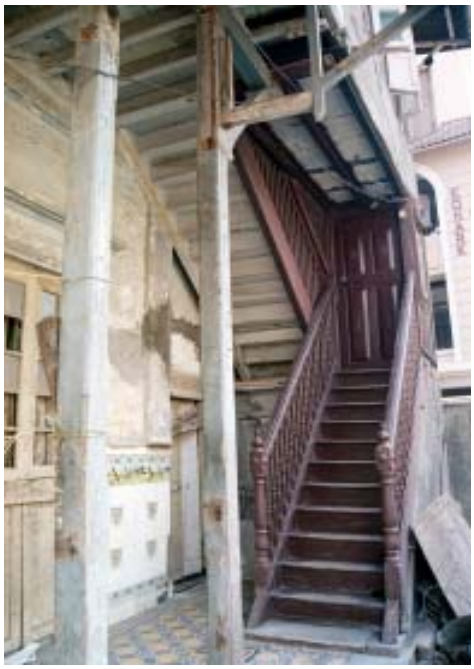


WOODEN POST





LEFT CORNER ; DADO ON G. F.

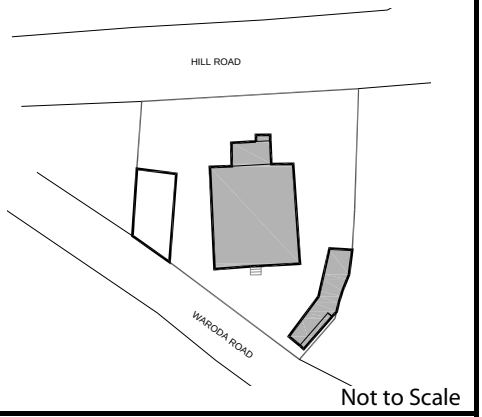


EXTERNAL STAIRCASE

019	WARDEN HALL



COMMON REF NO	019
CARD NO.	019
WARD	H (W)
CS NO.	32, 33A, 33B, 34A, 34B
PLOT AREA	249.50 sq m
BU AREA	249.50 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	019 PLATE A 019 PLATE B

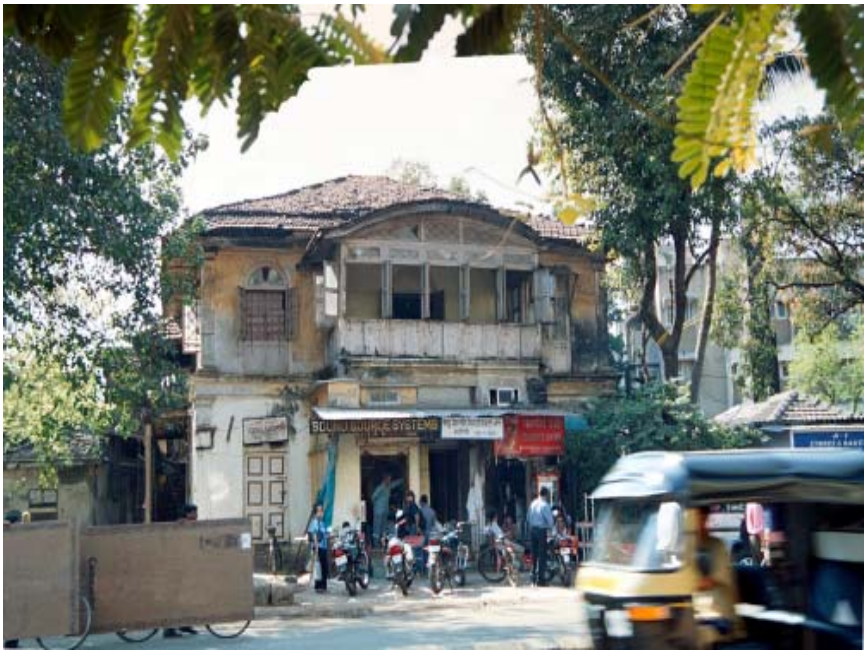


Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Warden Hall.		
1.2	EARLIER NAME	Warden Hall.		
1.3	BUILT-IN	1905.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	Waroda Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Rukhia Ahmad Junas, Mr. Samad Ahmad Haji Junas, Mr. Mohmmad Aslam Ahmad Haji Junas, Mr. Umar Ahmad Haji Junas, Mr. Rehman Juned Sheth, Mr. Irfan Ahmad Haji Junas, Ms. Razia Naseem Meman, Road - Bombay Municipal Corporation		
3.2	PAST	Private – NA.		
3.3	STATUS	Main House 1 Tenant on the first floor 3 wholesale shops on ground floor	Outhouse 1 Tenant	
4.0	**USE**			
4.1	PRESENT	Residential + Commercial (shops and storage warehouse).		
4.2	PAST	Residential and Events Hall		
4.3	USAGE	Ground Floor – Commercial and Warehouse, Outhouse – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located between the busy Hill Road (also known as Ramdas Nayak Road) and Waroda Road in Bandra. Earlier there used to be many old structures/bungalows. The Bandra village is in close proximity. Presently the area has a dense fabric with a mix of low-rise development (G and G+1 bungalows), multi storeyed residential and commercial blocks, school & church, restaurants etc. The area is predominantly residential with commercial activities all along the road. Commercial activities are restricted to the main roads. Warden Hall is set in an irregularly shaped, placed almost centrally. The front portion was lost in road widening and there is no front compound wall. The compound walls of the adjoining properties on either side define the plot of warden hall. There used to be two gates before the road widening. There is one out house at the rear on the left side of the warden hall. The original plot was large and has been sub divided.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice has been transformed significantly and the original use can only be conjectured. The house is close to the Bandra Village and the plan and form are similar to the East Indian House found in the coastal gaothans. The overall plan is a square block with three large halls on the ground floor and living rooms above. There is an entrance porch in the front and two staircases. One is an internal stair and the other is an external stair that provides direct access to what was probably a dwelling unit above. <u>Style and Features</u> The house is devoid of any stylistic references. It is a rather rationalist cottage. At the same time, it uses some of the characteristic elements of the period such as symmetrical composition, a large verandah and cast iron grills that remind one of its past glory.		
5.3	INTRINSIC	Warden hall is over 100 years old. This was built as an events hall hence the name Warden Hall. The structure's spatial plan also supports this information as the ground floor now has 3 storage warehouses, which may have been one large singular space or three halls. The 3 commercial establishments on the ground have always been used for commercial purposes and the first floor has been used for residential purposes as far as the current occupant who has lived there for 60 years can remember. Prior to the Vevania Family who moved there in 1935, the space was rented to the family of the cricket commentator Dikki Ratnagar. It is not known when the space at the bottom might have been converted to a warehouse.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

019	WARDEN HALL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing. Internal partition walls on first floor are in wood.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah consists of wooden joists and beams, spanned by wooden battens. It has been significantly transformed.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have semicircular arch lintels. Exterior windows are full length and have 3 divisions – fan shaped ventilator with glass panes in the arched portion and hinged at the top and double shutters. Double shutters from lintel till sill, the exterior shutter has coloured glass panes and the interior shutters are louvered. The shutter from sill till the floor is paneled. The upper floor windows are protected by sloping roof that projects out substantially. The verandah on the upper floor was enclosed later and has different openings. The windows are full length with glass sun breaker, glass shutters and paneled shutters. Doors – The doors have semicircular arch lintels. Each door has two divisions – fan shaped ventilator with glass panes in the arched portion and hinged at the top and paneled shutters.		
7.6	ROOFING	The roof over the main block is a hipped roof with Mangalore tiles & false ceiling below, hence the structural system of the roof is not visible. This false ceiling is made of wooden boards. The entrance porch has a curved wooden roof also finished with a false ceiling.		
7.7	ARTICULATION	The plan and form of the house is similar to the East Indian House found in the coastal gaothans. It's a rectangular, elegant, two storeyed block with a single hipped roof in a light yellow colour. A projected cornice band emphasizes the two storeys. Each vertical panel/bay is defined on the exterior by projected pilasters and punctured by the typical window set in a recess. The front façade has the porch in the center and typical windows on the sides on both floors. The remaining three facades are simple – articulated by horizontal bands, windows and decorative fascia. The interiors are simple; the spaces have a nice light quality.		
7.8	FINISHES	Plinth – Lime plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The first floor has an exposed concrete floor. In the past it has been covered by linoleum but subsequently removed after it wore out. The staircase has wooden treads. Roof –Mangalore tiles.		
7.9	INTERIORS	Movable such as tables, chairs, cupboards, teapoys.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening and there is no front compound wall. There were two entrance gates on both sides originally leading to the central porch. The left and rear sides have a brick compound wall and the left side has a hedge as the plot was sub divided and the left side has been disposed off.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one out house and there was another structure on the left side but was transferred as the plot was sub divided. The compound has occasional plantation and hard finish – loose earth. It is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial lights.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage, not maintained.		
9.2	WALLS	Fair – original in a fair condition, not maintained.		
9.3	FLOOR	Poor – The external passage on the left side that is cantilevered is severely sagging and dangerous to use. Wooden posts and bamboo stilts support it.		
9.4	STAIRS	Fair – the internal stair is in a fair condition but the external staircase is dilapidated and supported by bamboo stilts.		
9.5	OPENINGS	Fair –glass panes have broken off and some and some of the wooden shutters in the front verandah have been sealed with wood boards, not maintained.		
9.6	ROOFING	Poor – dilapidated, leakage problem, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – the exterior walls have not been painted, the false ceiling is rotting and the paint has peeled off, not maintained.		
9.8	SERVICES	Fair – original in a fair condition, not maintained.		
9.9	OUTBUILDINGS	Poor – in a dilapidated condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The structure has been significantly transformed. The original use of space is lost. The front verandah on the ground floor has been converted into shops. The ground floor originally had large halls but has been converted into shops. The upper floor has been sub divided by partition walls and services have been added.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The structure has significant structural damage and needs sensitive repair.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenant - Mrs. Goolshan Vevania. Apparently the property has been sold to United Builders and negotiations for redevelopment are underway.		

019	WARDEN HALL	PLATE A



FRONT VIEW ACROSS THE ROAD



FRONT CENTER BAY



FRONT RIGHT VIEW



REAR VIEW



LEFT SIDE VIEW



LEFT SIDE DETAIL



PLAN - FIRST FLOOR





FIRST FLOOR VERANDAH ; BALCONY DETAIL



STAIR DETAIL



OPENING AT LANDING LEVEL



MAIN HALL INTERIOR



FLOOR DETAIL FROM GROUND LEVEL



BALCONY RAILING DETAIL

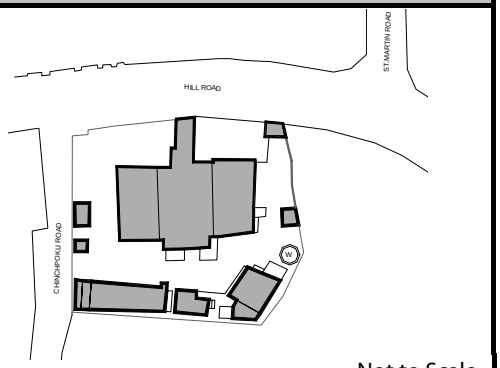


CORNER INTERIOR OF FIRST FLOOR HALL

020	PANTHAKY TATA AGIARY



COMMON REF NO	020
CARD NO.	020
WARD	H (W)
CS NO.	636,637,638, 639
PLOT AREA	1586.20 sq m
BU AREA	624.61 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	020 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Panthaky Tata Agiary.		
1.2	EARLIER NAME	Panthaky Tata Agiary.		
1.3	BUILT-IN	1884.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	Chinchpokli Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Owner: Nasarwanji Ratanji Tata Trust.		
3.2	PAST	NA.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road in Bandra. The edifice falls in between neighbourhood in terms of built fabric – the Bandra Gaothan, which has an organic fabric, and the well-planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes. This particular pocket is one of the oldest and has some of the largest and finest edifices. At present the area is mix of institutional, residential and commercial use. The surrounding area has already undergone redevelopment / transformation and a few old edifices remain. The Panthaky Tata Agiary is set in a roughly square shaped plot. The structure is placed almost in the center of the plot. There are some other structures on right, left and rear side of the main building.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a good example of Agiary of earlier period when the architectural motifs for Parsee religious building were not yet worked out. The windows on the upper floor show its origins in south Gujarat area.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), A (cul), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

020	PANTHAKY TATA AGIARY			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 3 divisions – ventilator on the top with glass panes, shutters with glass panes up to sill and paneled shutters from sill to floor. Doors – NA, Survey not allowed.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. The side bays have hipped roofs with dormers and the central bay has a flat roof. The structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	Tata Panthaky Agiary is an impressive structure along the Hill Road. The formal articulation is interesting, there is probably the temple or the hall in the center that is single storeyed, flanked by double storeyed sides bays. Horizontality is expressed by the ways of the strong cornice band, single storeyed central bay with a low parapet. It is an elegant structure and embellished with restraint – there is only the horizontal band and each bay is expressed on the exterior with rusticated pilasters interspersed with the typical window. The walls are painted in an off white shade and elements such as the pilasters and bands are in a deep blue – green shade. Symmetry is maintained both in the plan and the form.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof –Mangalore tiles on sloping roof and finish on the flat portion not known.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by a compound wall on all four sides. The front compound wall has three gates – one small gate in the center which is not in use and two large gates on the right and the left sides.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Apart from the main building, there are six other structures in the compound. The compound has hard finish – concrete paved. There is some plantation along the compound wall. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the premises and photography was not allowed. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

020	PANTHAKY TATA AGYARI	PLATE A



FRONT DETAIL



LEFT SIDE VIEW FROM ROAD

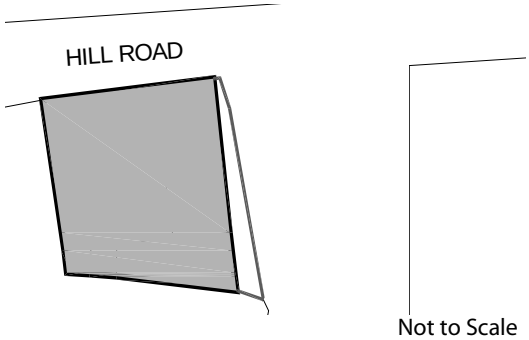


FRONT VIEW

021	GREAT PLAZA



COMMON REF NO	021
CARD NO.	021
WARD	H (W)
CS NO.	1
PLOT AREA	169.7 sq m
BU AREA	120.49 sq m
DATE	24/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	021 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Great Plaza.		
1.2	EARLIER NAME	Great Plaza.		
1.3	BUILT-IN	1890s.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road, Bandra (W).		
2.2	SUBSIDIARY	St Peter Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Banubibi w/o Umar Saheb Abudl Raheem, Lessee – Mr. Vesshi Jewant Shah, Mr. Mulchand Vesshi Shah, Mr. Bhaghwanji Vesshi Shah.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Residential/Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Hill Road and St. Peter Road in Bandra. The house falls in between neighbourhood in terms of built fabric – the Bandra Gaothan, which has an organic fabric, and the well-planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes. This particular pocket is one of the oldest and has some of the largest and finest bungalows/villas set in compounds/along the road – Rebello House, Pearl Villa, Bhalla House, Akbar Villa, and Warden Hall etc. At present the area has a mix of institutional, residential and commercial use. The surrounding area has already undergone redevelopment / transformation and a few bungalows remain. The Great Plaza is set in a square plot. The entire plot is covered by the structure. The front directly abuts the Hill Road and the right side abuts the St. Peters Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic reference, Great Plaza is a typical vernacular cottage / mansion typology with verandahs, sloping roofs and wood work. The structure is richly embellished with decorative stucco work around windows, friezes and pilasters. A key feature is the projected balcony supported on exquisitely patterned cast iron brackets.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

021	GREAT PLAZA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first and second floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – All the windows have segmental arched lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes on the upper part and paneled shutter on the lower part. Some windows have three divisions with ventilator on the top with glass panes, shutters with glass panes in the upper division and panels in the lower division till the sill and paneled shutters from sill to floor. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	None.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	None.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – the glass are broken in some of the windows, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The ground floor has been completely converted into commercial use. Aluminum frames have replaced the wooden frames of the windows on the second floor, portions of the second floor balcony are covered and grills have been added on the windows.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



CORNER DETAIL



FRONT DETAIL





FRONT DETAIL ; LEFT SIDE VIEW



FACADE DETAIL



PROJECTION DETAIL

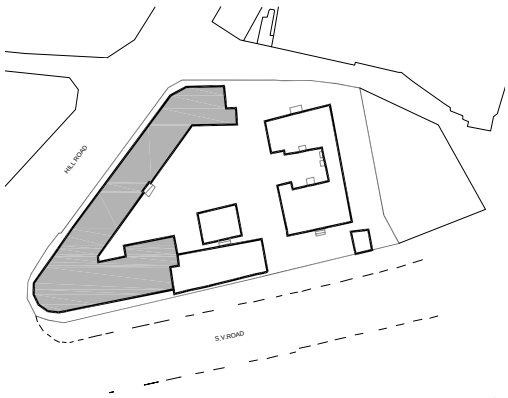


MOULDED COLUMN DETAIL

022	BAXOUBHOY MANSION



COMMON REF NO	022
CARD NO.	022
WARD	H (W)
CS NO.	1271A & B, 1272, 1273, 1274
PLOT AREA	2949.90 sq m
BU AREA	872.50 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	022 PLATE A 022 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Baxoubhoy Mansion.	
1.2	EARLIER NAME	Baxoubhoy Mansion.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): The entire plot has been encroached, shops have extended at the rear and several structures have come up within the compound.
2.0	**ACCESS**		
2.1	MAIN	S. V. Road and Hill Road, Bandra (W).	
2.2	SUBSIDIARY	Ram Mandir Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Mansoor Noor Bhai, Ms. Sakinabai Rajabali Baxoubhoy, Mr. Shamshuddin Baxoubhoy and Ms. Sakinabai w/o Alibhoy.	
3.2	PAST	Private – Mr. D'Monte.	
3.3	STATUS	20 Tenants on the first floor. Shops on the ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of S. V. Road and Hill Road. This particular pocket is in between the Bandra Station, Bandra Talav, the Bandra Village and the Salsette Co Operative Housing Society. The fabric is old, the buildings are laid in an organic manner with/without compounds. The pocket is dominated by the chawl typology – New Patkar Block, Dowlat House, Ali Manzil Chawl, Maqbool Building and others. At present the area is intensely commercial (informal type) along the main roads and residential in the interior. Baxoubhoy Mansion is set on a narrow trapezoidal plot with three edges facing the roads and both the plan and form respond to the peculiar location. There is no definition of a compound. The ground floor has been entirely transformed into shops. Most of the compound is encroached.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice belongs to the 'Chawl' typology; the overall plan is a long narrow rectangular block that turns along the road due to the peculiar plot configuration. The block is divided into several bays connected by corridors on both the front and rear. On the ground floor all the bays have shops and on the first floor each bay functions as an independent dwelling unit. Each dwelling unit has two rooms and the services and staircases are located in between and at the ends. <u>Style and Features</u> A multi family chawl typology that has particular form that is found along the street edge. The street abutting block is characterized by the sloping roof, deep verandahs, wooden colonnades and cast iron railings.	
5.3	INTRINSIC	The area was dominated by Parsees, there are several properties owned by Tatas in the vicinity. Most of the buildings in the vicinity belong to the chawl typology and quit a few significant examples survive – New Patkar Block, Chawl, Dowlat House, Ali Manzil Chawl, Maqbool Building and others.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

022	BAXOUBHOY MANSION			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls.		
7.4	STAIRS	Concrete stairs and cast iron spiral stair.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each basic window has 2 divisions – ventilator at the top with louvers and paneled shutters. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a louvered ventilator at the top and paneled shutters.		
7.6	ROOFING	The structural system of the roof is consists of wooden joists and battens. The verandahs are covered with lean to wooden joists covered with wooden battens.		
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling popular during this period characterized by series of bays/dwelling units stacked in a row usually forming a rectangular/E /C shaped block. The building is a long, rectangular, 2 storeyed block and the plan/form responds in an interesting manner to the street – it follows the street edge. The entire long block is covered with a single sloping roof that is articulated with dormer along the verandah at regular intervals. A verandah runs along the entire length has a wooden colonnade with brackets and cast iron grills in between. The interior is very simple / plain.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main spaces of the dwelling units have Shahbadi stone flooring that has been replaced at many places. The verandah has mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	There must have been a compound wall in the rear portion but only portions remain. At present none of the edges have any compound wall or entrance gate.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound is encroached, there is hardly any open space left. All the shops have encroached in the rear and there are several G+2, G+1 structures constructed in the rear margin. Most of them appear unauthorized.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Poor – dilapidated, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Poor – leakage from the top, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – the exterior and interior is in a very bad condition, not maintained.		
9.8	SERVICES	Fair – toilet blocks have been added, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The structure has undergone significant transformation / encroachment. On the ground floor the shop owners have made several extensions on to the street.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	All the shops on the ground floor have changed the interiors.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The building has undergone significant transformation / encroachment. The information has been collected in an interview with the tenants.		

022	BAXOUBHOY MANSION	PLATE A



ROADSIDE VIEW



FRONT VIEW



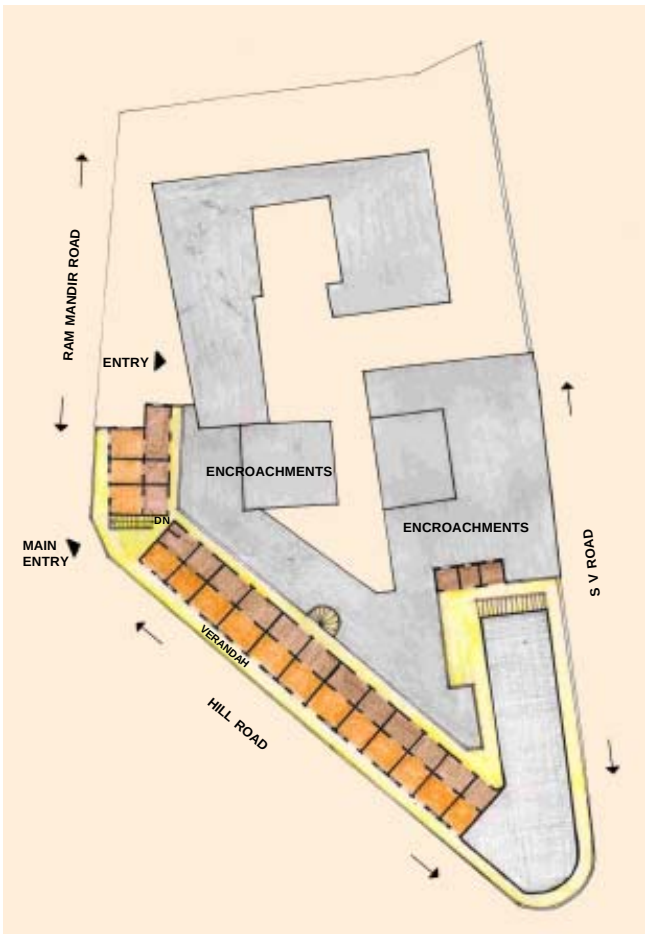
FRONT VIEW



REAR VIEW



REAR VIEW



PLAN - FIRST FLOOR







VERANDAH - FIRST FLOOR ; STAIR CASE CABIN



ROOF DETAIL



DETAIL



SPIRAL STAIRCASE AT THE REAR



DOOR DETAIL



REAR VERANDAH

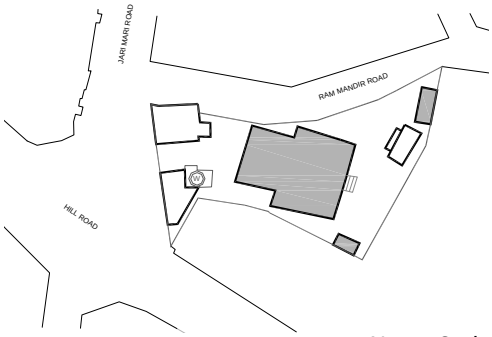


ENTRANCE STAIRCASE

023	LUMBINI NIWAS



COMMON REF NO	023
CARD NO.	023
WARD	H (W)
CS NO.	1262,1263
PLOT AREA	180.6 sq m
BU AREA	288.9 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	023 PLATE A 023 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Lumbini Niwas.	
1.2	EARLIER NAME	Samant Block.	
1.3	BUILT-IN	*1910s,* Co-Operative Housing Society – 1951/52.	EXTENSION (if any): A G+1 residential block developed in front portion of the compound.
2.0	**ACCESS**		
2.1	MAIN	Ram Mandir Road, Bandra (W).	
2.2	SUBSIDIARY	Jari Mari Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private –The Ramchandra Hanumanji Temple, Mr. Mugatlal J.Bhatt, Mr. N. D. Samant, Mr. C. C. Sutarea and Mr. S. R. Joshi.	
3.2	PAST	NA.	
3.3	STATUS	Main House 2 tenants on the first floor Government of Maharashtra – Excise Office and clinic on the ground floor	Outhouse 2 tenants on the ground floor
4.0	**USE**		
4.1	PRESENT	Residential, public / government office.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Public / government office, Clinic. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Jari Mari Road and the Hill Road. At the rear of the plot is the Ram Mandir Road and to the left is a lane connecting the Jari Mari Road and Ram Mandir Road. The house falls between Bandra Station, Bandra Talav and the Bandra Village. The fabric is old; the buildings are laid in an organic manner with/without compounds. The pocket is dominated by the chawl typology – New Patkar Block, Alimanzil Chawl, Dowlat House, Baxoubhoy Mansion, Maqbool Building etc. At present the area is intensely commercial along the main roads and residential in the interior. The building was located in a large compound, set deep in with a large fore ground and the main entry from the junction of Hill Road and Jari Mari Road. A Co-Operative Housing Society was created in 1951/52 and a new residential G + 1 structure was built in the front. Owing to this the front access was lost and two new entries have been created on lane connecting the Jari Mari and Ram Mandir Roads. There was a well and two structures which have been lost in the process of redevelopment. In the rear part of the compound is an outhouse that is occupied by tenants and a dilapidated toilet block.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 4 occupants – two on the ground floor and two on the first floor – this is evident from the main staircase placed in the center and 4 separate entries. There two clear spatial divisions articulated both in terms of plan and form. The rear portion, which is the main house, has a symmetrical plan and consists of a main staircase placed in the center leading to the 2 apartments on either side. The main entry from the stair leads to the living room. At the rear is a bedroom and toilets/bathroom. The front portion consists of a generous verandah on the ground floor and rooms above. Additional toilets have been added. <u>Style and Features</u> The building is a good example of colonial vernacular that has been forged together with the help of classically ordered columns at the porch, which is the main element of the building. The order of the column looks like Corinthian at the upper floor while the flutes are missing at the ground. The building is given a stone construction finish on the exterior. The building materials are rather unusual for Mumbai.	
5.3	INTRINSIC	The past landlord Mr. N D Samant disposed a part of the plot to develop a Co-Operative Housing Society. This considerably changed the configuration of the compound.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in exposed stone on the front façade. On the remaining three sides the plinth and plinth band are finished with plaster.	

023		LUMBINI NIWAS		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and double shutters. The ventilator on the front façade has glass panes set in a fan shaped motif and the remaining facades have glass panes set in a cross pattern. The shutters are of various types – inner shutters are louvered and the external shutters are paneled and with glass panes, no pattern seems apparent. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and double shutters. The inner shutters are louvered and paneled and the external shutters are paneled.		
7.6	ROOFING	The main block of living areas has is roofed by a single hipped roof. The structural system of the roof is not visible because of a false ceiling in wood. The front verandah has a lean to roof sloping in both directions and is supported on a load bearing walls.		
7.7	ARTICULATION	The edifice is quite large, is a synthesis of the East Indian House found in coastal gaothans in terms of form and an Italian villa in terms of exterior. The main living areas are a rectangular, elegant, two storeyed block, with a single hipped roof and richly embellished on the exterior. The ground floor has been finished with stone cladding in portions and the rustication bands define the bays on the upper floor. Horizontal bands run at various levels – plinth, floor and below the roof. The verandah block is articulated as a separate volume. It has an arcade on the ground floor with Corinthian columns and stone cladding on the arches. The first floor is enclosed. The interiors are plain.		
7.8	FINISHES	Plinth – Exposed stone on the front facade and stone covered with plaster on the remaining sides, coping band covered with plaster. Walls – Stone cladding at the front portion on ground floor; lime plaster with smooth finish on both the inside and outside on the remaining walls. Flooring – Mosaic flooring in all spaces. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as cupboards.		
7.10	COMPOUND / FENCE/ GATE	All four sides have a brick compound wall. The original entry was from the Hill Road but has been lost in the process of redeveloping the front portion. Two new entries have been created on lane connecting the Jari Mari Road and Ram Mandir Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one out house, a dilapidated toilet block and new G+1 residential block within the compound. There are a few trees and occasional plantation. The compound has dumps of solid waste and is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light on ground floor, adequate on first floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – there is some settlement that is causing structural damage.		
9.2	WALLS	Fair – water seepage, not maintained.		
9.3	FLOOR	Poor – there is severe structural damage, additional I beams and wooden columns have been added for support in most portions of the ground floor. The front porch arches have been jacketed by I sections, not maintained.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Poor – the roof is showing structural damage, wooden columns have been added for support, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – the exterior plaster is peeling off, it has been patched with cement in portions, rustication bands are lost, the flooring has developed cracks in parts and the surfaces have not been painted for a long time, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	Poor – the toilet block is dilapidated, the out house is in a bad condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	There is some settlement, several parts of the floor are collapsing and have been given additional support. The society has received three notices from M.C.G.M to repair/pull down the building. Recently after the third notice the society has decided to redevelop the entire plot including the G+1 block and has submitted the plans the M.C.G.M. Part of the plot would be lost in further road widening and road line affects the old structure.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Lumbini Co-Operative Housing Society Ltd. There is the Central Excise Office, Government of Maharashtra on the ground floor since last 50 years. The information has been collected in an interview with the secretary of the society – Dr. Vivek Desai.		

023	LUMBINI NIWAS	PLATE A



FRONT ENTRANCE PORCH







TOP VIEW & ENTRANCE PORCH



LEFT SIDE VIEW



FRONT RIGHT VIEW



RIGHT SIDE VIEW



FRONT VIEW





REAR VIEW OF OUTHOUSE ; STRUCTURE



PLAN - FIRST FLOOR





ENTRANCE PORCH ; MAIN HALL FIRST FLOOR



STAIRCASE CEILING



STAIR WELL



ENTRANCE PORCH



FRONT VIEW OF ENTRANCE PORCH



INTERIOR - FIRST FLOOR



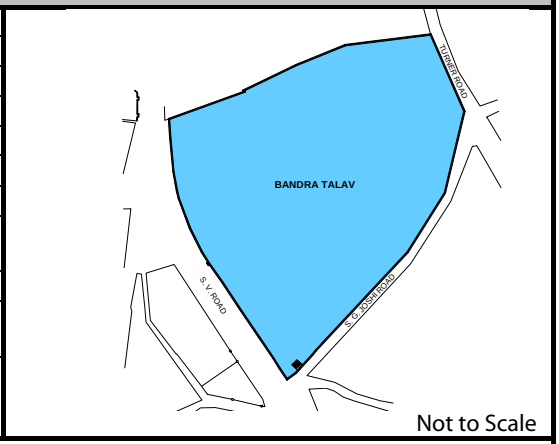


VIEW OF STAIRCASE

024	BANDRA TALAV



COMMON REF NO	024
CARD NO.	024
WARD	H (W)
CS NO.	NA
PLOT AREA	NA
AREA	29720.09 sq m
DATE	02/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	024 PLATE A 024 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Bandra Talav.		
1.2	EARLIER NAME	Bandra Talav.		
1.3	BUILT-IN	NA.	EXTENSION (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Bandra (W).		
2.2	SUBSIDIARY	S.G. Joshi Road, Turner Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Government.		
3.2	PAST	Government.		
3.3	STATUS	Public.		
4.0	**USE**			
4.1	PRESENT	Public (Recreational).		
4.2	PAST	NA.		
4.3	USAGE	Recreational.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	Bandra Talav is bounded by three roads and a built edge on one side. The S.V. Road is on the west, and the SG Road and Turner Roads are on the south and east sides. The northern edge is built up. It is an old water body with an irregular shape. Most of the development of the area seems unplanned / organic with / without compounds. The northern edge It is mostly private and has residential buildings abutting the talav. All along the main roads the edge is public and the talav is accessible. There is intense commercial (formal / informal) activity along the S V Road and Turner Road and a slum along the S G Joshi Road.		
5.2	ARCHITECTURAL DESCRIPTION	The tank has an irregular shape and is bounded by roads on three sides. The tank has stone embankments and water from nearby areas flows into to the tank. The tank is enclosed with iron grills all around its perimeter that restrict / controlling the access to the tank. The only point of access to the tank is from the northwest corner where the paddle boating facility is located. The tank is paved all along the roads. On the western side, along the S.V. Road two rows of Palm trees have been planted and sitting facilities are also provided. There is parking of auto rickshaws and taxis along the pavements. There are four fountains within the tank. Encroachments have occurred on the southern edge of the tank along the S.G. Joshi Marg.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	I (sce), J	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	NA.		

024	BANDRA TALAV			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone embankments and stone parapets.		
7.2	WALLS	Stone wall all around the talav and concrete retaining wall on the northern edge.		
7.3	FLOOR	Cement tiles.		
7.4	STAIRS	NA.		
7.5	OPENINGS	NA.		
7.6	ROOFING	NA.		
7.7	ARTICULATION	The tank is enclosed by a simple low stone wall with a huge iron grills making is completely inaccessible. There is paving on all the sides and some landscaping with seating along the S V Road. There are streetlights on all the sides.		
7.8	FINISHES	Embankments – Exposed stone. Parapet walls – Exposed stone. Flooring – Cement Tiles in the promenade/walkway along the S.V. Road. Roof – NA.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The tank is well guarded with iron grills all around its perimeter controlling the access to the tank. The only access to the tank is from the northwest corner where the boating club is located.		
7.11	CARTILAGE / INBUILT SPACE / LANDSCAPE OUTBUILDINGS	Floating fountains in the tank are placed at various places, which create a wonderful view of the water tank, especially at the night. The walk way around the talav along the S.V. Road is paved and has seating at regular intervals on periphery. The walk way has few old trees along it.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Public Lighting – Street Lights all around the water tank.		
8.2	VENTILATION	NA.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	6 storm water inlets on the western edge.		
8.5	DRAINAGE	No outlets, water overflows when the tank is full.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH/EMBANKMENTS	Fair – Original in fair condition, not maintained.		
9.2	WALLS	Fair – Original in fair condition, not maintained.		
9.3	FLOOR	Fair – Original in fair condition, not maintained.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	Pavements are damaged some places.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Although a great open space for the neighbourhood, the talav is not accessible as it is surrounded by roads with high traffic – the SV Road and Turner Road, the SG Joshi Road has a slum and the northern edge is private. Further it is completely fenced off by high grills. The spaces have never been designed as an open space – the pavements, seating and the rows of palm trees or the boating facility do not attract people except occasional pedestrians who stop by to eat or rest. There is lot of solid waste dumped around and open drainage along the slum edge. The space has tremendous potential to be designed as an open space.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	None.		

024	BANDRA TALAV	PLATE A



BIRDS EYE VIEW (NORTH-EAST SIDE)



WESTERN EDGE VIEW



NORTHERN EDGE



SOUTH - EAST CORNER VIEW





TALAV VIEW / SOUTH-EAST CORNER



WEST SIDE PAVED AREA (SITTING PLACE)



WEST SIDE TREE AVENUE



SOUTHERN EDGE





EAST SIDE PAVED AREA



SOUTH SIDE ENCROACHMENTS



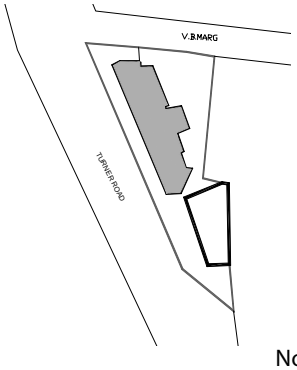


BOATING FACILITY (NORTH-WEST CORNER)

025	ALLI MANZIL CHAWL



COMMON REF NO	025
CARD NO.	025
WARD	H (W)
CS NO.	1403
PLOT AREA	694.00 sq m
BU AREA	162.27 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	025 PLATE A 025 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Alli Manzil.		
1.2	EARLIER NAME	Alli Manzil.		
1.3	BUILT-IN	1935.	EXTENSION (if any): The compound has been encroached with shops along the road edges.	
2.0	**ACCESS**			
2.1	MAIN	Turner Road (Gurunanak Marg), Bandra (W).		
2.2	SUBSIDIARY	V. B. Marg.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ali Mohmmad Gaffur Seth Bangdiwala.		
3.2	PAST	NA.		
3.3	STATUS	2 tenants on the first floor. 8 Shops on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Guru Nanak Road and V. B. Marg /Old Bambardekar Road. This particular pocket is in between the Bandra Station, Bandra Talav, the Bandra Village and the Salsette Co-Operative Housing Society. The fabric is old; the buildings are laid in an organic manner with/without compounds. The pocket is dominated by the chawl typology – New Patkar Block, Dowlat House, Baxoubhoy Mansion, Maqbool Building and others. At present the area is intensely commercial (informal type) along the main roads and residential in the interior. Ali Manzil Chawl is set on a narrow and long triangular with the longer edge facing the Guru Nanak Road. The building form and plan respond to the peculiar plot configuration – the corners of the building are chamfered and the spaces are organized linear manner. The building abuts the road there is no definition of a front compound. The ground floor has shops and the living areas are on the first floor. The other three sides have a simple compound wall. There is some space at the rear as it is an irregular plot.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice belongs to the 'Chawl' typology; the overall plan is a long narrow rectangular block due to the peculiar plot configuration. The plan is symmetrical; there are 8 rooms on the first floor and 8 shops below. At present 2 sets of 3 rooms have been combined to house 2 tenant families and 2 rooms are locked. A corridor at the rear and staircase and service block consisting of the toilets and bathrooms connects all the rooms. The ordinal plot must have been larger and at present the right portion of the plot has been walled of and there is a new development within it. <u>Style and Features</u> The famous 'Chawl' Typology is very well reflected in this edifice. Representing the features of Classic Style, which was predominant in 1920s – 30s, especially in Mumbai region. Though in not a very good maintained condition, it still has very sharp Architectural features. The edifice represents the typical chawl typology/multiple dwelling popular during this period characterized by series of bays/dwelling units stacked in a row usually forming a rectangular/E /C shaped block. In its heyday the minimal plaster embosses, the short overhangs with brackets and the crown symbol at the parapet level at the short end of the building must have made it a handsome building.		
5.3	INTRINSIC	Parsees dominated the area, there are several properties owned by Tatas in the vicinity. Both the tenants in the chawl are Parsees. Most of the buildings in the vicinity belong to the chawl typology and quit a few significant examples survive – New Patkar Block, Chawl, Dowlat House, Baxoubhoy Mansion, Maqbool Building and others.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

025	ALLI MANZIL CHAWL				
7.0	**CONSTRUCTION**				
7.1	PLINTH	The plinth is covered as the ground has been raised.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The structural system comprises of concrete beams and slabs supported on load bearing walls.			
7.4	STAIRS	Concrete stairs giving access and cast iron ladder to access the roof of the service block.			
7.5	OPENINGS	Windows – The windows have flat concrete lintels. Each basic window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division. Two basic units are combined in the windows on the front façade. The windows on the rear side have paneled shutters. The windows on the front façade are protected by concrete chajjas and the windows on the rear façade are protected by the verandahs. Doors – The doors have flat concrete lintels. Each door is the residential portion has two divisions – ventilator at the top and paneled shutters. In the commercial portion.			
7.6	ROOFING	RCC slabs and beams.			
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling popular during this period characterized by series of bays/dwelling units stacked in a row usually forming a rectangular/E /C shaped block. The building is a long, rectangular, 2 storeyed block and the plan/form responds in an interesting manner to the street – it is chamfered at the corners. The street facing side has a row of shops on the ground floor and on the first floor has a series of windows with concrete weather sheds. The parapet wall is articulated with piers and at the chamfered corners. The chamfered corner parapets have circular opening with concrete jails in a floral motif. The remaining three facades are plain. The interior is very simple / plain.			
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –Indian Patent Stone flooring. Roof – China mosaic with floral patterns, replaced by cement at several locations.			
7.9	INTERIORS	Cupboards and tables.			
7.10	COMPOUND / FENCE/ GATE	The building abuts the road and there is no definition of a front compound. The other three sides have simple brick compound wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one unauthorized shop (temporary shed) in the left margin. It appears that the right side of the plot has been sold / off leased and there is new development that abuts the main structure. There is some space at the rear but is full of solid waste and rarely cleaned.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in internal portions.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	NA – the plinth is covered as the ground has been raised.			
9.2	WALLS	Fair – water seepage, not maintained at all.			
9.3	FLOOR	Poor – the reinforcement is exposed at several locations not maintained at all.			
9.4	STAIRS	Fair – original in fair condition, not maintained at all.			
9.5	OPENINGS	Fair – original in fair condition, not maintained at all.			
9.6	ROOFING	Fair – leakage from the top.			
9.7	ARTICULATION & FINISHES	Poor – the exterior and interior is in very bad condition, not maintained.			
9.8	SERVICES	Fair – the toilet blocks are not maintained well.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	On the ground floor the shop owners have made several extensions on to the street.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	All the shops on the ground floor have changed the interiors.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The structure has not been maintained at all for years and is in a bad condition.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants.			

025	ALLI MANZIL CHAWL	PLATE A



FRONT VIEW



FRONT VIEW



REAR VIEW



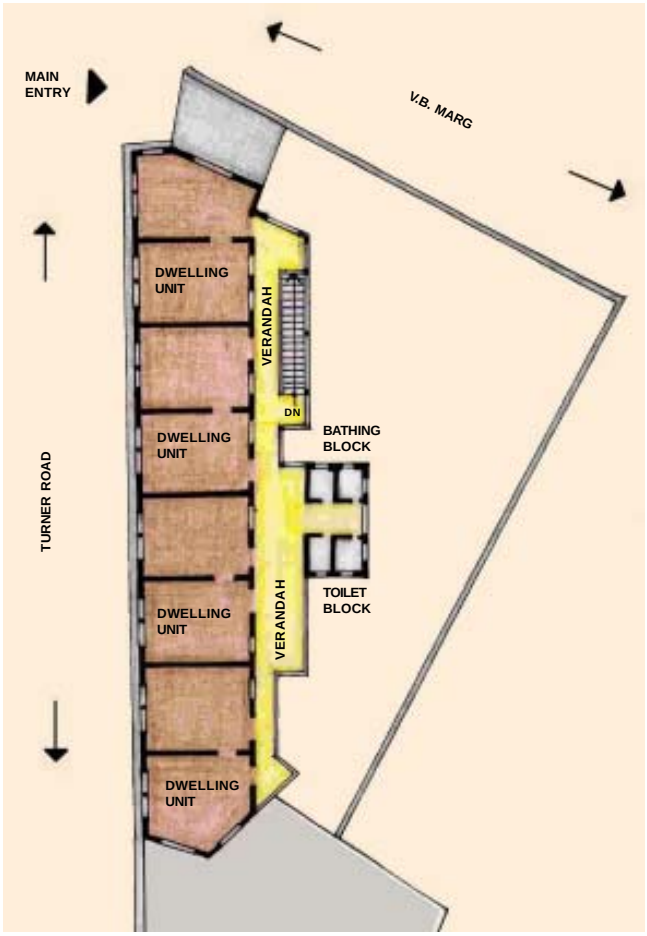


REAR VIEW



FRONT VIEW

025	ALLI MANZIL CHAWL	PLATE B



PLAN - FIRST FLOOR





INTERIOR VIEW ; REAR VERANDAH



ROOF DETAIL



TERRACE



FRONT RIGHT VIEW



INTERIOR FURNITURE



REAR VERANDAH

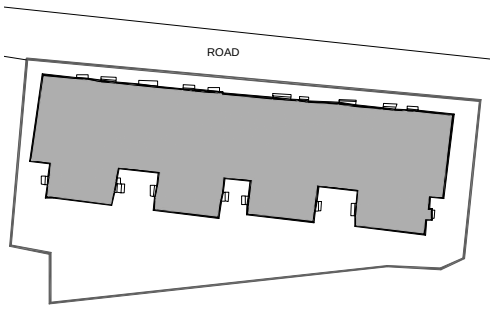


INTERIOR - LIVING ROOM

026	NEW PATKAR BLOCK



COMMON REF NO	026
CARD NO.	026
WARD	H (W)
CS NO.	1404
PLOT AREA	1434.30 sq m
BU AREA	621.14 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	026 PLATE A 026 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	New Patkar Block.		
1.2	EARLIER NAME	Tata Block.		
1.3	BUILT-IN	1900s (Foundation stone laid in 1898).	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	V. B. Marg, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Malti Moreshwar Dabholkar, Mr. Prabhakar S. Malgaonkar, Ms. Sailaja Prabhakar Malgaonkar.		
3.2	PAST	Private – 1st owner, Mr. Tata, 2nd owner Mr. S. R. Patkar, 3rd owner Malgaonkars.		
3.3	STATUS	8 tenants on the second floor. 8 tenants on the first floor. 8 tenants on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Guru Nanak Road and V. B. Marg /Old Bambardekar Road. This particular pocket is in between the Bandra Station, Bandra Talav, the Bandra Village and the Salsette Co Operative Housing Society. The fabric is old; the buildings are laid in an organic manner with/without compounds. The pocket is dominated by the chawl typology – Ali Manzil Chawl, Dowlat House, Baxoubhoy Mansion, Maqbool Building and others. At present the area is intensely commercial (informal type) along the main roads and residential in the interior. New Patkar Block is set in a deep/narrow rectangular plot facing the V. B. Road, the entire 60 m long façade articulated by a verandah in Burma Teak creates a fantastic impact. The front margin is about 3 to 3.5 m and rear margin varies, as it is an irregular plot. There are 24 residential units with individual access. The rear margin space is irregular in shape, has a few lush green trees and the front margin space has the plantation along the compound wall.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice belongs to the 'Chawl' typology; the overall plan is a long narrow rectangular block due to the peculiar plot configuration. The plan consists of 4 T shaped bays that are symmetrical and constitute of 2 houses each. Thus there are 8 dwelling units on each floor and 24 dwelling units in all. A verandah runs on the front side providing access to each dwelling units. There are 2-staircase blocks placed between 2 T shaped blocks and emphasized by dormers on the verandah roof. The services are located at the rear. Each dwelling unit has a typical plan – there are 2 bays comprising of 4 rooms and a service core in the T portion that has the kitchen, toilet/bath and a small transition space / balcony. <u>Style and Features</u> This chawl building is a good example of very well developed Chawl type building. Its woodwork and façade are purely functionalist but carefully made. For its time it is rather devoid of any ornamentation or elaborate craftsmanship. From the visuals it looks like a well-preserved building of craftsmen era.		
5.3	INTRINSIC	The building changed hands several times, initially belonged to the Tatas. At that time it was called the Tata Block. There are several properties by Tatas in the vicinity. The Tata Panthaky Agyari is just across the road. Later on the ownership changed hands and then it belonged to Mr. S R Patkar (ex mayor of Mumbai). This is when it came to be known as the Patkar Block. It then was owned by the Malgaonkar family and more recently by Mr. Achwa.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

026	NEW PATKAR BLOCK			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Brick infill walls and timber frame structure.		
7.3	FLOOR	The first floor and second floor structural system comprises of wooden columns, beams and joists. Wooden boards span the joists.		
7.4	STAIRS	2 wooden stair blocks.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows on all sides are protected by chajjas with wooden framework and tin sheets. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and double shutters. The exterior shutter is paneled / with grills to allow ventilation and the interior shutter is has louvers in the upper portion and a panels in the lower portion.		
7.6	ROOFING	A single hipped roof, roofs the entire block front. A hipped roof that is cut off at the point where it meets the main roof, roofs the T portions. In case of the main roof the king post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. In case of the T portion the structural system consists of purlins and rafters supported on load bearing walls.		
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling popular during this period characterized by series of bays/dwelling units stacked in a row usually forming a rectangular/E /C shaped block. The building is a long, rectangular, 2 storeyed block as it is sited on long rectangular plot along the street. The entire long façade has wooden verandah with a wooden colonnade with wooden jalis and the roof is articulated with dormers at the staircases and creates a fantastic impact particularly as each bay is painted in different colours. The side and rear facades are quite plain, punctured with windows. The interiors are very simple / plain, the spaces get a fine character owing to the exposed structural wood work and the doors & windows.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on both inside and outside walls. Flooring – The verandahs have kota stone and all the living areas have IPS flooring in dark brown colour. Ceramic tiles and mosaic flooring by some of residents have replaced this. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick with eight wicket gates, the right side has a brick and a stone compound wall, the left side is defined by a barbed wire and the rear side has a brick wall broken in parts.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound has hard finish – compacted earth and cement concrete. The front margin is about 3 to 3.5 m and has plantation along the edge. The rear margin space is irregular in shape and has a few lush green trees. The compound is not well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in the interior portions and supplemented by artificial lights.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – significant water seepage, not maintained.		
9.2	WALLS	Fair - significant water seepage, wooden framework is affected by white ants, maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, several windows/panes are replaced, maintained.		
9.6	ROOFING	Fair – water leakage, maintained.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster has been badly affected by water seepage, it is peeling off at several places and has been repaired in parts but the problem persists. Different owners giving an incongruous appearance have painted exterior walls in different colours. The interior walls have also been finished with different materials by individuals.		
9.8	SERVICES	Fair – toilet blocks were repaired in 1974, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	Internal changes by the individual families in terms of finishes and false ceilings. In 1974 all the original chullahs in the kitchen were replaced by platforms.		
10.3	ARTICULATION & FINISHES	There are several changes within units in terms of flooring, wall cladding, parts on the out side show repainting, re-plastering to prevent water seepage etc.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. M. A. Achwa The information has been collected in an interview with the tenants – Mr. Mahesh Gandhi and Mr. B P Oza.		

026	NEW PATKAR BLOCK	PLATE A



FRONT VIEW



FRONT STAIR BAY DETAIL



VIEW SHOWING ROOF PROFILE



WINDOW DETAIL - RIGHT SIDE VIEW



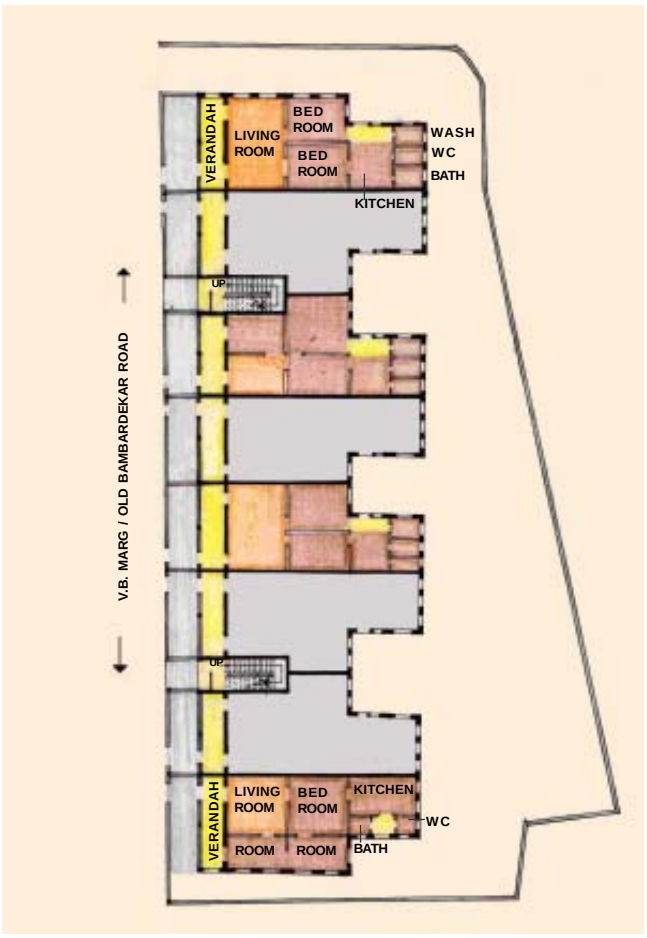
REAR VIEW



LEFT SIDE VIEW



REAR VIEW



PLAN - GROUND FLOOR









WOODEN LOUVERED DOORS ; STAIRCASE DETAIL



WOODEN LOFT



FRONT DETAIL



ROOFING SYSTEM



DORMER DETAIL - STAIRCASE



FIRST FLOOR VERANDAH



INTERIOR - FIRST FLOOR



RIGHT SIDE VIEW



WINDOW DETAIL

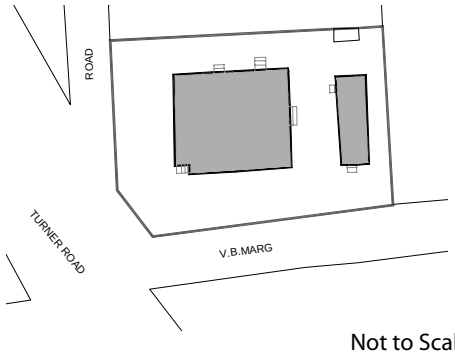


VIEW OF THE FRONT VERANDAH

027	VRUNDAVAN



COMMON REF NO	027
CARD NO.	027
WARD	H (W)
CS NO.	1445, 1446, 1447
PLOT AREA	790.1 sq m
BU AREA	120.4 sq m
DATE	25/ 07/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	027 PLATE A



Not to Scale

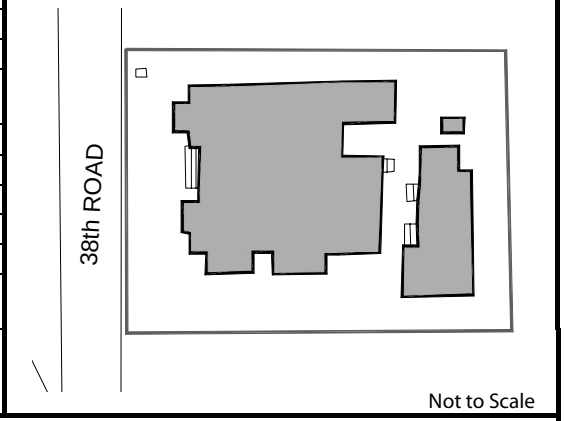
1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vrundavan.	
1.2	EARLIER NAME	Vrundavan.	
1.3	BUILT-IN	1938.	EXTENSION (if any): NA, Survey not allowed.
2.0	**ACCESS**		
2.1	MAIN	Turner Road (Gurunanak Marg), Bandra (W).	
2.2	SUBSIDIARY	V. B. Marg.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Tukaram Vasudev Bambardekar.	
3.2	PAST	Private – NA.	
3.3	STATUS	Main House Owner on both the floors	Outhouse Owner
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Outhouse Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Guru Nanak Road. The entire block of 7 plots originally was single compound with no divisions and access from the Guru Nanak Road. Later on the block was divided and an internal road – the 38th Road was created to give individual access. Only 4 of houses on the inside survive, the 3 facing the Guru Nanak Road have been demolished and redeveloped into 6 to 7 storeyed apartment blocks. Vrundavan is set in a rectangular shaped compound at the junction of Turner Road, V.B. Marg and 38th Road. The main access is from Turner Road, which is a pedestrian entry. There is a vehicular entry at the side from the 38th Road. On right side there is another access from V.B. Marg for outhouse. In front margin which is about 4 to 5m there is small garden / green patch along the compound wall. The right side margin is large and paved with plantation along the compound wall and occasional trees. At the rear is one out house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

027	VRUNDAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandah has shahbadi flooring and all other living spaces have mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as chairs and side tables.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick with cast iron decorative gills. There is an entrance gate defined by stepped brick wall. The right side has a simple brick wall with cast iron gate defined by piers. The remaining two sides have simple brick walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one out house at the rear. The compound has hard finish – concrete paved. The compound has plantation along the boundary wall. There are few large trees. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYST	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site – Mr. Prasad Bambardekar. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

028	VITTHAL BHAVAN



COMMON REF NO	028
CARD NO.	028
WARD	H (W)
CS NO.	1442, 1443, 1444
PLOT AREA	827.80 sq m
BU AREA	272.41 sq m
DATE	08/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	028 PLATE A 028 PLATE B 028 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vitthal Bhavan.	
1.2	EARLIER NAME	Vitthal Bhavan.	
1.3	BUILT-IN	1926.	EXTENSION (if any): A toilet block is added on the second floor for the tenant.
2.0	**ACCESS**		
2.1	MAIN	38th Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Bhaskar Mahadeo Samant.	
3.2	PAST	Private – Mr. Mahadev Vitthal Samant (father of above).	
3.3	STATUS	Main House 1 tenant on the attic floor Owner on the first floor Owner's brother on the ground floor	Outhouse 1 tenant on ground and first floor
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential Second Floor - Residential	Outhouse Residential Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located off Guru Nanak Road. The entire block of 7 plots originally was single compound with no divisions and access from the Guru Nanak Road. This house was one of the first ones and rest of the houses developed over time. Later on the block was divided and an internal road – the 38th Road was created to give individual access. Only 4 of houses on the inside survive, the 3 facing the Guru Nanak Road have been demolished and redeveloped into 6 to 7 storeyed apartment blocks. Vitthal Bhavan is set in a large compound close to the main road and is quite an imposing structure. The main access is from the 38th Road; there are two gates with a driveway leading to the central verandah, which is the main entry. In front margin there is small garden / green patch along the compound wall. The space at the right side is large and is paved with plantation along the compound wall and occasional trees. At the rear is one out house and a toilet block. The outhouse is given over to the tenants and the tenants use the toilet block.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. There is one clearly defined bay of rooms (private zone) on the left side other spaces such as the central hall, stair cases and services on the right side. The entrance verandah leads to a large hall and there is the main stair case block to the left. At the rear of the hall are the toilets and another staircase. The configuration of spaces at the rear creates courtyard defined by a verandah. <u>Style and Features</u> Recessed entrance verandah, bay window space, defined window sill and plaster bands around them, plaster bands expressing the wooden floors, fanlight at the entrance, designed compound wall and use of segmental arches with fluted plaster at the corners make this example a stylistically rich colonial vernacular building. In addition, the china mosaic flooring, colonial furniture from wood and an elegant wooden staircase make it a highly recommended structure.	
5.3	INTRINSIC	The House was built by Mr. Mahadev Samant and named after his father Mr. Vitthal Samant.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G, G+1, G+2(part)	

028	VITTHAL BHAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in exposed stone.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor and attic structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists.		
7.4	STAIRS	Cantilevered continuous main staircase in wood with wooden handrails and balustrades. A simple wooden stair at the rear to access the service spaces.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. Doors – The doors are flat with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite and very elaborate in the front portion/main house – both sloping and flat roofs are used. There is one sloping roof over the main hall and one room in the middle of the right bay and flat roofs over the remaining areas. The sloping roof consists of purlins supported on load bearing walls, rafters span across the purlins and wooden members span the rafters on which the Mangalore tiles are placed. The flat roofs consist of wooden beams, joists and wooden boards. The ceiling is finished with lime concrete and mosaic.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed block and is richly embellished. Horizontal bands run at various levels – plinth, floor roof and parapet. Stucco moldings with motifs and a sill panel with motifs emphasize the window arches. The front has three bays is defined with pilasters, the central bays has a verandah on both floors with sun breakers and exquisite cast iron railings with emblems. The right side bay is an octagonal window on each panel. The left bay has the staircase cabin. The right façade displays variations in profile and skyline. The left façade has they typical window at regular intervals. The rear façade has the central courtyard with a verandah that is richly articulated with sun breakers and wooden railings. The interiors are rich/classic with elaborate doors/ windows, old furniture, china mosaic flooring patterns, stair cases and structural wood work.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main spaces of the House – living room, dining areas have shahbadi flooring in dark plain colour, the bedrooms have mosaic tiles and the verandahs have china mosaic flooring displaying exquisite motifs. Other areas such as kitchens have kota stone flooring which were probably replaced more recently. Roof – Mangalore tiles and china mosaic.		
7.9	INTERIORS	Old furniture such as bed and side tables.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is made up of basalt stone and articulated with cast iron grills. There are two entrance gates cast iron gates defined by piers. The remaining three sides have a brick compound wall articulated with piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one out house and a toilet block at the rear. There is a tulsi planter in the front left corner of the compound. Most of the compound is paved with plantation along the periphery and a few large trees. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYST	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – slight seepage from the ground, original in good condition, well maintained.		
9.2	WALLS	Good – slight seepage, original in good condition, well maintained.		
9.3	FLOOR	Excellent – original in good condition, well maintained.		
9.4	STAIRS	Excellent – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – slight leakage, original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, well maintained.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A toilet block is added on the terrace in front of the attic floor for the tenant and asbestos sheets have replaced the roofing of the side balcony.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ground floor was not accessible as the family was not there. The information has been collected in an interview with the owner – Mr. B M Samant and the tenant – Mr. Aditya Wagle.		

028	VITTHAL BHAVAN	PLATE A



FRONT ENTRANCE PORCH





FRONT VIEW ; RIGHT SIDE TOP VIEW



RIGHT VIEW



FRONT RIGHT VIEW





BALCONY DETAIL ; REAR OUTHOUSE



LEFT VIEW





REAR VIEW OF OUTHOUSE STRUCTURE



PLAN - FIRST FLOOR





INTERIOR FIRST FLOOR ; INTERIOR SECOND FLOOR



STAIN GLASS WINDOW



STAIRCASE



FLOORING PATTERN



FURNITURE



INTERIOR SECOND FLOOR



STAIRCASE

028	VITTHAL BHAVAN	PLATE C







FURNITURE - FIRST FLOOR



STAIRCASE



ROOFING WITH PARTITION



LANDING SECOND FLOOR



WOODEN JOINERY - VERANDAH ROOF



ROOF



VERANDAH - FIRST FLOOR

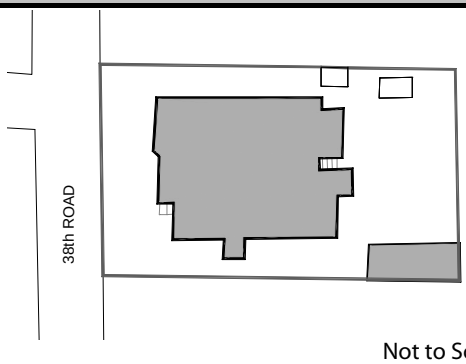


STAIRCASE

029	SAMANT HOUSE



COMMON REF NO	029
CARD NO.	029
WARD	H (W)
CS NO.	1440
PLOT AREA	607.9 sq m
BU AREA	220.04 sq m
DATE	25/ 07/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	029 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Samant House.	
1.2	EARLIER NAME	Samant House.	
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	38th Road, Bandra (W).	
2.2	SUBSIDIARY	NA.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. N. D. Samant, Mr. K. N. Samant.	
3.2	PAST	Private – Narayandasji Samant.	
3.3	STATUS	Owner on both the floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor –Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on 38th Road. The entire block of 7 plots originally was single compound with no divisions and access from the Guru Nanak Road. Later on the block was divided and an internal road – the 38th Road was created to give individual access. Only 4 of houses on the inside survive, the 3 facing the Guru Nanak Road have been demolished and redeveloped into 6 to 7 storeyed apartment blocks. Samant House is set in its compound with the main access from 38th Road. There is main gate with driveway leading to the garage on the right side. In front margin which is about 4 to 5m there is small garden / green patch along the compound wall. The space at the left side is about 3 to 3.5m and is concrete paved with plantation along the compound wall and occasional trees. At the rear is one garage.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It's an early modern house that has curved verandah in the style of art deco buildings of the time. It has remained without any other usual art deco element that would go with such building type, except the window grills and cement grills at the upper storey verandah parapet.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

029	SAMANT HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster and capped with plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. Doors – The doors have straight lintels. Each door has 2 divisions –ventilator at the top with glass panes and paneled shutter.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandah have mosaic flooring. Roof – Concrete finish.		
7.9	INTERIORS	Old furniture such as sofa and side tables.		
7.10	COMPOUND / FENCE/ GATE	The front compound is a low wall in brick with iron fencing on the top, articulated with piers at the intervals. There is one cast iron gate on the right side of front wall defined by the piers. The remaining sides have simple brick walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one garage at the rear right side corner. The compound has hard finish - concrete paved. There is plantation along the compound wall. There are few large trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYST	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Present owner, Mr. Dyanesh Samant, Past owner – Mr. Narayandasji Samant. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

029	SAMANT HOUSE	PLATE A



DETAIL OF THE FRONT SIDE

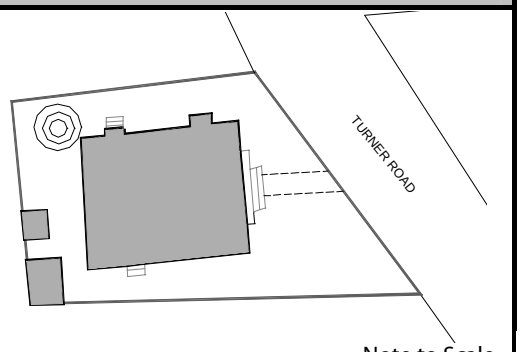


FRONT VIEW

030	PANTHAKY AGIARY



COMMON REF NO	030
CARD NO.	030
WARD	H (W)
CS NO.	1237
PLOT AREA	888 sq m
BU AREA	258.59 sq m
DATE	08/ 03/ 2005
RECORDED BY	Amit, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	025 PLATE A



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Panthaky Agiary.	
1.2	EARLIER NAME	Panthaky Agiary.	
1.3	BUILT-IN	1930.	EXTENSION (if any): NA, Survey not allowed.
2.0	**ACCESS**		
2.1	MAIN	Turner Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Mr. B.K.Boman Behreen, Mr. Bejonji Dinshaji Engineer, Mr. Nadirshaw M. Mysorewala, Mr. Dady C. Baxter, Ms. Minoo Houri Batliwala, Ms. Aspi Nariman Iran, Mr. Roshan keki Khariwala, Mr. Aloo Rashi Lakdawala.	
3.2	PAST	NA.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Ground Floor – Religious. First Floor – Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Turner Road. This particular pocket is in between the Bandra Station, Bandra Talav, the Bandra Village and the Salsette Co Operative Housing Society. The fabric is old; the buildings are laid in an organic manner with/without compounds. The pocket is dominated by the chawl typology – New Patkar Block, Dowlat House, Baxoubhoy Mansion, Maqbool Building, Ali Manzil Chawl and others. At present the area is intensely commercial (informal type) along the main roads and residential in the interior. Panthaky Agiary is set in an irregular shaped plot. The structure is set almost centrally in the plot. There are two other structure at the rear of the plot.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The double height columns marking the entry give a character to the building. These columns have a capitol that has an Egyptian looking motif. Apart from this the religions symbol at the gate announces the religions nature of the building.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), A (cul), B (des), E	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

030	PANTHAKY AGIARY			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey was not allowed. Walls – NA, Survey was not allowed. Flooring – NA, Survey was not allowed. Roof – NA, Survey was not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick with cast iron gate defined by the piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA, Survey not allowed.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	NA, Survey not allowed.		
8.4	WATER SUPPLY	NA, Survey not allowed.		
8.5	DRAINAGE	NA, Survey not allowed.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	NA, Survey not allowed.	MAINTENANCE LEVEL	NA, Survey not allowed.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. It is a Parsee religious place. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. In this case it is severely constrained as there was no access even into the compound and the building is not visible from outside.		



COLUMN DETAIL



ARCHED OPENINGS AT THE ENTRANCE



FRONT VIEW

031	SAI NIWAS



COMMON REF NO	031
CARD NO.	031
WARD	H (W)
CS NO.	1175/B
PLOT AREA	712.40 sq m
BU AREA	186.32 sq m
DATE	09/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	031 PLATE A 031 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Sai Niwas.	
1.2	EARLIER NAME	Sai Niwas.	
1.3	BUILT-IN	1911.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	St. Martin Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Govind Gajanan Dabholkar, Ms. Uma Vasant Samant, Ms. Anjali N. Pradhan and Ms. Vaishali S. Thipse.	
3.2	PAST	Private – Late Govind Raghunath Dabbholkar (grand father of the above); Late Gajanan Govind Dabholkar (father of the above).	
3.3	STATUS	2 Tenants on ground floor. Temple and owner on first floor. 1 Tenant on second floor.	
4.0	**USE**		
4.1	PRESENT	Residential + Religious.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential + Religious. Second Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located St. Martins's Road. The area developed in the 1900s. The area is well planned as it developed under the framework of Co-Operative Housing Societies and the town planning schemes. Sai Niwas come under the Bandra Town Planning Scheme No. 2. The area has gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. At present the area is predominantly institutional and residential in nature. The surrounding area is undergoing redevelopment and the bungalows are giving way to multi storeyed blocks. The plot is not very large; the house is set almost centrally with margins spaces around ranging from 5 to 10 m. As the house functions as a temple, the associated activities take place in the margins. In the left margin there is a shed for keeping shoes and there is Tulsi Vrindavan (space to light lamps and tulsi (plantation). On the right side is the Raheja College of Architecture / Bandra School of Arts and there is no compound separating the two properties.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. The plan consists of three bays. The central bay has a large hall and a front and rear verandahs. The left bay has the stair block and room. The right bay is longer and has living rooms, kitchens and services. There is another staircase at the rear providing access to the service spaces. On the first floor there is temple in the central hall and the owners use the remaining spaces for residential purpose. <u>Style and Features</u> Colonial vernacular villa / mansion typology where the central bay with defined entrance verandah and segmental arch windows make it special. It's an elegant white building with use of bright red and ochre colour on the band around the windows that is perhaps is symbolic of religious use. The use of wooden trelliswork in contrast to the solid walls is an interesting feature. The edifice as seen today is as a result of major additions over time.	
5.3	INTRINSIC	Mr. Govind Raghunath Dabholkar who was a staunch devotee of Sai Baba built the house. He wrote the life history of Sai Baba – Sai Sacharitra – here. It is said Sai Baba gave him the name "Hemadya". It is also said that in 1918 Sai Baba left some of his belongings here before taking samadhi with a promise that he will come back for them later. In 1996 Sadguru Anirudhda alias Parampujya Bapu, took the belongings (trishul, mala and shaligram) from the present owner. The present owner since then established Sai Baba's temple in the house, which do devotees in the area visit. Here festivals like Holi, Navratri; also the usual recitation of 'Saisacharitra' and programs like Homhawan are celebrated. Also in this edifice, Sadguru Shri Bapu personally established the meditated at the statue of SHRI SAI BABA.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), B (uu)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G, G+1, G+2(part)	

031	SAI NIWAS				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The floor structural system comprises of wooden beams and joists supported on load bearing walls. The front verandah that has been transformed / added has concrete beams and slabs.			
7.4	STAIRS	2-Wooden stairs.			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and shutters glass panes on the upper division. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	There are a series of sloping roofs over each of the bay in the lateral direction, at different levels. An additional storey is created in part of the building. As the spans are not large, the structural system of the roof is simple. Purlins rest on the load bearing walls, rafters span the purlins and wooden boards run across the rafters on which the Mangalore tiles rest.			
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, 2/3 storeyed blocks and is richly embellished. Horizontal bands run at various levels, each space / bay is defined by rusticated pilasters and has windows in between. Stucco moldings with motifs and a sill panel with motifs emphasize the window arches. The front façade is a single composition with verandahs in the center on two floors with cast iron jalis and windows on the side bays on two floors. The second floor runs continuously with a decorative parapet, wooden windows and sloping roof. The left and right facades are identical with the typical windows at regular intervals, pilasters and horizontal bands. The roof creates an interesting skyline; the series of four roofs step up gradually. The rear façade is relatively simple. The interiors are rich/classic with elaborate doors/ windows, old furniture, staircase and structural woodwork.			
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – China mosaic flooring. Roof – Mangalore tiles.			
7.9	INTERIORS	Old furniture such as tables, sofas, chairs, cupboards etc.			
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick articulated with piers. The right and rear sides have a simple brick wall. The left side shared wit the Raheja College of Architecture does not have nay definition. There is one entrance gate in the center of the front compound wall leading to the entrance porch.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original plot wall larger but has been sub divided and the Raheja College of Architecture was built on the left side. As the house functions as a temple, associated the activities take place in the margins. In the left margin there is a shed for keeping shoes and there is Tulsi Vrundavan (space to light lamps and tulsi plantation).			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portions.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Security guards for the temple and dogs.			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in a good condition, well maintained.			
9.2	WALLS	Good – original in a good condition, well maintained.			
9.3	FLOOR	Good – original in a good condition, well maintained.			
9.4	STAIRS	Good – original in a good condition, well maintained.			
9.5	OPENINGS	Good – original in a good condition, well maintained.			
9.6	ROOFING	Good – original in a good condition, well maintained.			
9.7	ARTICULATION & FINISHES	Good – original in a good condition, well maintained.			
9.8	SERVICES	Good – original in a good condition, well maintained.			
9.9	OUTBUILDINGS	Good – original in a good condition, well maintained.			
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	A porch has been added to the front verandah.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner Mr. Dabholkar.			



FRONT VIEW



FRONT ROAD SIDE VIEW



RIGHT SIDE VIEW



REAR VERANDAH AND STAIRCASE



REAR VIEW OF VERANDAH

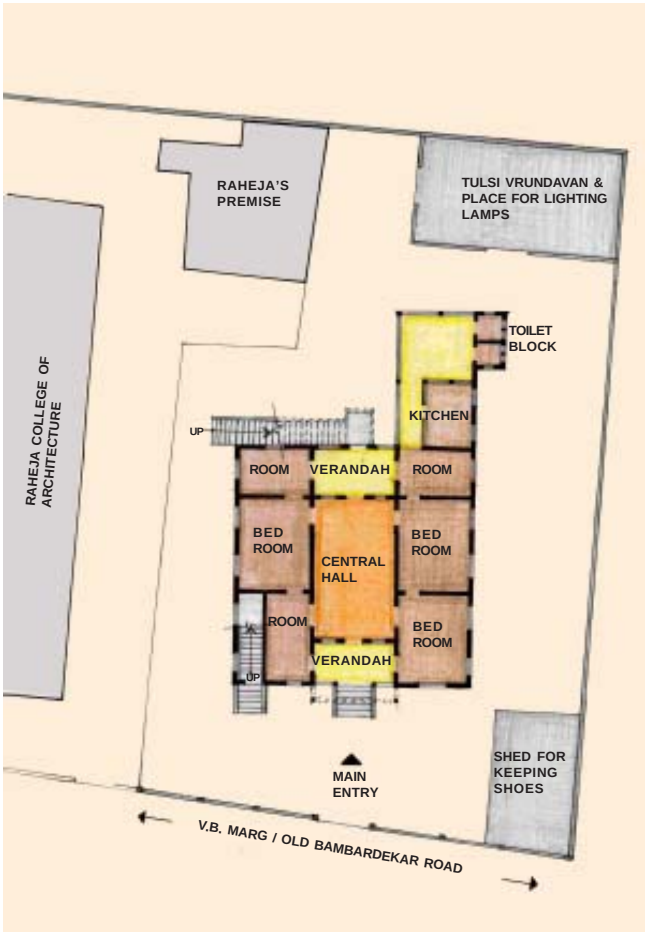


LEFT SIDE VIEW





ROOF PROFILE ; REAR VIEW



PLAN - GROUND FLOOR





FRONT PORCH ; REAR VERANDAH DETAIL



DETAIL OF FRONT BAY



STAIR DETAIL



WINDOW DETAIL



DOOR , WINDOW DETAIL



REAR STAIR-CASE DETAIL



FRONT VERANDAH

032	THE ARC



COMMON REF NO	032
CARD NO.	032
WARD	H (W)
CS NO.	1444, 1145
PLOT AREA	2770.9 sq m
BU AREA	399.7 sq m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	032 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Arc.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA, Survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	St. Martin Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Sara Mary Heneriques.		
3.2	PAST	NA.		
3.3	STATUS	5 Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Martins's Road. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. In some of the areas Town Planning Schemes were prepared. The Arc is a part of Bandra Town Planning Scheme No. 2. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. Some of the finest bungalows are along the Turner Road. The edifice was set in a large plot. To the right is the Elysium House. Both the same owner owns the properties and there is no compound wall separating the two. The main entry is from St. Martins's Road directly in front of the entrance porch / verandah.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

032	THE ARC			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and louvered shutters with glass panels on the upper division and some have shutters with glass panes. Doors – The doors are flat with 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	A single hipped roof roofs the entire block.		
7.7	ARTICULATION	NA, Survey was not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with rough finish on outside. Flooring – NA, Survey was not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There were compound walls originally but these have been broken and were never replaced. The plantation along the plot boundary defines front margin. There is a garden in the front. The right margin is shared with Elysium House and there is no compound wall in between. The right and rear margins are defined by tin sheets and wire mesh.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	In the left margin there is a toilet block, the Elysium House is to the right side and at the rear is a well. The compound has soft finish – loose soil. The compound has plenty of trees and plantation along the building edge and a well at the rear side. The compound is poorly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	None.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in a fair condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Poor – not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. Exterior photography was refused. It was mentioned by one of the tenants that this and the adjacent property, The Elysium House have been sold to a builder – Nanavati Construction Company, both are proposed to be demolished and are under litigation. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. The information has been collected in an interview with the one of the tenants.		



FRONT VIEW



LEFT SIDE VIEW



DETAIL OF THE WINDOW



RIGHT SIDE VIEW

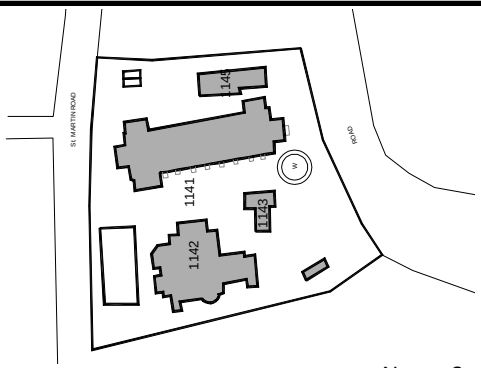


DETAIL OF THE PORCH

033	ELYSIUM HOUSE



COMMON REF NO	033
CARD NO.	033
WARD	H (W)
CS NO.	1141, 1142, 1143,
PLOT AREA	2770.9sq m
BU AREA	273.4 sq m
DATE	09/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	033 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Elysium House.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Martin Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Sara Mary Heneriques.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Outhouse Residential	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Martins's Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. In some of the areas Town Planning Schemes were prepared. The Arc is a part of Bandra Town Planning Scheme No. 2. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. Some of the finest bungalows are along the Turner Road. The edifice was set in a large plot. To the left is The Arc. Both the properties are owned by the same owner and there is no compound wall separating the two. The main entry is from St. Martins's Road directly in front of the entrance porch / verandah.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

033	ELYSIUM HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and louvered shutters with glass panels on the upper division. Doors – The doors straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters with glass at the top.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey was not allowed.		
7.10	COMPOUND / FENCE/ GATE	There were compound walls originally but these have been broken and were never replaced. The plantation along the plot boundary defines front margin. There is plantation in the front. The left margin is shared with The Arc and there is no compound wall in between. The left and rear margins are defined by tin sheets and wire mesh.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	In the rear margin there is an outhouse and a well. On the left side is The Arc. The front margin is paved with cement tiles. The compound has plenty of trees and plantation along the building edge and a well at the rear side. The compound is poorly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, some of the concrete jails are broken, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. Exterior photography was refused. It was mentioned by one of the tenants at The Arc that this and the adjacent property, The Arc have been sold to a builder – Nanavati Construction Company, both are proposed to be demolished and are under litigation. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. The information has been collected in an interview with the one of the tenants.		

033	ELYSIUM HOUSE	PLATE A



FRONT VIEW



LEFT SIDE VIEW



REAR VIEW



BALCONY DETAIL

034	UNKNOWN PREMISE NO. 01	PLATE A



FRONT VIEW FROM THE ROAD



LEFT SIDE VIEW



REAR VIEW



BRACKET DETAIL



VIEW OF REAR COURTYARD



OUTHOUSE ON THE REAR



DETAIL OF WINDOW



DETAIL OF OUTHOUSE

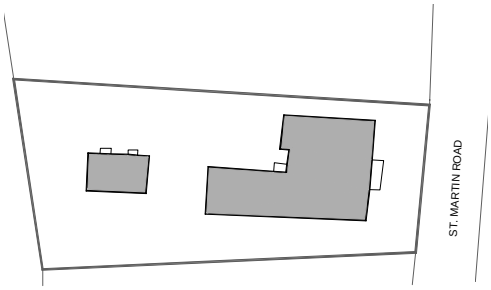


RIGHT SIDE VIEW

034	UNKNOWN PREMISE NO. 01



COMMON REF NO	034
CARD NO.	034
WARD	H (W)
CS NO.	1114
PLOT AREA	1017. 4 sq m
BU AREA	206.16 sq m
DATE	09/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	034 PLATE A



Not to Scale

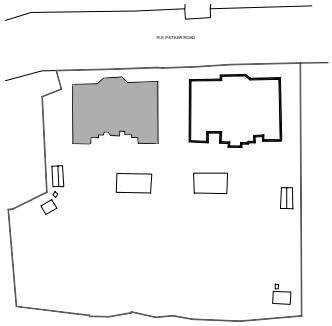
1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	No name.		
1.2	EARLIER NAME	No name.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): A car shed added in the rear margin.	
2.0	**ACCESS**			
2.1	MAIN	St. Martin Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Naushir Erich D. Vitre, Mr. Freden Erich D. Vitre, Mr. Feroze Erich D.Vitre.		
3.2	PAST	NA.		
3.3	STATUS	Owner on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential	Outhouse Residential	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Martins's Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. In some of the areas Town Planning Schemes were prepared. The house is a part of Bandra Town Planning Scheme No. 2. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The edifice is set in a medium sized plot that is rectangular and deep with a large margin at the rear. There is an outhouse and car shed in the rear margin. The main entry is from St. Martins's Road on the left side that leads to the garage shed at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, It is a standard plan / form representing the colonial vernacular villa typology with minimum embellishment / articulation. The plaster band at lintel level articulates the segmental arched window while expressing the keystone. It has a human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

034		UNKNOWN PREMISE NO. 01		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panels. Doors – The doors segmental arched lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah has old shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick with piers in the upper portion that have MS pipes in between. The entrance gate is on the left side and is defined by piers. The remaining sides also simple brick walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	In the rear margin there is an outhouse and a temporary car shed made between main house and outhouse. Portions of the compound are paved with rough stone tiles, cement concrete and reaming is loose earth with shrubs / grass. There are a plenty of large trees and plantation along the periphery. The compound is fairly regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – problem of rising damp, not maintained		
9.2	WALLS	Good – problem of rising damp, original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Mr. Adan Erich D. Vitre. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

035	PETIT BANDRA MUNICIPAL SCHOOL



COMMON REF NO	035
CARD NO.	035
WARD	H (W)
CS NO.	1086
PLOT AREA	6684.00 sq m
BU AREA	455.50 sq m
DATE	25/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	055 PLATE A 055 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Petit Bandra Municipal School.	
1.2	EARLIER NAME	Petit Bungalow.	
1.3	BUILT-IN	1905, Foundation Stone.	EXTENSION (if any): A storage room has been added on left side in the front portion of the compound in front and two structures have been constructed in the right margin.
2.0	**ACCESS**		
2.1	MAIN	R. K. Patkar Road, Bandra (W).	
2.2	SUBSIDIARY	Internal Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Public – Bandra Municipality, Leased to Committed Communities Development Trust.	
3.2	PAST	NA.	
3.3	STATUS	Trust.	
4.0	**USE**		
4.1	PRESENT	Institutional.	
4.2	PAST	Institutional.	
4.3	USAGE	Ground Floor – Institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on R K Patkar Road. The area developed in the 1900s. The house falls in between neighbourhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area is undergoing redevelopment and the bungalows are giving way to multi storeyed blocks. The edifice was set in very large plot that had another structure adjacent that is similar to the school building and a large ground behind. The plot has been divided, a road goes between the two structures and a new compound wall has been built around the School with hardly any marginal spaces around. The main entry is from the Patkar Road directly in front of the entrance porch / verandah.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice was built as a school but now houses the activities of the Committed Communities Development Trust. The building is an E shaped block, symmetrical along the central axis. The entrance porch leads to a large central hall. There are two large halls on either side of the central hall with smaller classrooms in between. The toilets are located at the rear on both sides. There have been a few additions and transformations as the use of the building has changed. <u>Style and Features</u> Though there are no specific stylistic references, it is building type that must be prevalent for small schools with a central main hall. The complex roofing and careful carpentry put this building in colonial vernacular idiom of craftsmen era.	
5.3	INTRINSIC	The building was a school originally, there is a marble plaque on the right corner of the building that reads as follows: "THE FOUNDATION STONE OF THE NUSSERWANJI MANECKJI PETIT BANDRA MUNICIPAL SCHOOL WAS LAID ON 22ND APRIL 1905 BY P. M. KENNEDY Esq & I C. O."	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

035	PETIT BANDRA MUNICIPAL SCHOOL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, rough finish, capped with a plinth band in exposed stone.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division and wooden panel in the lower division. As the room heights are high/large there is an additional ventilator above each window / door. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	The roofing system and structure of the building is extremely sophisticated and complex. Each of the main spaces – the central hall and the side halls are roofed by individual hipped roofs and connected over the smaller rooms in between, the level differences and change of direction is negotiated over these spaces. In all cases king post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. The front verandah has a lean to roof sloping in both directions and is supported on the wooden members.		
7.7	ARTICULATION	The edifice represents the institutional typology typically characterized by symmetry and a rectangular/E /C/ M shaped block. The edifice has a classic E shaped plan/form and has been given a very humane scale with a low front verandah and at the same time the sophisticated roofing system, a magnificent central hall give it the formality and the institutional scale. Symmetry is maintained both in the plan and the form. Each of the main spaces / blocks is roofed by individual sloping roofs. The interiors are elegant with high volumes and magnificent exposed roofing.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both inside and out side walls. Flooring – all the spaces have kota stone flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	All four sides have stone compound wall with iron jalis at the top. The main entry is from the R. K. Patkar road. The main gate is defined by piers and in the centre in front of the entrance verandah. There is another entry from the Internal Road that leads directly to extension passage at the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound has been sub divided and there is no clue as to the original use / configuration of the compound. At present the compound has hardly any marginal spaces and most of them have been encroached. There is one storage structure and a toilet block in right margin, both of which are recent constructions. The rear margin is completely covered with tin sheet and used for washing and ancillary activities. The left margin is about 1 to 1.5 m and has nothing. Most of the compound is paved and well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage, not maintained.		
9.2	WALLS	Good – minor seepage, original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – minor leakage, original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – exterior paint is peeling off at several places.		
9.8	SERVICES	Good – additional toilets added, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A storage room is added in left portion of the front margin and the rear margin is completely covered with tin sheets.		
10.2	STRUCTURE	Rear passage is covered by using tin sheets and steel pipes.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The plaque has been partially covered by the compound paving and needs to be cleaned and exposed properly. The building is used at present by the Committed Communities Development Trust to carry on its activities. The information has been collected in a discussion with Mr. Cardoz David and the administrative officer in charge.		

035	PETIT BANDRA MUNICIPAL SCHOOL	PLATE A



LEFT SIDE VIEW ACROSS THE ROAD



FRONT VERANDAH



FRONT SIDE VIEW



FRONT SIDE VIEW



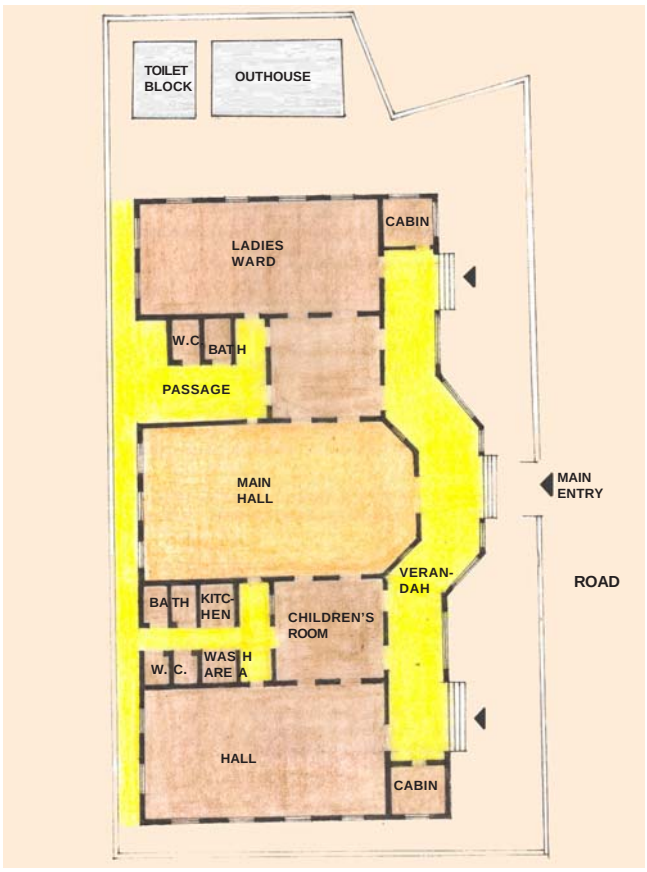
PLINTH PLATE



RIGHT SIDE VIEW



FRONT SIDE VIEW



PLAN - GROUND FLOOR



ROOF TRUSS INSIDE HALL



PASSAGE AT THE REAR



VERANDAH AT THE REAR



MAIN HALL



TRUSS IN MAIN HALL



LADIES WARD



ROOF AT FRONT VERANDAH



CHILDREN'S ROOM



MAIN HALL

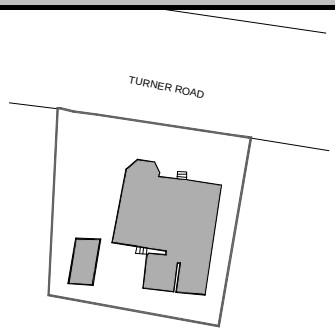


FRONT VERANDAH

036	LUIS VILLA



COMMON REF NO	036
CARD NO.	036
WARD	H (W)
CS NO.	1103
PLOT AREA	624.6 sq m
BU AREA	178.79 sq m
DATE	09/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	036 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Luis Villa.	
1.2	EARLIER NAME	Luis Villa.	
1.3	BUILT-IN	1925.	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Turner Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Peter Luis	
3.2	PAST	NA.	
3.3	STATUS	Main House Owner on both the floors	Outhouse Residential
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential First floor - Residential	Outhouse Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Turner Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. In some of the areas Town Planning Schemes were prepared. Luis Villa is a part of Bandra Town Planning Scheme No. 2. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. At present the area is predominantly residential in nature. The surrounding area is undergoing redevelopment and the bungalows are giving way to multi storeyed blocks. The edifice is set in a large square plot amdist many large trees. There is one out house and a toilet block at the rear. The main entry is from Turner.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It's a well crafted colonial vernacular house with a wooden verandah that has sun breakers with coloured glasses and a railing at the upper floor along with asymmetrically placed bay window space that has windows articulated with plaster bands for segmental arch and the sill. The fascia of the roof is also decorated. The gate of the house and the compound wall contribute to the roadside elevation. The colour scheme is used in order to enhance the stucco decoration.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

036	LUIS VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists.		
7.4	STAIRS	Wooden staircase.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Most of the windows are protected by wooden chajjas Doors – The doors have segmental arched lintels – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Plaster with smooth finish on both the inside and outside. Flooring – Verandahs have china mosaic flooring with floral patterns. No information on the flooring in other spaces. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as cub boards, chairs and side tables.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick articulated with concrete jalis and piers at the intervals. The remaining sides have mixed brick and stone walls. There are two cast iron gates on sides defined by the piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an outhouse and a toilet block in the rear margin. The compound has hard finish – cement paved. There is plantation along the boundary wall many large trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – There is some water seepage from the ground, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. A few interior photographs were taken before the team was asked to leave. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



PASSAGE DETAIL



ROAD SIDE VIEW



DETAIL OF VERANDAH



DETAIL OF INTERIORS



VERANDAH FLOORING

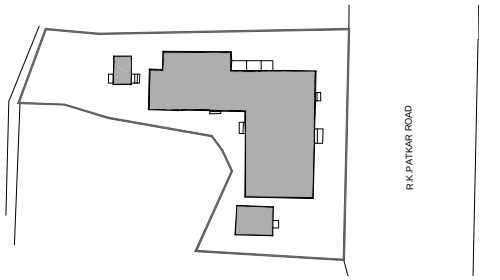


DETAIL OF INTERIORS

037	POST OFFICE, BANDRA



COMMON REF NO	037
CARD NO.	037
WARD	H (W)
CS NO.	1077
PLOT AREA	944.8 sq m
BU AREA	306.46 sq m
DATE	25/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	037 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Post Office Bandra.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): A floor added on the right side, a verandah added on right and other structures in the compound.
2.0	**ACCESS**		
2.1	MAIN	R. K. Patkar Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Public - Post Master General, Post Office Government.	
3.2	PAST	NA.	
3.3	STATUS	Government.	
4.0	**USE**		
4.1	PRESENT	Public.	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Public. First Floor – Public.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on R K Patkar Road. The area developed in the 1900s. The house falls in between neighbourhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area is undergoing redevelopment and the bungalows are giving way to multi storeyed blocks. The edifice is set in 'L' shaped plot closer to Patkar Road with large rear margin. Structures have been added in the compound to accommodate additional activity of the Post Office. The main entry is from the Patkar Road directly in front of the entrance porch / verandah.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a typical cottage type colonial vernacular building made for public functions such as small railway station, dispensaries, post offices etc. where the verandah is used for carrying out public transactions. There are no stylistic references of important nature. These kinds of buildings were well built and expressive of the material used, for example the exposed stone work here.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	Original G, extension G+1	

037	POST OFFICE, BANDRA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	The plinth is covered as the ground has been raised.		
7.2	WALLS	The original structure has stone walls; the extension on the right side has brick walls. It is a load bearing structure.		
7.3	FLOOR	The structural system of the added floor comprises of RCC beams and slabs supported on load bearing walls.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels with paneled shutters. Doors – The doors have straight lintels with paneled shutters.		
7.6	ROOFING	The original structure has a gable roof and lean to roof on the verandah. The addition on the right side also has a gable roof. King post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the inside. Flooring – All the spaces have shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	All four sides have brick compound wall. The main entry is from the R. K. Patkar road. The main gate is in the centre in front of the entrance verandah.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are pump house, canteen and a flag post in left side margin. In the rear margin the extended hall projects and houses the mail handling section. In the right side margin a verandah has been added. Most of the compound is paved and well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light and supplemented by artificial lights.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – minor seepage, original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good –original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – additional toilets added, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The original post office building was expanded to accommodate the additional need for space. On the right side of the main hall that was the original post office building, an additional floor has been added in about two bays. The wooden roof was pulled down and a brick was raised over the stone wall. The floor is in concrete and the roof is wooden with simple king post trusses. This hall extends beyond the depth of the original main hall into the rear margin. A verandah has been added to the right side which is semi open and roofed by asbestos sheets.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



ROAD SIDE VIEW



RIGHT SIDE VIEW

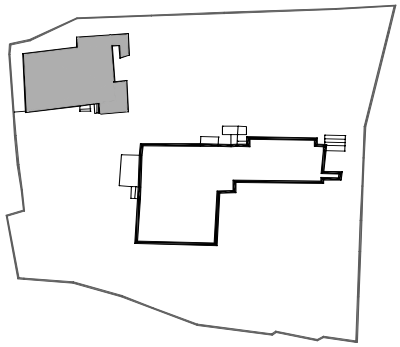


DETAIL OF THE FRONT MARGIN

038	VENEZIANA



COMMON REF NO	038
CARD NO.	038
WARD	H (W)
CS NO.	1055,1056, 1057
PLOT AREA	2383.00 sq m
BU AREA	131.30 sq m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	038 PLATE A 038 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Veneziana.	
1.2	EARLIER NAME	Ragnekar Wadi.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): Cooperative Housing Society created and a new residential apartment (G+3) block was constructed in 1965. A toilet block and a car park shed added abutting the main house.
2.0	**ACCESS**		
2.1	MAIN	By lane off Almeida Park Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Jyosaha Francis Noronha, Mr. Anthony Barnald Noronha, Hebert Desiman Noronha, Benedict Carmine Noronha and Almeida Park Apartment Co-Operative Housing Society Ltd.	
3.2	PAST	Private – NA.	
3.3	STATUS	2 Tenants on the ground floor. 2 Tenants on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential First Floor – Residential	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a by lane off Almeida Park Road. The house falls in an in between neighbourhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds. At present the area is predominantly institutional, residential and commercial in nature. The surrounding area has already undergone redevelopment the bungalow is lost amidst a group of multi storeyed blocks. The edifice is located in one corner of a large plot and was probably an outhouse of a large house/mansion that was a wadi once upon a time known as the "Ragnekar Wadi'. The original plot has been subdivided; the main structure has been long demolished. Part of the remaining plot that has the old house/out house was redeveloped and the Almeida park Co-Operative Housing Society was established. As a part of this high rise apartment blocks have been built and the original compound is lost. An internal road leads to the house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the two exterior stairs one in the front and the other at the rear. At present the house has been further sub divided to accommodate several tenant families. The plan is very simple, consists of three bays. There is a verandah in front of two bays that leads into the living areas. The services are located at the rear. <u>Style and Features</u> A starkly sample building with no stylistic references. Segmental arches, plaster bands at the floor level; sloping roof and windows with ventilators are typical of the type.	
5.3	INTRINSIC	The property was known as Ragnekar Wadi. The past owner Mr. Ragnekar was a Forest Officer. The house has been built using teak wood and most of the wooden members are in a good condition.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

038	VENEZIANA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, capped by stone plinth band finished with plaster, most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	2 wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and double shutters – the exterior shutters have glass panes and the inside shutters are folded with glass panes. Some of the windows on the north, west and south sides are protected by chajjas with wooden framework and galvanized sheets. Doors – The doors have segmental arched lintels with 2 divisions. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The entire block of rooms is roofed by a single sloping roof except for the front room on the left bay, which has an individual sloping roof. The structural system of the roof is very simple as the spans are not large. Most of the spaces are roofed with joists and wooden battens and no trusses have been used.		
7.7	ARTICULATION	The edifice was probably an out house structure and is extremely simple with hardly any embellishment. It represents the vernacular cottage typology characterized by wooden verandahs and sloping roofs. It is a two storeyed structure with a single hipped roof over the main living bays and the verandah bay in front and a separate roof over the front room on the left bay. The roofs and the exterior stairs generate interesting profiles. The interiors are plain.		
7.8	FINISHES	Plinth – Most of the plinth is covered as the ground has been raised. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	A brick wall on all four sides defines the compound. A road/concrete pathway from the main gate leads to the house however this is not the original entry as the main plot has undergone complete redevelopment.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A large portion of the compound has been redeveloped – a co-operative housing society has been developed. The original sense of the compound / wadi is lost. Abutting the main house is a toilet block and car park that appears to have been added much later. There are a few trees and most of the compound has hard finish. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage from ground, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Good – original in good, maintained.		
9.4	STAIRS	Poor – both the stairs show structural damage, landings have been given additional supports.		
9.5	OPENINGS	Fair – some of the windows maintained, others not maintained.		
9.6	ROOFING	Fair – not maintained.		
9.7	ARTICULATION & FINISHES	Fair – the plaster is coming off in various portions, exteriors not painted, not maintained.		
9.8	SERVICES	Fair – not maintained.		
9.9	OUTBUILDINGS	Fair – not maintained.		
9.10	OVERALL CONDITION	Fair	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The verandah has been covered on the ground floor, the balcony/verandah has been divided on the first floor and the railing has been replaced by a parapet wall in a part of it. GI sheets have replaced the roofing over both the external stairs. Grills have been added in some of the windows.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the present owner as available from the survey – Mr. Ragnekar. The information has been collected in an interview with the tenants.		

038	VENEZIANA	PLATE A



FRONT VIEW



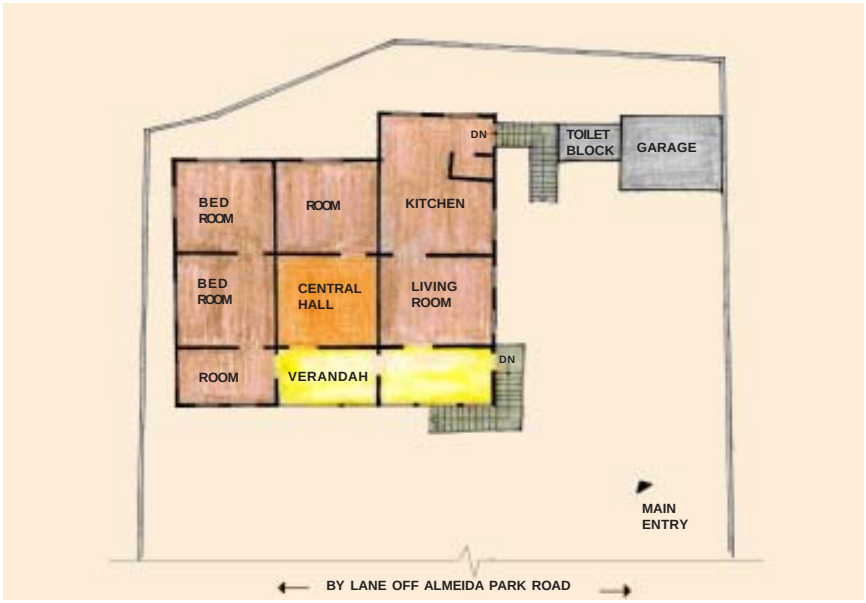
FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



PLAN - GROUND FLOOR



FRONT LEFT VIEW



RAILING AND ROOF DETAIL



STAIRCASE LANDING





JOINERY DETAIL



FIRST FLOOR ROOFING



VERANDAH - FIRST FLOOR

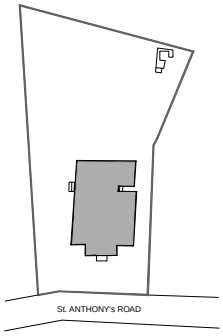


INTERIOR VIEW - GROUND FLOOR

039	UNKNOWN PREMISE NO. 02



COMMON REF NO	039
CARD NO.	039
WARD	H (W)
CS NO.	504
PLOT AREA	1035.1 sq m
BU AREA	136.57 sq m
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	039 PLATE A 039 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	NA.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	St. Anthony Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-operative Housing Society Ltd, Lessee – Mr. Oswald Lution Nazreth, Mr. Leslat Mervin Nazreth, Mr. Barbara Philomina Jalali.	
3.2	PAST	NA.	
3.3	STATUS	Unoccupied.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Anthony Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. This house forms a part of the Salsette Catholic Co-operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. This edifice is set in a large irregular shaped plot. The structure is places towards the road leaving large margin in the rear. There is a well in the rear of the compound that has fallen into disuse. The main entry into the plot is from the St. Anthony Road. There are many trees in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is simple vernacular cottage typology with no particular stylistic references but is similar to the East Indian House type found in the coastal villages in terms of the separately articulated front entrance porch and the expression of the bays on the exterior by pilasters.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

039	UNKNOWN PREMISE NO. 02			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster, capped with plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	A single hipped roof, roofs the main block. However the structural system cannot be described, as survey was not possible.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah have shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the sides have simple brick walls. A paved pathway leads to the front verandah from St. Anthony's Road, which is the main entry. On the front compound wall is main entrance gate defined by the piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a well in the rear of the plot. The compound has a soft finish – loose soil. There is plantation on the periphery of the house and along the compound wall. There are plenty of old trees in the compound. Compound is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – seepage from the ground, not maintained.		
9.2	WALLS	Fair – extensive damp/seepage, not maintained.		
9.3	FLOOR	None.		
9.4	STAIRS	None.		
9.5	OPENINGS	Windows – broken glass panels, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster has excessive damp, it has peeled of at several places, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The house was locked and there was no trace of the owner. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

039	UNKNOWN PREMISE NO. 02	PLATE A



ENTRANCE PORCH



REAR VIEW



RIGHT CORNER DETAIL





REAR VIEW DETAIL



ENTRANCE PORCH DETAIL



FRONT VIEW



WINDOW DETAIL



ROOF DETAIL



ROOFING DETAIL

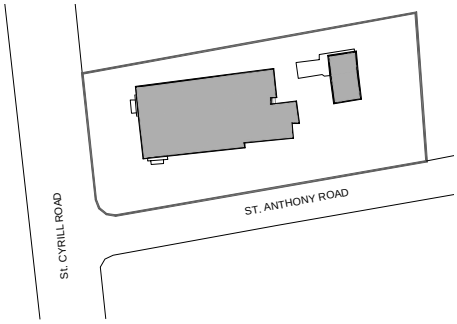


RIGHT SIDE DETAIL

040	D'SOUZA HOUSE



COMMON REF NO	040
CARD NO.	040
WARD	H (W)
CS NO.	505
PLOT AREA	804.4 sq. m.
BU AREA	183.3 sq. m.
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	040 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	D'Souza House.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Cyril Road, Bandra (W)		
2.2	SUBSIDIARY	St. Anthony Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-operative Housing Society Ltd, Lessee – Mr. Patrisia Nath.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	NA.		
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Outhouse Residential	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of St. Cyrill Road and St. Anthony Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. D'Souza House forms a part of the Salsette Catholic Co-operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. D'Souza House is set in deep rectangular compound placed close to St. Cyril Road. All the sides have simple brick walls with wire mesh fencing on the top of the wall. The main access is from St. Cyril Road. The main entrance gate along the front compound wall is defined by the piers. There is a subsidiary entrance from the St Anthony Road. The rear margin is large and had has an outhouse.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

040	D'SOUZA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the sides have simple brick compound walls with wire mesh above. The main entrance gate is along the St Cyril Road and is in cast iron defined by the piers. There is another subsidiary entrance gate on the right side along the St. Anthony Road, also defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an outhouse at the rear of the plot. The compound has hard and soft finishes – portions of it have lawns (in the front) and the rest of the area is paved. There is plantation along the compound wall and the periphery of the house and several large trees. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original I good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original I good condition, well maintained.		
9.6	ROOFING	Good – original I good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original I good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

040	D'SOUZA HOUSE	PLATE A



FRONT VIEW



ROAD SIDE VIEW



FRONT DETAIL



PART ELEVATION

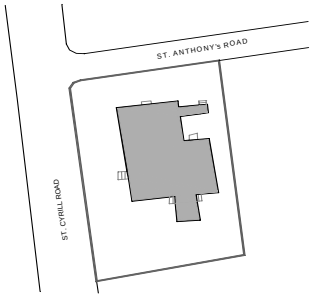


WINDOW DETAIL

041	ESMERALDA LODGE



COMMON REF NO	041
CARD NO.	041
WARD	H (W)
CS NO.	491
PLOT AREA	864.60 sq m
BU AREA	219.71 sq m
DATE	10/ 03/ 2005 01/ 05/2005
RECORDED BY	Chaitali, Prianka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	041 PLATE A 041 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Esmeralda Lodge.	
1.2	EARLIER NAME	Esmeralda Lodge.	
1.3	BUILT-IN	1926.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	St. Anthony Road, Bandra (W).	
2.2	SUBSIDIARY	St. Cyril Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-operative Housing Society Ltd, Lessee – Mr. Joseph Edward Pereira.	
3.2	PAST	Private – Mr Pereira (Thelma Pereira's father and Enid Pereira's father-in-law).	
3.3	STATUS	Tenants – Ms. Clarry and Ms. Maria D'Silva on the ground floor. Owner – Ms. Thelma Pereira and Ms. Enid Pereira on the first Floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of St. Cyril Road and St. Anthony Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Esmeralda Lodge forms a part of the Salsette Catholic Co-operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Esmeralda Lodge is set in a small compound placed almost centrally. A raised stone plinth defines the compound, the road facing sides have no compound walls. The remaining two sides have compound walls created by adjoining premises. A paved pathway leads to the front verandah from St. Anthony's Road, which is the main entry. There is a subsidiary entry from St Cyrill Road again simply defined by a pathway.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. There are two clear spatial divisions articulated both in terms of plan and form. The main block defined by the elaborately articulated front verandah consists of two rows of rooms/living areas. The toilet block is at the rear connected by a passage. To the right of the main block are two spaces – a bedroom and the kitchen. It is quite possible that this bay was added later as different types of windows are used and the bay does not display the same level of articulation. The main staircase is in the front and leads directly to the first floor. <u>Style and Features</u> No specific stylistic elements, but this is an extremely striking building owing to the front verandah that displays fantastic craftsmanship, joinery and proportions of various parts. The intimate / human scale and the fact that is set amidst trees add a distinctive appeal reminiscent of the colonial era.	
5.3	INTRINSIC	Thelma Pereira's father built the edifice as a family house in 1926. He moved with his family from Matharpakadi (in island city) to Bandra. Ms. Pereira says all her siblings are no more. At present she and her sister live on the first floor. Prior to her brother's death, his family lived here. His children are married and dispersed in different parts of the city. Thelma Pereira never married and has always lived here.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

041	ESMERALDA LODGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by Malad stone plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	A covered timber wooden staircase at the side enabling external entry to the first floor.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division and wooden panels in the lower division. The windows are protected by chajjas with wooden framework and tin sheets on the west façade. The windows on the side bay are small do not have the ventilator. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	A single hipped roof, roofs the main block. King post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. The side bay is roofed by a simple lean to roof that continues in the same slope as the main hipped roof. The front verandah has a lean to roof sloping in both directions, it is supported on a load bearing wall on one side and wooden beams and columns		
7.7	ARTICULATION	The house is not very large and represents a slight variation of the typical town house typology popular during this period, consisting of rectangular block with 2 bays and a 2 storeyed structure. The main house is an elegant rectangular volume, painted in an orange / ochre colour with minimal ornamentation / embellishment. The most striking feature is the wooden verandah that runs along the entire front façade. It is wide; has an intimate scale and on the proportions of the various elements on the exterior are neat. The verandah has a wooden colonnade with carved brackets, wooden railings, an exquisite sun breaker with louvers & glass panels and decorative fascia. The wooden members are heavy and display neat joinery/finish. The remaining three façade as plain/solid punctured by the typical window at regular intervals. Horizontal bands run at different levels – plinth, floor and roof add to the effect of solidity.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have polished Shahbadi tiles in a chequered pattern and defined by black borders. The side bay has rough/unpolished Shahbadi tiles. Roof – Mangalore tiles on sloping roofs.		
7.9	INTERIORS	Some moveable furniture such as chairs and a piano.		
7.10	COMPOUND / FENCE/ GATE	A raised plinth defines the compound. The road facing sides have no compound walls. There were perhaps stonewalls as the remains of stone rubble indicate. The remaining two sides have brick compound walls created by adjoining premises. A paved pathway leads to the front verandah from St. Anthony's Road, which is the main entry. There is a subsidiary entry from St Cyril Road again simply defined by a pathway.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has some plantation along the periphery of the house, weeds and a few large trees. Most of the compound has hard finish – compacted earth. It is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in the internal portions and supplemented by lights.		
8.2	VENTILATION	Inadequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – seepage from the ground, not maintained.		
9.2	WALLS	Fair – extensive damp/seepage, not maintained.		
9.3	FLOOR	Fair – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Windows – broken glass panes, not maintained.		
9.6	ROOFING	Fair – leakage periodically treated with tar but it continues to leak, maintained.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster has excessive damp, it has peeled of at several places, not maintained.		
9.8	SERVICES	Poor – toilets not maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	A tin sheet has replaced the Mangalore tiles over the stair case roof.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ground floor was not accessible as the tenants were not available. Name of owner from the survey – Ms. Thelma Pereira and Enid Pereira.		



FRONT VIEW





FRONT RIGHT VIEW ; REAR VIEW



RIGHT SIDE VIEW



REAR VIEW WITH TOILET BLOCK







FRONT LEFT & FRONT RIGHT VIEWS



STAIRCASE VIEW ; LEFT SIDE VIEW



LEFT VERANDAH VIEW



PLAN - FIRST FLOOR





VERANDAH - GROUND FLOOR ; VERANDAH - FIRST FLOOR



WINDOWS WITH WOODEN CHAJJAS



ROOFING SYSTEM



ROOFING SYSTEM - VERANDAH



VERANDAH DETAIL



VIEW OF VERANDAH FROM STAIRCASE





INTERIOR VIEWS

042	ROLNETTE



COMMON REF NO	042
CARD NO.	042
WARD	H (W)
CS NO.	479
PLOT AREA	280.2 sq m
BU AREA	128.01 sq m
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	042 PLATE A



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Rolnette.	
1.2	EARLIER NAME	Rolnette.	
1.3	BUILT-IN	1933.	EXTENSION (if any): a set of rooms has been added abutting the rear side.
2.0	**ACCESS**		
2.1	MAIN	St. Cyril Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Roland A. Gomes.	
3.2	PAST	NA.	
3.3	STATUS	Owner on ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at St. Cyril Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Rolnette forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Rolnette was set in a huge plot and placed closer towards the access road. The plot appears to have been sub divided and the rear portion has been sold. There is a multi storeyed structure being constructed and the right margin has been lost to give access to the developments at the rear. Further a set of rooms has been added at the rear portion of the structure. There is a car park shed in the left margin.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> A typical vernacular colonial cottage typology with no specific stylistic references and minimal embellishment. The sloping roofs with tie in the overhang and bay windows with curved chajjas are the key elements. The walls are painted in a bright ochre/pink colour and have granulated finish. Its human scale, strong horizontality, play of roofs and simple wooden detailing make it stand out among the surroundings. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

042	ROLNETTE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone, random rubble, dressed, capped with plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	Iron stair at the rear that is a new addition.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Windows in the front are protected by concrete chajjas. Rest of the windows are protected by eaves of the roof. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roof over the original house and RCC slabs and beams in the extension portion at the rear.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure with walls painted in a bright ochre/pink colour and horizontal elements such as the plinth band, floor bands, lintel bands, roof fascias, chajja bands are painted in white and red. Symmetry is maintained both in the plan and the form. The front façade has the verandah in the center and the side bays that have bay windows emphasized by curved concrete chajjas. The remaining two facades – the left and right have the typical window articulated with a white lintel band with a red key stone that repeats at regular intervals. The rear façade has been lot due to the extension.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah have shahbadi stone flooring and living room have ceramic tiles. Roof – Mangalore tiles and concrete finish.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front side has a brick wall articulated with piers. The left wall is new and constructed by the adjacent property. The right side margin has been lost and the edge is enclosed by a wire mesh. The rear margin does not have any wall. The front wall has a cast iron gate on the left side that provides the vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is some plantation along the compound wall and along the periphery of the house The front and the left margins are paved with concrete. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Rooms have been added abutting the rear side of the house and the terrace is roofed by a shed made of fiber sheets supported on a framework of pipes. The terrace is accessed by a cast iron stair. Iron grills have been added in the front verandah.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Photograph of Rolnette has been printed in Standard Chartered Calendar and in Island Magazine. Some information was also published in Times Of India, dated Sunday, 6th March 2005. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT DETAIL



REAR EXTENTION



RIGHT CORNER VIEW

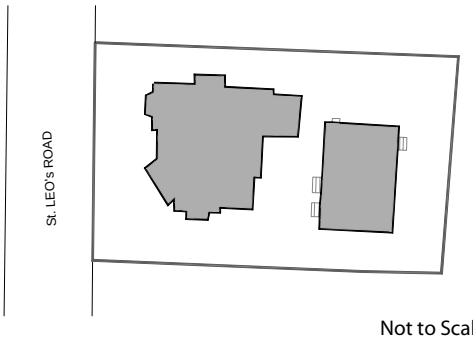


ROAD SIDE VIEW

043	OSOKOZI



COMMON REF NO	043
CARD NO.	043
WARD	H (W)
CS NO.	463, 464, 465
PLOT AREA	835.3 sq m
BU AREA	201.5 sq m
DATE	10/ 03/ 2005
RECORDED BY	Amit Chaitali,
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	043 PLATE A 043 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Osokozi.		
1.2	EARLIER NAME	Osokozi.		
1.3	BUILT-IN	1932.	EXTENSION (if any): There is an extension at the rear, rooms have been added.	
2.0	**ACCESS**			
2.1	MAIN	St. Leos Road, Bandra (W)		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Martel Almeda, Mr. Alamel Waris, Mr. Victor Fonseca, Mr. Patrik Fonseca, Mr. Ramond Fonseca.		
3.2	PAST	Private – NA.		
3.3	STATUS	Main House Owner on both the floors	Outhouse Tenant on ground floor	
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Outhouse Ground Floor – Residential	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Leos Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large co-operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Osokozi forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Osokozi is set in rectangular compound placed almost centrally. It is quite an impressive structure. The main entry is from St. Leos Road, there are two entrance gates one on the left side and the other on the right. The right side gate leads to the front verandah. There is an outhouse at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology that was built during the late 30's and 40s at a time when British architects were consciously trying to adapt from the vernacular and use of concrete was becoming popular. The unique feature is the corner entry that has been expressed by an arch over the steps. The concrete grillwork and stained glass sun breakers are decorative on both the floors. There is a round ventilator/ light window at the gable, which is having the circular plaster band in decorative manner. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

043	OSOKOZI			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, undressed, capped with a plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Concrete and an external cast iron spiral stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing system is composite; however the roof configuration and structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is made up of brick articulated with piers at regular intervals. There are two entrance gates one on the left and other on the right corner of the front wall. The gates are in cast iron defined by piers. The remaining three sides have galvanized iron sheets. The right side gate leads to the entrance verandah of the house.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an outhouse in the rear of the plot and a shed on the right margin in the front for car parking. The compound has hard finish – paved with cement tiles. There is a small garden in the front margin, which is fenced by iron jali and a cast iron gate. There are few trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	AC window units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – rising damp from the ground, not maintained.		
9.2	WALLS	Fair – damp in the walls, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – the plaster is peeling off in various places, there is excessive damp, exteriors have not painted for long.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Rooms have been added at the rear, iron grill doors have been added on the first floor and the stained glass sun breakers in the front verandahs have been replaced with normal glass.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



SIDE VIEW



REAR VIEW



LEFT CORNER VIEW



RIGHT SIDE VIEW



FRONT ENTRY



FRONT VIEW



SPIRAL STAIRS



REAR COURTYARD



OUTHOUSE (LEFT SIDE)



OUTHOUSE (REAR VIEW)

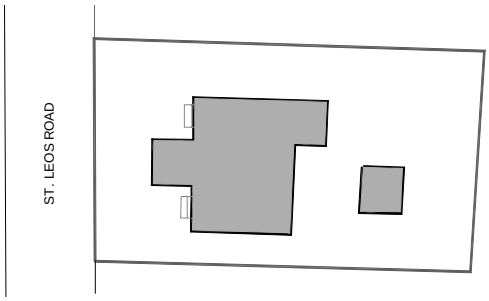


CORNER DETAIL

044	MONTE VILLE



COMMON REF NO	044
CARD NO.	044
WARD	H (W)
CS NO.	466
PLOT AREA	843.7 sq m
BU AREA	186.3 sq m
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	044 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Monte Ville.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	St. Leos Road, Bandra (W)	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – M/S The Lourdes Society.	
3.2	PAST	NA.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	Ground Floor – Residential. First Floor – Residential.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Leos Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Monte Ville forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Monte Ville is set in a large compound placed almost centrally. It is quite an impressive structure with the porch projecting out. The main access is from St. Leos Road. There are two gates with a pathway leading to the main entrance porch.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

044	MONTE VILLE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster and capped by plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panels. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and single paneled shutters.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. However the configuration of the roof and the structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on sloping roofs.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls are intact. The front compound wall is low with a wire mesh on the top that is a recent addition. There are two entrance gates in cast iron defined by piers at both the ends of the front wall. A curved pathway leads from the gates to the entry porch.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front compound is developed into a garden with the curved pathway leading from the gates to the entrance porch. There are plenty of trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage from ground, not maintained.		
9.2	WALLS	Good – original in fair condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



ROAD SIDE VIEW





GATE ; VIEW FROM THE ROAD



FRONT VIEW



DETAIL OF CURTILAGE



DETAIL OF FRONT LANDSCAPE

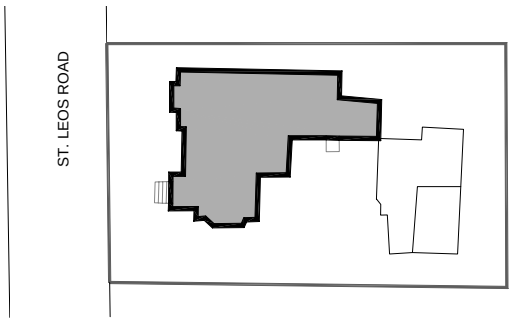


COMPOUND WALL AND FRONT PORCH

045	GREY VILLA



COMMON REF NO	045
CARD NO.	045
WARD	H (W)
CS NO.	468, 469, 470
PLOT AREA	842.9 sq m
BU AREA	170.6 sq m
DATE	10/ 03/ 2005
RECORDED BY	Shirley,Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	045 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Grey Villa.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1928.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Leos Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Gregory Joseph Rodriguez, Mr. Florrie Rodriguez, Mr. Leo Rodriguez.		
3.2	PAST	NA.		
3.3	STATUS	Owner on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Leos Road. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Monte Ville forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Grey Ville is set in rectangular compound placed almost centrally. The main access is from St. Leos Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

045	GREY VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panels. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front wall is low and is articulated with piers with infill brick wall. There is a gate on the right side providing vehicular and pedestrian entry in to the compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has hard finish – compacted earth. There is plantation along the periphery of the building and the compound wall. There are plenty of trees in the compound. The compound appears fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained		
9.3	FLOOR	None.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. In this case even a walk through the compound was not allowed making the basic observations from exterior difficult. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

045	GREY VILLA	PLATE A

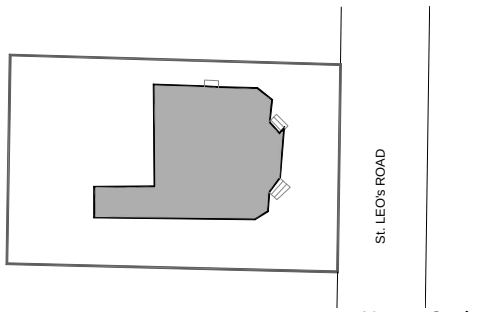


FRONT VIEW

046	UNKNOWN PREMISE NO. 03



COMMON REF NO	046
CARD NO.	046
WARD	H (W)
CS NO.	449
PLOT AREA	809 4 sq m
BU AREA	195.29 sq m
DATE	10/ 03/ 2005
RECORDED BY	Amit, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	046 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	None		
1.2	EARLIER NAME	None		
1.3	BUILT-IN	*1930s*	EXTENSION (if any): NA	
2.0	**ACCESS**			
2.1	MAIN	St. Leos Road		
2.2	SUBSIDIARY	None		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Karnelia Jen D'Souza, Mr. Travore D'Souza, Mr. Almar D'Souza, Mr. Melven D'Souza		
3.2	PAST	Datrava Doret D'Souza		
3.3	STATUS	Owner on ground floor		
4.0	**USE**			
4.1	PRESENT	Residential		
4.2	PAST	Residential		
4.3	USAGE	Ground Floor – Residential		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Leos Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. This edifice forms a part of the Salsette Catholic Co operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. This edifice is set in rectangular plot placed almost centrally. The main access is from St. Leos Road. Both the structure and the decorative front compound wall are impressive as one passes along the road. There are two entrance gates that lead to the main entrance verandah.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is typical cottage typology with European references at the column and the entrances where pediment is prominent. The balustrades at the verandah and the terrace railing and its human scale and setting amidst trees in a compound give the building a character. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

046	UNKNOWN PREMISE NO. 03			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster and capped with plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. All the windows are protected by chajjas with GI sheets on wooden framework. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah have marble flooring. Roof – Mangalore tiles and concrete finish.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls are intact. The front compound wall is made up of brick articulated with concrete balustrade and piers at the intervals. Remaining three sides have simple brick walls. There are two entrance gates in cast iron defined by piers at both the ends of the front wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a small garden in the front margin and a temporary car shed in the front left corner. The compound has hard finish - paved with concrete and tiles. The compound has a few large trees and plantation along the periphery of the wall. The compound does not seem to be very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	None.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, maintained.		
9.8	SERVICES	There are plenty of trees in the compound.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good – original in good condition, not maintained.	MAINTENANCE LEVEL	Maintained
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

046	UNKNOWN PREMISE NO. 03	PLATE A



FRONT VIEW



REAR VIEW



FRONT DETAIL





RIGHT ; LEFT SIDE VIEW



WINDOW DETAIL

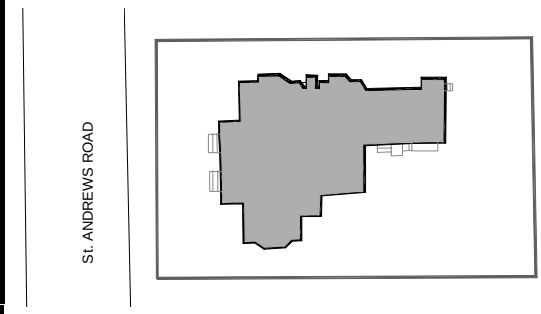


FRONT VERANDAH

047	EDVILLE



COMMON REF NO	047
CARD NO.	047
WARD	H (W)
CS NO.	441
PLOT AREA	806.9 sq m
BU AREA	198.02 sq m
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	047 PLATE A 047 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Edville.		
1.2	EARLIER NAME	Edville.		
1.3	BUILT-IN	1932.		EXTENSION (if any): A verandah has been added in the rear and a toilet has been extended on the first floor on a framework of RCC pillars.
2.0	**ACCESS**			
2.1	MAIN	St. Andrews Road, Bandra (W).		
2.2	SUBSIDIARY	NA.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Ms. Shirley Pereira.		
3.2	PAST	Private – NA.		
3.3	STATUS	2Tenants on the ground floor. Owner on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Andrews Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Edville forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Edville is set in a small compound placed almost centrally. It is an imposing / sprawling structure. The front compound wall is decorative and has two entrance gates that lead to the central entry. The block is L shaped and creates court at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the two exterior stairs one in the front and the other at the rear. At present the house has been further sub divided to accommodate several tenant families. The plan is very simple, consists of three bays. There is a verandah in front of two bays the leads into the living areas. The services are located at the rear. <u>Style and Features</u> Bay windows, plaster bands around them and expressed sill with a foliated (separate but above the lintel) lighting by stained glass as well as the stone grill at the parapet make this building a good example of craftsman era. The floor tiles, concrete jalis and articulated arches give a special ambience to the interior spaces.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

047	EDVILLE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Main stair in wood and a cast iron spiral stair at the rear.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Some of the windows on the north, west and south sides are protected by concrete/GI sheet chajjas. Doors – The doors have straight lintels with 2 divisions. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	RCC Flat roof with parapet wall.		
7.7	ARTICULATION	Edville is a sprawling, 2 storeyed structure with a varying/ undulating profile created because of bay windows, verandah projections and the overall configuration of spaces. The exterior is richly embellished – verandahs with cusped arches with stained glass panel, concrete jalis, bands at various levels (plinth, floor, roof), windows with bands and decorative shutters etc. The interiors are rich with decorative flooring and concrete elements such are arches and brackets.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Most of the spaces have coloured IPS flooring with geometric patterns. Roof – NA, Survey not allowed.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is made up of brick wall with piers and articulated with cast iron grills. There are two entrance gates cast iron gates defined by piers. The remaining three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a small garden in the front margin and it is clearly divided to mark the tenant's portion and the owner's entry above. The compound has soft finish – loose earth. There are a plenty of large trees in the compound. Solid waste is littered in most part of the compound and is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	In adequate on the ground floor, adequate on the first floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage from ground, not maintained.		
9.2	WALLS	Poor – original in poor condition, trees are causing crack, not maintained.		
9.3	FLOOR	Poor – parts of the upper floor had collapsed, were rebuilt, maintained.		
9.4	STAIRS	Fair – Wooden stair not seen, the cast iron stair is in a fair condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Fair – original in fair condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – the plaster is coming off in various portions, lintel reinforcements are exposed, the front compound wall piers are damaged, exteriors not painted, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A verandah has been added in the rear and a toilet has been extended on the first floor on a framework of RCC pillars.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The structure has not been maintained well over time and is showing signs of dilapidation.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants. The owner did not allow entry into the premises; however some information was managed in a conversation with the tenants.		



FRONT VIEW



FRONT LEFT CORNER



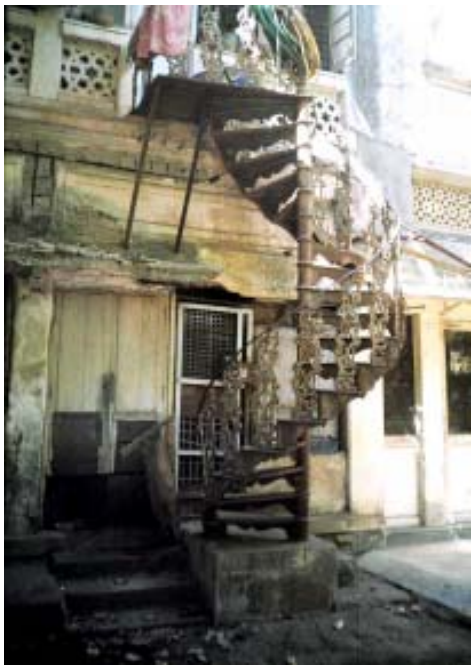
REAR VIEW



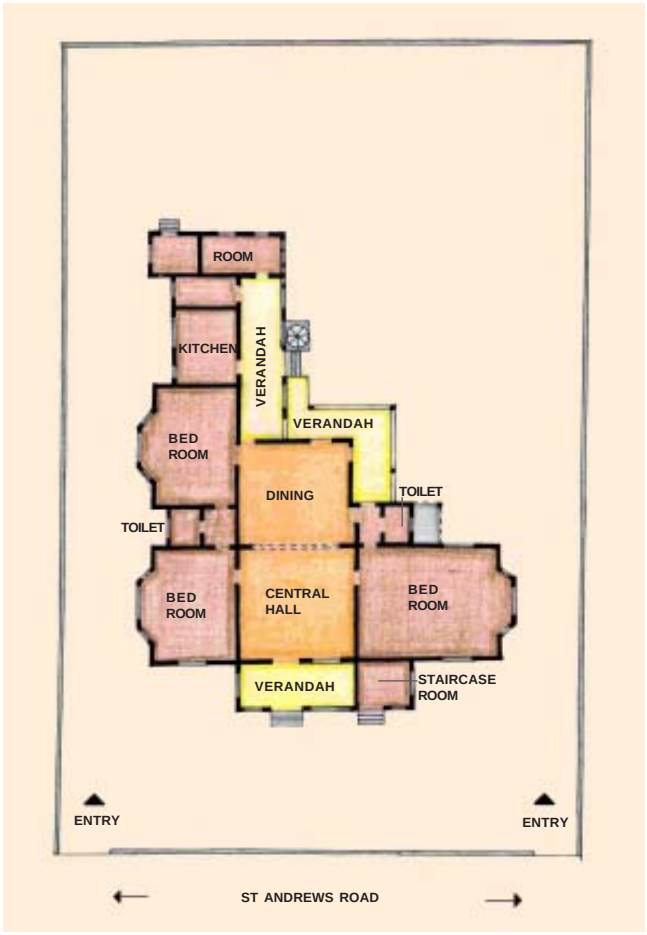
RIGHT SIDE REAR VIEW



LEFT SIDE VIEW



REAR SPIRAL STAIRCASE



PLAN - GROUND FLOOR





WINDOW DETAIL ; FLOORING PATTERN



PRECAST CONCRETE JALI



PRECAST CONCRETE JALI



CAST-IRON BALUSTER - SPIRAL STAIRCASE



CENTRAL HALL - GROUND FLOOR

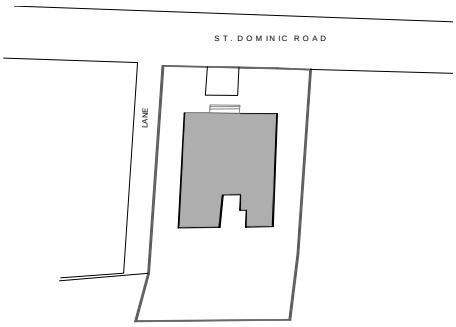


FRONT VERANDAH - STAINED GLASS WINDOW

048	MISTRY HOUSE



COMMON REF NO	048
CARD NO.	048
WARD	H (W)
CS NO.	100
PLOT AREA	796 sq m
BU AREA	185.3 sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	048 PLATE A 048 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Mistry House.	
1.2	EARLIER NAME	None.	
1.3	BUILT-IN	1930.	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	St. Dominic Road, Bandra (W).	
2.2	SUBSIDIARY	By lane.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Rustamji Cawasji Mistry, Mr. Limji Cawasji Mistry, Ms. Minoo Cawasji Mistry.	
3.2	PAST	Private – Mr. Manikji Bajanji Mistry.	
3.3	STATUS	Tenant on ground floor. Owner on first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Dominic Road. The house falls in between neighborhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds – Pearl Villa, Rebello House etc. At present the area is a mix of institutional, residential and commercial use. The area is undergoing redevelopment and many of the bungalows are giving way to multi-storied blocks. Mistry House is set in a deep rectangular compound placed almost centrally. The front façade is striking with a full-length verandah that has neat glass sun breakers and an intricate railing. The main access is from St. Dominic Road. There are two entrance gates. The gate on the left side leads to the garage.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a simple well-maintained colonial vernacular bungalow with minimal ornamentation, limited to floor bands, simple sun breakers and metal railing. The colour scheme makes the building memorable.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

048	MISTRY HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, undressed, capped with a plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden staircase.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have segmental arched lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, however the configuration of the roof and the structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring –Entrance lobby has mosaic flooring and shahabadi flooring on stair landing. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls are intact. The front compound wall is made up of stone. Remaining three sides have simple brick walls with GI sheet panels on top. There are two entrance gates in cast iron defined by piers at both the ends of the front wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are well-maintained gardens in the front and rear margins. There is one garage on the left side towards the rear. Both the side margins are paved. The compound has plenty of trees and is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Excellent – original in good condition, maintained		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Excellent – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

048	MISTRY HOUSE	PLATE A



FRONT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



VIEW OF THE VERANDAH



SIDE VIEW SHOWING PARKING



RIGHT SIDE VIEW



BALCONY IN FRONT



WINDOW DETAIL



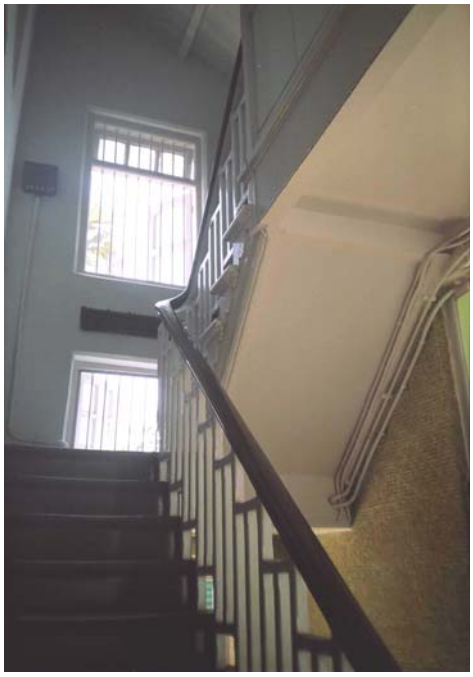
FLOORING DETAIL



STAIRCASE DETAIL



DETAIL OF BALCONY

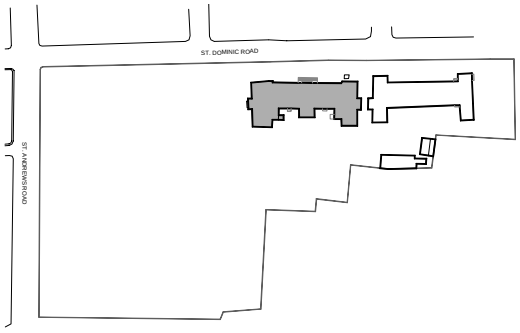


VIEW OF INTERNAL STAIRCASE

049	ST. ANDREWS HIGH SCHOOL



COMMON REF NO	049
CARD NO.	049
WARD	H (W)
CS NO.	101/A, 101/B
PLOT AREA	18792.2 sq m
BU AREA	1591.92
DATE	13/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	049 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	St. Andrews High School.		
1.2	EARLIER NAME	St. Andrews High School.		
1.3	BUILT-IN	1920's	EXTENSION (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. Dominic Road. Bandra (W).		
2.2	SUBSIDIARY	St. Andrews Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Salsette Catholic Co-Operative Housing Society. Lessee - St. Andrews Church.		
3.2	PAST	NA.		
3.3	STATUS	Main Building Institutional	New Building Institutional	
4.0	**USE**			
4.1	PRESENT	Institutional.		
4.2	PAST	Institutional.		
4.3	USAGE	Ground Floor – Institutional. First Floor – Institutional. Second Floor – Institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Dominic Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. St Andrews High School forms a part of the Salsette Catholic Co operative Housing Society defined approximately between the S. V. Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. St. Andrews School is set in a very large plot. The school is set more on the left side corner of the plot towards the road. The area on the right is used as the playground. There is another school building within the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Feature</u> It is a building that is most important for its exposed stone construction, which is done in a very disciplined manner and is of very high accuracy. All the aspects of floor bands, sill, lintels are expressed in stone also. The mix of different types of stone in order to express the different building elements is remarkable. The entry is accentuated by arched opening with vaulted stone and Tuscan columns that offer three proportionate divisions to the entrance.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

049	ST. ANDREWS HIGH SCHOOL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with stone plinth band.		
7.2	WALLS	Stone walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. The window widths are different, divided into single double or 4 shutters depending on the width. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The grills are in cast iron with the initials SAS (St. Andrews School) on the ground floor. Doors – The doors have straight lintels - Each typical door has 2 divisions – ventilator on the top and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints with rough finish. Walls – Lime plaster with smooth finish on the inside and exposed stones on the outside. Flooring – Shabadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound exists in the front along the St. Dominic Road but has been lost on the remaining three sides. The compound in the front is articulated with piers at regular interval with stone infill with cast iron fencing on the wall. An additional fencing with wire mesh has been added on the top. The remaining three sides have stonewalls with wire mesh fencing on top. There are three gates. The two gates on the St. Dominic Road. One gate is at the junction of St. Dominic Road and St Cyril Road. This is the gate that is currently used. The other gate is towards right at the end of the school building, which is the original gate. This gate is locked and is not used. The third gate is on the left corner of junction of St. Dominic Road and St. Andrews Road, which is also closed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has another school building on the left. There is a canteen at the left rear of the plot. Rest of the area is a playground with football field, basketball court and open grounds. There is some plantation/garden in the front margin. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G.M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Split AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Additional rooms have been constructed on the right rear of the terraces.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The plot is under institutional zone as per the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW FROM THE ROAD



WINDOWS ON THE STAIR BAY



PLAYGROUND WITHIN THE COMPOUND



FRONT FACADE DETAIL



ENTRY ON THE FRONT LEFT SIDE

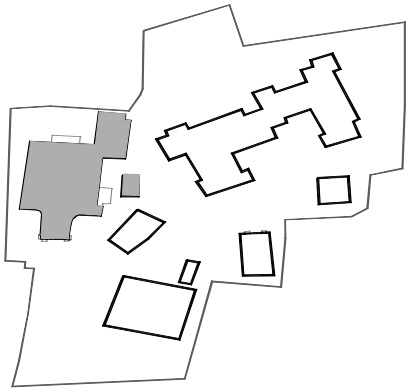


FRONT RIGHT BAY DETAIL

050	REBELLO HOUSE



COMMON REF NO	050
CARD NO.	050
WARD	H (W)
CS NO.	12A/1,12A/2, 12B
PLOT AREA	6609.1 sq m
BU AREA	436.79 sq m
DATE	11/ 03/ 2005 05/ 05/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	050 PLATE A 050 PLATE B 050 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Rebello House.	
1.2	EARLIER NAME	Husseinbhai Manzil, Kalianpur.	
1.3	BUILT-IN	Before 1884s. Co Operative Housing Society – 1962 / 63.	EXTENSION (if any): Cooperative Housing Society residential blocks (G+9, G+12) constructed in the compound.
2.0	**ACCESS**		
2.1	MAIN	Hill Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – The Manglorean Garden Homes Co-Operative Housing Society Ltd.	
3.2	PAST	Dr. Alfred Camillo Rebello, Mr. Husseinbhoy Jeewanjee.	
3.3	STATUS	Main house First floor unoccupied 4 tenants on the ground floor	New Blocks Tenants on G+9 & G+12 floors
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main house Ground Floor – Residential First Floor – Unoccupied	New Blocks All the floors- Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road. The house falls in an in between neighbourhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds – Pearl Villa, Rebello House etc. At present the area is predominantly institutional, residential and commercial in nature. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed blocks. The edifice was located in a large irregularly shaped plot and set deep inside by about 25m thus giving a large foreground. The main access is from the Hill Road with a driveway leading to the main entrance porch. The compound had huge gardens with various types of trees and out houses for the servants. Part of the property was redeveloped and the Manglorean Garden Homes Co-Operative Housing Society was established in 1962/63. As a part of this two new residential blocks (G+9) and (G+12) built in 1966.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice is a typical colonial bungalow set in a huge compound. The house was built as a single family dwelling. There are two clear spatial divisions articulated both in terms of plan and form. The main block consists of the living areas. It has three bays – the central bay has an elaborately articulated porch that leads to the huge main hall followed by the rear verandah now converted into a kitchen. The side bays constitute the other living rooms and services. The front layer of the house consists of the porch and verandah configured in an interesting manner in plan and elevation. The rear block constituted the servants and service areas. It is not possible to exactly discern the original use of the house, as it has been sub divided to accommodate several tenants. <u>Style and Features</u> Gothic revival arches at the porch, wooden slat ventilators, diamond shape colored glass in the upper storey windows, quality of woodwork in general and the usual plaster bands at the floor levels give a stately appearance to this colonial vernacular bungalow. The wooden detailing, china mosaic flooring and the overall scale make this building distinctive.	

050		REBELLO HOUSE		
5.3	INTRINSIC	The house originally belonged to a Dawodi Bohra – Mr. Husseinbhoy Jeewanjee and was purchased by Dr.Alfred Camillo Rebello one of Bombay's leading dermatologist in 1945 for a price of Rs. 1,40,000. Mr. Rebello named it "Kalianpur" – land of joy. The earliest document of the house dates back to 26/6/1884 that indicates that the house belonged to Mr. Rustomjee Nusserwanjee Mistry who sold it to Mr. Cursetjee Maneckjee Pustagia and was later purchased by Mr. Jeewanjee. Dr. Rebello gave away about 6194 sq yards of land to the Manglorean Garden Homes Co-Operative Housing Society founded by Mr. FAC Rebello, also known as the father of the Co-Operative movement for Catholics in western India. After his death the house passed on to his son – Mr. Peter Rebello and the tenants on the ground floor. Mr. Peter Rebello towards the end of his life lived as a recluse on the first floor and since his death the upper floor has been unoccupied.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), D (bio)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists. The front verandahs have wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other. The front porch has wooden joists, beams and wooden boards supported on an arcade.		
7.4	STAIRS	Main wooden stair and service cast iron spiral stair.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Several other windows have been added to enclose the spaces over time. Doors – The doors are flat with 2 divisions. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs but it was not possible to discern the configuration or the structural system of the roof as there was no access.		
7.7	ARTICULATION	The Rebello House is typical colonial bungalow with sloping roofs, arcaded porch and verandahs all around. The main house is a square two storeyed block and richly embellished with stucco work, windows with exquisite patterns for coloured glass panes, cast iron grills etc. The entrance porch is grand with an arcade on the ground floor and a room above enclosed wooden windows with colour glass. The porch is flanked by verandahs on both sides that is again richly articulated with wooden sun breakers and railing (now enclosed). The remaining facades are relatively plain. The interiors are rich / classic with a fantastic light quality due to opening and coloured glass, china mosaic flooring, exposed structural wood work, exquisite windows / doors etc.		
7.8	FINISHES	Plinth – Lime plaster. Walls – Lime plaster with smooth finish on outside. Flooring – All the spaces have china mosaic flooring with floral patterns and the drawing & dining room had a polished wooden floor. Roof – Mangalore tiles, replaced by galvanized iron sheets.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The compound has a wall all around but there is no demarcation between the Co Operative Housing Society Blocks and the Rebello House. The front portion of the compound was lost in road widening. The main entrance gate is on the Hill Road and a driveway leads to the entrance porch.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound was huge – 8142 sq. yards. The grounds were beautified with plants from various cities – Poona, Bangalore, Ooty etc and have a rock garden. There were several types of trees – mango, tamrind, chikoo, banana and vegetables. The compound also had poultry and piggery. There were two-cottage structures that are not there any more. Part of the property was given away by the owner to develop the Manglorean Co Operative Society and two apartment blocks were constructed. At present the compound still has plenty of trees and plantation. The compound is not maintained very well.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in the internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards at the main gate put in place by the society.		

050		REBELLO HOUSE		
9.0	**CONDITION**			
9.1	PLINTH	Poor – water seepage, broken at parts, not maintained.		
9.2	WALLS	Fair – some cracks, water seepage, not maintained.		
9.3	FLOOR	Poor - the front verandah shows structural failure, the joists have rotted at the support and have been supported by additional members. The front wooden beam of the cantilevered balcony at the rear is also showing signs of collapse and is given additional support, not maintained.		
9.4	STAIRS	Poor – wooden stair shows signs of structural failure, not maintained.		
9.5	OPENINGS	Fair – several of the glass panes have broken, not maintained.		
9.6	ROOFING	NA – there was no access.		
9.7	ARTICULATION & FINISHES	Poor – transformations such as closing of entrance porch arcades, front verandah etc have impacted the articulation, plaster has peeled of at several places coupled with problems of water seepage and the original flooring is showing signs of wearing off.		
9.8	SERVICES	Fair – maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The entrance porch is enclosed, the front verandah is enclosed on both floors and the rear verandah has been enclosed. The inside of the house has been sub divided with internal partition walls and services have been added. All the changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Old Mangalore tiles from the roof are removed and replaced by the galvanized iron sheets.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The house has not been maintained at all and is getting dilapidated. It is a very significant structure and merits attention.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the upper floor and parts of the ground floor. The information has been collected in an interview with the tenant and subsequently from the note provided by Mr.Robin Saldanha, grand son of Mr. A C Rebello. About the Manglorean Housing Society, the foundation stone laid on 21/02/1966 by the Mayor of Bombay, Shri M. Madhavan and blessed by Rt. Rev. Monsignor William Gomes, Auxiliary Bishops of Bombay.		

050	REBELLO HOUSE	PLATE A



FRONT VIEW



FRONT RIGHT VIEW



RIGHT SIDE VIEW



RIGHT SIDE STAIRCASE



FRONT ENTRANCE PORCH

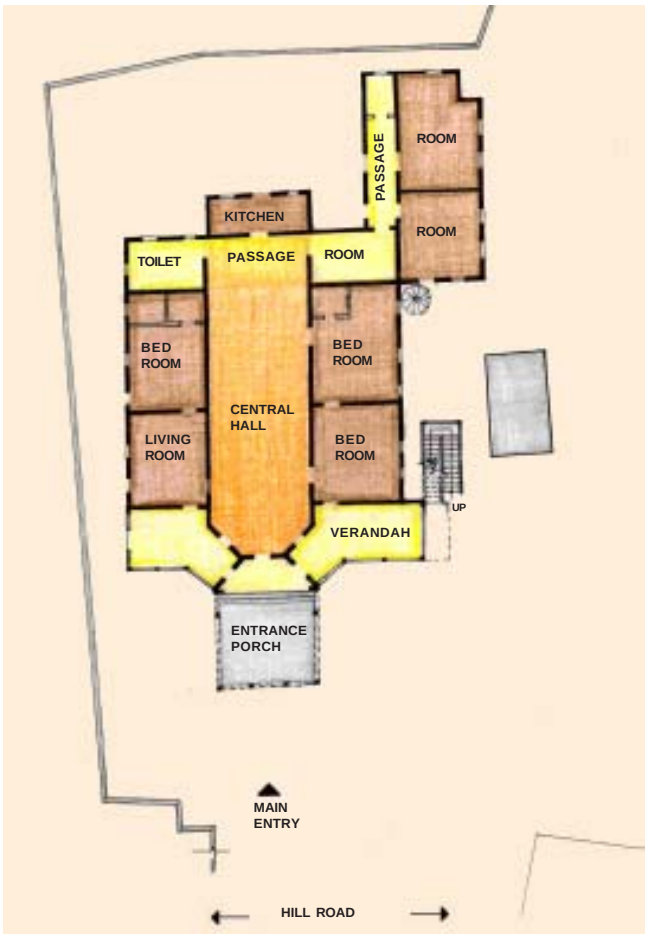


FRONT RIGHT DETAIL





FRONT RIGHT VIEW ; LEFT SIDE VIEW



PLAN - GROUND FLOOR







CENTRAL HALL ; VIEW OF KITCHEN ; CEILING - GROUND FLOOR



FRONT WINDOW DETAIL



FLOORING PATTERN



KITCHEN



FRONT RIGHT VIEW





GROUND FLOOR CEILING



WINDOW DETAIL



FRONT VIEW







RIGHT SIDE VIEW ; SPIRAL STAIR RIGHT VIEW ; INTERIOR VIEW



WINDOW DETAIL



REAR VIEW



SUNBREAKERS



ENTRANCE PORCH



ROOF - RIGHT SIDE VIEW

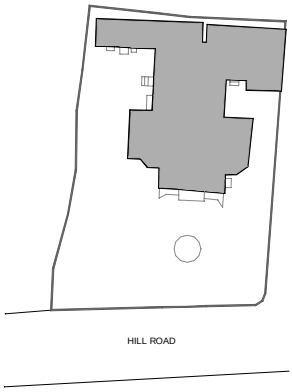


FRONT VERANDAH WITH STAIR

051	PEARL VILLA



COMMON REF NO	051
CARD NO.	051
WARD	H (W)
CS NO.	18
PLOT AREA	609.40 sq m
BU AREA	427.40 sq m
DATE	11/ 03/ 2005 05/ 05/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	051 PLATE A 051 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Pearl Villa.	
1.2	EARLIER NAME	Pearl Villa.	
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): Terrace on first floor and other structures in the compound shared with Holy Family Hospital.
2.0	**ACCESS**		
2.1	MAIN	Hill Road, Bandra (W).	
2.2	SUBSIDIARY	Lane off Hill Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Nuriska Marwin Vasudev.	
3.2	PAST	Private – Holy Family Hospital.	
3.3	STATUS	2 Tenants – Mr. Fonseca and Mr. Fernandes on the ground floor. 1 Tenant – Mr. Motiwala on the first Floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road. The house falls in an in-between neighbourhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds – Rebello House, Pearl Villa, Hersh Bakery House, Warden Hall, and Ritusamhar etc. At present the area is predominantly institutional, residential and commercial in nature. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed blocks. Pearl Villa is located in the premises of The Holy Family Hospital. The compound is severely encroached, creating a haphazard situation and the edifice is perceived only from the main road.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house has undergone significant transformation and it not possible to discern the original spatial organization. Also as the premise was not completely accessible it is not possible to describe the plan organization. <u>Style and Features</u> Though the interiors of the house have undergone substantial changes the external appearance can be assumed to be fairly original. Even so the projected balcony raises certain doubts about its originality. The building has Roman/Romanesque arches on the ground floor with stub columns having pseudo Corinthian capitols and Tuscan shafts. The upper storey has pseudo Gothic openings. It is a very well kept building that demonstrates the owner's desire for status through the stylistic image projection. However, it has a rather eclectic ambience.	
5.3	INTRINSIC	According to Mr. Fonseca who is a tenant on the ground floor the house is more than 70 years old. It belongs to the Holy Family Hospital Trust who presumably built it and leased it out to tenants. The current occupants are also tenants of the Holy Family Hospital.	
5.4	VALUE CLASSIFICATION	A (arc), B (des).	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1.	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Stone finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	
7.3	FLOOR	The first floor structural system comprised of wooden beams and joists supported on load bearing walls that had rotted / dilapidated. About 2 years ago all the wooden joists were removed and replaced with steel girders.	

051		PEARL VILLA		
7.4	STAIRS	Interior staircase probably in wood (not accessible), exterior stair at the rear in steel.		
7.5	OPENINGS	Windows – Some of the windows have segmental arched lintels and others have straight lintels. Each typical window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division. Doors – The doors are having straight lintels. Each door has 2 divisions – a ventilator at the top and 2 paneled shutters. Some doors do have half shutters. Circular windows/openings – are there in most of the spaces that have high volume – stairs and bedrooms having sloping roofs to add to the light and these have stained glass with floral patterns.		
7.6	ROOFING	It is not possible to discern the configuration or the structural system of the roof, as there was no access.		
7.7	ARTICULATION	The edifice is in pristine white colour with a grand front porch that probably gave its name – Pearl Villa. It's a variation of the typical colonial villa / mansion set in a compound with central porch bay flanked by side bays. Subsequent alterations / additions have transformed the form significantly. The building is well articulated in the front, the remaining three sides are plain. The front façade has an arcaded porch with pointed arches with Corinthian columns on the ground floor. The first floor is enclosed, there are large hall gothic arched panels with regular windows and circular stained windows. The entire façade has horizontal elements – plinth band, floor band and grooves. The parapet above is articulated with circular panels.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The original flooring consisted Shahbadi tiles and china mosaic. The tenants in the front portion of the ground floor are replacing the Shahbadi with marble tiles. The tenants in the rear portion have already replaced the Shahbadi tiles and mosaic flooring with marble. One bedroom continues to have the old china mosaic flooring. There was no access to the first floor Roof – Mangalore Tiles on the sloping roofs.		
7.9	INTERIORS	Moveable furniture such as cupboards, cabinets, tables chairs etc.		
7.10	COMPOUND / FENCE/ GATE	All four sides have brick compound wall with an iron grill above. There is one entrance gate in front from the Hill Road and two entries on the right side abutting the lane of Hill Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front portion of the compound was lost in road widening. There used to be fountain in the front that has been lost in the process of road widening. At present the compound is severely encroached. Most of the compound is paved with concrete and has a few large trees and plantation along the periphery. It is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – rising damp, maintained.		
9.2	WALLS	Good – minor water seepage on the upper floor walls from the roof, maintained.		
9.3	FLOOR	Good – retrofitted with steel sections, maintained.		
9.4	STAIRS	Fair – external stairs in a fair condition, internal stair not accessible.		
9.5	OPENINGS	Good – quite a few windows have been replaced, maintained.		
9.6	ROOFING	NA, not accessible.		
9.7	ARTICULATION & FINISHES	Good – flooring replaced, exterior ornamentation affected by addition of grills, (Motiwala and Fonseca recently renovated).		
9.8	SERVICES	NA, not accessible.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front porch is enclosed with grills on the ground floor and a terrace is added at the first floor at the rear supported on steel stanchions.		
10.2	STRUCTURE	Steel sections replace the entire first floor made up of wooden joists.		
10.3	ARTICULATION & FINISHES	Most of the flooring has been replaced and newer wooden window frames have replaced some of the window frames. The first floor tenants (Motiwalas) refurbished their house 2 years ago and have significantly altered the finishes.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The house has been significantly transformed, as it is sub divided to accommodate three tenants. The tenant has been making internal transformations to suit their needs in terms of internal walls, flooring, opening etc. The compound has also been severely encroached. There was no access to the first floor. Name of the present owner as available from the survey – The Holy Family Hospital. The information has been collected in an interview with the tenant – Mr. Fonseca.		



FRONT VIEW





RIGHT SIDE ENTRY VIEW ; FRONT DETAIL



LEFT SIDE VIEW



RIGHT ENTRY



RIGHT SIDE REAR VIEW





LEFT SIDE VIEW



PLAN - GROUND FLOOR







FRONT VERANDAH ; COLUMN DETAIL ; FLOORING



GROUND FLOOR CEILING





KITCHEN



REAR ROOM - GROUND FLOOR



LIVING ROOM - GROUND FLOOR

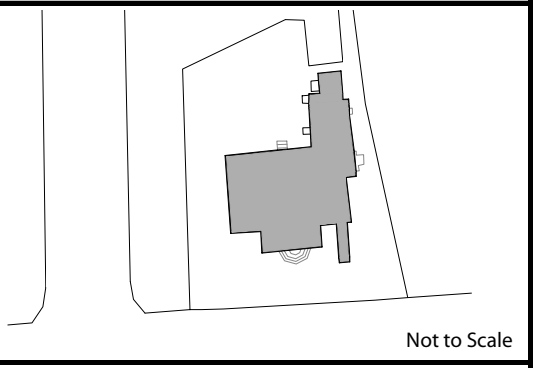


GROUND FLOOR CEILING

052	UNKNOWN PREMISE NO. 04



COMMON REF NO	052
CARD NO.	052
WARD	H (W)
CS NO.	23
PLOT AREA	137.1sq m
BU AREA	280.41 sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	052 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	NA.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Hill Road. Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Manglorian Milagrage Society.		
3.2	PAST	NA.		
3.3	STATUS	Office on ground floor. Tenants on first floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	NA.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hill Road. The house falls in an in between neighborhood in terms of built fabric – the Bandra Gaothan which has an organic fabric and the well planned Bandra area that developed under the framework of Co-Operative Housing Societies and the town planning schemes which is well planned. This particular pocket had old bungalows set in compounds – Rebello House, Pearl Villa, Fernandes Villa, Warden Hall, and Ritusamhar etc. At present the area is a mix of institutional, residential and commercial use. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed blocks. This edifice is set in an irregular plot facing the Hill Road. The building abuts the road there is no definition of a front compound. The ground floor has offices and the living areas are on the first floor.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

052	UNKNOWN PREMISE NO. 04			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panels. Doors – NA, Survey not allowed.		
7.6	ROOFING	Hipped roof over the entire block and separate sloping roof over the front verandah. However the roof configuration and the structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The building abuts the road and there is no definition of a front compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are few trees in the compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Front verandah appears to have been enclosed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owner was extremely apprehensive of Heritage Listing. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

052	UNKNOWN PREMISE NO. 04	PLATE A



FRONT DETAIL

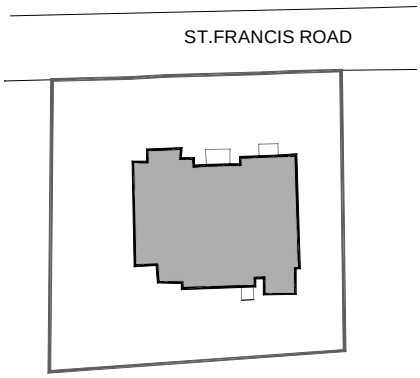


FRONT VIEW

053	KISMET



COMMON REF NO	053
CARD NO.	053
WARD	H (W)
CS NO.	113
PLOT AREA	462.40 sq m
BU AREA	107.29 sq m
DATE	10/ 03/ 2005 02/ 05/ 2005
RECORDED BY	Priyanka, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	053 PLATE A 053 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kismet.	
1.2	EARLIER NAME	Kismet.	
1.3	BUILT-IN	1934.	EXTENSION (if any): Central bay extended by 6 feet in the front and rear.
2.0	**ACCESS**		
2.1	MAIN	St. Francis Road. Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Stefin Phelix Netto and Mr. Mount Wilfred Castro.	
3.2	PAST	Mr. Netto (Paternal grandfather of Darryl Netto and maternal grandfather of Jude Castro and Vanessa Naik).	
3.3	STATUS	Owner – Mr. Darryl Netto – on the ground floor. Owners – Ms. Vanessa Naik and Mr. Jude Castro on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential, First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Francis Road, a small lane between St. Pauls Road and St. Andrews Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Kismet Lodge forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Kismet is set in a small compound placed almost centrally. A brick wall defines the compound. There were two entrance gates but now only one is retained.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. The overall plan is a square block with 3 bays. The left bay houses the staircase block and has a simple sloping roof. The central bay has the main hall and probably had a front and rear verandah but in a recent renovation the verandahs has been removed and the bay has been expanded by 6 feet in the front and the rear. The right bay has the living rooms and services at the rear; the front portion has an octagonal plan with windows on all sides and an octagonal roof. The interior has been significantly altered and the original sense of space is lost. <u>Style and Features</u> This is a colonial villa / mansion typology that was built during the 30's and has no specific stylistic references. The use of colour and texture and elements such as the horizontal bands, geometric patterns on the staircase bay and the staircase are some of the key features. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.	
5.3	INTRINSIC	Mr. Netto, who probably lived in the vicinity, built the house. According to his grandson Darryl Netto he probably never lived here. Mr. Netto's daughter got married (now Mrs. Castro) and moved into the first floor of the house, followed by his son (Darryl's father) who was a shippie, who moved into the ground floor after his marriage. Mrs. Castro's son Jude Castro and her daughter Mrs. Vanessa Naik now occupy 2 different portions of the first floor with their respective families. Darryl Netto, with wife Sophia, son and father occupies the ground floor.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Stone with lime mortar, capped by stone plinth band finished with plaster, most of the plinth is covered as the ground has been raised.	

053		KISMET		
7.2	WALLS	Brick with lime mortar and cement plaster in the extension portion.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. However as the ground floor was completely renovated in 2003, the structural system is not visible except at the staircase. The extension of the central bay in the front and at the rear is in concrete.		
7.4	STAIRS	Main staircase in wood and a service cast iron spiral stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The staircase volume has a circular with stained glass and wider regular window. Several windows have been replaced during the renovation. The extension portion has aluminum sliding windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters, but most of doors have been replaced during the renovation.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. All the three bays have sloping roofs – it is H shaped in plan. The staircase bay has simple gable roof and as the span is not large purlins span across the load bearing walls and wooden boards span the purlins. The right side bay has a hipped roof; it is octagonal in the front. A shaped trusses span the load bearing walls, purlins run across the trusses and wooden boards span the purlins. The roof over the central hall on the first floor has sloping roof that is connected / joins the two side roofs. Concrete slabs have been used in the extension portion.		
7.7	ARTICULATION	The house represents the typical villa/mansion set in compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed block with bold use of colour – the walls are off white and elements such as window bands, building edges, plinth band, floor band etc are in a bright red colour. The front façade has undergone some transformation – the front verandah now projects out thus destroying the original impact. The remaining three facades are simple, punctured with the typical windows at regular intervals. The interiors are simple but the quality of spaces is created through volumes, light and exposed structural woodwork. A key element is the main wooden stair with a decorative railing and projected treads.		
7.8	FINISHES	Plinth – Plastered and painted plinth band. Walls – Cement plaster with smooth finish on the inside and rough plaster on the outside. Flooring – All the spaces had Shabadi Stone tiles. On the ground floor they have been replaced by marble flooring and by vitrified tiles in parts of the first floor. The staircase landing, bedroom and kitchen still have the shabadi tiles. Roof – Mangalore Tiles on the sloping roofs and cement finish the flat portion.		
7.9	INTERIORS	Moveable furniture like cupboards and other furniture such as beds, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	Original compound walls are intact but probably the gates have been changed. The right, front and the rear side have a brick compound wall; piers articulate the front wall. The left side boundary is shared with Arnold House and is separated by plantation. There were two entrance gates but now only one is retained.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has several large shade giving trees and peripheral plantation. Most of the compound is paved. There is a shed for parking cars at the rear. The back open space is disheveled; the rest of the compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Split and window A/C units in a few rooms.		
9.0	**CONDITION**			
9.1	PLINTH	Good – problem of rising damp, maintained.		
9.2	WALLS	Good – water seepage, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – most of the original windows on the ground floor have been replaced, maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – flooring has recently replaced in a large part of the house.		
9.8	SERVICES	Good – well maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	In 1970, 6 feet at both ends extended the central bay. The ground floor was completely renovated in 2003. None of the original walls were broken but the original plan has been altered. What used to be the kitchen on the ground floor has been turned into a bedroom and the bedroom has become a kitchen as the former kitchen space drew better light.		
10.2	STRUCTURE	The central bay was extended and the addition was built as a frame structure.		
10.3	ARTICULATION & FINISHES	Newer wooden framed windows have replaced the windows on the ground floor.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the present owners as available from the site – Mr. Darryl Netto, Mr. Jude Castro, Mrs. Vanessa Naik. The information has been collected in an interview with the owner – Mr. Daryl Netto.		



FRONT VIEW



FRONT LEFT VIEW



FRONT ENTRY VIEW



REAR VIEW



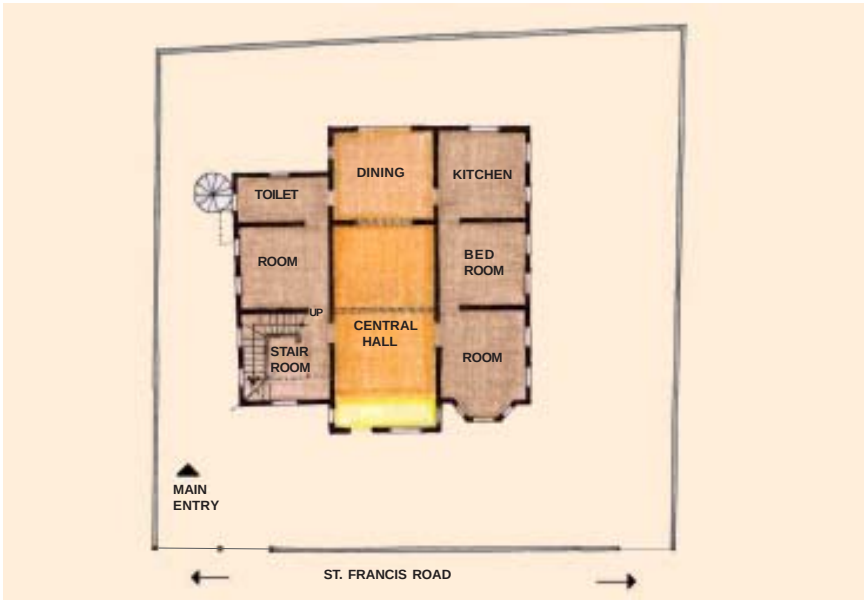
REAR VIEW



LEFT SIDE VIEW



SPIRAL STAIRCASE



PLAN - GROUND FLOOR



TRUSS DETAIL



MAIN HALL



WOODEN STAIRCASE





STAIR DETAIL



BAY WINDOW CORNER



GABLE ROOF OVER STAIR-WELL



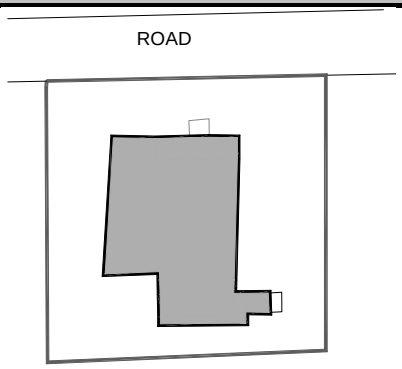


TRUSS DETAIL ; ROOF DETAIL

054	ARNOLD HOUSE ST. ANNE'S REST



COMMON REF NO	054
CARD NO.	054
WARD	H (W)
CS NO.	114
PLOT AREA	444.8 sq m
BU AREA	116.24 sq m
DATE	10/ 03/ 2005 02/ 05/ 2005
RECORDED BY	Priyanka, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	054 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Arnold House St. Anne's Rest.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1928.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Branwin Peter Dagyar, Mr. Floyd Robert Dagyar.		
3.2	PAST	NA.		
3.3	STATUS	NA, Survey not allowed.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Francis Road, a small lane between St. Pauls Road and St. Andrews Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Arnold House forms a part of the Salsette Catholic Co operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Arnold House is set in a small compound placed almost centrally. A brick wall defines the compound. There were two entrance gates on front wall of which gate on left side is the pedestrian entry leading to the main entrance verandah and gate on right side is the vehicular entry leading to the car shed. On right side there is no compound separating the two properties.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the bay with windows and sloping roofs are the important features that set the stylistic appearance unique to this typology in Bombay. The cast iron crest on the bay above the windows, the exquisite cast iron jalis, the decorative wooden fascia, use of colour and well-designed typical window that repeats consistently are some of the key features. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

054	ARNOLD HOUSE ST. ANNE'S REST			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster, capped by plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels and shutters with glass panes in the upper division and wooden panels in the lower division. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered and painted plinth band. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Original compound walls are intact but probably the gates have been changed. The front compound wall is articulated with piers and has concrete jalis. The right side boundary is shared with Kismet and is separated by plantation. The remaining two sides have brick walls with wire mesh at the top. There are two entrance gates, the right side gate is wide and leads to the car park shed, the left side gate is a pedestrian entry leading to the garden.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a car-parking shed in the right margin, a garden in the front and left margins. Parts of the compound are paved. There is plantation along the periphery of the building and the compound wall. There are several large trees in the compound. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site - Mr. Arnold Aguiar. Survey of this property was not allowed. The owner was very apprehensive about Heritage Listing and threatened to call the police. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



PARKING VIEW FROM FRONT



FRONT PORCH



LEFT SIDE



RIGHT SIDE VIEW

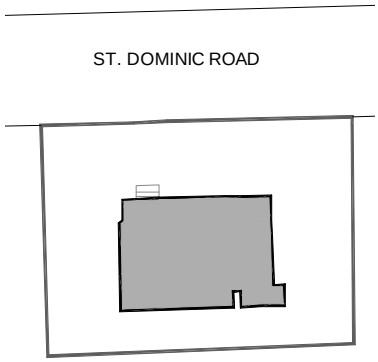


RIGHT BAY

055	CHRISTINA



COMMON REF NO	055
CARD NO.	055
WARD	H (W)
CS NO.	108
PLOT AREA	454.8 sq m
BU AREA	95.95 sq m
DATE	10/ 03/ 2005 02/ 05/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	055 PLATE A 055 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Christina.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	1932.	EXTENSION (if any): A toilet along with a semi open space has been added at the rear.
2.0	**ACCESS**		
2.1	MAIN	St. Dominic Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Executors - Lyod Allen Dsilva.	
3.2	PAST	Private – Maxi and Rosi Dmello.	
3.3	STATUS	Owner on both the floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Dominic Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Christina forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Christina is set in a small compound placed almost centrally. Main access is from St. Dominic Road. Front side has brick wall with barbed wire at the top and an entrance gate that leads to the main entrance verandah. Remaining sides have brick walls with wire mesh at the top. A brick wall defines the compound. There is a cross on front right side in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is colonial villa / mansion typology that is quite eclectic and it is difficult to attribute a particular style. Concrete has been used as a material. The use of bold floral design patterns on the verandah in conjunction with the concrete jali in bright colours and the intricate sun breaker in stained glass make the façade memorable / striking in what otherwise what would have been a simple house. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

055	CHRISTINA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, undressed, capped by plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panels. Some of the windows are protected by GI Sheet chajjas on wooden framework. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, however the spatial configuration and the structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah has shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the four sides are defined by brick compound walls. The front compound wall is articulated with piers and has a barbed wire above. The main entry gate is from the left side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound has hard finish, it is paved with tiles. The compound has several trees and peripheral plantation. There is a cross at the front right in the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The verandah on the first floor has been enclosed, the terrace on the front left side has been covered with fiber glass sheets and grills have been added on the windows. A toilet block is added at the rear side along with a semi open space that is enclosed by iron grill door.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT SIDE VIEW



FRONT ELEVATION DETAIL



REAR VIEW



LEFT SIDE VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW



REAR VIEW



ROOFING DETAIL FROM FRONT



PAVING DETAIL



FRONT MARGIN



STAINED GLASS IN VERANDAH



VIEW FROM THE LEFT SIDE

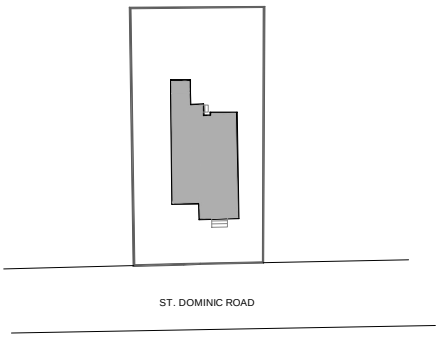


VERANDAH DETAIL

056	UNKNOWN PREMISE NO. 5



COMMON REF NO	056
CARD NO.	056
WARD	H (W)
CS NO.	407
PLOT AREA	594.50 sq m
BU AREA	125.94 sq m
DATE	10/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	056 PLATE A 056 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	NA.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. Dominic Road. Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Gonsalves.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner – Mr. F. I Gonsalves on the ground Floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Dominic Road, approached by both St. Paul's Road and St. Andrews Road. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The edifice is set in rectangular compound, placed closer to the road leaving a large rear margin. The compound has several trees. The main entrance gate is in front of the entrance porch and a paved path way leads to the entry.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house is built as a single-family dwelling. The overall plan is a rectangular block with 2 bays. The right bay has the front verandah leading to a central hall, living room and a kitchen at the rear. The right bay has the bedrooms and a toilet at the rear. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. It is a very simple building with no specific stylistic references and built during the 30s when British architects were consciously trying to adapt from the vernacular and use of concrete was becoming popular. The concrete columns and brackets in the verandah and the typical window are some of the key elements. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

056	UNKNOWN PREMISE NO. 5			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished in plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic window has 2 divisions – ventilator at the top and shutters with glass panes. In special cases (main hall) windows with three shutters have been used to provide more natural light. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and paneled shutters. The main door has shutters with glass panes on the upper half and wooden panels on the lower half.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs have been used. The front two rooms of the right bay have a sloping roof. The structural system of the roof is very simple as the spans are not large. Inclined members with a cross member are supported on load bearing walls, purlins run across the inclined members and wooden boards span the purlins. The front two rooms of the right bay and the verandah have a concrete roof. The last rooms in both bays have simple lean to roof.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period. It is an elegant structure with off white walls and elements such as the plinth band, window sills & lintels, columns in a light brown colour with minimal / no ornamentation. The front façade the porch on the right side and left side has the typical window. The remaining two side facades are plain punctured with the typical window and the rear façade has a verandah and a toilet block. The interiors are plain the only element is the colonnade narrow concrete jalis between the living and dining areas.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have ceramic tile flooring which is not the original flooring. Roof – Mangalore tiles on the sloping roof and cement finish on flat roof.		
7.9	INTERIORS	Built in cupboards and old furniture such as chairs, tables, cupboards and trunks.		
7.10	COMPOUND / FENCE/ GATE	All four sides have a simple brick compound wall with steel mesh at the top. The main entrance gate defined by piers is in front of the entrance porch and a paved path way leads to the entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one parking shed/garage in the left margin. The compound has several trees and plantation in the front. Most of the compound is paved. It is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good condition, well maintained.		
9.2	WALLS	Good – original in a good condition, well maintained.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	Good.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – flooring replaced, exterior walls regularly painted, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Grilled door added in the front verandah.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	All the flooring in the house has been changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. F. I. Gonsalves. The information has been collected in an interview with the owner – Mr. F. I Gonsalves.		



FRONT VIEW





RIGHT SIDE VIEW ; DOOR & WINDOW DETAIL



REAR VIEW



VIEW OF VERANDAH



LEFT SIDE VIEW



CONCRETE CHAJJAS



PLAN - GROUND FLOOR





INTERIOR VIEWS OF MAIN LIVING HALL



INTERIOR VIEW OF MAIN HALL



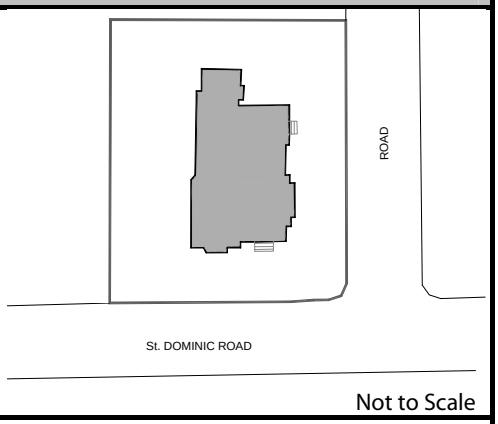


ROOFING SYSTEM ; INTERIOR VIEW

057	THE HERITAGE



COMMON REF NO	057
CARD NO.	057
WARD	H (W)
CS NO.	408
PLOT AREA	981.6 sq m
BU AREA	197.48sq m
DATE	10/ 03/ 2005 02/ 05/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	057 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	The Heritage.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	1932.	EXTENSION (if any): There appears to be a major extension on the left side of the original house.
2.0	**ACCESS**		
2.1	MAIN	St. Dominic Road. Bandra (W).	
2.2	SUBSIDIARY	D Monte Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Mavreen Fernandes.	
3.2	PAST	Private – Dominic Concessive.	
3.3	STATUS	Owner on ground floor. Tenant on first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the juntion of St. Dominic Road and D Monte Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large co-operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The Heritage forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The edifice is set in a large compound and probably had a large left margin wherein additional rooms have been added. The compound has plenty of large trees and a very well tended garden. The main entry is close to the junction and a driveway leads to the garage at the rear.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

057	THE HERITAGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Windows are protected by concrete chajjas supported on concrete brackets. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the four sides have stonewall. There is a gate on the right side of the front wall providing pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a garage at the rear. The compound has hard finish – concrete paved. The compound has large shady and trees and peripheral plantation. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The ground floor and the first floor verandah have been covered.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. There is a legal dispute going on between the owner and the tenant. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



DETAIL OF ENTRANCE GATE



FRONT DETAIL



RIGHT SIDE VIEW



MAIN ENTRANCE GATE



ENTRANCE DOOR

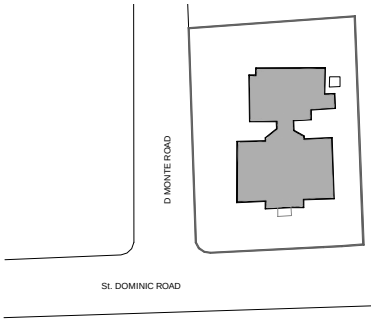


FRONT BAY

058	PEREIRA HOUSE



COMMON REF NO	058
CARD NO.	058
WARD	H (W)
CS NO.	433
PLOT AREA	772.60 sq m
BU AREA	234.50 sq m
DATE	26/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	058 PLATE A 058 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Pereira House.		
1.2	EARLIER NAME	Pereira House.		
1.3	BUILT-IN	1926. Extension – During World War 2, 1940s.	EXTENSION (if any): The rear portion was constructed later.	
2.0	**ACCESS**			
2.1	MAIN	St. Dominic Road, Bandra (W).		
2.2	SUBSIDIARY	D Monte Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. J. S. Pereira and Mr. J. M Pereira.		
3.2	PAST	Private – Mr. J. S. Pereira.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of St. Dominic Road and D Monte Road. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The edifice is set in rectangular compound, placed closer to the road leaving a large rear margin in which the extension to the house was built at a later date, during the World War 2. The compound has several large lush green trees. The main entrance gate is towards the right side.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> There two clear spatial divisions – the original main house built in 1926 and the extension portion built in the 40s – articulated both in terms of plan and form. The main house has a symmetrical plan and consists of three bays. The central bay has an entrance verandah, a large central hall with an octagonal profile and a rear verandah. The side bays have the living areas and the services. Cross ventilation is ensured across all three bays by creating arched openings just below the roof. The extension portion was not accessible. There have been internal sub divisions as per the shares of the family members. <u>Style and Features</u> From the observations of the external facades the buildings seems to be a rather untouched/unaltered example of Goan house in Mumbai. Its front façade gives a good idea of open verandahs of the time shaped by the carpenters. The interiors are intact and the ambiance of a devout Christian family comes through. The wooden furniture and built in detailing is historically important.		
5.3	INTRINSIC	The house belonged to Mr. J S Pereira, an ex Corporator of the BMC. The family came to reside here from Bandra Village. It is part of the Salsette Co-Operative Housing Society established in 1918. It was mentioned that the society gave a sum of Rs. 40,000 to the Bandra Municipality to set up water supply and drainage systems. The unique feature about the house is that it is built with hollow bricks; the original windows were in steel and their openings across all rooms to ensure cross ventilation. The house now vests / is sub divided amongst his descendents – 2 sons and 1 daughter. It has been sub divided. The daughter Ms. Marie Rodriguez lives in the adjoining premise and owns the extension portion.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

058	PEREIRA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Hollow brick construction, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Originally the windows were in steel but later replaced with wood. Doors – The doors have straight lintel. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite. The main house and the extension portion have sloping roofs and the garage attached to the extension has flat concrete roof. The main house has a complex roof – the roof is H shaped. The side bays have a sloping roof and the central hall has sloping roofs in the perpendicular directions, which is higher, and enables the creation of openings to ensure cross ventilation between bays. It has a dormer in the front and an octagonal roof at the rear. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins.		
7.7	ARTICULATION	Both the main house and the extension are articulated separately. The main house represents the typical villa/mansion set a compound popular during this period characterized by a central verandah flanked by bays, sloping roofs and symmetry. The main block is a square, single storeyed, low structure with a very human / intimate scale. It is an elegant structure with white walls and elements such as the verandah, windows, roof fascia and lintel in dark brown colour. There is hardly any ornamentation but use of simple elements such as the undulated roof that creates an interesting profile. The extension block is square block, single storeyed with a single hipped roof and similar to the East Indian House in terms of articulation. There is a bold use of colour – the windows; plinth is coloured in bright shades of green, and yellow and red while the walls are in white. Each bay is emphasized by pilasters / bands. The in are rich / classic with plenty of built in furniture and exposed structural woodwork.		
7.8	FINISHES	Plinth – Lime plaster. Walls – Lime plaster with smooth finish on the outside and inside. Flooring – The verandah has mosaic tiles and the rest of the spaces have kota stone flooring. In one bedroom the kota stone has been replaced with ceramic tiles. Roof – Mangalore tiles on sloping roofs and cement finish on flat roof.		
7.9	INTERIORS	Plenty of old furniture such as built in cupboards, wooden partition with book shelves in the hall to separate the living and dining areas, tables, chairs, beds etc.		
7.10	COMPOUND / FENCE/ GATE	The two road facing compound walls have brick walls articulated with decorative piers. It is broken at the corner and some concrete jalis have been added a portion to raise the height. The rear wall is a simple brick wall and the wall shared with the adjoining premise is also a simple brick broken in between to allow the family to move between premises. The main gate is defined by decorative pier and is placed towards the right. There is another entry along the D Monte road that leads directly to the extension block at the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a cross just outside the main gate. It was first put up in 1899, encased in 1902, rebuilt in 1941 and re-erected in 1984. The compound has plenty of trees and plantation along the building edge. The compound is not maintained regularly.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage, not maintained.		
9.2	WALLS	Good – minor seepage, original in good condition, maintained.		
9.3	FLOOR	Good – partly replaced, original in good condition, maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original steel windows replaced with wood, maintained.		
9.6	ROOFING	Good – minor leakage, original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – additional toilets added, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Outhouse added in the rear margin, no other addition to the main building. Internal changes in terms of partitions and addition of toilets / bathrooms.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	It was learnt that the Municipality tried to remove the Cross on the road but the owner and his neighbors saved it. No access into the extension portion, it was locked.		

058	PEREIRA HOUSE	PLATE A



FRONT VIEW





ROAD SIDE VIEW ; FRONT LEFT VIEW



REAR SIDE VIEW



LEFT SIDE VIEW

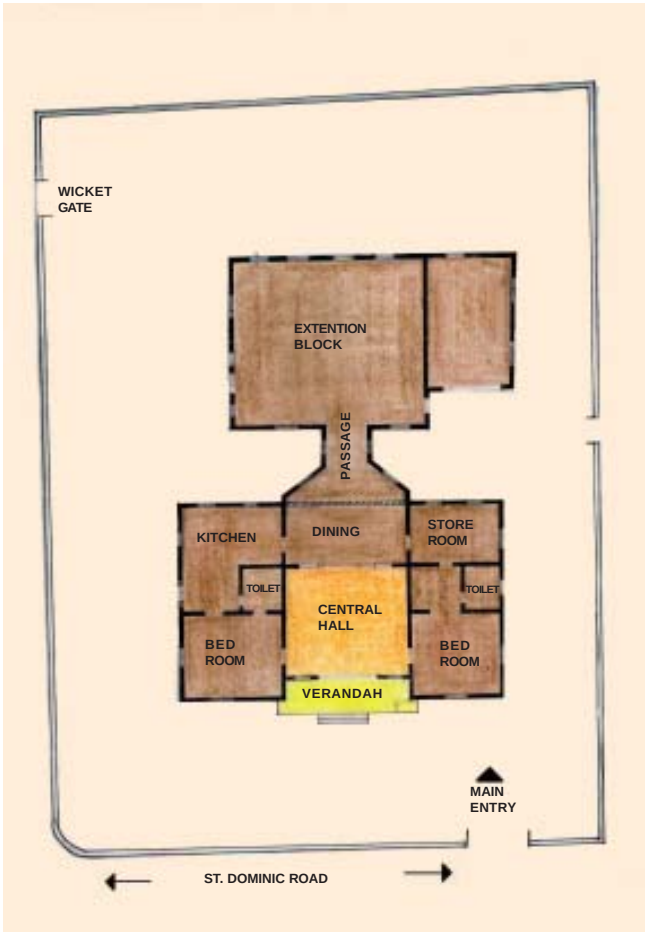


LEFT SIDE VIEW





RIGHT SIDE VIEW ; REAR SIDE VIEW



PLAN - GROUND FLOOR









INTERIOR VIEWS ; OLD WOODEN FURNITURE



ROOFING SYSTEM



ROOFING SYSTEM



FRONT DORMER DETAIL



INTERIOR VIEW





OLD FURNITURE ; ROOFING SYSTEM





OLD PIANO ; KING POST TRUSS

059	UNKNOWN PREMISE NO. 06



COMMON REF NO	059
CARD NO.	059
WARD	H (W)
CS NO.	425
PLOT AREA	822.8 sq m
BU AREA	226.25sq m
DATE	10/ 03/ 2005 02/ 05/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	059 PLATE A 059 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	NA.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1920.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Andrews Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Anthony Athogio, Smt. Linet Gomes.		
3.2	PAST	NA.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Andrews Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. This edifice forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. This edifice is set in its rectangular plot placed almost centrally. The main access is from St. Andrews Road. All the sides have brick walls.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

059	UNKNOWN PREMISE NO. 06			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by plinth band finished with plaster.		
7.2	WALLS	Brick wall with lime mortar.		
7.3	FLOOR	The structural system comprises of concrete beams and slabs supported on load bearing walls.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Granulated plaster on outside. Flooring – Verandah has IPS flooring in geometrical pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as benches and chairs.		
7.10	COMPOUND / FENCE/ GATE	There is brick compound wall on all four sides. The front wall is articulated with piers at regular intervals. There are two gates on the right and the left side articulate with piers. The gate on the right side provides access to the main entrance verandah and the driveway leads to the garage in the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	At the rear is a garage. The compound has large shady trees and peripheral plantation. The compound has part soft finish and part hard finish – there is a lawns in portions and parts are paved with tiles. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – original in good condition, maintained.		
9.2	WALLS	Excellent – original in good condition, maintained.		
9.3	FLOOR	Excellent – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Excellent – original in good condition, maintained.		
9.6	ROOFING	Excellent – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Collapsible grills on the windows and a toilet block at the rear have been added.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owner was completely against Heritage Listing. The house is extremely well preserved. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

059	UNKNOWN PREMISE NO. 06	PLATE A



FRONT VIEW



REAR DETAIL



FRONT DETAIL





RIGHT SIDE VIEW



RIGHT CORNER



FRONT VERANDAH



FRONT VIEW



VIEW



WINDOW DETAIL



FRONT BAY



RIGHT LEFT SIDE



FRONT VERANDAH

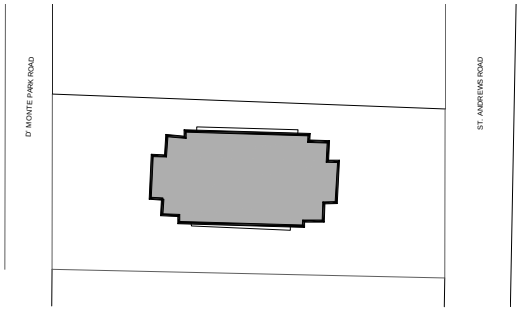


FLOORING DETAIL

060	BANDRA GYMKHANA



COMMON REF NO	060
CARD NO.	060
WARD	H (W)
CS NO.	419, 420
PLOT AREA	4879.60 sq m
BU AREA	532.13 sq m
DATE	26/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	060 PLATE A 060 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Bandra Gymkhana.	
1.2	EARLIER NAME	East Indian Hall.	
1.3	BUILT-IN	1906. Central Hall in 1935.	EXTENSION (if any): 2 rooms are constructed later on the first floor in the front portion and a porch was added on ground floor on left side in the compound.
2.0	**ACCESS**		
2.1	MAIN	D'Monte Road. Bandra (W).	
2.2	SUBSIDIARY	St. Andrews Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Trustee Of The Bandra Gymkhana as per agreement dated 7/10/34.	
3.2	PAST	Private – Bandra Gymkhana.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Recreational.	
4.2	PAST	Recreational.	
4.3	USAGE	Ground Floor – Recreational. First Floor – Recreational.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	Bandra Gymkhana is located between D' Monte Road and St. Andrews Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Bandra Gymkhana forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The Gymkhana was created with donations of the society's open space and abutting plots. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The compound is huge and houses several sports activities.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan is a rectangular block, symmetrical along the central axis. In the center is the badminton court that has a double height. It also functions as a large hall for events, there is the stage on one end for performances. On one of the longer side are additional rooms for table tennis, billiards, offices, staircases etc on both floors and on the other side is a large semi open verandah for sitting / socializing. This is also the formal entry to the building. The main hall has verandahs / viewing galleries at the first floor level overlooking the hall. <u>Style and Features</u> The building is extremely plain and there are no specific stylistic references. It is simple concrete structure and what perhaps is of significance is the spans and the reinforced concrete structure.	
5.3	INTRINSIC	The scheme for Bandra Gymkhana was mooted by prominent citizens of the East Indian Community. Dr. D. A. D Monte donated a plot of land (7600 sq yards) in the Salsette Catholic Co-Operative Housing Society and Rs. 5000 to begin with. Further the Salsette Catholic Co-Operative Housing Society allowed the lands it has reserved for recreation purposes (3400 sq yards) also to be used for establishing the Gymkhana. Another plot owner, Mr. J. R. Athaide who owned as plot adjacent to Mr. Monte's plots also parted with his land. The total area is about 11000 sq yards of which 5200 are used for the park, 2700 for the Pavilion and 3100 for the tennis courts. The Gymkhana was established on November 4, 1933; plans were prepared and on April 22, 1934 the foundation stone of the building was blessed by His Grace the Archbishop of Bombay. The Pavilion was opened on May 4, 1935 by Lord Bra Bourne, Governor of Bombay. It housed various activities – lawn tennis, badminton, table tennis, billiards, cricket, bridge, library and social events. It was primarily meant for the East Indian Community and was also open to the members of the Salsette Catholic Co-Operative Housing Society.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

060	BANDRA GYMKHANA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, undressed, capped with plinth band in exposed stone.		
7.2	WALLS	Brick with cement mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in rectangular patterns. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden paneled lower division.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	A very simple building – essentially a large hall with four elements at the corners, there is hardly any ornamentation or embellishment. The exterior walls are in a shade of light pink with elements such as a bands around the windows, concrete chajja at roof level and sill are in a dark / maroon brown color. A key feature is the large / huge full-length windows along the walls of the stage that has the name – East Indian Hall written on it. The interiors are richly articulated, the badminton hall has special flooring, wooden lockers and decorative columns and a frieze above the stage.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main badminton hall has special cement tiles with the court drawn, the passages on first floor and in they bay defined along the hall in the kitchen and table tennis room and certain common areas such as staircase landings have colored cement tiles, while the remaining parts of the kitchen, table tennis room, offices have mosaic flooring. The stage has wooden flooring the semi-covered verandah has Shahbadi/Kota stone flooring. Roof – Concrete finish.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	All four sides have stonewalls with wire mesh at the top. There are entries from the D'Monte and St. Andrews Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge with a lot of open space for sports and games. There are tennis courts. In addition there are utilities / services such as the watchman's cabin and pump house. There are quite a few trees along the compound. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Window AC units.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Recently additions are being made to the building. Until now a temporary shed was added in continuation with the semi open verandah.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the secretary of Bandra Gymkhana Mr. Larry Gonsalves.		



REAR VIEW OF THE PREMISE





PASSAGE ON FIRST FLOOR ; INTERIORS



REAR VIEW ACROSS THE ROAD



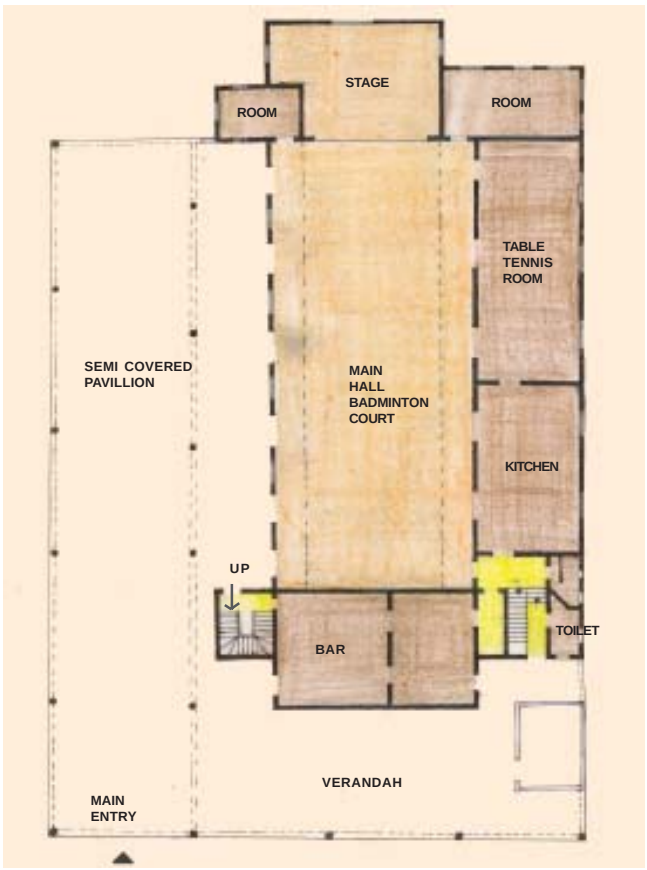
BUST OF DR. D. A. D'MONTE



SEMI COVERED DR.D'MONTE PAVILLION



NAMES OF BENEFACTORS



PLAN - GROUND FLOOR





MAIN HALL BADMINTON COURT ; TABLE TENNIS COURT



BAR



SEMI COVERED AREA



KITCHEN



MAIN HALL INTERIORS



STAIR AT FIRST FLOOR LEVEL

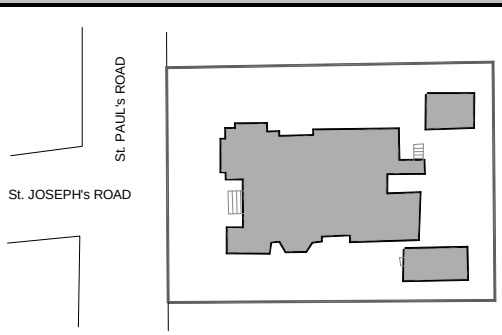


VIEW OF HALL & STAGE FROM FIRST FLOOR

061	PARK MANOR



COMMON REF NO	061
CARD NO.	061
WARD	H (W)
CS NO.	403
PLOT AREA	890.1 sq m
BU AREA	253.63sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	061 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Park Manor.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA, Survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	St. Pauls Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Garden D'Souza, Mr. Neras D'Souza, Mr. Batram D'Souza, Ms. Slim D'Souza.		
3.2	PAST	NA.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Pauls Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Park Manor forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Park Manor is set in a rectangular compound. The structure is placed almost centrally in the plot. Main access is from St. Pauls Road. All four sides have brick wall. At the rear there are two structures. There are few trees in the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

061	PARK MANOR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Concrete staircase.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper portion and paneled shutters on lower portion. Doors – The doors have straight lintels. Each door has 2 divisions - ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – Verandah has mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides. The front compound wall is low and has two gates. The gate on the left side is old and is articulated with piers. The right side gate has been replaced by a new gate.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	At the rear, there are two out structures. The compound has soft finish – loose soil. The compound has large shady trees and peripheral plantation. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Fair – external walls are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT DETAIL



RIGHT SIDE VIEW



RIGHT BAY



FRONT ENTRANCE

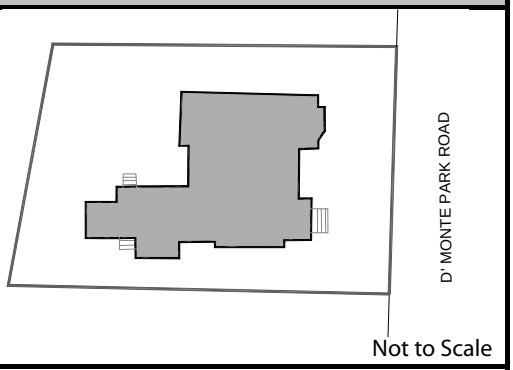


STAINED GLASS DETAIL

062	UNKNOWN PREMISE NO. 07



COMMON REF NO	062
CARD NO.	062
WARD	H (W)
CS NO.	416
PLOT AREA	762.5 sq m
BU AREA	188.02sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	062 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	NA.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	D Monte Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Rev.V.Dyev Vicar Of R. C. Church St.Andrews Bandra, Rev.A.D'Souza V. Dyev Vicar Of Mount Carmel, Rev. Z. D'Souza Chaplain R. C. Chapel Of St. Josheph Chapel, Bandra.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on D Monte Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. This edifice forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron road pattern, regular shaped plots and open spaces. This particular pocket had old bungalows set in compounds – Monte Ville, Grey Villa, Edville, The Heritage, Christina and many others. At present the area is purely residential in nature. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. This edifice is set in a small compound placed almost centrally. The main access is from D Monte Road. All the sides have brick walls. The compound has several trees. The main entrance gate is in front of the entrance verandah and a paved path way leads to the entry.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a cottage type colonial vernacular building with a circular bay window and simple entry with low swing doors that are decorative. The colour scheme and the upkeep of the building are remarkable.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

062	UNKNOWN PREMISE NO. 07			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick wall with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper division and wooden panels in the lower division. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, however the spatial configuration and the structural system cannot be described, as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore Tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is brick compound wall on all four sides. The front compound wall has a small gate on the right side. A pathway from the gate leads to the main entrance.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has large shady trees and peripheral plantation. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The central open verandah has been enclosed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

062	UNKNOWN PREMISE NO. 07	PLATE A

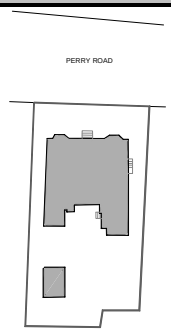


FRONT VIEW

063	FERNLEY HOUSE



COMMON REF NO	063	
CARD NO.	063	
WARD	H (W)	
CS NO.	395	
PLOT AREA	957.4 sq m	
BU AREA	268.92 sq m	
DATE	11/ 03/ 2005	
RECORDED BY	Chaitali	
REVIEWED BY		
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai	
PHOTO REFERENCE	063 PLATE A	



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Fernley House.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1930.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Joseph Nester Fernandes.		
3.2	PAST	NA.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Perry Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of it is under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. This edifice is set in a rectangular compound placed almost centrally. Main access is from Perry Road. All the sides have brick walls. There are two entrance gates in cast iron defined by the piers. At the rear is a garage. The compound has several trees.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

063	FERNLEY HOUSE				
7.0	**CONSTRUCTION**				
7.1	PLINTH	NA, Survey not allowed.			
7.2	WALLS	Brick wall with lime mortar, load bearing.			
7.3	FLOOR	NA, Survey not allowed.			
7.4	STAIRS	NA, Survey not allowed.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panels Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.			
7.6	ROOFING	NA, Survey not allowed.			
7.7	ARTICULATION	NA, Survey not allowed.			
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	There is brick wall on all four sides. Front wall is articulated with piers at regular interval. There are two entrance gates defined by the piers.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a garage at the rear of the plot. The compound has large shady trees and peripheral plantation. The compound is fairly maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	NA, Survey not allowed.			
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.			
9.0	**CONDITION**				
9.1	PLINTH	NA, Survey not allowed.			
9.2	WALLS	Good – original in good condition, exteriors are not maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	NA, Survey not allowed.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	NA, Survey not allowed.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



FRONT BALCONY DETAIL



BRACKET DETAIL

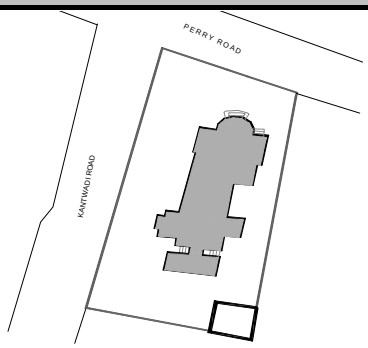


FRONT VIEW

064	VILHERVIN



COMMON REF NO	064
CARD NO.	064
WARD	H (W)
CS NO.	387
PLOT AREA	980.8 sq m
BU AREA	205.38 sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	064 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Vilhervin.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA, Survey not allowed but it appears that there is an extension at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	Chimbai Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Milton Fernandes, Mr. Teresa Mascot Hans.		
3.2	PAST	NA.		
3.3	STATUS	Tenants on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Perry Road and Chimbai Road, which had and continues to have some of the largest villas and mansions. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Roma House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Vilhervin is set in long rectangular compound placed almost centrally. The main access is from Perry Road. The front side has low brick wall with two entrance gates in cast iron in front of the entrance porch. The right side facing Chimbai Road has no compound wall. The rear side has a brick wall with wired mesh above and the left side has wired mesh with concrete posts. The compound has several trees.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a unique example of an art deco façade on a long building without any references what so ever on the other sides. However the building has become memorable because of the single gesture in the façade and the consistent use of decorative jail and overhangs that award a certain horizontality that was important to this style.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

064	VILHERVIN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Partially exposed in the front portion, Malad stone with lime mortar, random rubble masonry, undressed. Most of the plinth is finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Concrete staircase and cast iron stair at the left side.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints ad finished with plaster. Walls –Cement plaster with smooth finish on outside. Flooring – Verandah has IPS flooring in floral pattern. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front side has low brick wall with two entrance gates in cast iron one for vehicular entry and the other for pedestrian entry in front of the entrance porch. The right side facing Chimbai Road has no compound wall. The rear side has a brick wall with wired mesh above and the left side has wired mesh with concrete posts.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are few structures in the compound. A garage and a servant's quarter is in the rear of the plot. There is also a well. The compound has hard finish – compacted earth. The compound has large shady trees and peripheral plantation. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



DETAIL OF FRONT VERANDAH



FRONT VIEW



RIGHT SIDE VIEW



CEMENT BLOCKS



ENTRANCE GATE DETAIL



DETAIL OF SPIRAL STAIRS

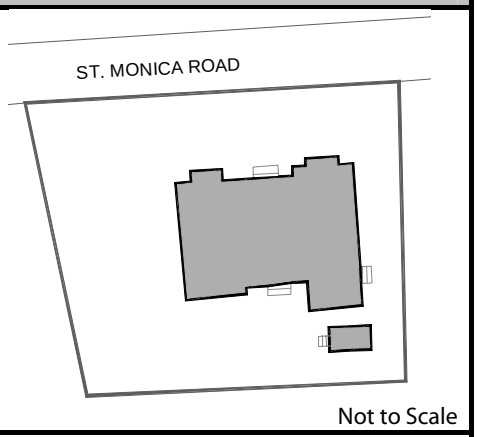


REAR ROAD SIDE VIEW

065	D'SILVA HOUSE



COMMON REF NO	065
CARD NO.	065
WARD	H (W)
CS NO.	378
PLOT AREA	632.1 sq m
BU AREA	119.98 sq m
DATE	11/03/2005 04/05/2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	065 PLATE A 065 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Allwyn D'Silva House.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1938.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. Monica Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd., Lessee – Vilhemina Theresa D'Silva, Allwyn Joseph D'Silva.		
3.2	PAST	NA.		
3.3	STATUS	Owner on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Monica's Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. D'Silva House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. D'Silva House is set in a large square plot. The structure is placed a little off center towards the right side of the plot leaving a large left margin. There are plenty of trees and plantation in the compound. A paved pathway leads to the entrance porch. The compound has one toilet block at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> This house was built as a single-family dwelling. The overall plan is a square block with 3 bays. The left bay houses the dining, kitchen and the toilets. The central bay has the main hall flanked by verandah in the front and the rear. The right bay has the living rooms. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with minimal articulation / embellishment, but has a very human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period. The front verandah with its unique railing is a key feature. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	The current owner's father built the house.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

065	D'SILVA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, with regular joints, capped by a plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	NA.		
7.5	OPENINGS	Windows – Windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Windows also have ornate cast iron grills. Most of the windows are protected by concrete chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator on the top with glass panes and paneled shutters.		
7.6	ROOFING	The house has gable roofs over the 2 side bays and a hipped roof over the central bay forming a T shape. As the spans are not large, the structural system is simple A trusses span across the load bearing walls, purlins span the trusses and wooden boards span the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure with walls painted in white and elements such as the windows, sills, chajjas, roof fascias and the verandah colonnade, roof members & railing in dark brown. There is hardly any ornamentation / embellishment except for the decorative railing in the front verandah. Symmetry is maintained both in the plan. The front façade has the verandah in the center with a decorative fascia & railing and the side bays have gable roofs & the typical windows. The remaining three sides have simple windows. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the inside and outside. Flooring – The original flooring has been replaced with ceramic tiles in most of the spaces expect for some passages and the kitchen that have the Shahbadi tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	Moveable furniture like cupboards and other furniture such as beds, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls and gate are intact. The main entry gate is in the center in front of the entrance verandah and a pathway leads towards it.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is quite large and the margin spaces are generous. The front margin has a garden and a paved pathway leading from the entrance gate to the verandah. The compound has plenty of trees and plantation along the structure and compound walls. There is a toilet block in the rear margin. The compound has soft and hard finished. Parts of the rear margin are paved and the remaining three sides have loose earth and grass. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate in the living room – adequate in the rest of the house. The living room has no windows opening directly to the outside, supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage has resulted in tile dado in the interior walls, maintained.		
9.2	WALLS	Good – problem of rising damp, maintained.		
9.3	FLOOR	Good – flooring has been replaced in bedrooms and dining room, rest of the spaces has the original Shahbadi flooring.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Poor – the toilet door is broken and the toilet seems to be defunct.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A shed is erected in front of the rear verandah.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Tiles have been added on the inside walls and the flooring has been changed in most of the spaces.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in an interview with the owner.		

065	D' SILVA HOUSE	PLATE A



FRONT VIEW



FRONT ENTRANCE VERANDAH



RIGHT SIDE VIEW



FRONT VIEW



REAR VIEW - TOILET BLOCK





FRONT LEFT VIEW ; REAR VIEW



PLAN - GROUND FLOOR



ENTRANCE PORCH



INTERIOR - MAIN HALL





ROOFING SYSTEM





VERANDAH - ROOFING SYSTEM



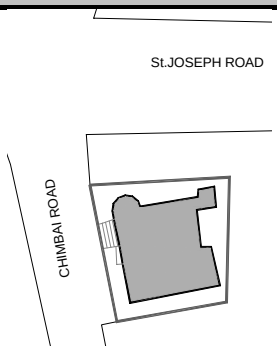


CONCRETE CHAJJA ; GRILL DESIGN

066	BHUPATI TARU VILLA



COMMON REF NO	066
CARD NO.	066
WARD	H (W)
CS NO.	259
PLOT AREA	172.8 sq m
BU AREA	81.77 sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	066 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Bhupati Taru Villa.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Chimbai Road.		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Satyandranath Bhupati Charan Dutt, Mrs. Bela Satyendranath Dutt.		
3.2	PAST	NA.		
3.3	STATUS	Office on ground floor. Owner on first floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Chimbai Road just at the edge of Chimbai Gaothan. The house falls in an in between neighborhood in terms of the built fabric – the Chimbai Gaothan which has an organic fabric in nature and the well planned Bandra TPS and thus responds to both building typologies in terms of site layout, spatial organization, massing and articulation. Bhupati Taru Villa is quite an impressive building and can be sited from a distance along the Chimbai Gaothan. It is set in a small compound placed almost centrally and occupies most of the plot with very less marginal spaces.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is an eclectic colonial vernacular building that is made to look like a castle with the help of a round stair case shaft that has a parapet with pointed arched openings and Gothic arches on the façade that have a trifoliate emboss in the arched part. The colour scheme – white walls with key design elements in deep blue colour – enhances the overall impact of the building.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

066	BHUPATI TARU VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows in front of left bay have 2 divisions – shutter with glass panes from lintel to sill and paneled shutter from sill to floor. Doors – The doors have arched lintels with paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the sides have simple brick walls. Front compound wall on Chimbai Road has a wooden entrance gate on the left side defined by the piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot is not very large and the house occupies most of the plot leaving marginal spaces around which are paved in concrete. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A water tank has been added.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW OF THE RIGHT CORNER



WINDOW DETAIL FROM INSIDE



REAR VIEW



FRONTAL FENESTRATIONS









RIGHT / LEFT VIEW



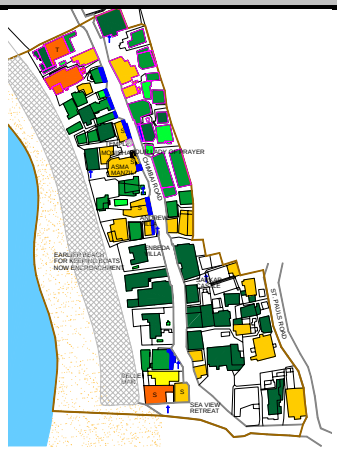
FRONT FACADE / LEFT CORNER VIEW

ROOFING DETAIL

067	BANDRA CHIMBAI VILLAGE PRECINCT



COMMON REF NO	067
CARD NO.	067
WARD	H (W)
CS NO.	NA
PRECINCT AREA	2.36 Ha
BU AREA	0.65 Ha
DATE	02/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	067 PLATE A 067 PLATE B 067 PLATE C 067 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Bandra Chimbai Road Precinct.		
1.2	EARLIER NAME	Bandra Chimbai Road Precinct.		
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Chimbai Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private, Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Chimbai Gaothan lies to the extreme west of Bandra along the sea coast. The Chimbai Road / St Paul's Road provides access to the settlement and passes through the settlement. The settlement is completely engulfed by the new developments that are high rise and quite haphazard. The built fabric at the road edges is being transformed and is completely converted to commercial use. The precinct encompasses the Bandra Chimbai settlement – to the west is the Arabian Sea, to the east is St. Pauls Road & some residential developments, to the south is the Hill Road and to the north is are new developments. The total area is approximately 2.36 ha and has about 81 structures. The predominant community is East Indians.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is linear form and has developed on both the sides of the Chimbai Road that runs north south. It is quite possible that the road was an internal lane which is widened. The depth of the houses is not too much and a few by lanes / short widenings run in the east west direction and provide access to the individual housing clusters. The Chimbai Road and the by lanes are meandering and widen into open squares / nodes at intersections that are marked by crosses and trees with platforms and become lively spaces for interaction within the community. The built form is organic, homogenous and low rise-high density. The edges are completely commercial but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community. There is lot of illegal construction and slums along the sea front. This area was earlier used for beaching fishing boats.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 81 structures and majority of them are (43, 53.08 %) are G+1 structures. A major portion of the built fabric has been rebuilt; new structures have replaced the old. Out of the total 81 structures surveyed about 24 (29.63%) of them have retained the old fabric and are in a good condition. Of these 5 are significant, 1 has undergone transformation. The remaining 57 (70.37%) are newly constructed. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns although in this settlement one sees a mix of typologies. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storeyed block with a well articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. There are other typologies such as the town house typology and the villa typology. The houses on the main roads have witnessed significant transformation.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA.
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 12 houses (14.81 %), G+1 – 43 houses (53.08 %), G+2 and above – 26 structures (32.09 %).		

067	BANDRA CHIMBAI VILLAGE PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in the old houses. New structures have brick plinths finished with plaster.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most houses, some houses have external stairs. In structures that have undergone transformation, concrete stairs have replaced wooden stairs.		
7.5	OPENINGS	Windows - East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, the 2 storeys are highlighted by a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the streets and the chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units in some of the houses.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	About 70% of the built form has been replaced – old buildings have been demolished & new ones have been constructed. The overall formal characteristics of the place have changed though new structures are built on old footprints. Many of the older structures have been transformed by enclosure of verandahs. sub divisions & addition of services.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In many cases the original form is retained but materials & finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding areas is leading to redevelopment of several old houses. A major issue is the undeveloped sea edge that is being encroached and is a garbage dump. Some of the residents have been fighting this in a major way. The overall environment is not very well maintained.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the village.		



VIEW OF CHIMBAI ROAD



AN INTERNAL LANE



DEVELOPMENTS ALONG CHIMBAI ROAD



LANE IN THE PRECINCT



STREETSCAPE



FRONT VIEW OF AN EDIFICE



TRANSFORMATION OF THE BUILT FORM



VIEW OF BEACH & ENCROACHMENTS ALONG THE SAME





VARIOUS CROSSES ALONG THE BEACH



SIDE VIEW OF AN EDIFICE





VIEW OF VARIOUS CHOWKS



VIEW OF AN EDIFICE



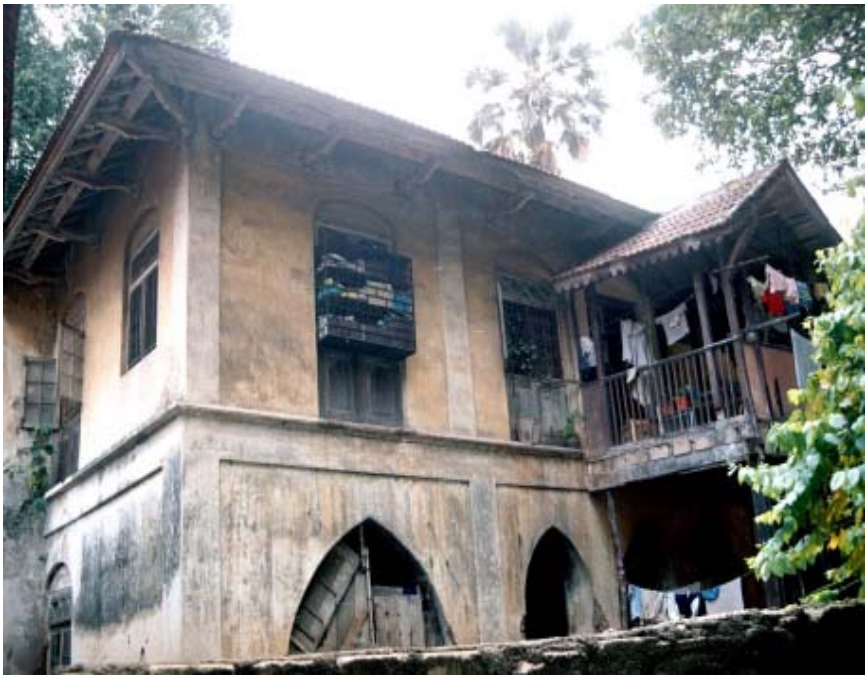
INTERIOR VIEW OF VERANDAH



VIEW OF AN EDIFICE & CROSS



ASMA MANZIL



CORNER VIEW OF AN OLD EDIFICE



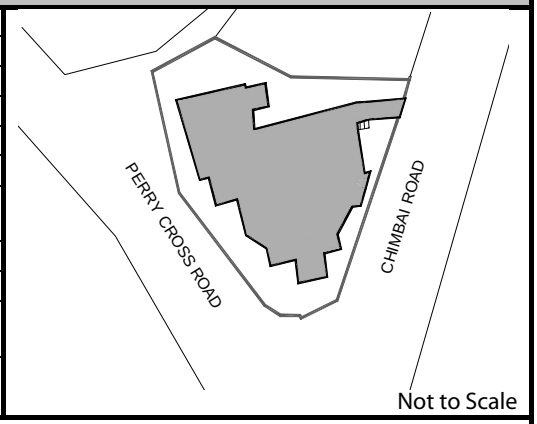


MONISHA HOUSE ; ROOFING DETAIL

068	OLIVIA



COMMON REF NO	068
CARD NO.	068
WARD	H (W)
CS NO.	364
PLOT AREA	357.20 sq m
BU AREA	164.74 sq m
DATE	11/ 03/ 2005 04/ 05/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	068 PLATE A 068 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Olivia.	
1.2	EARLIER NAME	Olivia.	
1.3	BUILT-IN	1902 – 1910.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Chimbai Road and Kantwadi Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Alogorious Dominic Miranda Mrs. Olive Miranda.	
3.2	PAST	Private – Mr. A. D Miranda, husband of the above.	
3.3	STATUS	Ground Floor: Owner (Mrs. Olive Miranda) + tenant (corner shop). First Floor: Tenant. Second Floor: Tenant, does not live here, locked and gone.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential+ commercial (small corner shop).	
4.3	USAGE	Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Chimbai Road and Kantwadi Road. The house falls in an in between neighbourhood in terms of the built fabric – the Chimbai Gaothan which has an organic fabric in nature and the well planned Bandra TPS and thus responds to both building typologies in terms of site layout, spatial organization, massing and articulation. Olivia is set in a triangular plot at the junction of Chimbai and Kantwadi Road. It is quite an imposing structure and the plan / form responds to the peculiar location. The plot is not very large; the house covers most of the plot leaving minimal marginal spaces. The main access is from the junction.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 3 occupants – one family on each floor – this is evident from the main stair on the right side that clearly differentiates the three entries and that the plan on each floor is a self contained unit & identical. The triangular shape of the plot dictates the plan form. The plan is a triangular, 3 storeyed block of rooms organized in a series of lateral bays, there are no corridors / internal passages, one room leads to another. There is an entrance porch in the front. It leads to the central hall (now sub divided). The next bay of rooms are the more private living/dining areas followed by the service spaces such as the kitchens and storage spaces. It is quite probable the front staircase was in wood and later on replaced in concrete. <u>Style and Features</u> No specific stylistic references, it evokes the typical East Indian Christian House in terms of the exterior treatment – use of colour, pilasters and windows. It's a very simple building but important from the point of view of response to the context / location, disposition of forms and the cast iron external railings.	
5.3	INTRINSIC	The house was built by Mrs. Miranda's father in law. Its construction started in 1903 and was completed in 1910. The first and second floors were tenanted out from the very beginning. Mrs. Pervez Mody – the grandmother of the tenant's family on the first floor got married and came to this house 58 years ago. She says, her husband's family moved into this house about 70 years ago. Mrs. Olive Miranda's husband Mr. A.D. Miranda used to work for the Port Trust and he inherited the house from his father. Mrs. Miranda's children live in Australia and England and she lives alone on the ground floor.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+2	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in exposed stone.	
7.2	WALLS	Brick with lime mortar, load bearing.	

068		OLIVIA			
7.3	FLOOR	The first and second floor structural system comprises of wooden beams and joists supported on stone columns and load bearing walls. Wooden boards span the joists. The front verandah must have had a sloping wooden roof, which has been replaced by a concrete slab. The original staircase in wood collapsed and has been replaced stair supported by a framework of concrete beams and columns.			
7.4	STAIRS	Concrete stair supported by a frame structure of concrete beams and columns.			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters. The windows on the front façade, facing the road junction are full length with glass panes. Several windows have been replaced and these have with glass panes in the upper division. The windows on the front (south) and west façade are protected by wooden chajjas. Doors – The doors have segmental arched lintels. Each door has 2 divisions – ventilator at the top and paneled shutters.			
7.6	ROOFING	The house has a pitched roof with Mangalore tiles. Each bay has individual sloping roofs. The structural system cannot be described, as there was no access.			
7.7	ARTICULATION	The plan and form of the house is a variation of the East Indian House found in the coastal Gaothans. It's a rectangular, elegant, three storeyed block sloping roofs over each bay. Each vertical panel/bay and floor is defined on the exterior by projected bands painted in a red colour and the walls are in a light yellow colour. Each bay / panel is punctured by the typical window. The front porch is articulated as a separate element. It is quite probable that it was covered / enclosed by windows at a later date. The interiors are simple and large spaces with no ornamentation / embellishment except for some old furniture.			
7.8	FINISHES	Plinth – Exposed stone masonry. Walls – Cement plaster with smooth finish on the inside and outside. Flooring – Front room has new mosaic tiles and other spaces have old shahbadi tiles. Roof – Mangalore Tiles on the pitched roof.			
7.9	INTERIORS	Built in shelves and movable furniture such as cupboards, beds, chairs, tables.			
7.10	COMPOUND / FENCE/ GATE	The edifice is on a major junction and the entire edge is triangular, defined by a brick wall articulated with piers. There are two entrance gates on this edge, one on the junction and the other on the right side in front of the main staircase. The rear compound has a plain brick wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a convenience shop at the corner of the property under the staircase. The side open spaces between the building and compound are negligible. There are a few trees and some plantation along the compound wall. Most of the compound has loose earth. The compound is not maintained regularly.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate on all the floors as the windows are closed most of the time and the spaces are large, supplemented by artificial lights.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Fair – original in good condition, maintained.			
9.2	WALLS	Fair – original is fair condition, not maintained.			
9.3	FLOOR	Fair – original in fair condition, not maintained.			
9.4	STAIRS	Fair – original replaced, new stair, maintained.			
9.5	OPENINGS	Fair – a few of the original opening are replaced and transformed, maintained.			
9.6	ROOFING	Fair – as visible from outside, no access from inside.			
9.7	ARTICULATION & FINISHES	Fair – external plaster shows the effect of weathering, not maintained.			
9.8	SERVICES	Good – maintained.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The entrance porch/verandah has been covered; there must have been a sloping roof, which has been replaced by a concrete slab. A parapet and a shed comprising of asbestos sheets and pipes have been added. A concrete stair has replaced the original wooden staircase; however the original grills and railing were reused. Asbestos shed has been added to protect the staircase from the top. Many windows have been changed, closed and grills have been added. The rear verandah has been closed, on the second and first floor windows, grills, wooden boards and plastic sheets have been used to enclose the space and on the ground floor a brick wall. All changes are unsympathetic.			
10.2	STRUCTURE	Addition of a concrete frame of beams and columns to support the staircase.			
10.3	ARTICULATION & FINISHES	Second floor staircase and landing were refurbished and clad in mock brick finish; flooring has been replaced in the entrance verandah and bathrooms.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The tenant living here has another house / apartment in Bandra and lives there. The tenant pays an abysmally low rent of Rs. 180/month, has locked the premise and refuses to vacate. This is affecting the maintenance of the building.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to second floor of the house. The information has been collected in an interview with the owner Mrs. Olive Miranda.			



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



ROAD SIDE VIEW



RIGHT SIDE VIEW





FRONT ENTRY ; STAIR RAILING



PLAN - GROUND FLOOR





INTERIOR - GROUND FLOOR ; FURNITURE - FIRST FLOOR



WOODEN SOFA



BED ROOM



CEILING - GROUND FLOOR



LIVING - FIRST FLOOR



DINING - GROUND FLOOR

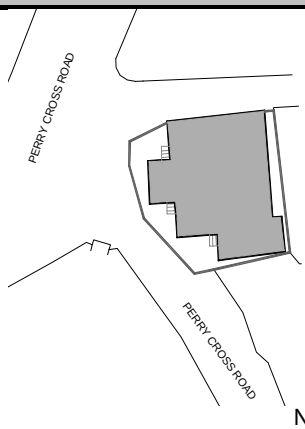


BED ROOM - GROUND FLOOR

069	FERNANDES HOUSE



COMMON REF NO	069
CARD NO.	069
WARD	H (W)
CS NO.	342
PLOT AREA	303.50 sq m
BU AREA	210.70 sq m
DATE	11/ 03/ 2005 05/ 05/ 2005
RECORDED BY	Chaitali, Priyanka
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	069 PLATE A 069 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Fernandes House.	
1.2	EARLIER NAME	Fernandes House.	
1.3	BUILT-IN	*1925s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Perry Cross Road and Chimbai Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Ronald Cecil Fernandes, Ms. Myers Ellen Fernandes and Mr. Norma Linde Fernandes.	
3.2	PAST	NA.	
3.3	STATUS	Owner on the ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Perry Cross Road and Chimbai Road. The house falls in an in between neighbourhood in terms of the built fabric – the Chimbai Gaothan which has an organic fabric in nature and the well planned Bandra TPS and thus responds to both building typologies in terms of site layout, spatial organization, massing and articulation. Fernandes is set in a triangular/rounded plot at the junction of Perry Cross and Chimbai Road. The house is a typical East Indian House found in the coastal village settlements. The plot is not very large; the house covers most of the plot leaving minimal marginal spaces. The main access is from the junction.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The house is close to the Chimbai Gaothan and the plan and the form are similar to the East Indian House found in the coastal gaothans. The plan is a rectangular, single storeyed block of rooms organized in a series of lateral bays, there are no corridors / internal passages, one room leads to another. There is an entrance porch in the front. It leads to the central hall flanked by rooms. The next set of rooms is the more private living/dining areas followed by the service spaces such as the kitchens, bathrooms, toilets, staircase and storage spaces. <u>Style and Features</u> The significance of the Fernandes House lies in the fact that this is a replica of a Goan Christian House complete with the verandah. There are no other stylistic references.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc).	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

069		FERNANDES HOUSE			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone with lime mortar and finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	NA.			
7.4	STAIRS	None.			
7.5	OPENINGS	Windows – The windows have semi circular arched lintels. Each window has 2 divisions – ventilator at the top and shutters with stained glass opening out. The side facades have full-length windows. Doors – The doors have semi circular arched lintels. Each door has 2 divisions – shutter and a ventilator at the top.			
7.6	ROOFING	The structural system of the roof consists of wooden beams and joists.			
7.7	ARTICULATION	The plan and form of the house is similar to the East Indian House found in the coastal gaothans. It's a rectangular, elegant, single storeyed block with a single hipped roof. Each vertical panel/bay is defined on the exterior by projected pilasters and is punctured by the typical window with bands and sill projections. The walls are painted in a light cream colour and pilasters; window bands are bright red brick colour. The windows are painted in light green colour. The front porch is articulated as a separate element. It is quite probable that it was covered / enclosed by windows at a later date. The interiors are simple and large spaces with no ornamentation / embellishment.			
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Mosaic flooring. Roof – Mangalore tiles.			
7.9	INTERIORS	Old furniture such as tables, chairs.			
7.10	COMPOUND / FENCE/ GATE	The edifice is on a major junction and the entire edge is circular, defined by a brick wall articulated with piers. There are two entrance gates on this edge, one on the left side and the other on the right side. There is no compound wall on the left and rear sides.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The side open spaces between the building and compound are negligible. The left edge of the building abuts the street and the rear edge abuts another property. There is some plantation in the front portion of the compound. Most of the compound has paving and loose earth. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate natural light in the internal portions and supplemented by artificial lights.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.			
9.0	**CONDITION**				
9.1	PLINTH	Poor – severe water seepage, not maintained.			
9.2	WALLS	Fair – original in a fair condition, not maintained.			
9.3	FLOOR	NA.			
9.4	STAIRS	None.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – some leakage, maintained.			
9.7	ARTICULATION & FINISHES	Good – painted regularly, water seepage, maintained.			
9.8	SERVICES	Fair – original in fair condition, maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Fair.	
10.0	**TRANSFORMATION**				
10.1	FORM	None.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in an interview with the owner – Mr. R.C. Fernandes.			

069	FERNANDES HOUSE	PLATE A



FRONT LEFT VIEW





FRONT VIEW ; LEFT SIDE VIEW



LEFT SIDE VIEW



ENTRANCE



ROAD SIDE RIGHT VIEW



PROXIMITY BETWEEN TWO DWELLING UNITS



PLAN - GROUND FLOOR



CEILING - GROUND FLOOR



WINDOW WITH STAINED GLASS



MAIN HALL





CENTRAL HALL ; FLOORING PATTERN



TOILET



WOODEN PARTITION



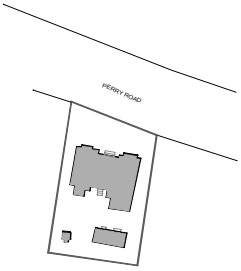


INTERIOR DOOR & WINDOWS ; DETAIL CEILING

070	KHAN HOUSE



COMMON REF NO	070
CARD NO.	070
WARD	H (W)
CS NO.	326
PLOT AREA	661.40 sq m
BU AREA	152.76 sq m
DATE	11/ 03/ 2005
RECORDED BY	Chaitali, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	070 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Khan House.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Sharad Mofatraj Munot		
3.2	PAST	NA.		
3.3	STATUS	Owner on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Perry Road, which had and continues to have some of the largest villas and mansions. The area is well planned with gridiron roads, regular shaped plots. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Khan House is located almost centrally in a rectangular plot. There are two entrance gates – one is a vehicular entry and the other is a pedestrian gate. The main vehicular gate is on the left side of the plot and the small pedestrian gate is on the right side of the plot. There are other two small structures on the rear side of the plot.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan is symmetrically divided into two bays, segregated by the front verandah, followed by the main hall. The plan of the structure cannot be explained in detail, as entry into the interiors of the premise was not allowed. <u>Style and Features</u> The plan of the structure represents the cottage design typologies popular in early/mid 1900s. The design is highly influenced by the colonial style of cottages.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

070	KHAN HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper half and wooden panels on lower half. Some of the windows are protected by sloping chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints, painted. Walls – Lime plaster with rough finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The compound wall in the front is articulated with piers with stone infill wall with concrete jails on top. The other three sides have brick wall with bamboo panels fixed on top of the wall on all sides obstructing the view of the house. There are two gates in cast iron on both the sides, facing road. The gate on the left is large and provides vehicular access and on the right is small pedestrian entry gate.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are few other structures in the rear of the plot. The compound has hard finish – paved. There are a few trees along the compound wall. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good condition, maintained.		
9.2	WALLS	Good – original in a good condition, well maintained.		
9.3	FLOOR	None.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in a good condition, well maintained.		
9.6	ROOFING	Good – original in a good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in a good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

070	KHAN HOUSE	PLATE A



ROAD SIDE VIEW



FRONTAL DETAIL



LEFT SIDE VIEW



WINDOW DETAIL



ELEVATION DETAIL

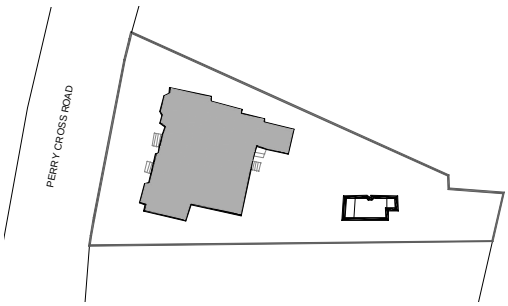


LEFT MARGIN DETAIL

071	GILDER VILLA



COMMON REF NO	071
CARD NO.	071
WARD	H (W)
CS NO.	687
PLOT AREA	924.20 sq m
BU AREA	208.44 sq m
DATE	13/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	071 PLATE A



Not To Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Gilder Villa.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): Building added on the rear side of the plot.
2.0	**ACCESS**		
2.1	MAIN	Perry Cross Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Peter Fransis Dias, Lessee – Meena Suresh Raheja, Mr. Chandu Laxmandas Raheja.	
3.2	PAST	NA.	
3.3	STATUS	Owner on both floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Perry Cross Road, which had and continues to have some of the largest villas and mansions. The area is well planned with gridiron roads, regular shaped plots. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Gilder Villa is set in a trapezoidal (tapering) plot facing the Perry Cross Road. The structure was placed centrally towards the road with a large rear margin. The plot has been subdivided and the rear portion has been sold off. There is a multi storeyed apartment building of the same name. The right margin of the villa has been lost and is now used as an access road to the building at the rear. There is a small garden in the front. Two gates provide entry into the plot, one to the villa and the other to the apartment complex at the rear.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a mix of the villa and town house typology, with an asymmetrical composition that has the floor bands, the stained glass work and the colour scheme to make it visually interesting. However the new multi storeyed building behind it built by the owners has completely changed the scale of the original gilder villa.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G, G+1(part)	

071	GILDER VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows are protected by concrete chajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Stone finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides. There are two gates on both the corners of the front wall. The gate on the left leads to the front verandah of the old Gilder Villa, which now is not used. A driveway from the gate on the right side leads to the new apartment and the back entry into the villa. A wall has been built on the left side of the right drive way to prevent access to the villa from the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A multi storeyed residential apartment has been built behind the old Gilder Villa which is also known as Gilder Villa. There are several large trees and plantation along the compound. There is a well-maintained garden in the front of the main house. The compound has hard finish – concrete paved. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good condition, well maintained.		
9.2	WALLS	Good – original in a good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in a good condition, well maintained.		
9.6	ROOFING	Good – original in a good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in a good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW FROM THE RIGHT SIDE



RIGHT SIDE VIEW



FRONT VIEW ACROSS THE ROAD



RIGHT SIDE DETAIL



FRONT FACADE OF THE HOUSE

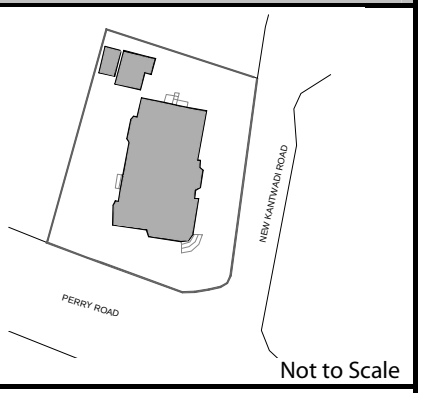


LEFT SIDE DETAIL

072	PEACE HAVEN



COMMON REF NO	072
CARD NO.	072
WARD	H (W)
CS NO.	630
PLOT AREA	922.20 sq m
BU AREA	255.02 sq m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	072 PLATE A 072 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Peace Haven.		
1.2	EARLIER NAME	Peace Haven.		
1.3	BUILT-IN	1930.	EXTENSION (if any): Concrete Water Tank.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	New Kantwadi Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Valentine Clifford, Mr. Rudolf Valentine, Ms. Betty Valentine and Mr. Mervin Valentine.		
3.2	PAST	Private – Mr. Valentine Clifford.		
3.3	STATUS	Owner on the first floor. Unauthorized occupant on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Unoccupied. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Perry Road, which had and continues to have some of the largest villas and mansions. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Ooperative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Peace Haven is not a part of any of such societies but developed around them. The surroundings are well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Peace Haven is located at the junction of Perry Road and New Kantwadi Road and both the plan and form of the house respond to corner / streetscape. The House is painted in a bright blue colour since the beginning and forms a striking landmark on Perry Road. It is set in large compound, placed almost centrally. There are two entrance gates – the main entry at the junction of Perry Road and New Kantwadi Road and another along the Perry Road on the left side that leads to the main stair block on the left side and also provides the vehicular access. An RCC frame structure has been built in the rear left corner to house the water tank.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair on the left side that clearly differentiates the two entries. The plan of the house responds to the corner location – the major living space / main hall is located at the corner and a special round balcony overlooks the junction. The plan consists of two bays, the right bay facing the Kantwadi is the public zone comprising of the main hall, dining and the kitchen while the left bay is more private comprising of the bedrooms, services and a stair case block in the center. There is another spiral stair case at the rear to provide service access. Both the floors have an identical layout. <u>Style and Features</u> This residence is a good example of how one has conceived a corner facing entry with facades that are developed as two wings. The circular entrance space that becomes a balcony at the upper floor is the key feature. The wooden roof is comparatively complex and the central space is well exposed inside as well as outside.		
5.3	INTRINSIC	Peace Heaven was built as a "Wedding Present" by Mr. Clifford for his wife. The owner had spent considerable time in England and this has had a considerable influence on the House form. The plan is modeled on a typical English Villa, was based on available pattern books, materials were specially imported from England. The external ornamentation / embellishments on the façade clearly display this – motifs of shields and corners and stained glass patterns.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

072		PEACE HAVEN			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists.			
7.4	STAIRS	Main stair in wood and a cast iron spiral service stair at the rear.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows are protected by concrete chajjas. The turret/tower have opening with stained glass with patterns – the owner's initials"V" have been incorporated. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The structural system of the roof is very simple as the spans are not large. Most of the spaces are roofed with joists and wooden battens, no trusses have been used. The verandahs are covered with lean to wooden joists covered with wooden battens.			
7.7	ARTICULATION	Peace Heaven is located at the junction of Perry Road and New Kantwadi Road and both the plan and form of the house respond to corner / streetscape – the main hall is located at the corner has a verandah around it and a round balcony at the corner. It is further emphasized by an octagonal turret / tower with an octagonal roof. The House is painted in a bright blue colour since the beginning and forms a striking landmark on Perry Road.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main spaces of the House – living room, dining areas have grey coloured Italian marble (interspersed with smaller black granite pieces). The other areas such bed rooms and passages have china mosaic flooring displaying exquisite motifs. Other areas such as kitchens have Kota stone flooring and the bathrooms / toilets have ceramic tiles, which were probably replaced more recently. Roof – Mangalore tiles.			
7.9	INTERIORS	Movable furniture such as tables, sofas, beds, cupboards etc.			
7.10	COMPOUND / FENCE/ GATE	The compound wall is well articulated with balustrades and piers at intervals. The piers have bowl shaped planters at the top. There are two gates in cast iron on both the access roads.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There was a garden surrounding the House, which is currently not being maintained owing to the "unauthorized occupant" at the ground floor. The left margin is used for parking. There is some plantation along the compound wall and along the edge of the building. There are two out house structures at the rear and more recently an RCC frame structure has been added to support the overhead water tank. The compound is maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portions.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Security guards on the ground floor put in place by the "unauthorized occupant".			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in a good condition, not maintained.			
9.2	WALLS	Good – original in a good condition, maintained.			
9.3	FLOOR	Good – original in a good condition, maintained.			
9.4	STAIRS	Good – original in a good condition, maintained.			
9.5	OPENINGS	Good – original in a good condition, maintained.			
9.6	ROOFING	Good – original in a good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in a good condition, not maintained.			
9.8	SERVICES	Good – original in a good condition, maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	An RCC overhead tank supported by an RCC frame structure has been added. It is an unsympathetic addition.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	There is an "unauthorized occupant" on the ground floor, who has reportedly sold the ground floor to a builder for an amount of 1 crore. The owner is currently engaged in a legal dispute over the same.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Ms. Beatrice Maureen Clifford. The information is collected in an interview with the owner – Ms. Beatrice (Betty) Clifford.			



FRONT VIEW



LEFT SIDE VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT RIGHT VIEW



REAR STAIRCASE



PLAN - GROUND FLOOR







DORMER DETAIL ; ROOFING SYSTEM ; STAIRCASE



WOODEN FURNITURE



INTERIOR - MAIN HALL



DINING



VERANDAH - FIRST FLOOR



CHINA MOSAIC FLOORING



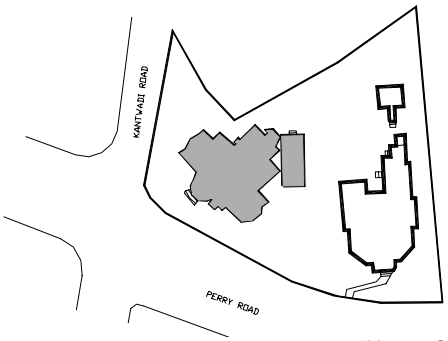


ROOFING SYSTEM ; BALCONY

073	ROMA HOUSE



COMMON REF NO	073
CARD NO.	073
WARD	H (W)
CS NO.	629
PLOT AREA	1014.20 sq m
BU AREA	222.39 sq m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	073 PLATE A 073 PLATE B



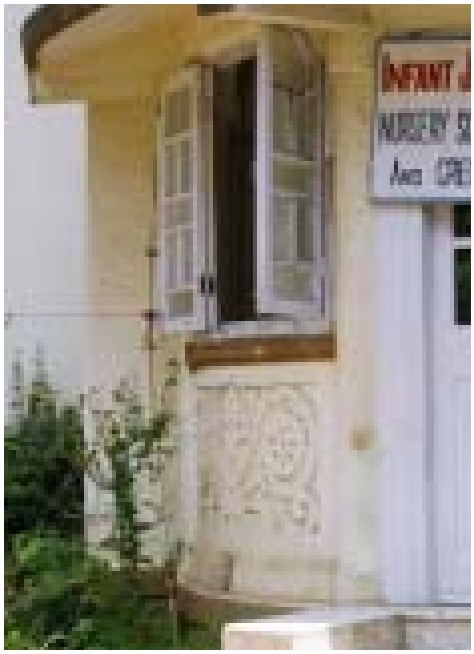
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Roma House.	
1.2	EARLIER NAME	Roma House.	
1.3	BUILT-IN	1938.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Perry Road, Bandra (W)	
2.2	SUBSIDIARY	New Kantwadi Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Mr. Robert Miranda.	
3.2	PAST	Mr. Robert Miranda.	
3.3	STATUS	Owner – Mr. Joe Miranda on the ground floor. Owners – Mr. Kenneth Miranda and Mr. Sydney Miranda on the first Floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Perry Road, a small lane between St. Johns Road and Perry Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Roma House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Roma House is set in an irregularly shaped compound placed almost centrally. The compound is defined by a brick wall. There is one out house. The main entry is at the junction of the two access roads.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The plan consists of a bay of rooms in the front – the central hall, flanked by bedrooms that have semi circular bay windows. At the rear are the service areas such as the kitchen and the bathrooms/toilets. There is another spiral service stair at the rear. There is one out house that was probably to accommodate the servants at the rear of the main house. <u>Style and Features</u> Roma House does not have any specific style references, however the curvilinear entrance space and the bedrooms make it unique in its exposition. Grillwork at the entrance balcony is non-standard Indo-deco in its delineation. The façade has undergone changes by way of elimination of upper level light openings and ventilators. The concrete overhangs at the balconies have rather over ornamental brackets, which are non-essential.	
5.3	INTRINSIC	Mr. Robert Miranda bought the house. A model of the house was prepared in marble and has been well preserved by the present owners.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

073	ROMA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Main stair in wood and cast iron spiral stair at the rear.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The bay windows have single shutter windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The main bay and the central hall are roofed by sloping roofs that intersect above the central hall. An A shaped truss spans across the main hall, purlins span across the trusses and wooden boards span across the purlins. In the purlins span across the main load bearing wall and wooden boards span across the purlins on which the Mangalore tiles are placed. The remaining spaces such as the kitchen, front verandah and the services have flat RCC slabs.		
7.7	ARTICULATION	The house is quite large, represents a variation of the villa/mansion set in large compounds popular during this period. The massing of spaces is compact; the main bay is a rectangular, two storeyed block with semi circular bays at the two ends and a semi circular verandah in the front. The central hall bay intersects the main bay at right angles. The edifice is relatively plain, only the front verandah displays some ornamentation in the form of concrete jalis, curved chajjas and decorative concrete brackets. The interior is plain except for the decorative work on the ceiling in the central hall in the ground floor.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Marble flooring in the main hall, mosaic flooring in the bedrooms and Shahbadi tiles in the kitchen. Roof – Mangalore Tiles on the sloping roofs and cement finish on flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	Original compound walls are intact; all the four sides have a brick compound wall. There is one entrance gate at the junction of the two access roads that leads to the entrance verandah.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has plantation along the periphery and the compound wall. There are several large trees. Most of the compound has hard finish – compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good –problem of rising damp and effloresence, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Finishes in the kitchen have been changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the present owners as available from the site – Mr. Kenneth Miranda, Mr. Sydney Miranda and Mr. Joe Miranda. The information has been collected in an interview with one of the owner's wife – Ms. Joan Miranda.		



FRONTAL ELEVATION



WINDOW DETAIL



MODEL OF THE EDIFICE



REAR VIEW



MODEL OF ROMA HOUSE



PLAN - FIRST FLOOR





ROOFING SYSTEM - F.F ; FLAT ROOF - G.F



INTERIOR VIEW - GROUND FLOOR



WOODEN STAIRCASE



INTERIOR VIEW - FIRST FLOOR

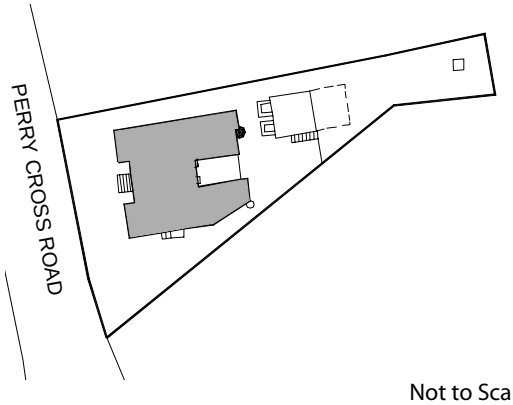


INTERIOR VIEW - FIRST FLOOR

074	KAVAS LODGE



COMMON REF NO	074
CARD NO.	074
WARD	H (W)
CS NO.	743,744, 745
PLOT AREA	1081.10 sq m
BU AREA	238.30 sq m
DATE	11/ 03/ 2005 04/ 05/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	074 PLATE A 074 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kavas Lodge.	
1.2	EARLIER NAME	Kavas Lodge.	
1.3	BUILT-IN	1930.	EXTENSION (if any): Extension of a building block on the right rear side of the edifice.
2.0	**ACCESS**		
2.1	MAIN	Perry Cross Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Adi Dosabhai Turner, Mr. Parli Rustam Bharucha.	
3.2	PAST	NA.	
3.3	STATUS	Ground Floor – Tenants. First Floor – Tenants.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Perry Cross Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of it is under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Kavas Lodge and the adjacent property Gladhurst on the left side were/are owned by the same owner and there is no compound wall separating the two. Both the bungalows are placed closer to the main road with a huge rear margin. The rear space has been sub divided and there is multi storeyed building constructed called the Wavelash. The building although separate abuts Gladhurst at the rear. The access to Wavelash between these two houses and to the right side of Kavas Lodge. There is garden in the front margin. There are two gates in the front on both sides of the house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

074	KAVAS LODGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone plinth plastered, caped with plinth band finished with plaster.		
7.2	WALLS	Brick walls, load bearing.		
7.3	FLOOR	The first and second floor structural system comprises of wooden beams and joists supported on stone columns and load bearing walls. Wooden boards span the joists.		
7.4	STAIRS	Wooden staircase, wrought iron spiral stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions– ventilator at the top with glass panes and shutters with glass panes. Some windows are protected by GI Sheet chajjas on wooden framework. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. However the roof configuration and the structural system cannot be described as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with smooth finish on the inside and outside. Flooring –Interiors have colored cement tile flooring in different patterns. Roof – Mangalore tiles on sloping roofs and china mosaic on flat roof.		
7.9	INTERIORS	Movable furniture such as cupboards, beds, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall in the front, right and rear sides. There is no wall on the left separating the Gladhurst. The front compound wall is articulated by piers with brick infill walls. Both the Gladhurst and Kavas have the same front wall and there are two entrances gates – one on the right side and the other in the center of both properties. Both the gates provide entry to Wavelash behind.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a multi storeyed residential building in the rear of Gladhust and Kavas Lodge. There is lot of plantation along the compound wall and a garden in the front. There are few large trees in the compound. The compound has hard finish – concrete paving and compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in good condition, not maintained.		
9.2	WALLS	Fair – original is fair condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Fair – a few of the original openings are replaced and transformed, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Fair – external plaster shows the effect of weathering, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Fairly maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The rear verandahs are enclosed with Iron grills and panels of fine wire.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



ROAD SIDE VIEW



LEFT CORNER VIEW



RIGHT SIDE VIEW



REAR VIEW



TOP VIEW



LEFT CORNER DETAIL



DETAIL OF INTERIORS



DETAIL OF INTERIORS



ROOF DETAIL



DETAIL OF VERANDAH AT FIRST FLOOR



DETAIL OF NEWEL POST



STAIRS DETAIL

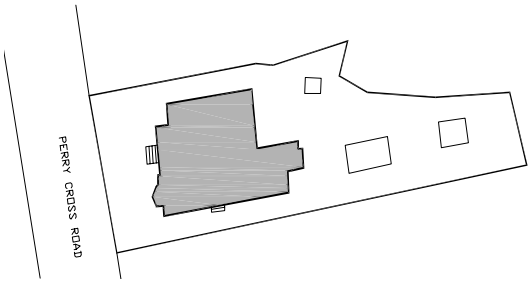


DETAIL OF STAIRS

075	GLADHURST



COMMON REF NO	075
CARD NO.	075
WARD	H (W)
CS NO.	740,741,742
PLOT AREA	1017.5 sq m
BU AREA	236.6 sq m
DATE	02/06/2005
RECORDED BY	Shirley, Gyana, Chaitali,
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	075 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Gladhurst.		
1.2	EARLIER NAME	Gladhurst.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Perry Cross Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Adi Dosabhai Turner, Mr. Parli Rustam Bharucha.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Ground Floor – Tenants. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Perry Cross Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of it is under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Gladhurst and the adjacent property the Kavas Lodge on the right side were/are owned by the same owner and there is no compound wall separating the two. Both the bungalows are placed closer to the main road with a huge rear margin. The rear space has been sub divided and there is multi storeyed building constructed called the Wavelash. The building although separate abuts Gladhurst at the rear. The access to Wavelash between these two houses and to the right side of Kavas Lodge. There is garden in the front margin. There are two gates in the front on both sides of the house.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

075	GLADHURST			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The bay windows have single shutter windows. The windows on the front are protected by chajjas. The eaves of the roof protect windows on the first floor. Doors – NA, Survey not allowed.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. However the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on sloping roofs and china mosaic on flat roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall in the front, left and rear sides. There is no wall on the right separating the Kavas Lodge. The front compound wall is articulated by piers with brick infill walls. Both the Gladhurst and Kavas have the same front wall and there are two entrances gates – one on the left side and the other in the center of both properties. The central gate provides entry to Wavelash behind.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a multi storeyed residential building in the rear of Gladhust and Kavas Lodge. There is lot of plantation along the compound wall and a garden in the front. There are few large trees in the compound. The compound has hard finish – concrete paving and compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Windows have been fitted with collapsible iron shutters.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The property is occupied by tenants and the owner lives in Dubash Mansion, also a heritage property. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE VIEW



DETAIL OF ROOF TOP



DETAIL OF BAY WINDOW AT FRONT



VIEW OF MARGIN AT LEFT SIDE



ROOF TOP

076	PALI MALA ROAD VILLAGE PRECINCT



COMMON REF NO	076
CARD NO.	076
WARD	H (W)
CS NO.	NA
PRECINCT AREA	0.98 Ha
BU AREA	0.36 Ha
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	076 PLATE A 076 PLATE B 076 PLATE C 076 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Pali Mala Road Village.		
1.2	EARLIER NAME	Pali Mala Road Village.		
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Pali Mala Road, Bandra (W).		
2.2	SUBSIDIARY	Kantwadi Road and Shirley Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private, Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Pali Mala Gaothan lies to the extreme west of Bandra close to the Pali Hill. The area has a mix of bungalows and high rise buildings. It is located at the junction of two major roads – Kantwadi Road and the Pali Mala Road. The settlement is completely surrounded by the new high rise developments. The built fabric on both sides of the Pali Mala Road is being transformed from residential to commercial use. The precinct is defined to encompass the main Pali Mala Road settlement – to the north, east and south side are new high rise residential developments and to the west is the Kantwadi Road. It is predominantly a residential area. The total area is approximately 0.98 ha and has about 35 structures. The predominant community is the East Indians.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that developed along the Kantwadi Road. The Pali Mala Road passes through the settlement and meets the Kantwadi Road forming a "Y" junction. Both the roads provide access to almost all the houses. The built form is organic, homogenous and low rise-high density. The edges are completely commercial and the character of the Pali Mala Road has transformed significantly as most of the developments are new but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 35 structures and about half are (17, 48.57%) are G+2 structures. Slightly over 50% of the houses have been rebuit, new structures have replaced the old. Out of the total 35 structures surveyed about 15 (42.86 %) of them have retained the old fabric and are in a good condition. Of these 6 are significant, 6 have undergone varying degrees of transformation and 2 are dilapidated. The remaining 20 (57.14%) are newly constructed. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storied block with a well articulated single / double storied porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. The houses on the main roads have witnessed significant transformation.		
5.3	INTRINSIC	Mr. Manuel Gonsalves, a prominent parishioner who offered to build the Chapel of St. Anne's at his own cost in 1890's stayed in one of the houses in this Gaothan in his earlier days		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 7 houses (20.00 %), G+1 – 11 houses (31.43 %), G+2 and above – 17structures (48.57 %)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in the old houses. New structures have brick plinths finished with plaster.		

076		PALI MALA ROAD VILLAGE PRECINCT			
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.			
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.			
7.4	STAIRS	Both Internal and external stairs in wood are observed. In the structures that have undergone transformation, concrete stairs have replaced the wooden stairs.			
7.5	OPENINGS	Windows - East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.			
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.			
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, the 2 storeys are highlighted by a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the streets and the chowks.			
7.8	FINISHES	Plinth – Stone plinths finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, ceramic tiles, Shahbadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, tin sheets, concrete finish.			
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.			
7.10	COMPOUND / FENCE/ GATE	Some of the houses have low compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths and are very successful interaction spaces within the community.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M. and bore well.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	Most of the houses do not have any.			
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units in some of the houses.			
9.0	**CONDITION**				
9.1	PLINTH	Fair to Poor.			
9.2	WALLS	Fair to Poor.			
9.3	FLOOR	Fair to Poor.			
9.4	STAIRS	Fair to Poor.			
9.5	OPENINGS	Fair to Poor.			
9.6	ROOFING	Fair to Poor.			
9.7	ARTICULATION & FINISHES	Fair to Poor.			
9.8	SERVICES	Fair to Poor.			
9.9	OUTBUILDINGS	Fair to Poor.			
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Nearly half of the built form has been replaced – old buildings have been demolished and new once have been constructed and the overall formal characteristics of the place have changed although the new structures are built on the old footprints. In the older structures there are transformations such as enclosure of verandahs by grills.			
10.2	STRUCTURE	NA.			
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. Of the surviving structures, several of the owners had plans to tear down the old structure and build a new one as it would mean more usable / saleable space and lowering of maintenance costs. The overall environment is not very well maintained.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the resident of the Gaothan.			



VIEW OF AN EDIFICE FROM THE STREET



VIEW OF AN INTERNAL LANE



DETAIL OF AN INTERNAL STREET



STREET SECTION



STREETSCAPE



VIEW OF AN INTERNAL STREET



EXTERIOR VIEW OF A HOUSE



SIDE VIEW



FRONT VIEW



SIDE VIEW OF A HOUSE FROM THE STREET



FRONT VIEW OF A HOUSE FROM THE STREET



SIDE VIEW



DETAIL OF A BALCONY



DETAIL OF OLD FURNITURE





PLATES WITH YEAR OF CONSTRUCTION



DETAIL OF OLD FURNITURE



ANTIQUE FURNITURE



INTERIOR DETAILS

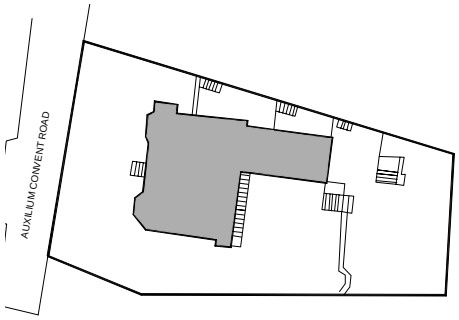


VIEW OF KITCHEN

077	'SCANDALS', FRANKLYN HOUSE



COMMON REF NO	077
CARD NO.	077
WARD	H (W)
CS NO.	829
PLOT AREA	1459.90 sq m
BU AREA	289.10 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali,
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	077 PLATE A 077 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**				
1.1	NAME OF THE PREMISE	Franklyn House.			
1.2	EARLIER NAME	Franklyn House.			
1.3	BUILT-IN	Early 1900s, approximately 100 years old.	EXTENSION (if any): None.		
2.0	**ACCESS**				
2.1	MAIN	Auxilium Convent Road, Bandra (W).			
2.2	SUBSIDIARY	None.			
3.0	**OWNERSHIP PATTERN**				
3.1	PRESENT	Private – Executors – Mr. Joseph Pereira and Mr. Dominic Francis Pereira.			
3.2	PAST	Private – Pereira Family.			
3.3	STATUS	1 Tenant – Mr. Karnik on the ground floor. 1 Tenant – Mr. Stephen Murzello on the first Floor.			
4.0	**USE**				
4.1	PRESENT	Residential.			
4.2	PAST	Residential.			
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.			
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**				
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Auxillum Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There are quite a few significant structures in the vicinity – Hatfield House, Avan Lodge, High Trees, Alexander House, Wadia House, The Bubble and St Anne Chapel. The house is located in a large compound with the main entrance gate from Auxillum Road. It is placed close to the road and there is a garden in front of the house. A stone paved pathway leads to the entrance verandah. The site has a steep downward slope at the rear that gives an extra storey. The rear margin is large and at different levels. The compound has lots of trees all around.			
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. There are two clear spatial divisions articulated both in terms of plan and form. The front portion, which is the main house, has a symmetrical plan and consists of three bays. The central bay has an entrance verandah, a large central hall and a rear verandah. The side bays have the living areas. The bays have octagonal shape in plan with windows on all sides imparting a wonderful quality of space and light to the bedrooms. The toilets are at the rear. There is a staircase at the rear that provided access to the toilets for cleaning purposes. The rear portion is a service area with the kitchen and storage rooms. Owing the significant level difference is an additional floor at the lower level that once must have functioned as storage rooms but now there is some commercial activity. There is another spiral stair at the rear. <u>Style and Features</u> This is a colonial villa / mansion typology that is Georgian in nature with the use of European elements and decorative motifs. The segmental arched windows that have plaster bands and decorative sills, pseudo – Corinthian columns, floor bands and wooden slat sun breakers as well as some stain glasswork are some of the key elements.			
5.3	INTRINSIC	The house was occupied by a British family probably that's where the house derived its name. Earlier the Pali Road on which the premise is located was called the Kol Dongri Road, meaning the Fox Road.			
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB	
6.0	**TOPOGRAPHY**				
6.1	FLOORS	G+1			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in plaster. As the site slopes down steeply at the rear the ground has been raised substantially.			
7.2	WALLS	Brick walls with lime mortar, load bearing			

077		'SCANDALS', FRANKLYN HOUSE		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists.		
7.4	STAIRS	Wooden Stairs, Cast Iron Spiral Stairs at the rear end of the house.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and double shutters – the exterior shutters have glass panes and the inside shutters have louvers. The front façade windows are protected by wooden chajjas. Doors – The doors have segmental arched lintels with 2 divisions – louvered ventilators and double shutters – the exterior shutters have wooden panels and the interior shutters have louvers & panels.		
7.6	ROOFING	The roofing system is composite and very elaborate in the front portion/main house – both sloping and flat roofs are used. The central hall has a flat roof, structurally consisting of wooden beams and joists. The ceiling is finished with wooden battens. The side bays have a hipped roof; it is octagonal in the front. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The ceiling is finished with wooden battens and the structural system is not visible. The rear portion has a simple sloping roof, king post trusses span the load bearing walls, purlins run across the trusses and wooden members span the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed block and is richly embellished. Horizontal bands run at various levels, each space / bay is defined by fluted pilasters with Corinthian capitals and has windows in between. The window arches are emphasized by stucco moldings with motifs and a sill panel with motifs. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker in wooden louvered and glass panels, a chajjas supported on wooden brackets and a wooden railing. On the first floor the verandah has a stained glass sun breaker and full-length windows. The side bays are octagonal in shape with windows on each panel. The left and right facades are identical with the typical windows at regular intervals, pilasters and horizontal bands. The rear façade is relatively simple. The interiors are rich/classic with elaborate doors/ windows, old furniture, staircase and structural woodwork.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The verandah, kitchen, dining and bedrooms on the first floor has Shahbadi tiles, the original flooring in all the rest of the spaces is replaced with ceramic tiles. The ground floor is currently being renovated and the original flooring has been removed. Roof – Mangalore tiles.		
7.9	INTERIORS	Built in cupboards/storage and moveable furniture such as beds, tables, sofas.		
7.10	COMPOUND / FENCE/ GATE	All four sides have simple random rubble stone compound wall. The main gate is on the left corner and a paved pathway leads to the entrance verandah.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The site is sloping and the compound has a series of steps to negotiate the levels. The compound has plenty of trees and flowering trees along the house. Most of the compound has a grass/lawn and is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light on the ground floor and adequate on the first floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ownership of the property is disputed. The notice put up on the premise indicates that the property is in the custody of the Court. The information has been collected in an interview with the tenants – Ms. Anjali Karnik and Mr. Stephen Murzello.		

077	'SCANDALS', FRANKLYN HOUSE	PLATE A



FRONT VIEW





FRONT VIEW ; SUNBRAKERS



FRONT VERANDAH - GROUND FLOOR



DETAIL



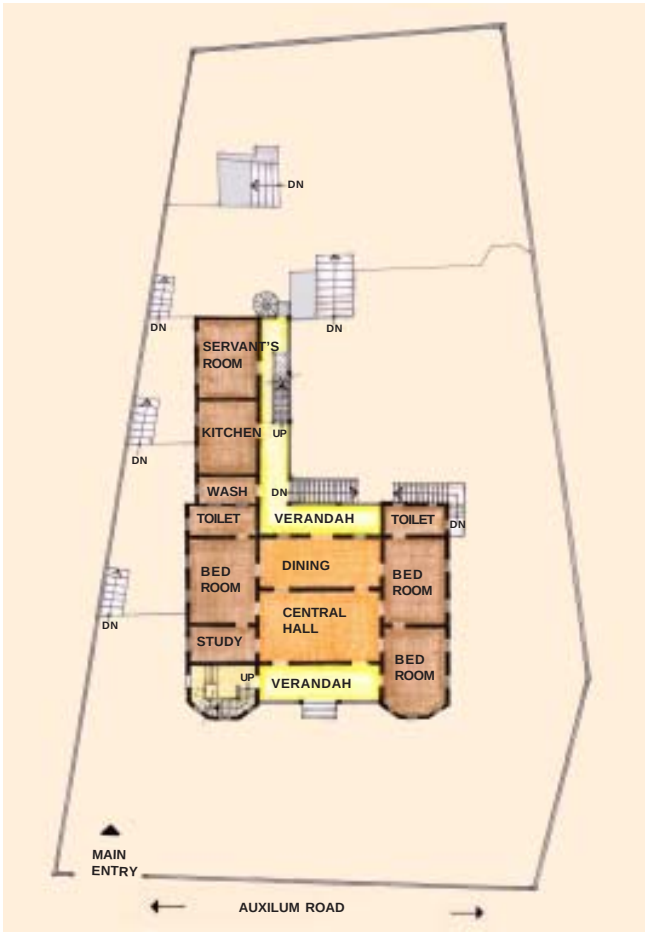
RIGHT SIDE VIEW



REAR VIEW



REAR STAIRCASE VIEW



PLAN - GROUND FLOOR









INTERIOR - GROUND FLOOR ; INTERIOR - FIRST FLOOR ; STAIRCASE



STAIR SHAFT



ROOFING SYSTEM



FIRST FLOOR CEILING



REAR VERANDAH - FIRST FLOOR



FRONT VERANDAH - FIRST FLOOR

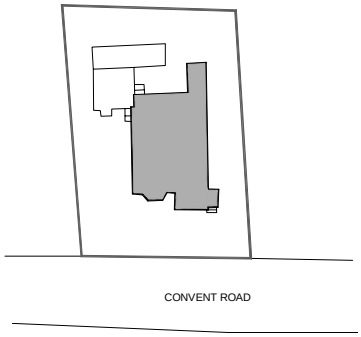


INTERIOR - FIRST FLOOR

078	EL DORADO



COMMON REF NO	078
CARD NO.	078
WARD	H (W)
CS NO.	584
PLOT AREA	685.6 sq m
BU AREA	137.81 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	078 PLATE A 078 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	El Dorado.	
1.2	EARLIER NAME	El Dorado.	
1.3	BUILT-IN	1932. Extension: 1940/50s.	EXTENSION (if any): A G + 2 block added at the rear.
2.0	**ACCESS**		
2.1	MAIN	Convent Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Ms. Stena / Stela D'Souza and Mr. Mevis Walis.	
3.2	PAST	Mr. Alex Dsouza.	
3.3	STATUS	Main House – Mrs. Chrystal D'Souza. Extension – Relatives of Mrs. Chrystal D'Souza.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House – Residential. Extension – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Convent Road, a small lane between St. Johns Road and Perry Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. El Dorado forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. El Dorado is set in a small compound placed almost centrally. The compound is defined by a brick wall. There is one main entry on the left corner that leads to the entrance verandah.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The main house is a rectangular block, consists of two rows of rooms/spaces. The right bay is the more public domain, the entrance verandah leads to the living dining area and the kitchen. The left bay has the bedrooms and a toilet / bathroom at the rear. A G + 2 block was constructed somewhere in the 1940s/50s in the rear portion of the compound to accommodate the expanding family. This has a separate access/entry. The rear portion of the compound has an encroached and unkempt appearance. <u>Style and Features</u> This is a cottage type small house where the verandah and even the bay window may have been added later on. There are no significant stylistic references.	
5.3	INTRINSIC	The house was built by present owner's husband's grandfather. The house has been sub divided with the one family occupying the main house and the other occupying the rear block.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

078	EL DORADO				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing and brick with cement mortar, load bearing in the extension portion.			
7.3	FLOOR	Main House – NA. The extension block has concrete floors.			
7.4	STAIRS	Cast iron spiral stair at the rear.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The bay windows have single shutter windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.			
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The main house block is roofed by a single hipped roof. As the spans are small, purlins span across the main load bearing walls and wooden boards span the purlins on which the Mangalore tiles are placed. The extension block has flat concrete roof.			
7.7	ARTICULATION	The house is quite small, represents the typical town house typology popular during this period. The massing of spaces is compact, it's a simple structure, with minimal embellishment / ornamentation. The walls are white / off white and the elements such as the windows, wood work, plinth bands, concrete jails and parapet coping in a dark brown colour. The front façade has a bay window on the left side and a verandah articulated with concrete jails & simple patterns on the parapet on the right side. The interior is very simple and displays none of the minimalist treatment on the exterior.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shabadi tiles. In the main hall the tiles are in chequered pattern interspersed with small black tiles at corners and in the rest of the rooms the tiles are laid in a chequered pattern defined by black borders. Roof – Mangalore tiles on the sloping roofs and cement finish on the extension block.			
7.9	INTERIORS	Built in cupboards and moveable furniture such as cupboards, beds, chairs, table etc.			
7.10	COMPOUND / FENCE/ GATE	The original compound walls are intact; all the four sides have a brick compound wall. There is one entrance gate at the left corner that leads to the entrance verandah.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has an extension block and a car parking shed. The compound has a garden in the front margin, there are several large shade giving trees and peripheral plantation. Most of the compound is paved. The rear portion of the compound has appears encroached and badly maintained, while the rest of the three sides are fairly well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portion.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – serious problem of rising damp and efflorescence, not maintained.			
9.2	WALLS	Good – water seepage, very well maintained.			
9.3	FLOOR	NA.			
9.4	STAIRS	NA.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good –maintained.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Extension block added at the rear that is not sympathetic to the main structure and gives the plot an encroached and unkempt look.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Ms. Chrystal D Souza. The information has been collected in an interview with the owner – Ms. Chrystal D Souza.			



FRONT VIEW



ROADSIDE VIEW



FRONT VIEW



REAR VIEW



LEFT SIDE VIEW



REAR VIEW SHOWING STAIRCASE



PLAN - GROUND FLOOR



INTERIOR VIEW OF MAIN HALL



FLOORING PATTERN



DAMPNESS FROM GROUND



CAPITAL DETAIL OF COLUMN



FIXED CUPBOARD



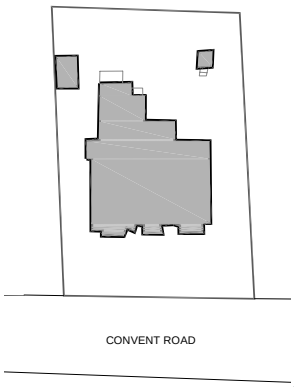


INTERIOR VIEW OF MAIN HALL

079	MENDONCA VILLA



COMMON REF NO	079
CARD NO.	079
WARD	H (W)
CS NO.	583
PLOT AREA	678.9 sq m
BU AREA	174.82 sq m
DATE	02/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	079 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Medonca Villa.		
1.2	EARLIER NAME	Medonca Villa.		
1.3	BUILT-IN	1926.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Convent Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd. Lessee – Mr. Ewan Victor Mendonca.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on convent Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Medonca Villa forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Medonca Villa sits in a rectangular shaped plot with margins on the sides and considerable spaces left in the front as well as in the rear. There are two entries in the front on both sides of the house.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

079	MENDONCA VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows are protected by wooden chajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All four sides have brick wall. The front wall is articulated by piers with brick infill walls with iron fencing on top. There are two gates on the front wall. The gate on the left side is for vehicular entry and the gate on the right is small and is for pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A shed has been erected in the left margin for car parking. There is a strip of garden in the front margin. There are few old trees in the compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC Units and dogs.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

080	LE PETITE FLEUR	PLATE A



FRONT VIEW



FRONT DETAIL



RIGHT SIDE VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW

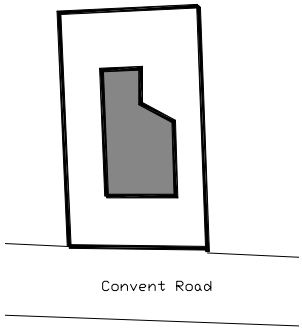


STAIRS DETAIL

080	LE PETITE FLEUR



COMMON REF NO	080
CARD NO.	080
WARD	H (W)
CS NO.	NA
PLOT AREA	NA
BU AREA	NA
DATE	02/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	080 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Le Petite Fleur.		
1.2	EARLIER NAME	Le Petite Fleur.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. John Road, Bandra (W).		
2.2	SUBSIDIARY	Convent Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – NA.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of St. John Road and Convent Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Le petite Fleur forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Le petite Fleur is set in a large rectangular shaped plot. It is placed in such a way that there is large front margin that has plantation and a play area for children. The compound is full of large trees. There appears to be an extension at the rear and some ancillary structures that are now used for storage.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a standard plan, two bay house with bay window and entrance verandah that has stained glass sun breakers. The house has been remodeled in rough stucco plaster.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

080	LE PETITE FLEUR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster, capped with a plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Spiral staircase.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions– ventilator at the top with glass panes and shutters with glass panes. Some of the windows are protected by chajjas made up of tin sheets supported by metal angels and some are protected by concrete chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with rough finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	There is a wire mesh fencing on the front and the right sides, the left and the rear have brick compound wall. The entrance gate is on the left side of the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is large front margin that has plantation and a play area for children. The compound is full of large trees. There appears an extension at the rear and some ancillary structures that are now used for storage. The compound has hard finish – paving and in-situ cement concrete. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in good condition, not maintained.		
9.2	WALLS	Good – original is good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – original, but location appears to be shifted.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – external plaster shows the effect of weathering, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The grilled iron gate on the front verandah is new, a shed has been added on the terrace above the verandah and grills have been added on some of the first floor windows. It appeared that in the rear portion additional rooms had been constructed on both floors. This was evident from the façade treatment and nature of windows.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – D' Souza Family. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. In case of this property the CTS information was not available.		

079	MENDONCA VILLA	PLATE A

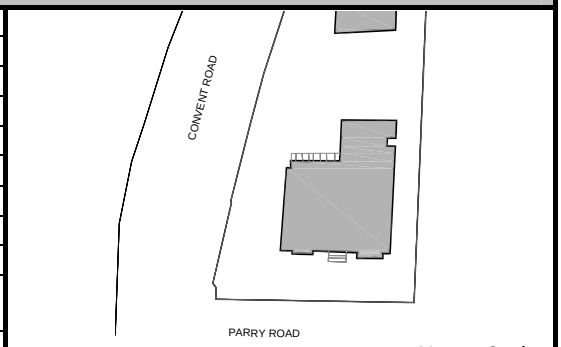


FRONT VIEW

081	DOMUS JOSEPHI



COMMON REF NO	081
CARD NO.	081
WARD	H (W)
CS NO.	571
PLOT AREA	921.4 sq m
BU AREA	226.2 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	081 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Domus Josephi.		
1.2	EARLIER NAME	Domus Josephi.		
1.3	BUILT-IN	1930.	EXTENSION (if any): NA, Survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	St. John Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd. Lessee – Ms. Josephine Auna Fernandes, Mr. Joseph Aloyous Fernandes, Mr. Joseph Charies Fernandes.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Perry Road and St. John Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Domous Josephi forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Domous Josephi sits in a rectangular shaped plot. The structure is placed centrally more towards the Perry Road leaving large margin in the rear. There is barbed wire fencing on all four sides. The compound has plantation and a several large trees.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

081	DOMUS JOSEPHI			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Spiral stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic window unit has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. In case of larger rooms 2 window units are used in combination or single shutter unit flanks the basic window unit. Most of the windows are protected by the concrete chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	RCC beams and slabs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The compound has barbed wire fencing on all four sides with a thick plantation along it. There is a large gate in the center on the side facing Perry road. A small gate is on the left side providing pedestrian access from St. John Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has many trees. Most of the compound has hard finish – compacted earth. The compound does not seem to be regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



EXTERNAL SPIRAL STAIRCASE



ELEVATION DETAIL



ENTRANCE PORCH



VIEW OF THE REAR STAIRCASE

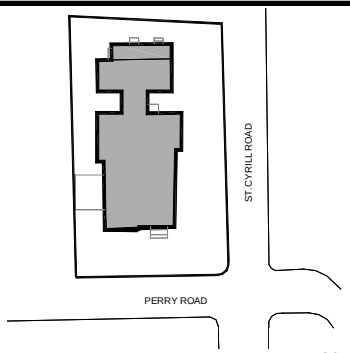


ELEVATION

082	MIRANDA HOUSE



COMMON REF NO	082
CARD NO.	082
WARD	H (W)
CS NO.	566
PLOT AREA	1521.70 sq m
BU AREA	260.19 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	082 PLATE A 082 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Miranda House.		
1.2	EARLIER NAME	Miranda House.		
1.3	BUILT-IN	1939/1940.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Perry Road, Bandra (W).		
2.2	SUBSIDIARY	St. Cyril road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Salsette Catholic Co-Operative Housing Society Ltd, Lessee – Ms.Theresa Ella Miranda.		
3.2	PAST	Private – Miranda Family.		
3.3	STATUS	Owners on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Perry Road and St. Cyrill Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Miranda House forms a part of the Salsette Catholic Co-Operative Housing Society defined approximately between the S V Road, Chimbai Village, Bandra Village and Perry Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Miranda House occupies a corner plot, at the junction of Perry and St. Cyrill Road but offers no architectural response. The main entry is from the Perry Road and it is interesting to note that the entrance porch is placed on the left side (not the road side), set back into the compound. There is a secondary entry from St. Cyrill Road that leads to the rear portion of the house. The compound is large and the house is placed closer towards the St Cyrill leaving a large left margin/compound. It is quite an imposing structure, the house covers most part of the plot leaving marginal spaces all around.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the manner in which the entries are articulated. The entrance to the ground floor is from the front verandah and the main entrance porch leads directly to the main stairs going to the first floor. There two clear spatial divisions articulated both in terms of plan and form. The front block, which is the main house, consists of two rows/bays of rooms/living areas. The spatial layout is identical on both the floors. On the ground floor, the entrance verandah leads to main hall, a large space with exquisite flooring. On the first floor the hall has a high ceiling, exquisite flooring and old furniture. The rest of the rooms include bedrooms and the kitchen. The rear block consists of a large space / hall on the first floor and on the ground floor there are garages. The two blocks are connected by a toilet block and a passage. A spiral stair is located at this connection to provide service access for the servants to the kitchen and toilets. <u>Style and Features</u> Generally speaking there are no stylistic references on the external façade whereas the interior has rich wooden craftsmanship and exquisite galicha tile work.		
5.3	INTRINSIC	The house was built by Mr. Hyacinth Miranda's (84) father Mr. Polycarp Francis Miranda in 1940, who moved from Pali Village to Perry Road. Mr. Miranda now lives there with 2 of his 3 sons and their families. One son's family occupies the ground floor and Mr. Miranda lives with his other son's family on the first floor. .		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

082	MIRANDA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar. The front block has regular masonry in the front portion and random masonry at the rear portion. The rear block has random rubble masonry. The plinth band is in stone and finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	There was no access to the ground floor but the first floor structural system most likely comprises of wooden beams and joists supported on load bearing walls. Portions have flat concrete slabs – kitchen and stair landings.		
7.4	STAIRS	Main staircase in wood and a service cast iron spiral stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic window unit has 2 divisions – ventilator at the top and shutters with glass panes. In case of larger rooms 2 window units are used in combination or single shutter unit flanks the basic window unit. The windows on the west façade are protected by chajjas with wooden framework. Doors – The doors have straight lintels with 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs are used and quite complicated. The main blocks have 2-hipped roofs roofing the two bays and are connected at the staircase. The kitchen and the passage have a flat concrete roof. Simple A trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. The rear block has a hipped roof over the large space and a lean to roof over the smaller space. The connecting block has a simple sloping roof.		
7.7	ARTICULATION	The house is quite large, represents the typical town house typology popular during this period. There are two clearly defined blocks connected by a passage and services and the structure is simple with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The right side has a verandah on both floors with stained glass sun breakers, concrete jalis and is enclosed by windows. The right side is a solid surface with windows on both the floors. The roofs create an interesting profile/skyline. The right and left sides have the two blocks in profile with different roofs and the surfaces are punctured by the typical window at regular intervals. The rear façade is plain. The interiors are rich with exposed woodwork, doors & windows, exquisite flooring patterns and plenty of old furniture preserved in a very good condition.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Cement plaster with smooth finish on the inside and outside. Flooring – The main hall / living room on both the floors has exquisite flooring made of special tiles with chips in floral patterns. All the remaining spaces such as the kitchen, passages and bedrooms have Shabadi stone tiles. The front verandah has mosaic tiles. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	Built cupboards, moveable furniture such as cupboards, piano, beds, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls and gates are intact. All the four sides have a brick wall about 4 feet high with brick piers at regular intervals. The main gate defined by articulated brick piers is on the Perry Road, placed directly in front of the entrance porch and a paved driveway leads to the entrance porch. There is a subsidiary entrance gate on St Cyrill Road that probably was service access.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is large area to the left of the house in front of the entrance porch that has been developed as a garden. The compound has plenty of trees. Part of the compound is paved while the rest of it is compacted earth. The garden and compound are regularly maintained. There is one shed for parking cars, which is a recent addition/construction.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window A/C units in a few rooms.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Excellent – original in very good condition, maintained.		
9.4	STAIRS	Excellent – original in very good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained		
9.6	ROOFING	Good – well maintained		
9.7	ARTICULATION & FINISHES	Good – the building is currently being painted on the exterior, maintained		
9.8	SERVICES	Good – maintained		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The family living on the ground floor did not allow access. The information has been collected in an interview with the owner – Mr. Hycinth Miranda and his daughter in law.		

082	MIRANDA HOUSE	PLATE A



FRONTVIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



PLAN - GROUND FLOOR









FIX CUPBOARD ; WOODEN STAIRCASE DETAIL



ROOF DETAIL



FLOORING PATTERN



STAINED GLASS DESIGN



VIEW OF THE PASSAGE



VIEW OF THE LIVING ROOM

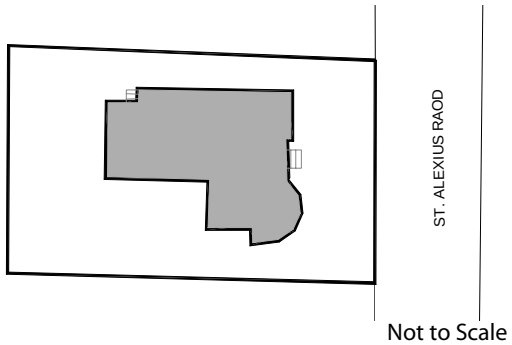


LANDING AT FIRST FLOOR

083	VILLA BEMVINDA



COMMON REF NO	083
CARD NO.	083
WARD	H (W)
CS NO.	555
PLOT AREA	639.6 sq m
BU AREA	159.39 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	083 PLATE A 083 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Villa Bemvinda.		
1.2	EARLIER NAME	Villa Bemvinda.		
1.3	BUILT-IN	1935.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. Alexius Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Joseph Decunha (Executor).		
3.2	PAST	Decunha Family – Mr. Andrew Satiro Decunha.		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Alexius Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Villa Bemvinda is not part of any of such societies but developed around them. The surroundings are well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Villa Bemvinda is set in a small compound and placed closer towards the access road leaving a larger rear margin. The main access is from St. Alexius Road from the left side.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family house and has a simple plan consisting of three bays. The central bay has the entrance verandah that leads into the central hall. The left bay has two bedrooms and the right bay has the bedroom, staircase, kitchen and services at the rear. There is another spiral staircase at the rear that provides service access. The plan is similar on both floors. <u>Style and Features</u> The curvilinear bedroom, the motif of plaster embossing below and around the windowsills and at the sunshade, the colored glass pattern are stylistic references of Art Deco.		
5.3	INTRINSIC	The house was built by Mr. Andrew Satiro Decunha grandfather of the current owner Mr. J Decunha.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

083	VILLA BEMVINDA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, random rubble, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	RCC stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. A continuous band of concrete chajja runs around the circular room in the front on both floors and along the verandah to protect the windows. Most of the other windows are protected by chajjas with wooden framework. Doors –The doors have straight lintels. Each door has 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC flat roof with parapet wall.		
7.7	ARTICULATION	The house is a combination of the villa typology and the town house typology as it has characteristics of both typologies. The massing of spaces is compact; it is a two storeyed block with no ornamentation / embellishment. It is an art deco / indo deco structure with use of curved shapes in balconies, horizontal chajjas bands, plinth band and typical motifs. The road facing / front façade has verandah in the center that is enclosed and has radiating motif in relief on the side panels and sill on both floors. The right bay has curved room with windows and a sweeping curved concrete chajja. The left bay the typical windows on both floors. The remaining three sides are plain; the surfaces are punctured with windows. The interiors are plain and the only feature is the coloured flooring.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement tiles in the main hall and kota stone in the remaining areas. The bathrooms have glazed tiles that are recent. Roof – NA, there was no access to the terrace.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick and articulated with piers. The entrance gate is on the left side and is defined by piers. A paved pathway leads to the entrance verandah. The remaining three sides have a simple brick compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is garden in the front margin and a paved pathway that leads to the entrance. There are several large trees in the compound and plantation along the compound wall and periphery of the building. The remaining side margins and rear margins have hard finish – compacted earth and are not so well maintained. The left side margin is used for parking cars.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – minor water leakage, maintained.		
9.7	ARTICULATION & FINISHES	Good – damp on the exterior wall, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Tiles have been replaced in the toilets and service areas.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The first floor and the terrace were not accessible. The information is collected in an interview with one of the Decunha family members.		



FRONT LEFT VIEW



FRONT ENTRANCE



REAR VIEW





FRONT VIEW



FRONT VIEW



REAR STAIRCASE



PLAN - GROUND FLOOR



INTERIOR VIEW



WINDOW DETAIL



STAINED GLASS



CONCRETE CHAJJA



CIRCULAR CONCRETE CHAJJAS



CIRCULAR BAY





FRONT DETAIL

084	THE GABION



COMMON REF NO	084
CARD NO.	084
WARD	H (W)
CS NO.	546, 546A, 546B, 547, 548
PLOT AREA	1082.7 sq m
BU AREA	128.96 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	084 PLATE A 084 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Gabion.		
1.2	EARLIER NAME	The Gabion.		
1.3	BUILT-IN	1935.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St.Alexius Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Ferdinand Francis Miranda and Mr. Velentine Richard Miranda.		
	PAST	Miranda Family.		
3.3	STATUS	Owner on the first floor. Tenant on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Unoccupied. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Alexius Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of it is under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The Gabion and the adjacent house – the Cresset were built by the same family and are replicas / mirror images. Gabion is painted in a bright green color and Cresset in a pale yellow color. The main entrance is along the St. Alexius Road. The house is placed almost centrally in the compound with a larger rear margin. All the margins have been very well developed into gardens and have some of the rare species.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair on the left side that clearly differentiates the two entries. The plan consists of two bays, the right bay facing is the public zone comprising of the main hall and the dining room while the left bay is more private comprising of the bedrooms and the kitchen. The services are in the rear and there is another staircase at the rear to provide service access. Both the floors have an identical layout. <u>Style and Features</u> This bungalow is a good example of initial response to R. C. C. technology, however the final roof has remained in wood. The craftsmanship of woodwork seems to be taking a back seat in the presentation aesthetics of residences of this period. Bay windows, concrete jalis and stained glass sun breakers are significant features that dominate the front façade.		
5.3	INTRINSIC	The Gabion and The Cresset are adjoining houses and belonged to the same family. Both were built in an identical manner and are mirror images of each other.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

084		THE GABION			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Malad stone with lime mortar, random rubble masonry, dressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	RCC beams and slabs.			
7.4	STAIRS	RCC stairs.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows are protected by concrete chajjas along the front facade. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The roofing system is composite – both flat and sloping roofs have been used. As the spans are not very large purlins are supported on load bearing walls and wooden boards span across the purlins.			
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with minimal embellishment / ornamentation. The edifice is painted in a light green color with horizontal elements such as the chajja band, plinth band and floor band highlighted in dark green. The front façade has a verandah on the left side on both floors that is enclosed and has stained glass sun breaker with the name of the house written on it and floral motifs. The verandah panels had motifs in concrete as can be seen in the adjacent house – the Cresset. The right side has the bay window with the typical window on each panel and the gable parapet with a circular colored glass window that imparts a wonderful quality of light into the living areas. The remaining three facades are plain with the typical window repeated at intervals. The interior is very simple and displays none of the minimalist treatment on the exterior.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Shabadi stone in all the spaces. Roof – Mangalore tiles and Cement finish.			
7.9	INTERIORS	Movable furniture such as tables, sofas, beds, cupboards etc.			
7.10	COMPOUND / FENCE/ GATE	The front compound wall is well articulated with piers at intervals and brick infill walls. The infill walls are curved. The gate is on the left side and defined by piers.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are gardens on all four sides. There are some rare species of plants grown by the owner for which even the climate is not conducive but an environment has been specially created by the owner. The compound is very well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portion.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – water seepage, the owner has generated an innovative solution to prevent the rising damp from the ground by inserting metal sheets between masonry courses, maintained			
9.2	WALLS	Good – original in a good condition, maintained.			
9.3	FLOOR	Good – original in a good condition, maintained.			
9.4	STAIRS	Good – original in a good condition, maintained.			
9.5	OPENINGS	Good – original in a good condition, maintained.			
9.6	ROOFING	Good – original in a good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in a good condition, maintained.			
9.8	SERVICES	Good – original in a good condition, maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The staircase on the side was open and has been enclosed and the balcony on the first floor has been enclosed in included into the living room.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The present owner has a dispute with the tenant, wants them to vacate the premises as the rents are very low (Rs. 105 / month) and inadequate to maintain the house. Apparently the tenants seem to be making internal changes without consulting the owner.			



FRONT VIEW



BAY WINDOW

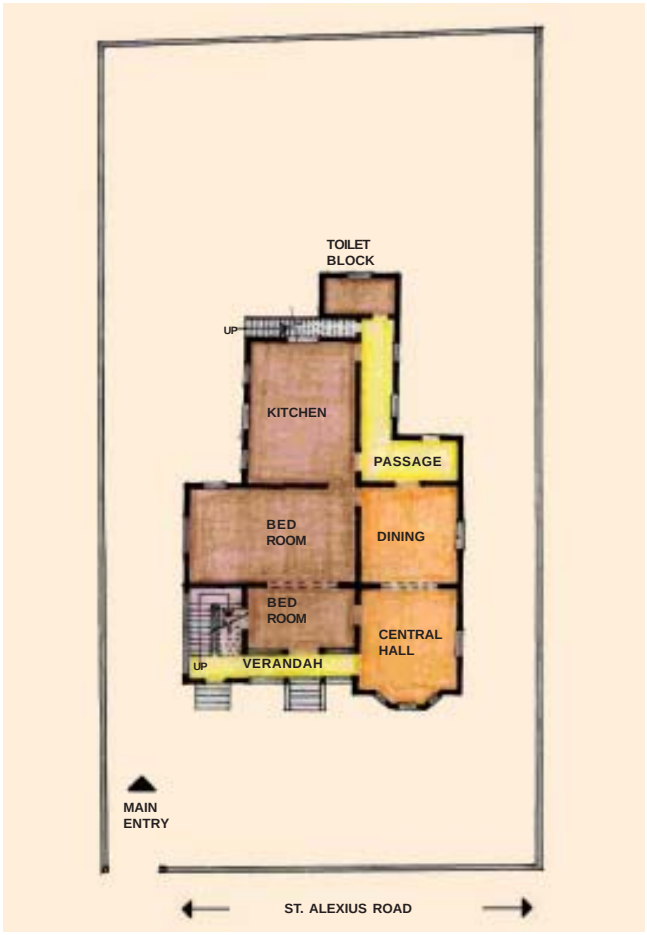


REAR VIEW





REAR VIEW ; WINDOW DETAIL



PLAN - GROUND FLOOR





DINING HALL ; ROOFING SYSTEM



MAIN HALL - FIRST FLOOR



FLAT CEILING - GROUND FLOOR



WOODEN FURNITURE



STAIRCASE DETAIL



KITCHEN - GROUND FLOOR

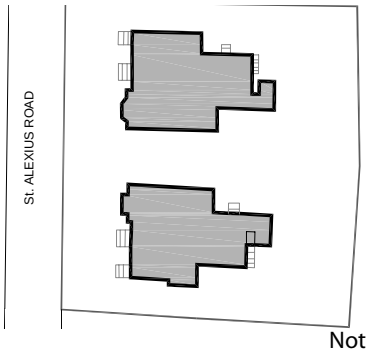


MAIN HALL - GROUND FLOOR

085	THE CRESSET



COMMON REF NO	085
CARD NO.	085
WARD	H (W)
CS NO.	546 A, 546B
PLOT AREA	1082.7 sq m
BU AREA	124.04 sq m
DATE	08/03/2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	085 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Cresset.		
1.2	EARLIER NAME	The Cresset.		
1.3	BUILT-IN	1936.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Alexius Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Ferdinand Aloysius, Mr. Francis Miranda, Mr. Valentine Richard Miranda.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Alexius Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of it is under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The Cresset and the adjacent house – the Gabion were built by the same family and are replicas / mirror images. Cresset is painted in pale yellow coloured and Gabion is in a bright green color. The main entrance is along the St. Alexius Road. The house is placed almost centrally in the compound with a larger rear margin.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair on the left side that clearly differentiates the two entries. The plan consists of two bays, the left bay facing is the public zone comprising of the main hall and the dining room while the right bay is more private comprising of the bedrooms and the kitchen. The services are in the rear and there is another staircase at the rear to provide service access. Both the floors have an identical layout. <u>Style and Features</u> This bungalow is a good example of initial response to R. C. C. technology, however the final roof has remained in wood. The craftsmanship of woodwork seems to be taking a back seat in the presentation aesthetics of residences of this period. Bay windows, concrete jalis and stained glass sun breakers are significant features that dominate the front façade.		
5.3	INTRINSIC	The Cresset and The Gabion are adjoining houses and belonged to the same family. Both were built in an identical manner and are mirror images of each other.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

085	THE CRESSET				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	RCC beams and slabs.			
7.4	STAIRS	RCC stairs.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows are protected by concrete chajjas along the front facade. Doors – The doors straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The roofing system is composite – both flat and sloping roofs have been used. As the spans are not very large purlins are supported on load bearing walls and wooden boards span across the purlins.			
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with minimal embellishment / ornamentation. The edifice is painted in a pale yellow colour with horizontal elements such as the chajja band, plinth band and floor band highlighted in white. The front façade has a verandah on the right side on both floors that is enclosed and has stained glass sun breaker with the name of the house written on it and floral motifs. The verandah panels had motifs in concrete as can be seen in the adjacent house – the Gabion. The left side has the bay window with the typical window on each panel and the gable parapet with a circular coloured glass window that impart a wonderful quality of light into the living areas. The remaining three facades are plain with the typical window repeated at intervals.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles and cement finish.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	The front compound wall is well articulated with piers at intervals and brick infill walls. The infill walls are curved. The gate is on the left side and defined by piers.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has some old trees. The compound has hard finish – compacted earth. The compound is not well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	NA, Survey not allowed.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – water seepage, not maintained.			
9.2	WALLS	Good – original in good condition, maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in a good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	NA, Survey not allowed.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	None.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. However the house is a mirror image of the adjacent house The Gabion and most of the information has been filled on the basis of it and on the basis of observations on site and photographs taken from outside the premises.			



WINDOW DETAIL



RIGHT SIDE CORNER DETAIL

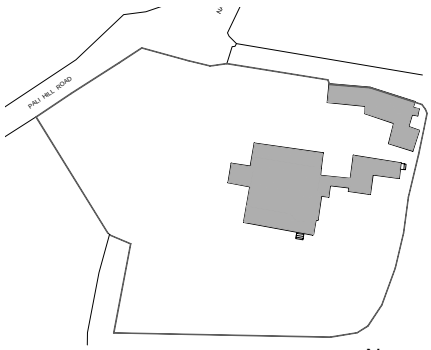


FRONT VIEW

086	HATFIELD HOUSE



COMMON REF NO	086
CARD NO.	086
WARD	H (W)
CS NO.	936,937,938
PLOT AREA	743.30 sq m
BU AREA	743.30 sq. m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali,
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	086 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Hatfield House.		
1.2	EARLIER NAME	Hatfield House.		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Nargis Dutt Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. Dosu Ardeshir Bhiwandiwala.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There are quite a few significant structures in the vicinity – Avan lodge, Franklin House, High Trees, Alexander House, Wadia House, The Bubble and St Anne Chapel. The house is located in a very large compound with the main entrance gate from Nargis Dutt Road. The compound has a very high wall and an imposing entry gate on the right side of the front compound wall.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

086	HATFIELD HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Very high brick compound wall with wire mesh fencing at the top. High imposing entrance gates along the Nargis Dutt Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge with landscaping and many trees. Owing to the high compound wall, gates and the security guards is not possible to describe anything.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	NA.	MAINTENANCE LEVEL	Seems well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The walls and the gates of the premises are very high and do not even permit a view of the house. The gates were manned by the security guards who refused entry into the compound to even meet the owners who were subsequently contacted on phone. The owners termed the Heritage Listing as a 'stupid' exercise and an invasion of privacy. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

086	HATFIELD HOUSE	PLATE A



FRONT VIEW

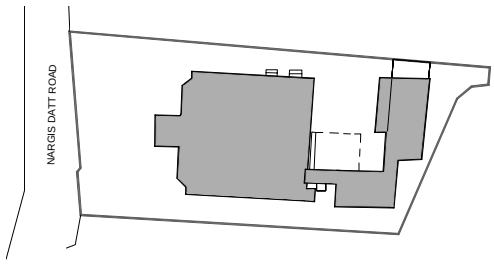


ROAD SIDE VIEW

087	AVAN LODGE



COMMON REF NO	088
CARD NO.	088
WARD	H (W)
CS NO.	1357, 1358, 1359, 1360
PLOT AREA	1214.00 sq m
BU AREA	413.00 sq m
DATE	13/ 09/ 2005
RECORDED BY	Shirley, Bindu
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	087 PLATE A 087 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Avan Lodge.		
1.2	EARLIER NAME	Avan Lodge.		
1.3	BUILT-IN	1909.	EXTENSION (If any): NA	
2.0	**ACCESS**			
2.1	MAIN	Nargis Dutt Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Hoshang Dhanjeesha Nanavati.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Owners on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	NA.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There are quite a few significant structures in the vicinity – Hatfield House, Franklin House, High Trees, Alexander House, Wadia House, The Bubble and St Anne Chapel. The house is located in a large compound with the main entrance gate from Nargis Dutt Road. The bungalow is set towards the rear of the plot leaving large front margin that has a garden. The compound has one big entry gate on the left side corner of the front compound wall. The compound has a garage and a servant's quarter at the rear that is connected to the building forming a "C" shape / enclosing courtyard.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The owner built the house for self-use. There are two clear spatial divisions articulated both in terms of plan and form. The front portion, which is the main house, has a symmetrical plan and consists of three bays. The central bay has an entrance porch, verandah and a large central hall. The side bays have the living areas. The bays have octagonal shape in plan with windows on all sides imparting a wonderful quality of space and light to the bedrooms. The left bay in the rear accommodates a large wooden staircase leading to first floor central hall. The right bay in the rear has the toilets on the ground floor. The plan is similar on the first floor except on the right side bay in the rear has the kitchen. The rear portion consists of the servant's quarters and garages that are connected with the main house on both levels by a bridge / passage. <u>Style and Features</u> The bungalow draws reference from European architecture in terms of expressing the segmental arch, freezes at different places and especially the embossed plaster work. The expressed quoins at the corner are false and are in plaster. It is a good example of how urban vernacular develops by freely borrowing parts and details without confirming to serious aspects of a classical style.		
5.3	INTRINSIC	NA.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar finished with plaster and the stone has been expressed by grooves on the plaster. There is also a stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime plaster, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has a concrete beams and slabs supported on concrete columns.		
7.4	STAIRS	Wooden Stairs.		

087		AVAN LODGE			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division. Two basic window units are combined in the left wing. The entrance porch has windows has shutters with glass panes opening outside and shutters with wire mesh opening inside. The eaves of the roof protect the windows. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters. The entrance porch has door with glass panes on the upper half and paneled shutters in the lower half.			
7.6	ROOFING	The main house has sloping roofs. All the three bays have individual hipped roofs. The spans are large and have magnificent trusses that are a mix of king post and decorative span the main load bearing walls, purlins run across the trusses and wooden boards span the purlins on which the Mangalore tiles are placed. The front verandah has a lean to roof. The servant's quarter has simple sloping roofs.			
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact, the main block is a square, two storeyed block and embellished with restraint. Each space / bay is defined by fluted rusticated pilasters with stucco work and has windows in between. The window arches are emphasized by stucco moldings with motifs and a sill panel with motifs. The front façade has a verandah on both floor and porch in the center. The side bays are octagonal in shape with each bay / turning emphasized by rustication and with windows on each panel. The left and right facades are identical with a projected balcony supported on carved wooden brackets in the center and typical windows at regular intervals, pilasters and horizontal bands. The rear façade is relatively simple. The interiors are rich/classic with elaborate wood work – the trusses are a special feature, wooden doors/ windows, coloured tile flooring, old furniture, stair case and structural wood work.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have coloured cement tiles in geometric patterns on both floors. Roof – Mangalore tiles on sloping roofs and concrete finish on flat roofs.			
7.9	INTERIORS	Old furniture such as chairs, tables cupboards etc.			
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides. There is one gate on the right corner in for pedestrian and vehicular entry.			
7.11	CURTILAGE / UBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a garden in the front with fountain in front of the entry porch. There is garage and servant quarters are located in rear of the plot. The servant quarters is connected with the main building by a passage. Parts of the compound have concrete finish, paving, compacted earth and landscaping. There are many large trees and plantation along the house and compound. The compound is very well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portion.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good –Original in good condition, maintained.			
9.2	WALLS	Good – original in good condition, maintained.			
9.3	FLOOR	Good – original in good condition, maintained.			
9.4	STAIRS	Good – original in good condition, maintained.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good – original in good condition, maintained.			
9.9	OUTBUILDINGS	Good.			
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The porch and chajjas were added much later and in the process the front verandah has also been modified – concrete slab has been cast. The transformation however does not conflict with the overall structure.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information is collected in an interview with Mr. and Mrs. Nanavati. The house has been very well maintained and the owners have no plans to redevelop the property in the immediate future. However they were extremely skeptic about the heritage regulations and believed these penalize the owners by compromising their future development rights. Permission was given only to photograph the exterior of the house, although the interior was allowed to be seen.			



FRONT VIEW OF THE HOUSE



RIGHT SIDE VIEW





PORCH ; FRONT LEFT BAY WINDOW



LEFT SIDE VIEW



JHAROKHA DETAIL AT FIRST FLOOR



REAR SIDE VIEW OF THE HOUSE



ENTRANCE VERANDAH DETAIL



FRONT VIEW OF THE HOUSE



ENTRANCE VERANDAH DETAIL



OUTHOUSES IN THE REAR OF THE COMPOUND



TYPICAL WINDOW DETAIL





CONNECTING BRIDGE ; GARAGE



REAR ACCESS DOOR



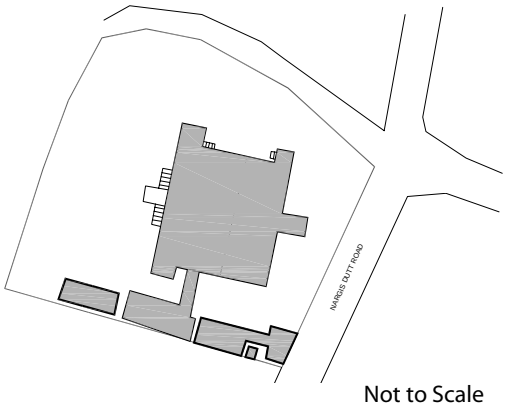


SIDE FACADE DETAIL ; FLOORING

088	ALEXANDER HOUSE



COMMON REF NO	088
CARD NO.	088
WARD	H (W)
CS NO.	918, 919, 920 921, 922 A
PLOT AREA	3356.9 sq m
BU AREA	804.8 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	088 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Alexander House.		
1.2	EARLIER NAME	Alexander House.		
1.3	BUILT-IN	1920.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Nargis Dutt Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Noon James, Mr. Iris Lawerewle, Mr. Keneth James.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential + Office. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There are quite a few significant structures in the vicinity – Hatfield House, Franklin House, Kamla House, High Trees, Wadia House, The Bubble and St Annes Chapel. The house was located in a large compound with the main entrance gate from Nargis Dutt Road. The original plot was huge but the rear portion was sub divided and sold off and there is a multi storeyed development there now. This has left very less space at the rear. The site is undulating, it slopes down steeply at the rear and the house form responds to it and there is an additional floor at a lower level at the rear. There are many trees within the compound and it is very well landscaped.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1(part)		

088	ALEXANDER HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with rough finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is well articulated with piers at intervals and brick infill walls. The gate is on the left side and defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is lot of ornamental plantations on all four sides. There are large trees in the compound. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – some of the original windows have been changed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The rear portion of the compound has been sold off there is an extension at the rear and transformation of the interior to accommodate the shipping office. Finally the tiles of the front porch roof have been changed to asbestos sheets.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. Currently the owner runs his commercial enterprise from the house – the rear portion has been transformed and converted into an office. The information has been collected in an interview with the owner – Mr. Brian Alexander. The owner was very strongly against the Heritage Listing as it would compromise their development right in the future. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



REAR STAIR DETAIL



FRONT VIEW



LEFT SIDE VIEW



LEFT SIDE DETAIL



DETAIL OF ROOF FROM FRONT



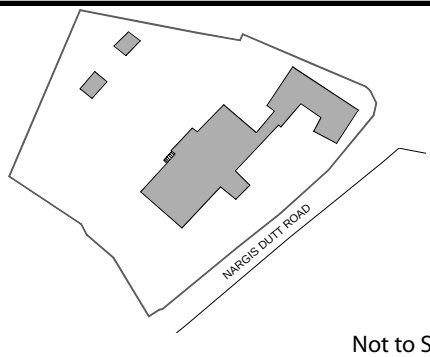


FRONT DOOR ; WINDOW DETAILS

089	KAMLA HOUSE



COMMON REF NO	089
CARD NO.	089
WARD	H (W)
CS NO.	955
PLOT AREA	4093.7 sq. m.
BU AREA	639.24 sq. m
DATE	07/ 11/ 2004
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	089 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kamla House.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Nargis Dutt Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Rustamji Franji Dawar and Viola Dawar.	
3.2	PAST	NA.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There are quite a few significant structures in the vicinity – Avan lodge, Franklin House, High Trees, Alexander House, Wadia House, The Bubble and St Annes Chapel. The house is located in a large compound with the main entrance gate from Nargis Dutt Road. The bungalow is placed almost centrally and the level is much lower than the road. The compound has one huge entry gate on the right side of the front compound wall.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

089	KAMLA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The edifice has stone compound wall with cement jails on the top. The entrance gate is on the right side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge with landscaping and many trees. The compound is maintained. Owing to the high compound wall and lower level of the compound, gates and the security guards is not possible to describe anything.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Mrs. Kamla Zaveri. Survey of this property was not allowed. Mrs. Zaveri absolutely refused to allow photography and categorically mentioned that she was not interested in the house being listed as Heritage. She also mentioned that half of the compound was sold and it is quite likely that the structure will be demolished soon. It is a good structure with a lot of wood work and detailed as could be inferred from casual observation. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

089	KAMLA HOUSE	PLATE A

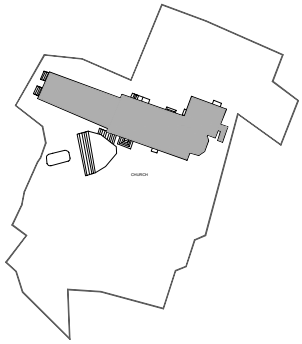


FRONT VIEW

090	ST. ANNES CHURCH



COMMON REF NO	090
CARD NO.	090
WARD	H (W)
CS NO.	1127
PLOT AREA	4726.4 sq m
BU AREA	767.08 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	090 PLATE A 090 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St. Anne Chapel.	
1.2	EARLIER NAME	St. Anne Chapel.	
1.3	BUILT-IN	Foundation in February1858, opened in June 1858, new larger chapel built in 1896, rebuilt in 1939.	EXTENSION (if any): Several buildings have been added in the compound – school, offices and residential areas for the staff.
2.0	**ACCESS**		
2.1	MAIN	Lane off Shirley Rajan Road, Bandra (W).	
2.2	SUBSIDIARY	Lane off Nargis Dutt Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Parish Priest In Charge of St. Annes Church.	
3.2	PAST	Parish Priest In Charge of St. Annes Church.	
3.3	STATUS	Trust.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Ground Floor – Religious. First floor – Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Chapel of St. Anne is located on a lane off the Shirley Rajan Road on the Pali Hill. The entire site is undulating; the Chapel occupies a commanding location on the western slope of Pali Hill. The area has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. They're quite a few significant structures in the vicinity – Hatfield House, Avan Lodge, High Trees, Alexander House, Wadia House, The Bubble and Franklyn House. The Chapel is set in a huge compound directly in line of the access road. The site slopes steeply upward towards the rear, as result of this, the front portion of the Chapel is raised by one floor (4 to 5 m). A huge flight of stairs leads to the Chapel entry. Several structures are constructed within the compound – school, church offices and residential quarters for the priests and staff. The compound is well landscaped with gardens at different levels, statues, crosses, paved pathways, steps etc leading to various structures.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original chapel consists of main hall/nave and the apse. The side bays / aisles were added in the extension / enlargement of 1939. The main hall / nave consists of 7 bays spanned by A shaped wooden trusses consisting of inclined members and semicircular arches. On one end is the semi circular apse roofed by semi circular dome/vault that houses the Altar. At the entrance end is an additional bay that houses the entrance / transition space and a staircase on one end. There is a tower above this bay. The aisles abutting the main hall are single storeyed punctuated by windows on the side in each bay. The central hall has a high volume; clearstory windows are formed above the aisle portion. The clearstory windows have pointed arches and stained glass panels are set within these imparting a fine quality of life in the main nave. <u>Style and Features</u> Apart from the Gothic revival windows along with the stained glass infill (genuine or false) the structure's importance is in the time when it was built. The additions and alterations are many and not in harmony with the original image. The plan suggests almost an early Christian type. The form on the out side is not well proportioned and expresses hybrid stylistic influences.	
5.3	INTRINSIC	Revd built the Chapel of St. Anne. Diego Gabriel da Silva in 1858. Revd. Gabriel was from the Shirley Village and in response to the inconvenience caused to the villagers to attend the religious services at the parish church of St. Andrews initiated the construction of this Chapel. The construction was started in February 1858 and Revd opened it for worship in June in the same year. An M Soares, Vicar General. In 1890 it was found that the roof and the woodwork had deteriorated and the renovation of the whole structure was necessary. A public subscription was opened to undertake the renovation however the collections were slow. Fortunately Mr. Manual Gonsalves of Pali Mala, a prominent parishioner offered to build the Chapel as his own cost. Official sanction was granted in March 1895, the Chapel was enlarged and completed in 1896. Owing to the growth of the nearby villages of Shirley, Rajan and Pali Malla, the new Chapel was found inadequate and plans were again on to enlarge it.	

090	ST. ANNES CHURCH			
		The Chapel was completely rebuilt in 1939; it was enlarged by addition of two wings on either side of the main bay during the Vicarship of Fr. Theophilus Lobo and his successor Fr. Malcolm Mendonca. In the Chapel there are two inscribed tablets, one on each side of the sidewalls recording the some of the important events. The tablet on the left side reads as follows: EM 23 DE FEVERERIRO DE 1858; PELO ZELOSO FUNDADOR, E DOTADOR; O MT. REVDO DIOGO GABRIEL DA SILVA; PAROCHO DA IGREJA DE PARLEM; NATURAL DE XELALIM; LANCOUSE A PEDRA FUNDAMENTAL; DE ESTA CAPELA DE; GLO APP S ANDRE; INAUGRADA AOS 13 DE JUNHO DE DITTO ANNO; PARA O BEM SPIRITUAL; BOS BAIRRISTAS CIRCUMVISINHOS. Translated this reads as – On the 23rd of February 1858, by the zealous founder and donor the Very Revd. Diego Gabriel da Silva, parish priest of the church of Parla, native of Shirley, laid the foundation stone of this Chapel of St. Anne, affiliated to the church of the Glorious Apostle of St. Andrew. Opened on 13th June of the same year for the spiritual welfare of the people of the neighboring villages. The inscription on the right hand wall reads as: MEMORA; OS FIEIS DA EGREJA DE; STO, ANDRE DE BANDORA; MANDARAM COLLOCAR ESTA LAPIDA; COMMEMORATIVA EM AGRADECIMENTO AO; SR MANOEL GONSALVES; DE MALLEM; FOR TER A EXPENSAS SUA E SOB A SUA VIGILANCIA; RECONSTRUIDA ESTA CAPELA; QUE FOI BENZIDA FOR; SR EXM RMO D ANTONIO P DA COSTA; Iro BISPO DE DAMAO; EM 7 DE JUNHO 1896. Translated this reads as – Memento: The faithful of the Church of St. Andrew of Bandra had this slab inscribed as a token of gratitude to Mr. Manoel Gonsalves of Mala for having at his own cost and under his own supervision reconstructed this chapel which was blessed by the Most Revd. Dom Antonio P da Costa, the first Bishop of Damaun on the 7th of June 1986.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in plaster. As the site slopes up towards the rear more than a storey has raised the plinth and an imposing staircase leads to the entrance of the Chapel.		
7.2	WALLS	Brick walls with cement mortar, load bearing.		
7.3	FLOOR	RCC construction.		
7.4	STAIRS	RCC.		
7.5	OPENINGS	Windows – The windows in the aisle have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes. The nave has stained glass windows set in pointed arches. The octagonal tower has stained glass windows/panels on four sides and small gable windows set in the roof portion. The nave has stained glass windows set in pointed arches. Doors – The doors have straight lintels and are high. The main door paneled shutter and there are 2 doors on the sides in the center bay, which have 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite both sloping and flat roofs have been used. A shaped wooden trusses consisting of inclined members and semicircular arches span the nave. Purlins run across the trusses and wooden members span the purlins on which the Mangalore tiles are placed. The aisles have flat concrete beams and slabs.		
7.7	ARTICULATION	The edifice is located on an undulating site and this has been used to create an impact of awe/grandeur as one enters the compound although the structure it self is very plain and has no ornamentation / embellishment. A huge flight of steps leads to the entry porch. The plan/form is typical to that of a church – the front façade has an entrance foyer with an octagonal tower above flanked by side spaces on which have the staircases. The nave / prayer hall is a long hall with clearstory windows and sloping roofs. Windows have pointed arches and stained glass panels with paintings. The significant space in the interior is the nave/payer hall articulated with semi circular trusses and the alter space. The edifice has undergone significant transformation as it has been rebuilt several times and the recent structure is in concrete.		
7.8	FINISHES	Plinth – Exposed stone masonry. Walls – Cement plaster with smooth finish on both the inside and outside. Flooring – Marble flooring in all the spaces. Roof – Mangalore tiles on the sloping roofs and china mosaic on the flat roofs.		
7.9	INTERIORS	Most of the typical church furniture is intact – pews, crosses, statues, chandeliers, pictures etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound is intact and is defined by a stone and brick wall. An archway defines the main entrance gate and an asphalted surface leads to the imposing flight of stairs. On the sides are statues and sculptures.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Several structures have been added within the compound – school, church offices and residential quarters for the priests. The compound is well landscaped with gardens at different levels, statues, crosses, paved pathways, steps etc leading to various structures. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		

090		ST. ANNES CHURCH			
9.0	**CONDITION**				
9.1	PLINTH	Good – well maintained.			
9.2	WALLS	Good – well maintained.			
9.3	FLOOR	Good – well maintained.			
9.4	STAIRS	Good – well maintained.			
9.5	OPENINGS	Good – well maintained.			
9.6	ROOFING	Good – well maintained.			
9.7	ARTICULATION & FINISHES	Good – well maintained.			
9.8	SERVICES	Good – well maintained.			
9.9	OUTBUILDINGS	Good – well maintained.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The church has been rebuilt several times and has undergone significant transformation. Several structures have been constructed within the compound – school, church offices and residential quarters for the priests and staff.			
10.2	STRUCTURE	The side aisles and the front portion have been rebuilt in concrete and the new additions are in concrete.			
10.3	ARTICULATION & FINISHES	All the windows are new and the flooring is new.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Several buildings are added in the compound; these are new structures and are not included in the list. Only the main Church building is included in the list. The information has been collected in an interview with Father John Lobo.			

090	ST ANNES CHURCH	PLATE A



FRONT RIGHT VIEW



FRONT VIEW



MODEL OF THE ST. ANNE CHAPEL



FRONT ENTRANCE PORCH



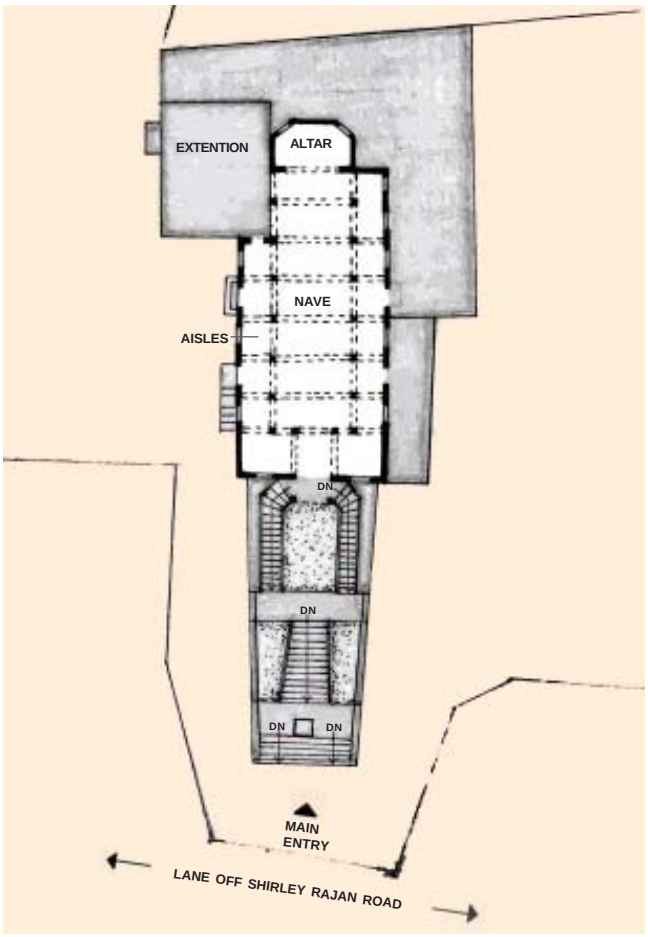
LEFT SIDE VIEW



VIEW OF THE SCHOOL AT THE REAR



FRONT STAIRS TO THE CHAPEL



PLAN - GROUND FLOOR







CHURCH ENTRANCE ; VIEW OF ALTAR ; SIDE BAY



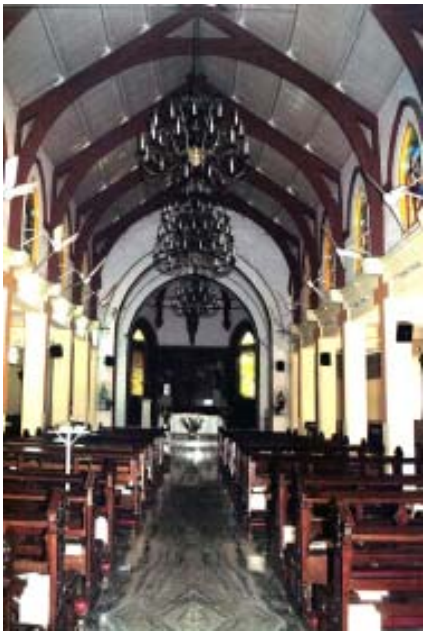
ENTRANCE GATE



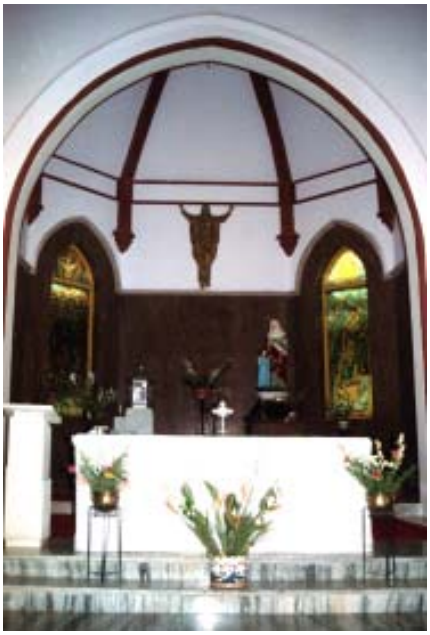
STAINED GLASS



VIEW OF THE ARCH



INTERIOR VIEW



VIEW OF THE ALTAR

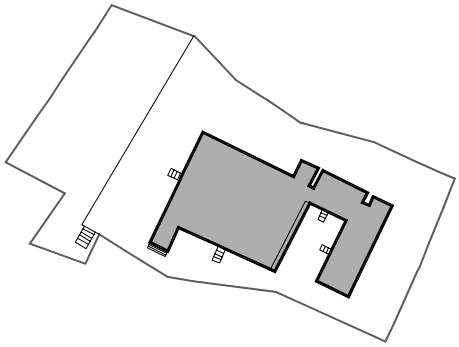


VIEW OF THE SIDE BAY

091	THE BUBBLE



COMMON REF NO	091
CARD NO.	091
WARD	H (W)
CS NO.	1144
PLOT AREA	1919.8 sq m
BU AREA	478.7 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	091 PLATE A 091 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	The Bubble.		
1.2	EARLIER NAME	The Bubble.		
1.3	BUILT-IN	1922 – 1924.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Lane off Shirley Rajan Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Joseph Miranda (brothers).		
3.2	PAST	Private – Mr. Miranda, father of the above.		
3.3	STATUS	Owner – Mr. Donald Miranda on the ground floor. Owner – Mr. Joseph Miranda on the first Floor.		
4.0	**USE**			
4.1	PRESENT	Residential		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a lane off the Shirley Rajan Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential/institutional and peaceful. There are quite a few significant structures in the vicinity – Hatfield House, Avan Lodge, High Trees, Alexander House, Wadia House, Franklyn House and St Anne Chapel. The house abuts the St Anne Chapel and is set centrally in a medium sized compound with marginal spaces all around, which has been developed as gardens. The site is very undulating; there are different levels within the compound. The main gate is from the lane off Shirley Rajan Road, the road ends at the house and the house is land locked on all the four sides except for the entrance gate portion. A pathway leads to an elaborate entrance porch with stone cladding and a crenellated parapet. It is quite possible that this was added later.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The plot is deep, there are two clear spatial divisions articulated both in terms of plan and form are connected by verandahs and form a courtyard in between. The front block, which is the main house, has a symmetrical plan and consists of two bays. The front bay has a huge central hall, flanked by living rooms and the rear bay has the dining area and a bedroom. A generous verandah runs along the south and west side of the main block. The rear block is L shaped consists of the kitchen, bathrooms, toilets and servants rooms all linked by a verandah. <u>Style and Features</u> This one is a very significant building in craftsmanship styled colonial vernacular expression. It has a predominantly wooden façade verandah at the upper floor. The lower floor verandah is fully enclosed. The porch at the corner of the two-sided verandah could be a later addition. It is a good example of colonial vernacular bungalow type that seems to have served the needs of at least three generations.		
5.3	INTRINSIC	Mr. Miranda built the house for self-use. The construction of the house began in 1922 and was probably completed by 1925.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

091	THE BUBBLE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, finished with sand faced plaster, capped with a plinth band in sand faced plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. The joists are spanned by wooden boards. The front and side verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes and the inside shutter has louvers. The windows on the west and south side are protected by verandahs. Doors – The doors have segmental arched lintels with 2 divisions – ventilators and paneled shutters.		
7.6	ROOFING	Sloping roofs on both the blocks. The main block has a pitched roof over the rooms and a lean to roof at lower level over the verandah. A parapet runs around the main roof. The rear block sloping roof is L shaped and extends over the verandah. It is not possible to describe the structural system, as there was no access to the first floor.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and roofs. The exterior is richly embellished – verandahs with wood work, wooden balconies, windows etc. The main house is in a bright green colour and the rear block is in shades of red/browns. The front/west façade and right/south facades have full verandahs on both floors with sun breakers with louvered & glass panels, delicate wooden railings, windows and decorative fascia. There is an entrance porch in stone at the corner with arches and a crenellated parapet. The remaining two facades are plain, punctured with windows. The roofs are at different levels and create interesting skylines. The interiors display the richness in terms of flooring patterns, wooden doors and windows, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Sand faced plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Mosaic tiles in geometric patterns in the main hall and dining area, Shahbadi tiles in a chequered pattern in the rest of the spaces. Roof – Mangalore tiles.		
7.9	INTERIORS	Built in cupboards and moveable furniture such as cupboards, beds, tables, chairs, piano etc.		
7.10	COMPOUND / FENCE/ GATE	The plot/compound is land locked on all four sides except for the entrance gate portion and defined by a brick compound wall on all four sides. The main gate is a pedestrian entry from the lane off Shirley Rajan Road. A pathway leads to an elaborate entrance porch with stone cladding and a crenellated parapet.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is undulating and has marginal spaces, which have plenty of lush green trees and gardens have been developed all around. The compound maintained well / regularly.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – original in very good condition, maintained.		
9.2	WALLS	Excellent – original in very good condition, maintained.		
9.3	FLOOR	Excellent – original in very good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in very good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. Donald Miranda and Mr. Joseph Miranda (brothers). There is a dispute within the family pertaining to the ownership. The house is currently occupied by two brothers – Mr. Donald Miranda and Mr. Joseph Miranda. Apparently the first floor owner has sold his portion to a builder. The first floor was not accessible. The information has been collected in an interview with the owners on the ground floor – Mr. Donald Miranda and his wife Mrs. Margaret Miranda.		



FRONT VIEW



FRONT ENTRANCE PORCH



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT RIGHT VIEW



RIGHT SIDE VIEW



PLAN - GROUND FLOOR





FRONT FACADE ; INTERIOR - GROUND FLOOR



SEGMENTAL ARCH



SUNBREAKERS



GROUND FLOOR CEILING



LEFT SIDE VERANDAH



FRONT VERANDAH

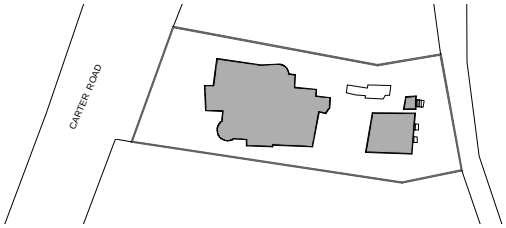


STAIRCASE

092	OCEAN SIDE



COMMON REF NO	092
CARD NO.	092
WARD	H (W)
CS NO.	1568
PLOT AREA	858.7 sq. m.
BU AREA	202.09 sq. m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	092 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ocean Side.	
1.2	EARLIER NAME	Ocean Side.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Carter Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Leo Rodrigues.	
3.2	PAST	NA.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Carter road, facing the sea. There are several of such large sea facing bungalows set in large compounds along the this stretch of Carter Road – Mount Climb, Gold Mist, Kureshi Apartments, Railway Club, Taj Villa, Other Railway Bungalows etc. Behind is the village of Shirley Rajan that has very mixed fabric and an organic layout. The area is fast redeveloping into high rise multi storey buildings. The house is located in a long rectangular plot. Carter Road. The structure is set centrally more towards the road. The compound has many large old trees. There is a compound wall on all four sides with a large gate on the right side.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

092	OCEAN SIDE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front compound wall has a large gate on the right side providing vehicular and pedestrian entry and is electronically controlled.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge with landscaping and many trees. Owing to an electronically controlled it was not possible to even step into the compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Entry is controlled electronically.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. It was not possible to even step inside the compound as the entry was electronically controlled. On ringing the bell several times on 3 occasions there was no response. The house appears very well maintained and in a pristine condition. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

092	OCEAN SIDE	PLATE A

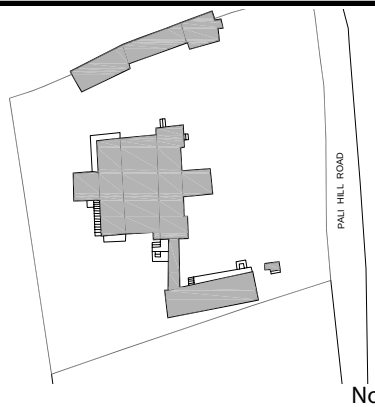


FRONT VIEW FROM ROAD

093	HIGH TREES / L & T GUEST HOUSE

NA

COMMON REF NO	093
CARD NO.	093
WARD	H (W)
CS NO.	1374, 1375, 1376, 1377
PLOT AREA	3037.5 sq m
BU AREA	592.7 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	093 PLATE A



Not to Scale

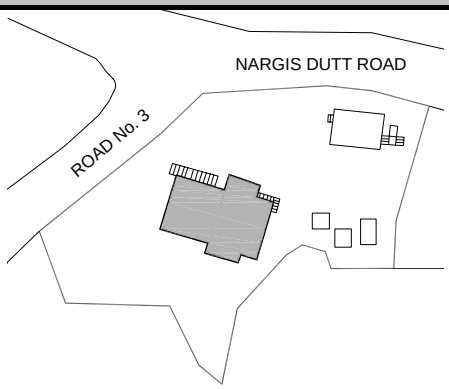
1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	High Trees/L & T Guest House.	
1.2	EARLIER NAME	High Trees/L & T Guest House.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Nargis Dutt Road, Bandra (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Kantilal Champalal Kothari, Mr. Mofatraj Pukhraj Munot, Mr. Champalal Harakchand Kothari, Mr. Pyrelal Harakchand Kothari, Mr. Mulchand Harakchand Kothari, Mr. Amar Pukharj Munot, Mrs. Sunita Manmohanchand Mehta, Mr. Ramniklal Champaklal Kothari, Mr. Subhash Mangilal Kothari, Mr. Sajjanraj Pyrelal Kothari.	
3.2	PAST	NA.	
3.3	STATUS	Tenant.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on Pali Hill. As soon as Nargis Dutt Road off shoots from the Pali Mala the general topography rises up. It is quiet an undulating area. On both sides of the roads are large Bungalows/Mansions/Villas. The area is quite green and the road is well shaded with large old trees. This area is completely residential with an occasional boutique or an up market shop and is quiet peaceful. High Trees/L & T Guest House is set in a large rhombus shaped plot. The bungalow is set towards the rear of the plot leaving large front margin which is a well developed/ landscaped garden. The compound walls are high has one big entry gate. There are few other structures in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

093	HIGH TREES / L & T GUEST HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows –. NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	NA, Survey not allowed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA, Survey not allowed.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The compound has high walls and very stringent security; there was no access to the compound even to make a few preliminary observations.		

094	DILIP KUMAR'S HOUSE



COMMON REF NO	094
CARD NO.	094
WARD	H (W)
CS NO.	1395, 1396 1397
PLOT AREA	2015.9 sq m
BU AREA	208.2 sq m
DATE	01/ 06/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	094 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Dilip Kumars House.		
1.2	EARLIER NAME	Dilip Kumars House.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Nargis Dutt Road, Bandra (W).		
2.2	SUBSIDIARY	Road no. 5.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Chandrakant Lalitkumar Mulraj Khatan – Trustees - Mulraj Khatan, Mr. Morarji Mulraj Khatan, Mr. Dharmesh Mulraj Khatan, Mr. Laxmidas Mulraj Khatan. Lessee – Yousufkhan Alias Dilipkumar .		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Unoccupied.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nargis Dutt Road on Pali Hill. As soon as Nargis Dutt Road The edifice is located on the Nargis Dutt Road on the Pali Hill. The entire area is undulating, has plenty of trees and has some of the finest and largest homes set in huge compounds. The nature / ambience of the area is quite unlike a busy, congested metropolis, the area is completely residential / institutional and peaceful. There quite a few significant structures in the vicinity – Hatfield House, Franklin House, Avan Lodge, High Trees, Alexander House, Wadia House, The Bubble and St Anne Chapel. Dilip Kumar's house is set in a large compound with the main entrance gate from Nargis Dutt Road. The bungalow is set almost centrally in the plot and occupies most of the plot with very less marginal space around. There are plenty of trees within the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

094	DILIP KUMAR'S HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, dressed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes shutters with glass panes. The windows are protected by wooden sloping chajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is high compound wall on all four sides with large heavy gate in the front compound wall in the center.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge with landscaping and many trees. Owing to the high compound wall and gates it is not possible to describe anything.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	There appears significant transformation although difficult to judge.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The house is unoccupied and there was no response. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



REAR SIDE VIEW



FRONT SIDE VIEW



RIGHT SIDE VIEW

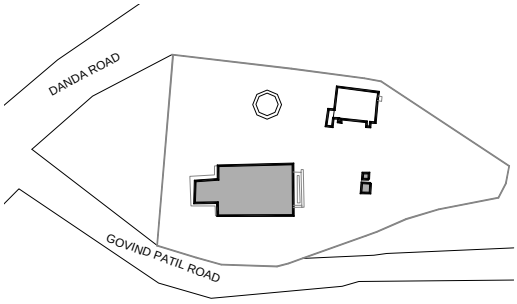


BALCONY DETAIL

095	DANDESHWAR SHANKAR MANDIR



COMMON REF NO	095
CARD NO.	095
WARD	H (W)
CS NO.	915, 916, 917
PLOT AREA	2862.90 sq m
BU AREA	252.50 sq m
DATE	09/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	095 PLATE A 095 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Dandeshwar Shankar Mandir.		
1.2	EARLIER NAME	Dandeshwar Shankar Mandir.		
1.3	BUILT-IN	1920.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Govind Patil Road, Khar (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Dandeshwar Mandir Trust.		
3.2	PAST	Trust – Dandeshwar Mandir Trust.		
3.3	STATUS	Temple on ground floor.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Ground Floor – Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Govind Patil Road. The temple is situated near the Shirley Rajan Village. Due to the proximity to the village the surroundings have a very organic fabric. The area is predominantly residential with low rise structures – village houses and slum like structures. The commercial activity is along the main road. The temple is placed in a large irregularly shaped plot with access from the rear side and placed in a manner that leaves a large fore ground that accommodates several other related structures – havan kund, place for lighting lamps, tulsi planter, well and a set of rooms that houses the administrative activity.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan consists of a large prayer hall and the garba griha at one end. The main prayer is rectangular and has a double height with two aisles at the sides that have a mezzanine floor. There are 7 bays and the hall is spanned by king post trusses supported on wooden columns that also define the aisle bays. The entrance leads straight into the hall and there is a staircase on the left side that leads to the mezzanine, which also houses a small library in part of the space. The rest is meant to accommodate additional devotees. The garba griha is a small square block and houses the main deity. <u>Style and Features</u> This temple is typical of this region. In all probabilities, as a type its origins are in Goa where there are more open one storey buildings with predominant use of wood. The upper story as seen is rather false without rooms inside. In spite of the traditional lamp post as well as the use of the traditional plan organization, the overall stylistic impact is rather eclectic.		
5.3	INTRINSIC	The temple has been built by the nearby Koli community in Khar Danda.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

095	DANDESHWAR SHANKAR MANDIR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band, painted in red.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The mezzanine floor comprises of wooden beams, joists and wooden planks supported on load bearing walls on one side and wooden colonnade on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have arched lintels on the ground floor and straight lintels on the first floor. Each window has shutters with glass panes on the ground floor (these appear recent / new) and wooden shutters on the first floor. Doors – The doors have straight lintels. The main doors have iron bars set in wooden frames.		
7.6	ROOFING	The main hall is roofed by a single hipped roof. As the span is large the structural system is quite unique. King post trusses are supported wooden columns and the upper (inclined member) continues further over the aisle bay and is supported on the side load bearing walls. Purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. The garbha griha is roofed by a dome.		
7.7	ARTICULATION	The temple consists of two basic forms – a large rectangular hall and a square garbha griha. Structures have white walls and elements such as pilasters, window bands, floor bands design motifs and the dome is painted in bright colors. All bays are emphasized with pilasters on the ground floor and rustication bands on the first floor. Between the pilasters, the bays are punctured with windows articulated with coloured bands and motifs on the sill panel. A broad horizontal band runs on all sides at the floor level that has motifs in bright colors. The garba griha has a dome painted in a bright red colour with a decorative band at the base.		
7.8	FINISHES	Plinth – Exposed stone joints, painted in red colour. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Marble flooring in all spaces. Roof – Mangalore tiles on the sloping roof, red paint on the dome.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	All the sides have a brick compound wall. The entrance gate is simple defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has several structures related to the temple – havan kund, place for lighting lamps, tulsi planter, well and a set of rooms that houses the administrative activity. There are a few large trees. Most of the compound has hard finish – compacted earth. It is regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The windows on the front have been enclosed and grills have been added in the last bay before the *garba griha*.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The original flooring has been replaced by marble flooring and the plinth on the front has been cladded with marble.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	None.		

095	DANDESHWAR SHANKAR MANDIR	PLATE A



SIDE VIEW



SIDE VIEW



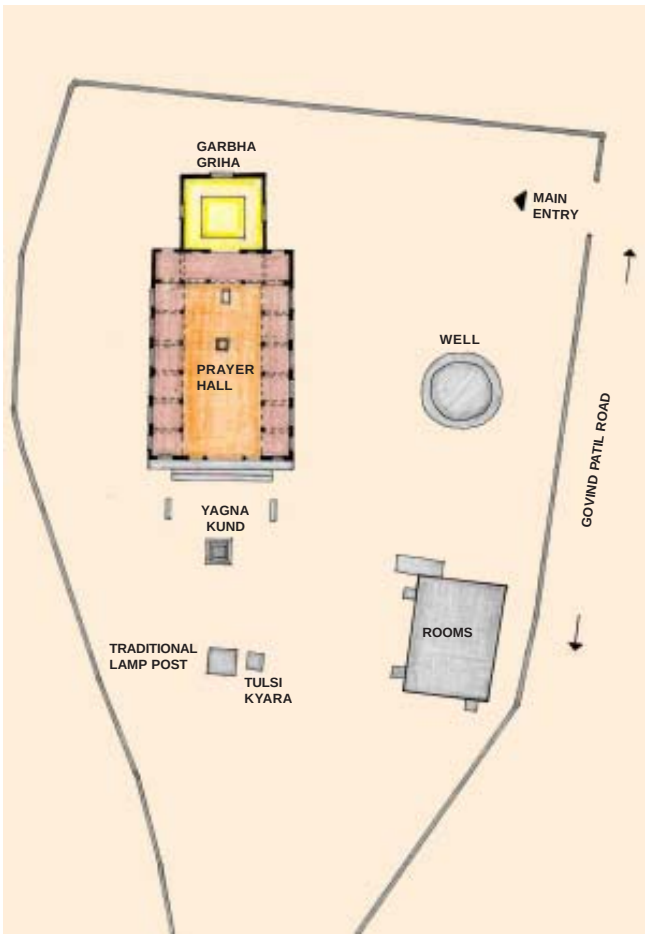
FRONT ENTRANCE



FRONT VIEW



FRONT VIEW OF LIGHTING STAND



PLAN - GROUND FLOOR





MEZZANINE LEVEL WITH ROOF DETAIL



WOOD JOINERY



WINDOW ARTICULATION



WINDOW DETAIL





VIEWS OF THE MAIN PRAYER HALL

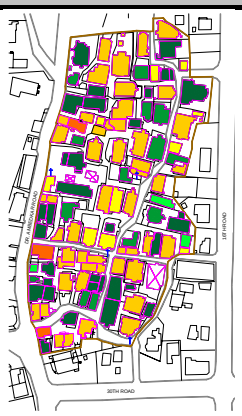


LIGHTING STAND

096	PALI HILL VILLAGE PRECINCT



COMMON REF NO	096
CARD NO.	096
WARD	H (W)
CS NO.	42
PRECINCT AREA	2.36 Ha
BU AREA	1.14 Ha
DATE	31/ 05/ 2005
RECORDED BY	Shirley, Chaitali, Gyana
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	096 PLATE A 096 PLATE B 096 PLATE C 096 PLATE D



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Pali Hill Village.	
1.2	EARLIER NAME	Pali Hill Village.	
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Dr. Ambedkar Road, Bandra (W).	
2.2	SUBSIDIARY	Sixteenth Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The Pali Hill Gaothan lies between Dr. Ambedkar Road and the 16th Road. It is located along the Dr. Ambedkar Road, which also serves as the main access road. The settlement is completely engulfed by the new well plotted developments, it is an enclave surrounded by roads and the built fabric. The edge along Dr. Ambedkar Road is being transformed from residential to commercial use. The precinct is defined to encompass the main Pali hill village settlement – to the east is the 16th Road, to the west is the Dr. Ambedkar Road, to the south is 30th Road and to the north is new developments separated by an internal road. The total area is approximately 2.36 ha and has about 101 structures. The predominant community is the East Indians.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan has developed along Dr. Ambedkar Road. It is a linear development between the Dr. Ambedkar Road and the 16th Road. It's surrounded by residential areas but is clearly visible / perceived along the Dr. Ambedkar Road on account of the unique buildings along the edge. A lane runs parallel through the village almost parallel to the Dr. Ambedkar Road from south to north and another lane runs from east to west creating a junction. Next level is a network of smaller lanes that run between the main lanes and creating an informal grid through the settlement providing access to the housing clusters. The streets meet and widen into chowks. The built form is organic, homogenous low rise high density. The edges are turning commercial but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 101 structures and about half of them are (52, 51.49 %) are G+1 structures. About 50% of the old fabric is intact – out of the total 101 structures surveyed about 58 (57.43%) are old. The remaining 43 structures (42.57%) are newly constructed; old structures were pulled down and new were built in the foot print. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storied block with a well articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. The houses on the main roads have witnessed significant transformation.	
5.3	INTRINSIC	NA.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE: NA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G – 20 houses (19.80 %), G+1 – 52 houses (51.49 %), G+2 and above – 29 houses (28.71 %)	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Stone masonry, random rubble with mud mortar in the old houses. New structures have brick plinths finished with plaster.	
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.	

096		PALI HILL PRECINCT		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs as well as external stairs in wood are observed in most of the East Indian houses. In the structures that have undergone transformation, concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows - East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, the 2 storeys are highlighted by a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units in some of the houses.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	About half of the built form has been replaced – old buildings have been demolished and new once have been constructed and the overall formal characteristics of the place have changed although the new structures are built on the old foot prints. In the older structures there are transformations such as enclosure of verandahs, construction of additional rooms in the margins / adjoining open spaces, internal sub divisions and addition of services. The changes have affected the character of the built environment.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	In many cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. The overall environment is not very well maintained this is particularly evident in the lack of maintenance of public spaces and the condition of houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the village.		



STREETSCAPE



VIEW OF INTERNAL ROADS



VIEW OF THE STREET



SIDE VIEW OF AN EDIFICE



ENTRANCE PORCH DETAIL OF AN EDIFICE



STREETSCAPE



VIEW OF THE STREET



SIDE VIEW OF AN OLD EDIFICE



ROAD SIDE VIEW



FRONT VIEW OF A CROSS



DETAIL OF A CROSS









DIFFERENT SIDE VIEWS OF AN EDIFICE



FRONT VIEW OF A BUILDING



FRONT VIEW OF A BUILDING



DETAIL OF THE PORCH AND STAIRCASE



FRONT VIEW OF AN EDIFICE



EXTERIOR VIEW OF AN EDIFICE



DETAIL OF INTERIORS









DIFFERENT SIDE VIEWS OF A BUILDING

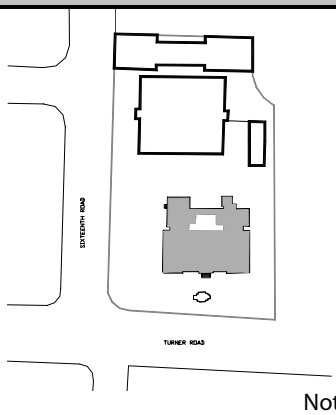


FURNITURE DETAIL

097	BUSHERI BUNGALOW



COMMON REF NO	097
CARD NO.	097
WARD	H (W)
CS NO.	881,881A, 881B, 882,883
PLOT AREA	2759.13 sq m
BU AREA	360.61 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	097 PLATE A 097 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Busheri Bungalow.		
1.2	EARLIER NAME	Busheri Bungalow.		
1.3	BUILT-IN	1915.	EXTENSION (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	Turner Road, Bandra (W).		
2.2	SUBSIDIARY	Sixteenth Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - M/S Brickwork Trading Pvt.Ltd, Mr. Mohammad Zafar Busheri, Mr. Manochar Ebrahim Shirazi, Mr. Mahmood Shirazi, Mr. Hashme Shirazi, Mr. Javed Shirazi.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Owners on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Turner Road and 16th Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of the area developed under the Salsette Catholic Co-Operative Housing Society. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Busheri Bungalow was set in a very large compound, the rear portion of the compound was subdivided and sold to develop and apartment complex. It is a very striking structure with a long and a richly articulated front façade. There is one entrance located along the Turner Road on the right side.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the center that clearly differentiates the two entries. The plan is symmetrical and C shaped formed by the central hall and side bays of rooms. The central staircase divides / splits the main hall into two spaces on each floor. Now with each floor sub divided the main hall has become two spaces. Flanking the main hall on both sides is a bay that has two bedrooms, services and a kitchen. At the rear is another set of bathrooms/toilets. Both the bays were connected in the past at the rear that formed an internal court but this connection was lost as this portion collapsed. The layout is identical on both floors. <u>Style and Features</u> The enclosed verandahs on both the sides of the entrance on the ground floor as well as the upper floor make it difficult to recognize the original façade. The stylistic references range from Greek pediment at the entrance to floral embossing in 'Indian' style. The bands around the windows, properly made sills and corners expressed in plaster over stone define other stylistic gestures. The bungalow seems to have been built for two brothers, looking at the plan organization with two central halls.		
5.3	INTRINSIC	The present owner's grandfather came from Iran and had dealt in the business of dates. He bought this piece of land and built the house.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		

097		BUSHERI BUNGALOW		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with colored panes and shutters with coloured glass panes in the upper division and wooden panels in the lower division. The windows enclosing the verandah are different – they have shutter with glass panes. The windows on southern and western sides are protected by chajjas on wooden frames. Doors – The doors have segmental arched lintels with 2 divisions – a ventilator on the top with colored glass and paneled shutters.		
7.6	ROOFING	The main spaces are roofed by sloping roofs but the configuration of the roof is not visible from the exterior as the parapet completely covers it. The structural system is quite interesting, the spans are not large, inclined members span across the load bearing walls and are strengthened by bow shaped wooden members. Purlins span across the inclined members and wooden members run across on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central hall flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is C shaped, and two storeyed block and is richly embellished with stuccowork, colored glass sun breakers, cast iron grills and decorative parapets. The front façade has the stair block with the main entrance in the center articulated with a pediment and windows above. The center stair is flanked with verandahs again richly articulated with exquisite cast iron jails and colored glass sun breakers. The side bays are defined by rustication bands that run continuously on both floors and entire panel has an interesting composition of windows with design motifs and stone brackets. The side facades are plain and consist of solid surfaces interspersed with windows at intervals. The interiors are rich/classic with exquisite china mosaic flooring patterns, elaborate doors/ windows, old furniture, staircase and structural woodwork.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main hall has marble flooring in a chequered pattern interspersed with black granite stones. All rooms have china mosaic flooring in floral pattern. Kitchen has Shahbadi tile flooring in a chequered pattern interspersed with black granite stones. The passage/verandahs have shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Moveable furniture such as old beds, chairs, tables corner tables, cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	All four sides have a brick compound wall. The rear wall is recent as the plot was sub divided and the rear portion was sold off. There is one entrance gate towards the right side. A pathway leads to the main entrance in the center.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one fountain in front of the house, there may have been other out structures as it was a very large compound but as of now nothing exists. There are quite a few large trees in the compound and some plantation along the compound wall and building edge. There is a garden in the front margin; the remaining sides have hard finish – compacted earth. The compound is maintained although not very regularly.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units in some of the windows.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – extensive problem of rising damp, the joints have opened on the exterior, not maintained.		
9.2	WALLS	Fair – extensive water seepage from the roof and exterior, trees are growing on the wall at the rear that may weaken the structure in future, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Fair – leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Fair/Poor – extensive problem of moisture that has caused the plaster to peel off at several locations on the exterior and interior, the stuccowork on the front façade is also suffering from lack of maintenance, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The house has been internally subdivided between the Shirazi brothers, internal walls have been built and services have been added. There was a bridge / connection between the two wings / bay at the rear that created an enclosed courtyard but has was pulled down or it collapsed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None, so far the family is interested in preserving the Bungalow but is wary of it being listed as a heritage structure.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information is collected in an interview with one of the owners.		

097	BUSHERI BUNGALOW	PLATE A



FRONT VIEW



FRONT BAY



SIDE VIEW



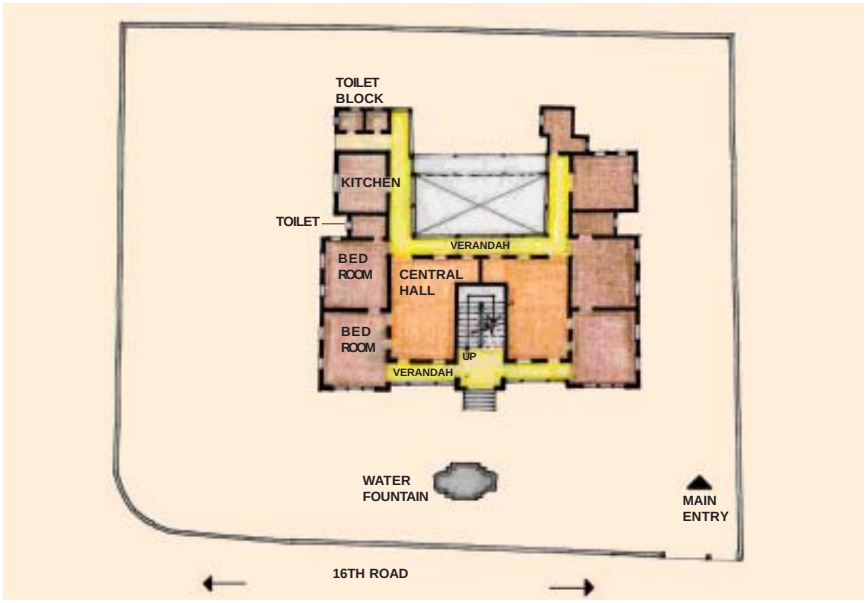
REAR VIEW



SIDE VIEW



INTERNAL PASSAGE



PLAN - GROUND FLOOR





WINDOW DETAIL ; FOUNTAIN



DOOR DETAIL



VERANDAH - FIRST FLOOR





FLOORING PATTERNS



CENTRAL HALL - GROUND FLOOR



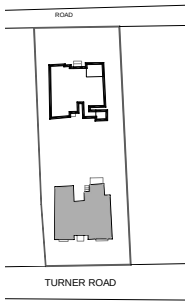


ROOFING SYSTEM ; STAIRCASE

098	PEREIRA COTTAGE



COMMON REF NO	098
CARD NO.	098
WARD	H (W)
CS NO.	893,894,895
PLOT AREA	985.00 sq. m.
BU AREA	123.59 sq. m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	098 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Pereira Cottage.		
1.2	EARLIER NAME	Pereira Cottage.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Turner Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. Rustom Cawasji Warden, Mrs. Pery M.Pereira.		
3.2	PAST	NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Turner Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Ooperative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. In some of the areas Town Planning Schemes were prepared. Pereira Cottage is a part of Bandra Town Planning Scheme No. 2. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. At present the area is predominantly residential in nature. The surrounding area is undergoing redevelopment and the bungalows are giving way to multi storeyed blocks. Pereira Cottage is set in a rectangular plot. The structure is placed almost centrally in the plot. The main access is from Turner Road. There are a few trees and random plantation along the house and compound wall. A paved pathway from the entrance gate leads to the main entrance verandah in the center.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with hardly any articulation / embellishment. The windows on the side bays are a unique feature – they have been projected out to create and effect of a bay window. Its human scale amidst the newly developed structures make it stand out.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

098	PEREIRA COTTAGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure with walls painted in deep pink and the projected windows on the side bays in red. There is no other ornamentation / embellishment. Symmetry is maintained both in the plan and the form. The front façade has the verandah in the center and the side bays have windows that are slightly projected, the lintel is further projected and has corbelling above. The remaining three facades – the left, right are rear are plain and are articulated with the typical window.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front wall is in stone and the remaining three sides have brick wall that have been recently built by adjoining property owners and properties which may have had bungalows have been redeveloped with multi storeyed buildings. All three walls are quite high. There is a gate on the right side and a paved pathway leads to the main entrance of the house.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a shed in the left margin for parking. There are a few trees and random plantation along the house and compound wall. Parts of the compound are paved but most of it is loose earth. The rear margin is unkempt, with wild grass and some garbage / waste. The compound is not well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	None.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front verandah has been enclosed and asbestos sheet has been used for roofing. It is difficult to say whether there was a semi open verandah in wood before.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE VIEW



DETAIL OF PARKING SHED



FRONT DETAIL



DETAIL OF WINDOW

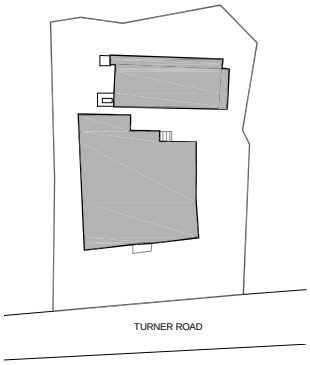


FRONT VIEW

099	PATKAR BUNGLOW



COMMON REF NO	099
CARD NO.	099
WARD	H (W)
CS NO.	1189 (A) 1189 (B) 1190, 1192
PLOT AREA	1922.3 sq m
BU AREA	429.8 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	099 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Patkars Bungalow.		
1.2	EARLIER NAME	Patkars Bungalow.		
1.3	BUILT-IN	1920.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Turner Road, Bandra (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Sitaram Ramchandra Patkar, Mr. Narayan Daji Samant, Smt. Sitabai w/o Ramchandra Patkar.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	Boutique on ground floor. Owner on first floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Turner Road, which had and continues to have some of the largest villas and mansions. The area is well planned as most of the area developed under the Salsette Catholic Co operative Housing Society and the Town Planning Schemes. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Patkar Bungalow is set in an irregular shaped plot. The structure is placed almost centrally in the plot. The ground floor has been rented out to a boutique. The compound is full of trees and has several out structures at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology where the central bay is very specially articulated. There are three semicircular arches expressed in stone, with key stone and filler area made prominent by floral ornamentation. The grills and railings are in cast iron and have simple ornamentation. The side bays have projected balconies with cast iron grills. The use of red colour and the elegant proportions give this house a special character.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

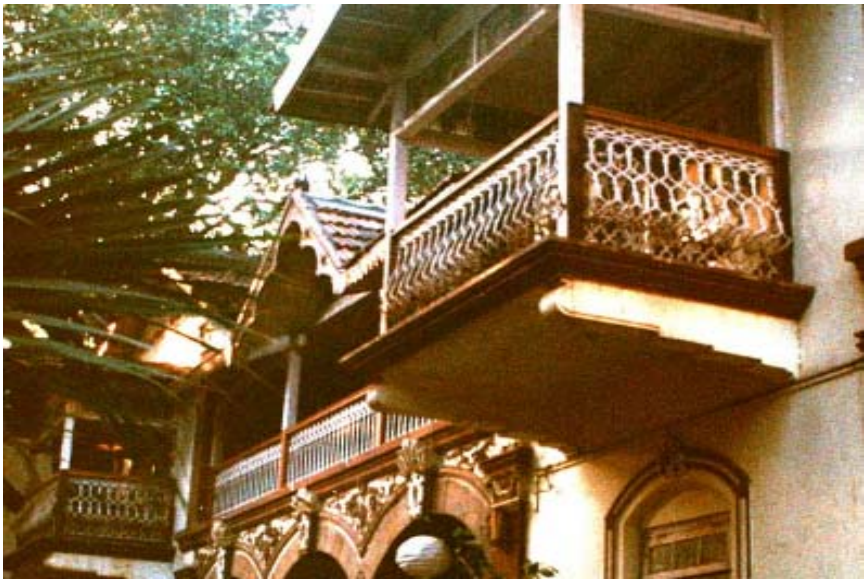
099	PATKAR BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows are protected by wooden sloping chajjas. Doors – The doors are flat with 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore Tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick articulated with piers at intervals. The entrance gate is in the center in the front of the verandah and defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are some out structures at the rear although it was not possible to get the details. The compound has several large trees and is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light supplemented by artificial lights.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. Mr. Patkar was vehemently against the Heritage Listing and categorically stated that his house was not a heritage building. He regarded Heritage Listing as starting point of corruption and that the Heritage Committee was nothing but a mechanism for collecting bribes. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. This is a very fine example of the colonial vernacular villa typology; it is very well maintained and needs to be conserved.		



ROAD SIDE VIEW



FRONT VIEW



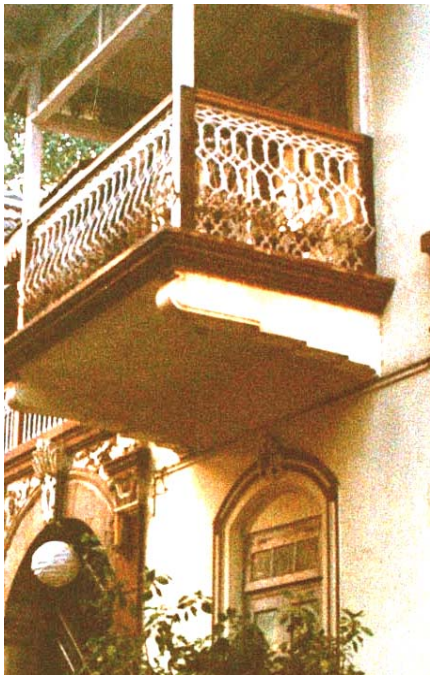
DETAIL OF FRONT BALCONY



DETAIL OF ARCH & STAIRS



FRONT PORCH WITH ARCADE



BALCONY DETAIL

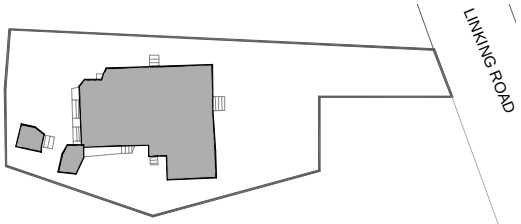


FIRST FLOOR STAIRS DETAIL

100	SAMANT HOUSE



COMMON REF NO	100
CARD NO.	100
WARD	H (W)
CS NO.	1213
PLOT AREA	894.70 sq m
BU AREA	214.54 sq m
DATE	08/ 03/ 2005
RECORDED BY	Shirley, Sant
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	100 PLATE A 100 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Samant House.		
1.2	EARLIER NAME	Samant House.		
1.3	BUILT-IN	1907.	EXTENSION (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	Linking Road, Bandra, (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Leela Anand Samant, Mr. Uday Anand Samant, Mrs. Veena Kailas Samant.		
3.2	PAST	Private – Samant family.		
3.3	STATUS	Ground Floor – Residential. First Floor – Unoccupied.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor –Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located along the Linking Road, which had and continues to have some of the largest villas and mansions. The area is well planned, as it was developed around the Salsette Catholic Co-Operative Housing Society and later on the Town Planning Schemes. The area was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Samant House was set in a very large compound but most of it has been sold off. The entry is narrow strip from the Linking Road and the richly articulated front façade is barely visible from the road because of the new high-rise developments in the surroundings.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> Given the spatial organization, it appears that the house was built as a multi family dwelling although this cannot be ascertained. The overall plan consists of three block / bays, clearly defined by the organization of spaces and roof configuration. The front bay / block consist of the main hall surrounded by a verandah on three sides, the middle bay consists of rooms and last bay consists of kitchens the toilet block is at the rear, abuts the main structure. There are two staircases on the left side & services. The layout is identical on both the floors. The staircase is in the front and leads to the upper floor. <u>Style and Features</u> It can be conjured from the plan that the original building would have been much closer to a chaste bungalow type with verandah all around, a central hall on the ground floor. Even at present its façade clearly demonstrates the high ceiling ground floor with horizontal (wooden) slat sun breakers. The verandah at the upper floor is made by additional lean to roof that is separate from the roof over the central hall. It is a handsome building of colonial bungalow type that has been forged by local craftsman. The wood detailing, especially in the facades, is remarkable.		
5.3	INTRINSIC	NA.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

100	SAMANT HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, finished with plaster, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first and second floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each basic window unit has 2 divisions – ventilator at the top with coloured glass panes and shutters with glass panes. A few of the windows also have paneled shutters. South and west facing windows on the ground floor are protected by chajjas with wooden framework and tin sheets. The first floor windows are protected by the eaves of the roof. Doors – The windows have segmental arched lintels. Each door unit has 2 divisions – ventilator at the top with coloured glass panes and paneled shutters. Some of the doors at the rear have an additional shutter with bars for security.		
7.6	ROOFING	All the three bays have hipped sloping roofs. The front verandah has a separate lean to sloping roof that is lower. The structural system of the roof cannot be described, as there was no access to the first floor.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and roofs. The exterior is richly embellished – verandahs with woodwork, windows with coloured glass panes etc. The front façade has full verandah on both floors with delicate wooden railings, decorative sun breakers, wooden brackets etc. Both the left and right side façades have interesting skylines because of the profiles of both the sloping roofs over main spaces, balconies and the staircases. The rear façade is relatively plain. The interiors are simple and the only feature is the coloured glass panes and exposed wooden structural members.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All spaces coloured IPS flooring. The verandahs have china mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original compound has been lost particularly in the front. All the four sides have a simple brick compound wall. The main entrance is through a narrow strip of from the Linking Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out structure that is in disuse and toilet block that was added abutting the main structure. The compound has a hard finish – compacted earth. It also has few old trees. Most of the compound has wild vegetation and is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards put up by the builders on the first floor.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – rising damp, original in fair condition, not maintained.		
9.2	WALLS	Fair – extensive water seepage from the roof and exterior, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Poor – stairs show structural damage, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Fair – original in fair condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has damp and is peeling of at some places, the verandah sun breaker glasses are broken, not maintained.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Parts of verandah on the ground floor have been covered, a toilet block is added at the rear of the structure, a garage is added in the front and some windows have been changed on the ground floor.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	There is a dispute about ownership amongst the family and apparently the first floor has been sold to a builder who refused to give permission to access the first floor. The builder wants to purchase the entire property, merge the plot with the adjacent property and redevelop the entire site as a shopping mall. The location is prime and the pressure of redevelopment is enormous. It is only a matter of time before the house is demolished. The house on the whole has not been maintained well and is getting dilapidated.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owners from the survey – Mr. R. R. Samant, Mr. A. R. Samant & Ms. Sarojini R Samant and Mr. Handa, a builder. The information has been collected in an interview with one of the owner Ms. Sarojini Samant.		

100	SAMANT HOUSE	PLATE A



FRONT VIEW



SIDE VIEW



REAR VIEW



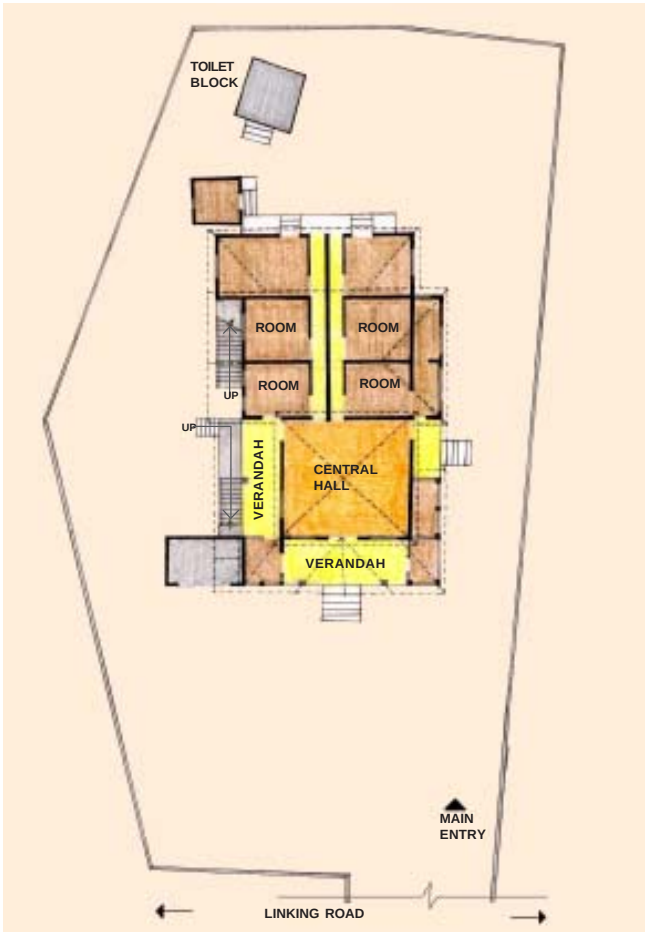
FRONT VIEW OF STAIRCASE LANDING



REAR VIEW



SIDE BAY VIEW



PLAN - GROUND FLOOR







FRONT VIEW ; INTERIOR VIEW ; REAR STAIRCASE



SUN BREAKERS



WOODEN HANDRAIL



DORMER DETAIL



FRONT VERANDAH



INTERIOR VIEW



WOODEN STAIRCASE

101	GIDWANI HOUSE



COMMON REF NO	101
CARD NO.	101
WARD	H (W)
CS NO.	409
PLOT AREA	451.5 sq m
BU AREA	188.78 sq m
DATE	31/ 05/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	101 PLATE A

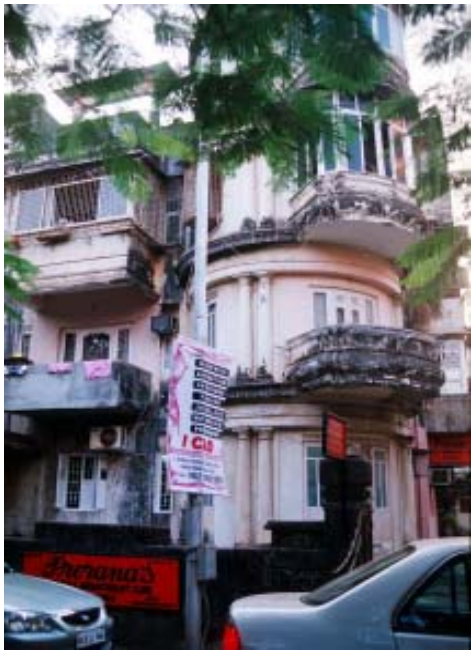
NA

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Gidwani House.	
1.2	EARLIER NAME	Gidwani House.	
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	St. Theresa Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. H. M. Merchant, Mr. A. M. Merchant, Mr. G. M. Merchant.	
3.2	PAST	Private – NA.	
3.3	STATUS	Tenants on ground floor, first floor, and third floor. Owner on second floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential. Third Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Theresa Road. The area is well planned and has regular shaped plots. The area fall under the TPS 3, Bandra. At present the area is predominantly residential in nature. The surrounding area has already undergone redevelopment, the building is lost amidst a group of new multi storeyed blocks. The plot is rectangular in shape. The structure sits almost centrally in the plot. The plot is defined by compound wall. There are many trees in the compound…	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is an apartment building with circular rooms at the corners that have a further balcony to go with the circular mass which is accentuated by Tuscan columns and heavy floor bands which do not belong to the concrete technology of the time. The dome at the corner circular room and a chhatri like structure at the terrace are strange elements for modern building.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+3	

101	GIDWANI HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible. Plastered.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is well articulated with piers at intervals and brick infill walls. The entrance gate is right in the front of the verandah and defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are large trees in the compound. The compound has hard finish – compacted earth. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in the internal portions and supplemented by artificial lighting.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible, plastered.		
9.2	WALLS	Good – original in good condition, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The balconies have been covered up. Some of the original balconies have been demolished and new rectangular balconies have been constructed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site – Mr. Anil Gidwani, Mr. Vinod Gidwani. There is an error in the property records, the names are not correct and have been exchanged with another property near by built by the same family which is an apartment block. Access in the interior part of the house & photography was not allowed. The information in the proforma is filled on the basis of observations made on site and photographs.		



FRONT VIEW



FRONT VIEW FROM ROAD SIDE



LEFT SIDE TOWER



ENTRANCE PORCH DETAIL



COLUMN DETAIL

102	OLD KHAR VILLAGE PRECINCT



COMMON REF NO	102
CARD NO.	102
WARD	H (W)
CS NO.	NA
PRECINCT AREA	1.37 Ha
BU AREA	0.63 Ha
DATE	31/ 05/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	102 PLATE A 102 PLATE B 102 PLATE C 102 PLATE D



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Old Khar Village.	
1.2	EARLIER NAME	Old Khar Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Integrated with the new developments around.
2.0	**ACCESS**		
2.1	MAIN	S.V. Road, Khar, (W).	
2.2	SUBSIDIARY	Sixth Road & Ninth Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Old Khar Village lies between Bandra and Santacruz. It is located on the S V Road, which also serves as the access road. The settlement is completely engulfed by the new developments, it is an enclave surrounded by roads and the built fabric and at the edge is being transformed and is completely converted to commercial use. The precinct is defined to encompass the Old Khar village settlement – on the east side is the S. V. Road, on the west side is the 7th Road, to the south is a lane off 7th Road and to the north is the new development between the village and the 8th Road. The total area is approximately 1.37 ha and has about 71 structures. The predominant community is the East Indians but now is getting replaced by the Muslims.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that had developed along the Old Ghodbunder Road (now the S. V. Road). It is a small settlement surrounded / almost defined by roads on all sides. It is clearly visible / perceived along the S V Road on account of the unique buildings along the edge. A small lane breaks off form the S V Road into the Gaothan running in the east west direction and meets the 7th Road. There is another lane perpendicular to this street and both form a T almost in the center of the settlement. The built form is organic, homogenous and low rise-high density. The edges are completely commercial but the interior is relatively intact with some very good houses that create quiet courtyards enlivened by the rich articulations on the facades and plantation. The interior structures are residential originally inhabited by the East Indian Community but there is a change in the demographics with a lot more Muslims moving in the area.	
	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 71 structures and majority of them (66.20 %) are G+1 structures. About half of the built fabric is intact, the old character of the spaces is retained however quite a few structures have undergone transformation. Out of the total 71 structures surveyed about 37 (52.11%) are intact, have retained the old fabric and are in a good condition. Of these 13 are significant, 5 have undergone varying degrees of transformation and 1 is dilapidated. The remaining 34 (47.89%) are new. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyle. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square 2 storeyed block with a well articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The houses also open out on the rear side. The roof fascias and porches are very well articulated and impart a unique character to the place. The houses on the main roads have undergone significant transformation.	
5.3	INTRINSIC	The name of the settlement is derived from the Marathi word Khari that referred to the salty sea water that bordered it. Originally the area had fields. Khar was sandwiched with been Bandra and Santacruz, the East Indian community settled in Bandra and the Anglo Indian settled in Santacruz. Khar remained undeveloped for quite some time. Traders from Bandra & Santacruz would meet at Khar and it became the trading bazaar.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE: NA

102	OLD KHAR VILLAGE PRECINCT			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 9 houses (12.67 %), G+1 – 47 houses (66.19 %), G+2 and above – 15 structures (21.26 %)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone / brick masonry, in majority of the houses.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	External and Internal stairs is in wood in most of the East Indian houses. In the structures that have undergone transformation concrete stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, the 2 storeys are highlighted by a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shahbadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets &chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	Some houses have window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The houses on the edge display a great degree of transformation. The structures have been completely replaced, floors have been added & have turned into commercial use.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	None.		

102 OLD KHAR VILLAGE PRECINCT — PLATE A



LEGEND

- NEW STRUCTURE - G
- NEW STRUCTURE - G+1
- NEW STRUCTURE - G+2 and above
- OLD STRUCTURE - G
- OLD STRUCTURE - G+1
- OLD STRUCTURE - G+2 and above
- S — SIGNIFICANT STRUCTURE
- T — TRANSFORMED
- D — DILAPIDATED
- ENCROATCHMENT
- COMMERCIAL USE
- † — CROSS
- PRECINCT BOUNDARY

SOURCES :
- City Survey Sheet Bandra Office, Mumbai

MAP OF OLD KHAR VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 31/05/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW AT THE JUNCTION OFSARDAR JAIMAL SINGH ANAND ROAD & 7 TH ROAD



VIEW OF AN INTERNAL STREET



VIEW OF SARDAR JAIMAL SINGH ANAND ROAD



COMMERCIAL DEVELOPMENT



VIEW OF 6TH ROAD



VIEW OF AN INTERNAL LANE





STREETSCAPE



ROAD SIDE VIEW OF BADGUJAR HOUSE



SIDE VIEW OF BADGUJAR HOUSE



FRONT VIEW OF GIRIJA BHAVAN





VIEW OF MATRUNIKETAN ; SHAMROCK HOUSE



VIEW OF MANIBHUVAN



CROSS LOCATED ON THE STREET



STAIRCASE BLOCK



CORNER VIEW



COMMERCIAL DEVELOPMENT



CROSS AT PEREIRA HOUSE



BALCONY DETAIL



VIEW OF COURTYARD



BALCONY DETAIL

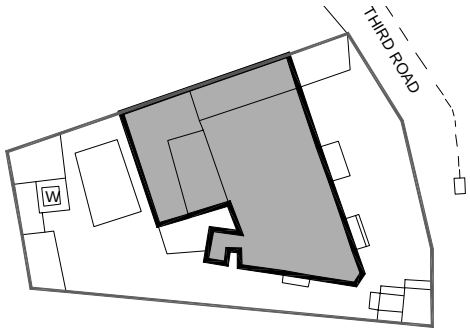


INTERIOR VIEW

103	GAJANAN BUILDING



COMMON REF NO	103
CARD NO.	103
WARD	H (W)
CS NO.	848
PLOT AREA	668.90 sq m
BU AREA	240.98 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	103 PLATE A 103 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Gajanan Building.	
1.2	EARLIER NAME	Gajanan Building.	
1.3	BUILT-IN	1927. Extension: 1975.	EXTENSION (if any): Several structures have been added in the rear portion of the compound.
2.0	**ACCESS**		
2.1	MAIN	3rd Road, Khar (W).	
2.2	SUBSIDIARY	C. Dhurandhar Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Radmabai w/o Waman Vasudev Shenoy.	
3.2	PAST	Private - Mr. Khar Vaman Vasudev Shenoy.	
3.3	STATUS	Ground Floor - Owner and 3 tenants on ground floor. Owner – Ms Veena Vaman Shenoy on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on 3rd Road Nr. junction of C Dhurandhar Road & 3rd Road in Khar. Building is situated just opposite Khar Railway Station. The pocket is between Khar Station and the well-planned development of the Pathare Prabhu Society. The built fabric is mixed, the buildings towards the Station are laid in an organic manner with / without compounds. At present the area is intensely commercial due to the proximity of the Khar Station. There were many old housed in the surrounding, most of which have been redeveloped as multi storeyed residential blocks with commercial on the ground floor. Gajanan is set in a trapezoidal shaped. The building form and plan respond to the peculiar plot configuration – the buildings follows the plot boundaries. The building abuts the 3rd Road; there is no definition of a front compound, the front margin space was lost during the road widening. The ground floor has shops and the living areas are on the first floor. The other three sides have a simple compound wall. There is some space at the rear, which has been encroached.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a single-family dwelling. The overall plan is rectangular shaped and consists of 6 bays. Each bay functions as a shop on the ground floor and a room on the first floor. All of these bays are connected by a projected passage on the first floor. The ground and the first floor have identical plans. All the bays have equal size except one on the right side because of the plot shape. The staircase has also been accommodated on the residual space on the right side. An extension was done at the rear, which is now shops on the ground and a semi covered terrace on the first floor. This semi-covered terrace is used as a dining area. The services are located in the center bay on the rear side. <u>Style and Features</u> It is a rather simply, functional and anonymous building with no stylistic references. Except for the front railing element, it is rather nondescript from the heritage viewpoint.	
5.3	INTRINSIC	The Gajanan Building was the first building to be built in the area that was previously known as Laxminagar (Place of the rich people). It was about after 1940 that the name of the area was changed to Khar. Other developments began around this building. As a result of this the Khar Railway Station which was to be located a little ahead, was built here. Khar area at that time was marshy land with paddy fields. Development occurred by reclamation of the marshy lands. The closest village was Khar Danda and the entire area was open. It is said that Dilip Kumar's House on Pali Hill was clearly visible. Mr. Vaman Vasudev Shenoy who built the house was actively involved in the freedom movement and was closely linked to Ms. Sarojini Naidu. The House was used to hide pamphlets, posters etc for distribution. The family is also involved in philanthropic work – supports the education of 11 school children every year. The family business involves furniture building, woodwork and photo lamination and has list of esteemed clients. Several extensions in the compound have been done to built a furniture workshop and accommodate additional shops and offices to supplement the income.	
5.4	VALUE CLASSIFICATION	A (his), B (per)	RECOMMENDED GRADE III

103	GAJANAN BUILDING				
6.0	**TOPOGRAPHY**				
6.1	FLOORS	G+1			
7.0	**CONSTRUCTION**				
7.1	PLINTH	The plinth is covered as the ground has been raised.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	RCC beams and slabs. In some cases a load-bearing wall has been removed on the ground floor and an I-beam has been added to take the load of the first floor.			
7.4	STAIRS	Wooden Stairs.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and paneled shutters with glass panes in the upper panes. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The main building has RCC flat roof with parapet walls. The verandah on the first floor has lean to roof sloping consisting of wooden members supported on wooden beams and columns on one side and the load bearing wall on the other.			
7.7	ARTICULATION	The building has a long frontage and represents the typical road-facing block with shop bays on the ground floor and a colonnaded verandah with decorative jalis above. In terms of massing the building is a single long block. The entire front façade has an simple composition - a solid base with shopping bays, a colonnaded corridor/verandah with wooden columns, jails with intricate designs and sloping roof on which a parapet with concrete jalis runs. The remaining three facades are plain. The interior is very simple and plain.			
7.8	FINISHES	Plinth – Covered with raised ground. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Front passage on the first floor has shahbadi flooring. The flooring in rest of the house is replaced. Roof – Mangalore Tiles on the sloping roofs and rough cement finish on the flat portion.			
7.9	INTERIORS	Movable furniture made out of Burma teak. Some immovable furniture's like fixed cupboards, Wooden cloth hangers & niches also.			
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening and hence now the building is along / abuts the main road. The remaining three sides have a simple wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There was a garden in front of the house but has been lost because of acquisition for road widening. The building has no right margin and a minimal left margin. The rear portion of compound is large and has several shops and structures. The compound has hard finish – cement concrete. There are quite a few trees in the compound. The compound is fairly well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial lights.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.			
9.0	**CONDITION**				
9.1	PLINTH	Fair – original in fair condition, not maintained.			
9.2	WALLS	Fair – original in fair condition, not maintained.			
9.3	FLOOR	Fair – original in fair condition, not maintained.			
9.4	STAIRS	Good – original in good condition, not maintained.			
9.5	OPENINGS	Fair – original in fair condition, not maintained.			
9.6	ROOFING	Fair – original in fair condition, not maintained.			
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.			
9.8	SERVICES	Fair – original in fair condition, not maintained.			
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.	
10.0	**TRANSFORMATION**				
10.1	FORM	An entire new extension was done on backside of the building to accommodate shops that turns into a terrace on the first floor. Several structures have been added in the rear portion of the compound to accommodate shops, offices and a furniture workshop. All are attached to the main building. The transformations / changes are not sympathetic to the overall structure / appearance of the building.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	Finishes are changed. Some of the flooring is changed at a few places.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Ms. Veena Vaman Shenoy.			



FRONT VIEW ACROSS THE ROAD



LEFT SIDE VIEW ; MAIN ENTRY TO FIRST FLOOR



FRONT VIEW



PASSAGE ON FRONT SIDE AT FIRST FLOOR



TERRACE ON THE REAR SIDE AT FIRST FLOOR



STAIR ON THE LEFT SIDE - MAIN ENTRY



PLAN - FIRST FLOOR





SHOP ON GROUND FLOOR ; BEDROOM ON FIRST FLOOR



PUJA ROOM CORNER



WOODEN CUPBOARD



WOODEN CLOTH HANGER



LIVING ROOM

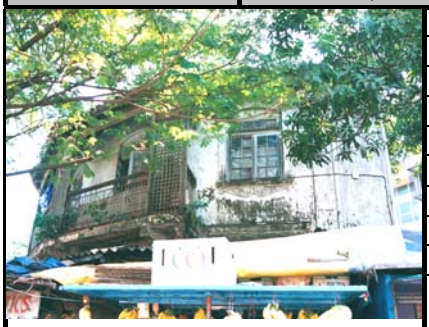


WOODEN CUPBOARD

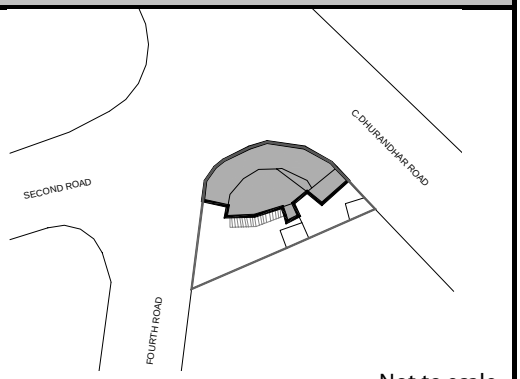


BEDROOM ON FIRST FLOOR

104	SAKKAQ HOUSE



COMMON REF NO	104
CARD NO.	104
WARD	H (W)
CS NO.	844
PLOT AREA	316.00 sq m
BU AREA	152.32 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	104 PLATE A 104 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**				
1.1	NAME OF THE PREMISE	Sakkaq House.			
1.2	EARLIER NAME	Sakkaq House.			
1.3	BUILT-IN	1929.	EXTENSION (if any): Encroachments in the compound consisting of shops abutting the main building.		
2.0	**ACCESS**				
2.1	MAIN	4th Road, Khar (W).			
2.2	SUBSIDIARY	Chitrakaar Dhurandhar Road.			
3.0	**OWNERSHIP PATTERN**				
3.1	PRESENT	Private – Mr. Ardeshir Boman Irani.			
3.2	PAST	Private – Mr. Rustom Boman Akai, Mr. Ardeshar Mayor Irani, Mr. Aspendiar Lintad Irani, Mr. Ardeshar Boman Irani, Mr. Shirinbhai Boman Irani.			
3.3	STATUS	Owners on the first floor. 5 tenants on the ground floor (shops).			
4.0	**USE**				
4.1	PRESENT	Residential + Commercial.			
4.2	PAST	Residential.			
4.3	USAGE	Ground Floor – Commercial – shops & storage. First Floor – Residential.			
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**				
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Chitrakaar Dhurandhar Road and 4th Road, just opposite the Khar Vegetable Market. The pocket is between Khar Station and the well-planned development of the Pathare Prabhu Society. The built fabric is mixed, the buildings towards the Station are laid in an organic manner with / without compounds. Due to proximity to the railway station and the vegetable market this area is always crowed with people, goods truck, auto rickshaws two wheeler parking and stray cows. The activity has spilled from within the vegetable market building on to the roads adding to the crowd. There were many old houses in the surrounding, most of which have been redeveloped as multi storied residential blocks with commercial on the ground floor. Sakkaq House abuts the road junction, the building form responds to it – the front is curved creating an interesting plan & roof profile. The plot is C/D shaped. There is no definition of a front compound; the front margin space was lost in road widening. The approach is from the right side of the building through a rear staircase that leads to first floor. There are shops on the ground and the owner lives on the first floor.			
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan of the building is unique owing to the shape and location of the site, it is C shaped. It is quite likely that the house was built by the owner for self-use on the first floor and a tenant family on the ground floor as is evident from the rear staircase. At present the ground floor has been converted into shops. On the first floor the plan consists of series of rooms that have been subdivided into two dwelling units between the brothers. There is cantilevered verandah in the front. The rear verandah provides access to the first floor and the services all located on both its end. <u>Style and Features</u> Apart from some stucco decoration, plaster bands around the windows and decorative sill base, there are no stylistic references evident.			
5.3	INTRINSIC	The building was amongst the earlier buildings in the area. The area at time was completely a marshy land with paddy fields. The Collector at that time (in the late 20's) was encouraging families from various communities to promote growth / development in this area. Large plots of land were provided as part of this drive. This Parsee family was one of the families that moved here. The area was full of similar buildings off which very few remain. The original plot was very large and there was a garden, however the front compound was acquired for road widening / junction improvement. Development picked up in this area after the construction of Khar Station and Khar Vegetable Market. The family leased out the entire ground floor to accommodate shops to supplement the family income.			
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*	
6.0	**TOPOGRAPHY**				
6.1	FLOORS	G+1			

104	SAKKAQ HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The floor is not visible because of the shops on the ground floor but it can be conjectured that it consists of wooden beams and joist supported on load bearing walls. The front verandah is in concrete.		
7.4	STAIRS	The original staircase was in wood but has been replaced by a concrete stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – a ventilator at the top and shutters with glass panes. The windows facing the road are protected by the balcony and projected roof. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and shutters. The shutters along the front balcony have glass panes in the upper division and wooden panels in the lower division. The doors opening into the rear verandah have paneled shutters.		
7.6	ROOFING	The entire block has single hipped roof that follows the curved building profile which creates odd junctions / shapes at the ends. As the span is not very large simple A span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The main roof extends over the front verandah.		
7.7	ARTICULATION	The building has a frontage and represents the typical road-facing block with shop bays on the ground floor and a colonnaded verandah with decorative jalis above. In terms of massing the building is a single block with a single hipped roof. It's a neat structure with white walls and the wooden elements emphasized in a deep brown colour. The entire front façade has a simple composition with shopping bays on the ground floor, a colonnaded corridor/verandah with wooden columns – two columns are placed close to each other with wooden jalis in between & wooden railings. The verandah has a sloping roof with a decorative fascia. There are some intricate stuccowork patterns on the windows and below the roof. The rear façade is plain. The interiors are plain.		
7.8	FINISHES	Plinth – Not Visible. Walls – Lime plaster with plain finish on both the inside and outside. Flooring – All the spaces have shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Movable furniture such as beds, chairs, cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	The building abuts the road edge; there is no front compound wall. On the left side also there is no definition of a compound as the encroached shops abut the street. There is compound wall on a portion of the right side that is punctured in front of the rear staircase to provide access. The rear side has a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound was large, there was a garden in the front that was lost as the land was acquired for road widening. Most of the compound has been encroached by commercial developments. There is some open space at the rear. A water tank supported on a steel frame has been added. There are a few trees in the compound. The compound has heaps of solid waste lying around and is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Fair – water seepage, exteriors have been painted for a long time, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – original stair in wood, replaced by a concrete which is also in a bad condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – not maintained.		
9.8	SERVICES	Fair – added toilets / bathrooms in a fair condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The ground floor has been converted into shops. The house has been sub divided and hence spaces such as the kitchens and services have been added.		
10.2	STRUCTURE	The original rear staircase was in wood and was replaced by a concrete stair.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The edifice has not been maintained regularly for a long time and hence it getting dilapidated.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the present owner – Mr. Ardeshir Boman Irani.		



FRONT VIEW ACROSS THE ROAD



STAIRCASE AT REAR



FRONT VIEW AT CROSS ROAD



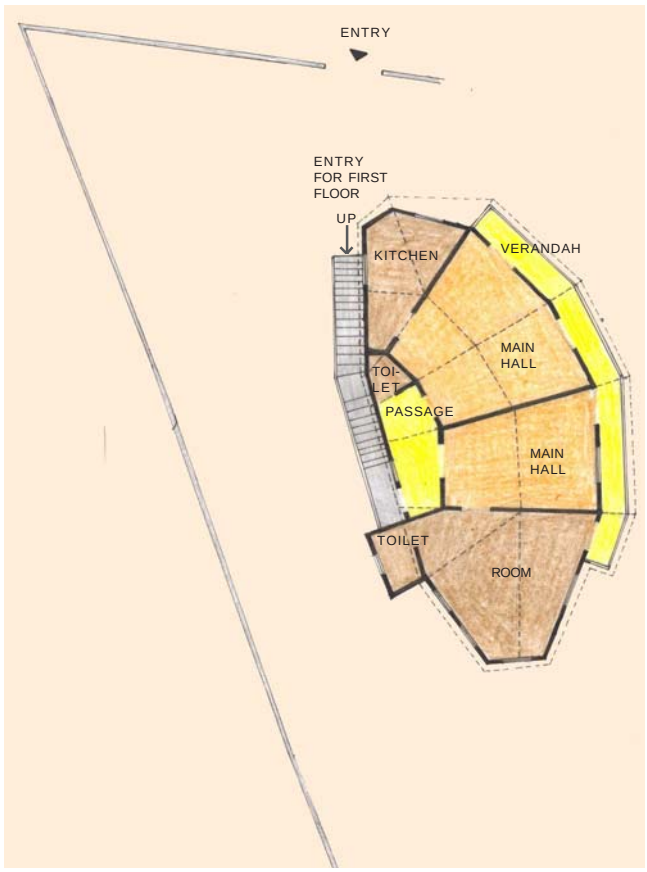
STUCCO WORK ON FRONT SIDE WALL



FRONT VIEW FROM RIGHT SIDE



FRONT VIEW FROM LEFT SIDE



PLAN - FIRST FLOOR





ROOF DETAILS IN MAIN HALL



ROOF DETAIL



FRONT VERANDAH



KITCHEN WINDOW



ROOF DETAIL AT FRONT VERANDAH



MAIN HALL TOWARDS KITCHEN



MAIN HALL TOWARDS FRONT VERANDAH

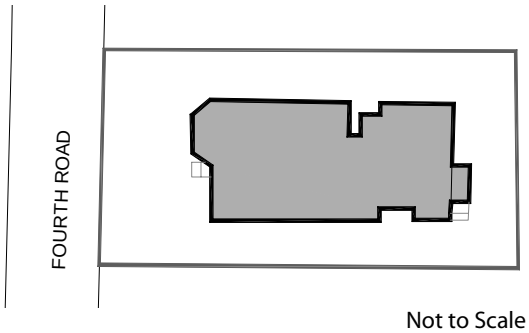


FLOORING IN MAIN HALL

105	INDIRA BHAVAN



COMMON REF NO	105
CARD NO.	105
WARD	H (W)
CS NO.	831
PLOT AREA	423.1 sq. m.
BU AREA	146.47 sq. m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	105 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Indira Bhavan.	
1.2	EARLIER NAME	Indira Bhavan.	
1.3	BUILT-IN	1925.	EXTENSION (if any): A unit has been added in the rear abutting the main structure.
2.0	**ACCESS**		
2.1	MAIN	4th Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Upendra D.Vaidya, Mr. Ganesh D.Vaidya, Mr.Narendra D. Vaidya.	
3.2	PAST	NA, Survey not allowed.	
3.3	STATUS	Owner on the first and ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on 4th Road, Khar and close to Khar Railway Station. The area has mixed land uses – residential, commercial establishments and a mixed fabric consisting of multi storeyed residential blocks and commercial complexes. The plot is not very large and the structure is centrally located in the plot with negligible marginal spaces all around. The compound is defined by brick compound wall. There are few trees in the plot along with some plantation.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The bay window with simple ornamentation bands around the windows, chajjas supported on decorative brackets and a sill panel in relief and verandah with glass sun breakers in geometric pattern are the key features / typical stylistic elements seen in this typology unique to Bombay. .	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

105	INDIRA BHAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden staircase in the front verandah.		
7.5	OPENINGS	Windows – Windows have straight lintels. Each window has 2 divisions – ventilator with glass panes and shutters with glass panes on the upper division and wooden panels in the lower division. The front and the right side windows are protected by concrete chajjas. The windows on the left side are protected by GI sheet chajjas on wooden framework. Doors – Doors have straight lintels. Each door has 2 divisions – ventilators with glass panes and paneled shutters.		
7.6	ROOFING	The original house has sloping roofs, however the roof configuration and the structural system cannot be described, as survey was not allowed. The extension portion has RCC beams and slabs.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period. It is an elegant structure with minimal ornamentation and walls painted in a light pink colour and blue sun breaker panels. The roof has been dealt in an interesting manner creating a fine front profile. The front façade finely balances a solid and a void surface. The right side has a verandah with a stained glass sun breakers and an ornamental railing. The left side has a bay window on both floors with an octagonal roof with a decorative fascia. Each window is embellished with decorative bands, chajjas and projected sill panels. The right and left façades are solid surfaces punctured by windows at regular intervals. The rear façade has been obstructed owing the extension.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles in case of the original house and cement finish in the extension.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All four sides have a brick wall. The main entrance gate is on the right side of the front compound wall and provides vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	An extension consisting of services and extra rooms has been built in the rear margin. There is plantation along the edifice and the compound wall. The compound has a few large trees. The compound has hard finish – concrete paving. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, the exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front verandah has been enclosed and services and extra rooms have been added in the rear. Both the changes are not sympathetic to the structure.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE MARGIN



RIGHT SIDE VIEW



DETAIL OF BAY



DETAIL OF FRONT BALCONY



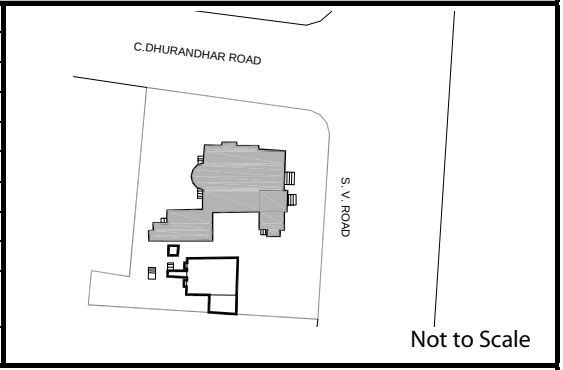


FRONT PORCH DETAIL ; VIEW OF ADDITIONAL STRUCTURE FROM RIGHT SIDE

106	ABDUL KARIM ABDULLAH BUILDING



COMMON REF NO	106
CARD NO.	106
WARD	H (W)
CS NO.	633, 634, 635
PLOT AREA	1420.6 sq m
BU AREA	262.5 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	106 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Abdul Karim Abdullah Building.		
1.2	EARLIER NAME	Abdul Karim Abdullah Building.		
1.3	BUILT-IN	1929.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	S V Road, Khar (W).		
2.2	SUBSIDIARY	C Dhurandhar Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Ramesh Jamanadas Dawda, Mr. Hemraj Kakubhai Kotecha.		
3.2	PAST	Private – NA.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of S V Road and Chitrakaar Dhurandhar Road. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. Obtaining land from Bombay Improvement Trust on leases of 999 years created a series of large Co-Operative Housing Societies based on community. In some of the areas Town Planning Schemes were prepared. Abdul Karim Abdullah Building does not form part of the society or a Town Planning Scheme but developed around it. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. It is a magnificent edifice, set in a large plot. The structure is placed towards the right side of the plot. There is another structure on the left of this main structure. The compound wall has probably been broken for quite some time.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Though fairly dilapidated, in its hey-day it must have been a very handsome building demonstrating the craftsmanship that was the status and pride of this multi family house. The central bay carrying the staircase is particularly remarkable due to its circular ventilator at the top accentuated by a highly decorative festoon. The stained glass work, the floor bands and the European styled columns are important elements of the façade.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

106	ABDUL KARIM ABDULLAH BUILDING			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. All the windows are protected by concrete chajjas. Doors – The doors have straight lintels. Each typical door has two divisions – ventilator with glass panes and shutters with stained glass panes on the upper half and wooden panels in the rest.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is no compound wall on three sides. Only the rear of the plot has a brick wall. The plot gets direct access from the S.V. Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is another residential block on the left. There is some plantation around the main structure. There are few trees in the compound. The compound has hard finish – cement paved and compacted earth. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – original in fair condition, the exteriors and the interiors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition not maintained.		
9.5	OPENINGS	Poor – original in poor condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – original in poor condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Grills have been added on the first floor verandah.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The house has been sold to a developer / builder and is most likely to be demolished in the near future. The house is not is a very good condition and needs to be immediately conserved.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT VIEW ON RIGHT SIDE



FRONT DETAIL



LEFT CORNER



DOOR DETAIL



STAIR DETAIL



STAIR DETAIL

107	SHARADA KUTIR



COMMON REF NO	107
CARD NO.	107
WARD	H (W)
CS NO.	NA
PLOT AREA	NA
BU AREA	133.09 sq.m
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	107 PLATE A

NA

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Sharada Kutir.	
1.2	EARLIER NAME	Sharada Kutir.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): A toilet seems to have been added on the first floor above the toilet block on the ground floor.
2.0	**ACCESS**		
2.1	MAIN	12th Road, Khar (W).	
2.2	SUBSIDIARY	9th Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	NA.	
3.2	PAST	NA.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of the 12th Road Khar and 9th road, Khar. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Sharada Kutir forms a part of the Laxminagar Co-Operative Housing Society defined approximately between the S V Road, V P Road, Ram Krishna Mission Marg and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots (about 40) and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Sharada Kutir is set in a deep rectangular plot and the plan / form responds to the corner location – the verandah is towards the junction and the facades are treated differently unlike being identical. The compound has plenty of lush green plantation and several large trees.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay window are the important features that set the stylistic appearance seen in this typology unique to Bombay. The floor bands, decorative roof fascia, stucco work on the bay windows and the verandah with a Doric colonnade, stained glass sun breakers and railing with balustrades are the key features.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

107	SHARADA KUTIR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden staircase.		
7.5	OPENINGS	Windows – The windows have segmental arches as lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes on the upper part and wooden panels on the lower part. Doors – The doors have segmental arches as lintels. Each door has 2 divisions – a ventilator on top with glass panels and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs in the main house the roof configuration and the structural system cannot be described, as survey was not allowed. The extension over the toilet has a flat RCC slab.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, embellished with restraint and balanced use of colour & texture on the exterior. The walls are painted in white, the plinth has the black exposed basalt stone and the elements such as the plinth bands, floor bands, stucco bands around the windows, stucco decoration below the windows etc are emphasized in a dark green colour. The stained glass sun breaker panel also uses shades of green. The front façade finely balances a solid and a void surface. The right side has a verandah with a stained glass sun breaker and a parapet with balustrades. The stained glass sun breaker is divided into three panels and has the name of the house written on it. The right side has a beautiful bay window on both floors with an octagonal roof. Each window is embellished with stucco bands & patterns. The right façade that faces the 8th Road is articulated with projected balconies and an external wooden staircase. The left and rear facades are extremely plain and have nothing specific.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is a brick wall on the left side built by the adjoining property. The rest three of the three sides have barbed wire fencing. There is a gate on the right side along the 9th Road providing vehicular and pedestrian access.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation all along the barbed wire fencing. There are plenty of trees in the compound. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – the exterior staircase which could have been cantilevered has been given external support.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – the exterior plaster is peeling off at several locations, there is damp in the exterior wall and the walls have not been painted for quite some time.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. CTS information for this property was not available. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



PART ELEVATION



WINDOW DETAIL



SIDE VIEW AND BAY DETAIL

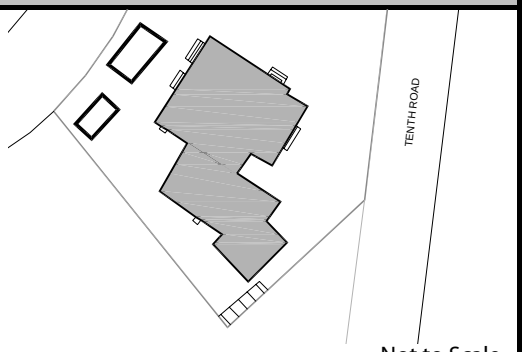


WINDOW DETAIL

108	THAKUR VILLA



COMMON REF NO	108
CARD NO.	108
WARD	H (W)
CS NO.	654
PLOT AREA	1494.2 sq m
BU AREA	326.62 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	108 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Thakur Villa.		
1.2	EARLIER NAME	Thakur Villa.		
1.3	BUILT-IN	1935.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	10th Road, Khar (W).		
2.2	SUBSIDIARY	C Dhurandhar Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Late Mr Dadoba Kashinath Thakore.		
3.2	PAST	Private – Same Family.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of 10th Road & Chitrakaar Dhurandhar Road, near Madhu Park Circle. The area is predominantly a residential area. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Thakur Villa is set in a large plot. The structure is placed more towards the rear of the plot leaving more margins in the front. The plot is defined by brick wall/fencing. The compound has nice landscaped garden.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

108	THAKUR VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster and capped with stone plinth band.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows –The windows on the ground floor have semicircular arched lintels. Each window has 2 divisions – fixed ventilator with glass panes and shutters with glass panes on the ground floor and louvered shutters on the first floor Doors – The doors have semicircular arched lintels lintels. Each door has 2 divisions – fixed ventilator with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front and the right sides have iron fencing. The rear and the left sides have simple brick walls. There is one gate on the right corner of the front wall/fencing providing vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a landscaped garden on the right side margin. The front margin has some old trees. The compound has soft and hard finish. The compound not regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Entire house has been renovated recently and has undergone major transformation. The changes are quite drastic and have altered the entire form and expect for a few details nothing much remains.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	Almost all major articulation elements have been transformed in the process of renovation.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



DETAIL OF PORCH ON RIGHT SIDE



RIGHT SIDE VIEW



COLUMN CAPITAL DETAIL



RIGHT SIDE VIEW

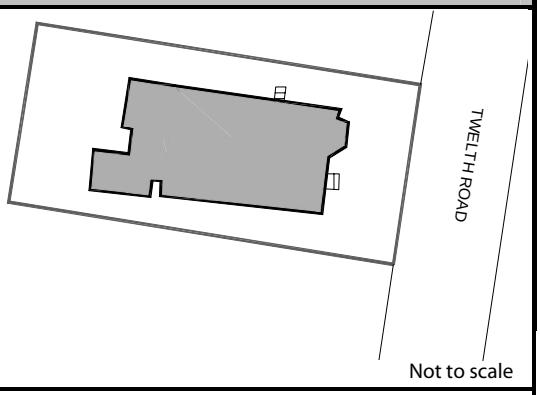


FRONT DETAIL

109	MORAYA VILLA

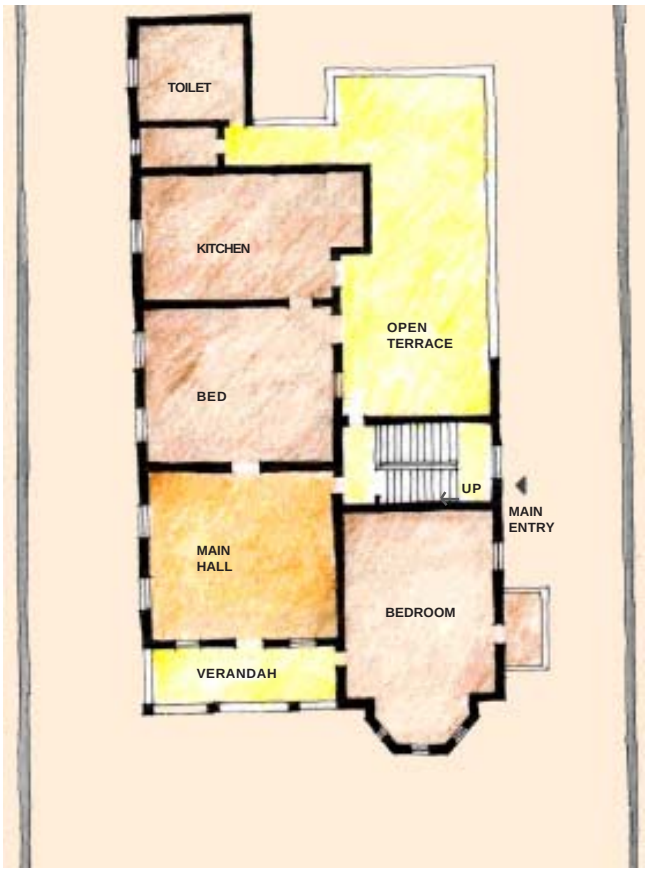


COMMON REF NO	109
CARD NO.	109
WARD	H (W)
CS NO.	461
PLOT AREA	501.7 sq m
BU AREA	164.76 sq m
DATE	09/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	109 PLATE A 109 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Moraya Villa.	
1.2	EARLIER NAME	Moraya Villa.	
1.3	BUILT-IN	1926.	EXTENSION (if any): The first floor veranda next to the kitchen is covered by tin sheets
2.0	**ACCESS**		
2.1	MAIN	12th Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Hirabai Ramarao Talpade, Mrs. Sunita Yogeshchandra Agaskar, Ms. Nital Prakash Kirtikar, Ms. Monali Prakash Kirtikar.	
3.2	PAST	Private - Mr. A D Rane.	
3.3	STATUS	Tenants – Dr. Gunwant on the ground floor. Owner – Mr. Gharubhai Waman Desai and Mr. D Waman Desai on the first Floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on 12th Road in Khar. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Moraya Villa forms a part of the Pathare Prabhu Co-Operative Housing Society defined approximately between the S V Road, V P Road, P D Hinduja Road and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Moraya Villa is set in a long rectangular compound and placed almost centrally with marginal spaces all around. The compound has one entrance gate from the 12th road. There is a garden in the front.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house is built as a single-family dwelling. The overall plan is a rectangular block with 2 bays. The left bay has the front verandah leading to a central hall, living room and a kitchen at the rear. The right bay has the bedrooms and the stair placed in the center. The front bedroom has a bay window that imparts a wonderful quality of space and light to the room. On the first floor the right bay is partial and turns into a terrace, which has been covered with asbestos shed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The bay window and verandah with glass sun breakers are the key features. The European decorative treatment on the façade lends a distinctive appeal.	
5.3	INTRINSIC	This plot was bought by the past owner (Mr. A D Rane) in Pathare Prabhu Colony. He built the present house/structure in 1926. This house was then sold to the Mr. Gharubhai Waman Desai, grandfather of the present owner Mr. D. Waman. Desai.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar	

109		MORAYA VILLA		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists. The front verandah consists of wooden joists, spanned by wooden battens and is supported on a load bearing wall on one side and wooden beams & wooden columns on the other. The projected balcony on the first floor consists of wooden planks supported on cantilevered wooden joists.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and paneled shutters with glass panes in the upper panes. In the bay window a single shutter window has been used. The ground floor windows do not have weather protection but the eaves of the roof protect the first floor windows. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	An individual hipped roof has roofed each room. King post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. Wooden beams and joists, finished with lime concrete and china mosaic, roof the right side bay. The front verandah has a lean to roof sloping in both directions, on the front side the slope continues from the room and the roof is turned on the side. It is supported on a load bearing wall on one side and wooden beams and columns.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period, is painted in bright blue and has a richly embellished exterior on all sides. The front and left side façades appear solid /imposing but the form breaks / steps back in the rear and the right side, there is an open terrace on part of the first floor. The front façade finely balances a solid and a void surface. The left side has a verandah with a stained glass sun breakers and an ornamental railing. The right side has a beautiful bay window on both floors with an octagonal roof. Each window is embellished with stucco bands & patterns and the shutters have decorative panels. The left façade is a solid surface punctured by windows at regular intervals and pilasters with column capitals and bases define each interior space/bay. The remaining two facades are relatively simpler with the typical windows and a cornice band. The interior is simple, the neat exposed ceiling & roofs, flooring patterns and doors and windows, enrich the spaces.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the bedrooms and verandahs/balcony have china mosaic flooring with floral patterns. Recently ceramic tiles have replaced the flooring of the main hall on the first floor, which also probably had china mosaic tiles. Some of the spaces have Shabadi flooring. Roof – Mangalore tiles on sloping and china mosaic with floral patterns on the flat portion.		
7.9	INTERIORS	Old furniture such as beds, chairs, tables etc in burma teak wood.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall has probably been replaced. It is a simple brick wall articulated with brick piers and pipes. The main gate is on the right side and a pathway leads to the entrance verandah. The rest of the three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has margin spaces all around with plantation along the compound and some large shade giving trees at the rear. A paved pathway leads to the entrance verandah and there is garden in the front. Most of the compound is paved. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good - original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The terrace has been roofed with asbestos shed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The china mosaic flooring has been replaced in the main hall by ceramic tiles.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the ground floor of the house as it was locked. The information has been collected in an interview with the owner – Mr. D. Waman Desai.		



PLAN - FIRST FLOOR



MAIN HALL INTERIOR



TERRACE AT FIRST FLOOR LEVEL



WOODEN STAIR



FLOORING IN FIRST FLOOR VERANDAH



ROOF TRUSS IN MAIN HALL



WOODEN STAIR

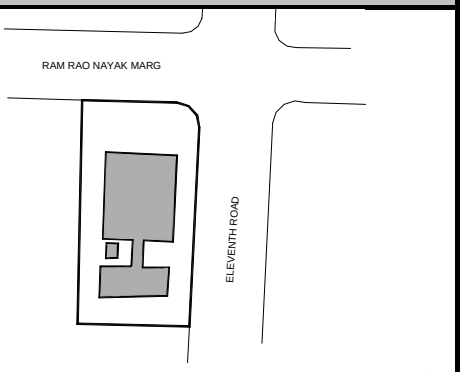


FIRST FLOOR VERANDAH

110	CHANDIKA SADAN



COMMON REF NO	110
CARD NO.	110
WARD	H (W)
CS NO.	426
PLOT AREA	409.70 sq m
BU AREA	135.35 sq m
DATE	09/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	110 PLATE A 110 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Chandika Sadan.	
1.2	EARLIER NAME	Chandika Sadan.	
1.3	BUILT-IN	1927.	EXTENSION (if any): A room, staircase and a toilet block at the rear and a semi covered parking shed in the right margin.
2.0	**ACCESS**		
2.1	MAIN	Ram Rao Nayak Marg, Khar (W).	
2.2	SUBSIDIARY	11th Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – The Chairman, Pathare Prabhu Co-Operative Housing Society Ltd – Lessee, Shri Ramakant Mothabhai Kothare.	
3.2	PAST	Private – Kothare Family (Three Brothers).	
3.3	STATUS	Owner – Mr Ramakant Kothare on the ground floor. Tenant – Tenant on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the junction of Ram Rao Naik Marg & 11th Road in Khar. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large co-operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Chandika Sadan forms a part of the Pathare Prabhu Co operative Housing Society defined approximately between the S V Road, V P Road, P D Hinduja Road and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Chandika Sadan is set in a rectangular compound placed almost centrally. The main access is from the Ram Rao Naik Marg in front for the entrance verandah, a paved pathway leads to the entry. The front portion of the compound was lost in road widening.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The overall plan is a rectangular block with 2 bays. The left bay has the front verandah leading to a central hall and a kitchen at the rear. The staircase leading to the first floor is located in the entrance verandah. The right bay has the bedrooms and another stair placed in the rear. There is another ground floor structure that was a store to keep grains at the rear of the main house connected by a passage. An extra room, staircase and a toilet were added in this space. The toilet block was separate located in between the main house and the storage structure but now has been removed in the course of the extension. Both the floors have a similar layout. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The façade is simple and the plaster bands around the windows, well-expressed sill, and glass sun breakers give a character to it.	
5.3	INTRINSIC	The Pathare Prabhus is one of the earliest communities that settled in this area. The society/colony was set up in 1922. Mr. Ramakant Mothabhai Kothare was a surveyor in BMC in early 1900s. The family living in the house recently celebrated the completion of 75yrs of the house. On this occasion they released a commemorative silver coin. The family had a business of grains in the past, which is the reason for a large storage structure at the rear of the house.	
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	

110	CHANDIKA SADAN			
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Stone slabs span the joists. The front verandah consists of wooden rafters, spanned by wooden battens and is supported on a load bearing wall on one side and wooden beams & columns on the other.		
7.4	STAIRS	Wooden stair in front verandah and a concrete stair in concrete.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top and paneled shutters. The upper divisions have glass panes. Some of the rooms have large windows with 2 divisions – a ventilator at the top and three shutters. The windows are protected by chhajjas with wooden framework Doors – The doors are have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The right bay has a simple sloping roof and the spans are small. The purlins span the load bearing walls; wooden boards span the purlins on which the Mangalore tiles are placed. The main hall on the left bay has sloping roof with purlins and wooden boards. The rear room has flat roof consisting of wooden joists and beams finished with lime concrete. The front verandah has a lean to roof sloping in both directions, on the front side the slope continues from the room and the roof is turned on the side. It is supported on a load-bearing wall on one side and wooden beams and columns.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The left side has a verandah with a glass sun breaker on the ground floor and a verandah with a wooden railing on the first floor. The right side is a solid surface articulated with horizontal bands a plinth and first floor. Plaster bands with motifs and a projected sill emphasize the windows on both the floors. The roof gable projects and there is simple geometric motif in the gable portion. The remaining three sides are extremely plain and have nothing specific except for a plinth band, cornice band at windows at regular intervals. The interior is very simple and displays none of the even minimalist treatment on the exterior. The only element that displays some embellishment is the staircase with a decorative railing and projected treads. In the rest of the spaces the flooring patterns and the exposed woodwork liven up the spaces.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main hall & bedrooms on the ground floor have cement flooring with colors & patterns. The rest of the house has Shahbadi flooring. Roof – Mangalore tiles on the sloping roofs and rough cement finish on the flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall has probably been replaced, as the front margin was lost in road widening. It is a simple brick wall articulated with brick piers. The main gate is aligned with the entrance verandah and a pathway leads to the entrance. The rest of the three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound had a storage space and a toilet block in the rear portion of the compound. The front portion of the compound has a rose garden and plantation along the right margin. The rear and side margins are paved with kota stone. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Addition of a room, staircase and a toilet at the rear. The front verandah has been enclosed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the interior portion of the house was not allowed. The information has been collected in an interview with the owner – Mr. Ramakant Kothare.		



FRONT VIEW ACROSS THE ROAD



LEFT SIDE VIEW



FRONT RIGHT BAY DETAIL



RIGHT SIDE VIEW





ROOF DETAIL ; FLOORING PATTERN



PLAN - GROUND FLOOR



MAIN HALL - FIRST FLOOR



WOODEN STAIR



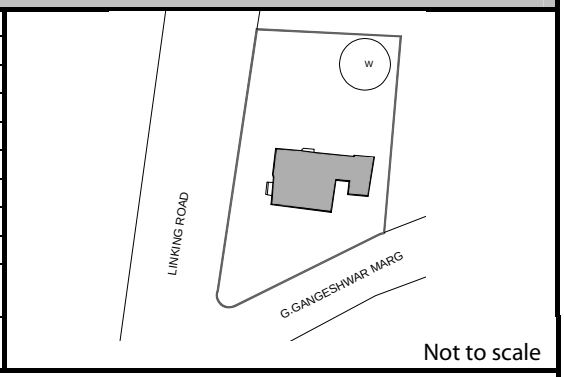


STAIR LANDING ; ROOF AT FIRST FLOOR VERANDAH

111	YESHWANT



COMMON REF NO	111
CARD NO.	111
WARD	H (W)
CS NO.	441
PLOT AREA	918.9 sq m
BU AREA	101.54 sq m
DATE	09/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	111 PLATE A 111 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Yeshwant.	
1.2	EARLIER NAME	Yeshwant.	
1.3	BUILT-IN	1931.	EXTENSION (if any): A kitchen and passage space added at the rear and an entrance porch added on the left side.
2.0	**ACCESS**		
2.1	MAIN	Linking Road / V P Road, Khar (W).	
2.2	SUBSIDIARY	G Gangeshwar Marg.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Ajit Indrasen Navalkar.	
3.2	PAST	Private - Mr.Yeshwant Vinayak Navalkar (grand father of the above).	
3.3	STATUS	Owner on both floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of V P Road & G Gangeshwar road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Yeshwant forms a part of the Pathare Prabhu Co-Ooperative Housing Society defined approximately between the S V Road, V P Road, P D Hinduja Road and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. The house is set in a large trapezoidal plot, three plots were amalgamated to create it. The house is placed closer towards the Gangeshwar Marg and V P Road. The front margin was lost during road widening. Within the compound is a large well that is used by the nearby residents for Ganpati Visarjan. The main access is from the V P Road.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house is built as a single-family dwelling. The overall plan is a rectangular block with 2 bays. The left bay has the front verandah leading to a central hall, a bedroom and kitchen at the rear. The right bay has the bedrooms and a stair placed in the center. A door below the landing opens to the porch on the right side of the house. The front living room has a large window opening in the front, which imparts a wonderful quality of space and light to the room. The layout is similar on both floors. The house has been transformed and original use of spaces has changed. At the rear abutting the main house were a toilet block and a room probably for the servants. In the recent renovation a new kitchen has been added in the rear right corner and the servant's room has been converted into a bedroom. <u>Style and Features</u> This is a relatively recent structure and makes use of concrete in an unusually eclectic style. The projected parapet, concrete brackets, jalis and chajjas are some of the key features that were a part of the late indo sarcenic style. The original façade is well proportioned and sensitively made. The added porch does not respect the scale and proportions of the original structure and appears quite jarring.	
5.3	INTRINSIC	The owner who is a Pathare Prabhu, which was one of the earliest communities to settle in the area. The story goes back in the time of Mehmud Gazni's invasion on the Maratha land. The royal family in the rule at that time decided to migrate towards deccan. Two groups left – one took the land route and other took the sea route. The latter group landed in the marshy islands of Bombay, which gave them the hiding place. Later they settled down in this area. The boatmen who brought the royal family came to be known as the Kolis and members of the royal family came to be known as the Pathare Prabhu's. The person who built the house Late Shri Yeshwant Vinayak Navalkar was the president of Thane Municipal Corporation from 1929 to 1931. As a president he helped the council in the tax collection drive. He was a councilor in the Bandra Municipal Council and had a major contribution in setting up various activities: Khar Gymkhana, Khar Residents Association, Khar Sarwajanik Ganeshotsav and Model Education Society Vidya Mandir School.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (des), D (bio)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

111	YESHWANT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by plaster plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of concrete slabs and beams supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. The window widths are different, divided into 2 3 or 4 shutters depending on the width. Each typical window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division and panels in the lower division. Almost all the windows are protected by concrete sloping chajjas supported on concrete brackets. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The roofing system comprises of concrete slabs and beams supported on load bearing walls.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period but as it is a later structure the nature of materials changes, which has implications on the architectural elements. The massing of spaces is compact, with simple embellishment / ornamentation. The building is given sand faced plaster finish that imparts solidity. Horizontal bands at different levels all around the building – plinth band, sill band, lintel band and the cornice, enhance this effect. The front façade balances a solid and a void surface. The right side has a verandah with concrete columns in the Doric order topped of with slender decorative concrete brackets. Concrete jalis with bold circular patterns are placed between columns. The left side is a solid surface articulated with horizontal bands. Plaster bands and concrete chajjas emphasize the windows on both the floors. At the roof level is a parapet with balusters and piers. Curved concrete chajjas and a balustraded parapet enrich the façade. The left side façade is articulated with horizontal bands, windows with concrete chajjas and the stair block is differentiated with distinctive windows and sloping roofs. The right side and rear façade is articulated with horizontal bands and windows at regular intervals with concrete chajjas. The interiors are simple yet display richness – key elements are the staircase with a decorative railing, doors & windows and bright coloured flooring.		
7.8	FINISHES	Plinth – Exposed stone joints with rough finish. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have cement tile flooring with various colors and patterns. Roof – Concrete finish.		
7.9	INTERIORS	Inbuilt cupboards and other furniture such as beds, chairs, tables etc in teak wood.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound (along the V P Road) has been lost in road widening. There were two entrances along this side which are retained but one of the gates in front of the entrance porch has been widened – additional gates have been added replicating the original grills – and turned into a vehicular entry and the other is a pedestrian entry. The original gates has been retained but pushed in. Both the road facing edges have wire mesh as a compound wall and the remaining two sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is huge and has large side margins. There is one well that is still functional. There are plenty of trees including a Belpatra and plantation along the compound. All the trees have been numbered. The compound has soft finish – loose earth and green cover. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The rear part of the house has been significantly transformed but the owner has taken a lot of care in maintaining similarity and continuity with the original structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The access to the first floor of the house was not allowed The information has been collected in an interview with the owner – Mr. Ajit Indrasen Navalkar.		



FRONT VIEW FROM THE ROAD







FRONT DETAIL ; RIGHT SIDE VIEW



LEFT SIDE VIEW



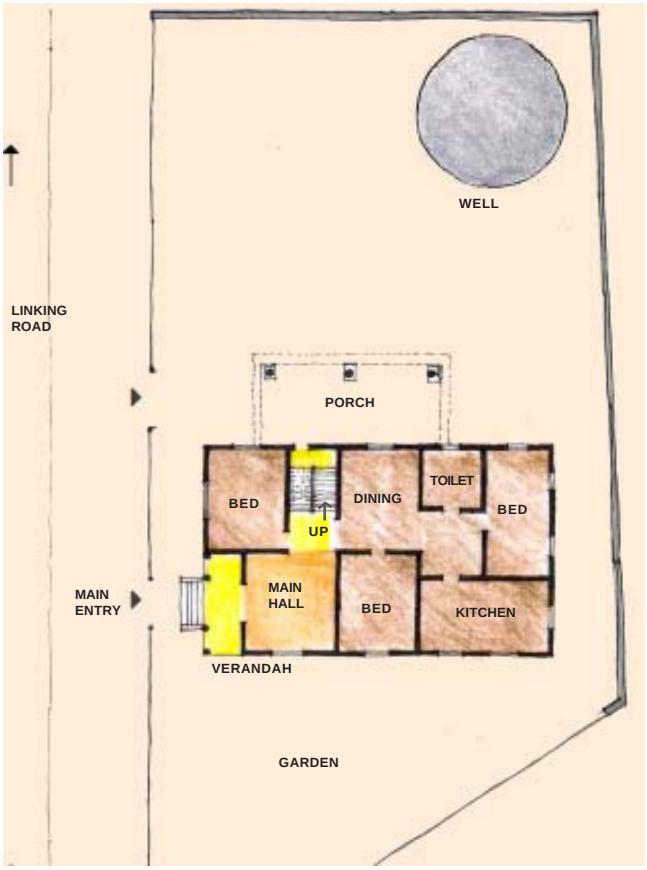
FRONT RIGHT SIDE DETAIL



FRONT RIGHT CORNER DETAIL



FRONT FACADE DETAIL



PLAN - GROUND FLOOR





MAIN HALL INTERIOR ; WELL IN THE COMPOUND



FRONT WINDOW DETAIL



FLOORING - FRONT VERANDAH



FIRST FLOOR CORNER DETAIL



FRONT VERANDAH



STAIR BAY INTERIOR

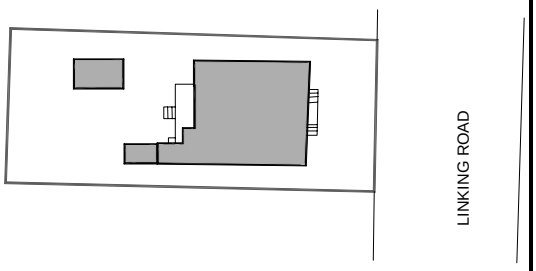


WOODEN BALUSTER & RAILING

112	ZAVERI MANSION



COMMON REF NO	112
CARD NO.	112
WARD	H (W)
CS NO.	274,275,276
PLOT AREA	836.10 sq m
BU AREA	225.70 sq m
DATE	04/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	112 PLATE A



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Zaveri Mansion.		
1.2	EARLIER NAME	Zaveri Mansion.		
1.3	BUILT-IN	1931.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Linking Road, Khar (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – M/S J. S. Builders.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Linking Road. The area is predominantly residential. This area falls under the TPS VII Bandra. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many other bungalows are giving way to multi storeyed apartment blocks. Zaveri Mansion is centrally located in a deep rectangular plot located on Linking road. There is plantation along the boundary wall.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (Arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

112	ZAVERI MANSION			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass pane on the upper part and wooden panels on the lower part. The windows on the left and the right sides are protected by GI Sheet chajjas on wooden framework. Doors – The doors have straight lintels. Each typical door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –IPS cement flooring in geometrical pattern on the first floor. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	A low height brick compound wall defines the plot. There is a gate on the right corner of the front wall, which provides pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation along the compound wall. The compound has hard finish – concrete paved. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/BMS/SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The property has been sold to builders and is likely to be redeveloped. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT BALCONY DETAIL



LEFT CORNER DETAIL

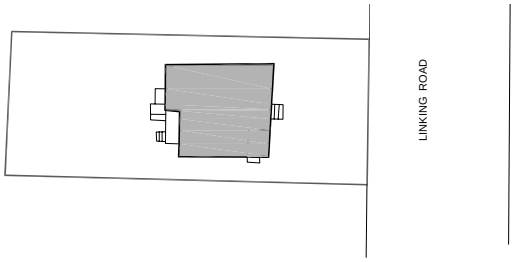


FRONT VIEW

113	PARMESHWARI BHAVAN



COMMON REF NO	113
CARD NO.	113
WARD	H (W)
CS NO.	270
PLOT AREA	836.1 sq m
BU AREA	142.72 sq m
DATE	09/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	113 PLATE A 113 PLATE B



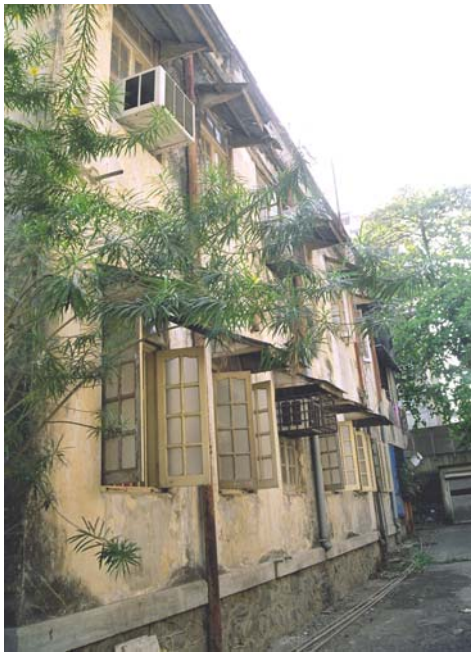
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Parmeshwari Bhavan.	
1.2	EARLIER NAME	Parmeshwari Bhavan.	
1.3	BUILT-IN	1944.	EXTENSION (if any): A G+1 residential apartment block is added in the rear margin of the plot.
2.0	**ACCESS**		
2.1	MAIN	Linking Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr Dwarkadas Udhavdas, Mr Vishwambhar Udhavdas, Mr Devprakash Udhavdas.	
3.2	PAST	Private – NA.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Linking Road. The area is predominantly residential. This area falls under the TPS VII Bandra. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many other bungalows are giving way to multi storied apartment blocks. The plot is rectangular in shape. The structure is located more towards the road leaving large margin on the rear. A new residential apartment building has been constructed in the rear margin.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

113	PARMESHWARI BHAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes. The windows on the front of the right bay first floor have semicircular lintels with fixed ventilators shutters with glass panes. The windows on the right and the left sides are protected by GI Sheet chajjas on wooden framework. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints Walls – Lime plaster with smooth finish on the outside Flooring – China mosaic in the ground floor verandah, the stair landings have IPS cement flooring in chequered pattern in gray and ocher colour with granite border. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall brick wall with balustrades in between at regular intervals. Rest of the three sides has a simple brick wall. There are two entrance gates on both the sides of front compound wall that lead to driveways and there are garages at the ends.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has two garages in the rear. A new residential block is constructed at the rear. The driveways on both sides are paved. The front and side margins have plenty of trees and plantation along the periphery of the building and compound. The front margin of the house has a well-maintained garden. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – damp in the walls from the roof and plinth, not maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster is peeling off at several locations and the brickwork is exposed, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The first floor verandah has been enclosed with iron grills.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site – Mrs. Mehra, Mr Mohile. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



DETAIL OF VERANDAH



STAIR DETAIL



FRONT VIEW



DETAIL OF THE WINDOW



LANDING FLOORING



FRONT VIEW



WINDOW DETAIL



WINDOW DETAIL





FLOORING / DECORATIVE ELEMENT



STAIR DETAIL

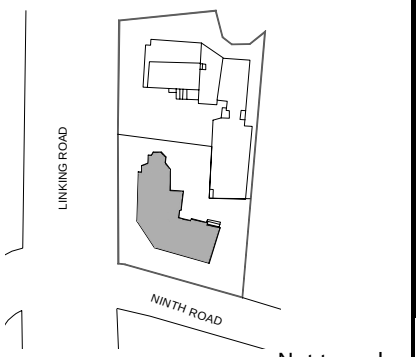


DOOR DETAIL

114	JANU KUNJ



COMMON REF NO	114
CARD NO.	114
WARD	H (W)
CS NO.	534
PLOT AREA	NA
BU AREA	214.03 sq m
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	114 Plate A 114 Plate B



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Janu Kunj.		
1.2	EARLIER NAME	Janu Kunj.		
1.3	BUILT-IN	1930s.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Linking Road, Khar (W).		
2.2	SUBSIDIARY	9th Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Parabai Vithoba Shirgudi.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Linking Road. The area is predominantly residential. This area falls under the TPS VII Bandra. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+1 bungalows. The area is undergoing redevelopment and many other bungalows are giving way to multi storied apartment blocks. The plot is of irregular shape. The structure is set more towards the road. The edifice is roughly "L" shaped. The compound has two gates. One gate is on the Linking road and the other is pedestrian entry. The gate on the right side rear is a large gate providing vehicular entry.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This house is particularly important because of its response to the corner entry situation. The floor bands, window surrounds in plaster, the festoons, the quoins and balustrade balcony are used in order to compose the corner façade. The wooden window overhangs are also original.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (Arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

114	JANU KUNJ			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows on the front, left and rear are protected by wooden chajjas. Doors – The door in the front facade have straight lintel with 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Composite roof, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The building has a colonial look with the front verandah with two circular columns and skilled plasterwork at the top of it. The design seems to be a mixture of Colonial Architecture and Vernacular Bombay Architecture.		
7.8	FINISHES	Plinth – Cement plaster. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on the sloping roofs and flat roof at the rear side of the house.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	There is a low brick wall with grills on top on the front and the right side. The left side has simple brick wall. The rear has the wall of the adjoining property. There is a pedestrian gate in the front articulated with piers and a gate on the left compound wall for vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a garage on the rear left of the plot and a watchman's cabin near the pedestrian gate. A paved path from the large gate leads to the garage. There is plantation along the compound wall. There are few trees in the compound. The compound has soft finish – loose soil. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/BMS/SECURITY SYS	Window AC unit and security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good conditions, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good conditions, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site – Mr. Kapadia Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



LEFT SIDE VIEW



ROAD SIDE VIEW





ROOF DETAIL ; WINDOW DETAIL



SIDE VIEW



FRONT VIEW



GATE DETAIL



RIGHT BAY DETAIL



CORNER DETAIL



WINDOW DETAIL



WINDOW DETAIL

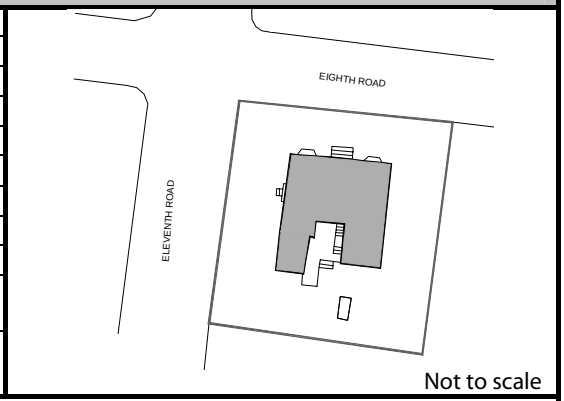


STAIR DETAIL

115	SUMAN VIHAR



COMMON REF NO	115
CARD NO.	115
WARD	H (W)
CS NO.	608
PLOT AREA	981.60 sq m
BU AREA	184.43 sq m
DATE	04/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	115 PLATE A 115 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Suman Vihar (Plot No. 179).		
1.2	EARLIER NAME	Suman Vihar.		
1.3	BUILT-IN	1932.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	11th Road, Khar (W).		
2.2	SUBSIDIARY	8th Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. Nalin G. Soparkar (FF). Mr. Prabhat Chandulal Kapadiya and Mr. Sanjay Prabhat Kapadiya (GF).		
3.2	PAST	Private - Mr. G. B. Soparkar.		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of 11th and 8th roads in Khar. The entire from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Suman Vihar forms a part of the Laxminagar Co-Operative Housing Society defined approximately between the S V Road, V P Road, Ram Krishna Mission Marg and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots (about 40) and open spaces. Most of the development consisted of G+ 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Suman Vihar is set in a small square compound and placed almost centrally. The compound has two entrance gates; a main entry is from the 8th road and the subsidiary entry from the 11th road. There is a garage and room for watchman at the rear. The rear and left margins are paved which serve as a driveway between the two gates.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The overall plan is a square block with 3 bays. The central bay has the front verandah leading to a large central hall and a verandah at the rear. The side/end bays have the bedrooms, kitchen, other rooms and a staircase. The toilet was not a part of the main house; a toilet block has been added at the end of the left bay. Both the floors have similar layout. There is one main stair in the front verandah leading to the upper verandah. There is another stair at the rear. At present the house has been subdivided into two dwelling units – on the ground and floor, areas like kitchens and toilets have been added. The internal stair has been closed and access to the first floor is from the rear staircase. <u>Style and Features</u> Suman Vihar is a large is a colonial villa / mansion typology built in the 1930's when the use of concrete had become popular and the British architects were consciously trying to adapt from the vernacular. There is no specific style although it is broadly in the Indo Sarcenic mode. The central verandah with the stone columns, brackets, decorative concrete jalis, the crenellations over the staircase cabin, bay windows and the typical window are some of the key features.		
5.3	INTRINSIC	Present owners father (Mr. G.B. Soparkar) was a Town Planning Officer in the British Government. This house was build by the Mr. Soparkar for his wife. His wife expired before the house was completed. The window grills in the house bear the initials of his wife's name – TGDS (Tara Govardhan Das Soparkar). The name of the house was kept taking the first alphabets of the names of their 7 children: SU (Sushila), MA (Manjula), N (Nalinchandra), VI (Vidyut & Vimala), HA (Harabala), R (Ramesh)		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		

115		SUMAN VIHAR		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes. The windows opening into the verandahs have glass panes in the upper panes. Only the windows on the west side are protected by wooden chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The central bay and the new toilet block have a flat concrete roof. The two side bays have hipped roofs. A trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by octagonal bays, 2 storeys and symmetry. However being a later structure, the nature of materials changes that has implications on the architectural elements/ornamentation. The massing of spaces is compact; it is a square, two storeyed block with minimal ornamentation. The basic window punctures the mass at intervals. Each window is defined by a plaster band and projected sill band. The front façade has verandahs in the center with concrete columns in the indo sarcenic style and concrete jails in bold geometric patterns as railings. The side bays are octagonal in shape with windows on each panel. The left façade is a solid surface punctured with the typical windows at regular intervals. The right side façade is articulated with balconies, windows with wooden chajjas and the stair block with distinctive windows, porch and motifs. The rear façade is plain and the only striking feature is the verandah with a stained glass sun breaker. The interior is plain and the only feature is the marble flooring in the verandahs and the main hall.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main hall and the verandahs on both floors have Italian marble tile flooring in black and white in a chequered pattern with borders. On the first floor the rear verandah has china mosaic flooring and the main bedroom has marble flooring. All the remaining spaces have Shabadi flooring. Vitrified tiles in the two front rooms have replaced it. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion.		
7.9	INTERIORS	Old furniture such as beds, chairs, tables etc in teak wood.		
7.10	COMPOUND / FENCE/ GATE	The front and right side compound wall is articulated with piers and brick infill walls. The rest of the two sides have a simple brick wall. There are two entrance gates – one at the corner of the front compound wall and the second on the left compound wall and a driveway between the two.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one car park and a small room for the watchman. The front and side margins have landscaped gardens with plenty of trees, lawns and plantation along the periphery of the building and compound. The left and the rear margin have the garage and the driveway. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good - original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	N A.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Addition of a toilet block at the rear, grills on the ground floor verandah, covering of the front verandah on the first floor and removal of windows/door on the wall that opened into the verandah, covering of the right balcony on the first floor. The internal staircase is closed to separate the two dwelling units.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Flooring and internal wall finishes are changed at a few places.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the ground floor of the house. The information has been collected in an interview with the owner – Mrs. Vidyut Kapadia.		



FRONT VIEW ACROSS THE ROAD



MAIN ENTRANCE VERANDAH



REAR VIEW



CANTILEVER ON FIRST FLOOR



FRONT FACADE



REAR ENTRANCE & VERANDAH



PLAN - FIRST FLOOR





LEFT SIDE VIEW ; RIGHT SIDE VIEW



BAY WINDOW



WINDOW IN FRONT



REAR WINDOW



LEFT SIDE WINDOW



WOODEN ROOF - FROM INSIDE



RIGHT SIDE - STAIRCASE BAY



RIGHT SIDE - CANTILEVER

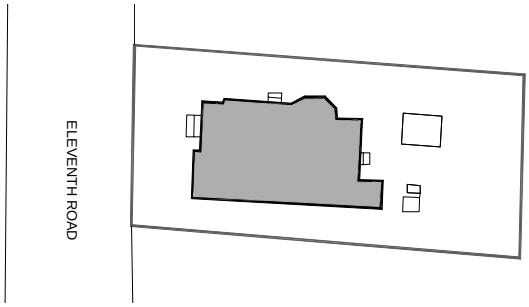


MAIN HALL - INTERIOR

116	KASHI NIWAS



COMMON REF NO	116
CARD NO.	116
WARD	H (W)
CS NO.	600
PLOT AREA	649.7 sq m
BU AREA	146.14 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	116 PLATE A 116 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kashi Niwas.		
1.2	EARLIER NAME	Kashi Niwas.		
1.3	BUILT-IN	1926.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	11th Road, Khar (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Chairman Laxmi Co-Operative Housing Ltd., Lessee – Mr. Virmukhi Ramchandra Padhya, Mr. Dinesh Ramchandra Padhya.		
3.2	PAST	Private – Padhya Family.		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on 11th road in Khar. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Kashi Nivas forms a part of the Laxmi Nagar Co Operative Housing Society defined approximately between the S V Road, V P Road, Ram Krishna Mission Marg and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storied apartment blocks. Kashi Niwas is set in a small compound and placed towards the access roads. The main access is from the 11th Road. The rear margin is large and probably had 1 outhouse, but there is nothing at present.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The owner built the house for self-use. The house is placed towards the front to create a large space/garden at the rear. The overall plan is a rectangular block, the main staircase and a passage is placed in the center and divides the plan into a public and private zone. The central hall, the entrance verandah and another living room (now converted into an office) are placed in the front. This forms the public zone. The rest of the rooms, kitchen and services are placed in the rear, which is the private domain. Although the toilets/baths are integrated within the main house, there was a structure in the rear of the compound indicates that this must have been the toilet block for the servants. Both the floors have identical layout. The owner lives on the first floor and a relative occupies the first floor. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay window are the important features that set the stylistic appearance. Stained glass sun breaker panels at the verandah, the railings, the staircase and china mosaic flooring in floral pattern are typical stylistic elements seen in this typology unique to Bombay.		
5.3	INTRINSIC	Present owner's father was an architect who worked under the architect who designed the Opera House and the Gateway of India. The owners' father designed this house for himself and his family. The house adjacent, Lalit Kunj is also designed by Mr. Dinesh Padhya's father. The house was designed and built by Mr. K. V. Padhya, an architect who worked with Mr. George Wittet (also responsible for the Gateway of India and Opera House). Currently his son Mr. Dinesh Padhya, also an architect, owns the house. Mr. K. V. Padhya's studio and library is still intact today. The architect also designed his neighour Mr. P. G. Shah's house (Lalit Kunj) and there are some similarities in articulation and certain elements such as the roof, finishes and vernadah.		
5.4	VALUE CLASSIFICATION	A (arc), A (his)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

116	KASHI NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Stone slabs span the joists. The front verandah consists of wooden joists, spanned by stone slabs and is supported on a load bearing wall on one side and wooden beams & columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top and paneled shutters. The upper panels have glass panes. Some of the rooms have large windows with 2 divisions – a ventilator at the top and three shutters. The windows are protected by chhajjas with wooden framework and tin sheets. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The public zone has hipped roofs, the roofing system is quite sophisticated – the hipped roof is T shaped roofing the main hall, that large living room and the passage. King post trusses span across the main load bearing walls (in both directions), purlins run across the trusses and wooden boards span the purlins. The roof over the verandah is lower and slopes in both direction keeping in with the overall roof pattern. The private zone has a flat roof consisting of wooden beams and joists supported on load bearing walls. Stone slabs span the joists and are finished with lime concrete.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The left side has a verandah with a stained glass sun breaker and an ornamental railing. The right side is a solid surface – defined by pilasters that run on both floors and the windows on both the floors create a single panel with simple design/motif created by bands and a geometric pattern in between. The remaining three sides are extremely plain and have nothing specific except for a cornice band at the parapet level, bands around the windows and projections at the sills. The interior is very simple and displays none of the minimalist treatment on the exterior. The only element that displays some embellishment is the staircase with a decorative railing and projected treads.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – On the first floor the main hall and the front balcony have china mosaic flooring with floral patterns. The remaining spaces have Shabadi tiles. On the ground floor most of the spaces have Shahbadi tiles which has been replaced by vitrified tiles in the living room. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion.		
7.9	INTERIORS	Inbuilt cupboards and other furniture such as beds, chairs, tables etc in teak wood.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is articulated with piers and brick infill walls and grills. The shared wall with Lalit Kunj is partially in brick and barbed wire fencing. The rest of the two sides have a simple brick wall. The main entrance gate is on the front wall in front of the entrance verandah.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound has hard finish – compacted earth. There are a several large trees and plantation along the compound wall. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – very well maintained, slight water seepage on the upper floor walls from the roof.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The original flooring has been replaced in some of the rooms.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ground floor was not accessible, as the resident family did not allow. The house has been used for film shooting several times. The information has been collected in an interview with the owner – Mr. Dinesh Padhya.		



FRONT VIEW ACROSS THE ROAD





LEFT SIDE VIEW ; REAR VIEW



FRONT VIEW



BAY WINDOW ON THE RIGHT SIDE



BALCONY ON FIRST FLOOR



FRONT VIEW





FRONT VERANDAH ; TERRACE



PLAN - GROUND FLOOR



VERANDAH AT FIRST FLOOR



MAIN HALL ON FIRST FLOOR



WOODEN STAIR



ROOF OF MAIN HALL FROM INSIDE



SIDE ENTRY ON GROUND LEVEL



STAIR AT GROUND LEVEL



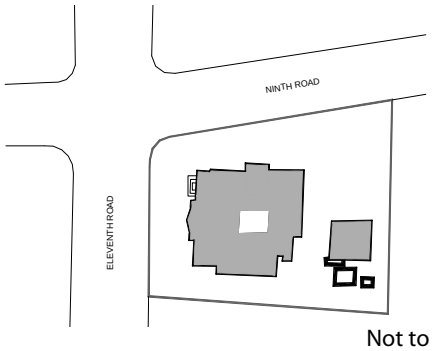


WOODEN TRUNK ; FLOORING IN VERANDAH

117	LALIT KUNJ



COMMON REF NO	117
CARD NO.	117
WARD	H (W)
CS NO.	597,598,599
PLOT AREA	1096.1n sq m
BU AREA	381.2 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	117 PLATE A 117 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Lalit Kunj.		
1.2	EARLIER NAME	Lalit Kunj.		
1.3	BUILT-IN	1930.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	11th Road, Khar (W).		
2.2	SUBSIDIARY	9th Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Chairman Laxmi Co-Operative Housing Ltd. Lessee – Mrs. Vinodini Goverdhandas Shah.		
3.2	PAST	Private - Mr. P. G. Shah.		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of 11th and 9th roads in Khar. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Lalit Kunj forms a part of the Laxmi Nagar Co-Operative Housing Society defined approximately between the S V Road, V P Road, Ram Krishna Mission Marg and Chitrakar Dhurandar Road. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. The area is undergoing redevelopment and many of the bungalows are giving way to multi storeyed apartment blocks. Lalit Kunj is set in a small compound and placed towards the access roads. The main access is from the 11th Road and there was secondary access from the 9th Road to provide access to the rear of the compound, which has been now closed. The rear margin is large and has 1 out house that was and is used as servant's quarters.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The villa was built as a single family dwelling, with living spaces organized around a central courtyard. All the spaces open into the courtyard, the verandahs / balconies function as the connecting elements. The plan seems to draw from the typical Gujarati Pol House typology. The plan has three bays; the central bay has the main hall, the courtyard and the kitchen. The two end bays have living areas in the front and rear with service areas (stairs, storage and toilets) in the middle. The layout is almost identical on the upper floor, however the massing on the roof is done in an interesting manner that creates an additional room above the toilet and is accessible from the front bedroom. <u>Style and Features</u> Lalit Kunj is a well-kept house in Indian vernacular mode typically prevalent in this period. The bay window in the hall, stained glass sun breaker panels at the verandah, floor bands and windowsill bands, the carpentry in general and the furniture are complementary to this type. The courtyard is important as a response to climatic and social conditions, perhaps harping back to the owner's roots in Gujarat.		
5.3	INTRINSIC	The house was built by Mr. P. G. Shah and designed by Architect K. V. Padhya who also designed the adjoining house – Kashi Niwas. Ar Padhya worked with George Wittet who designed the Gateway of India and Opera House. The influence of the same architect is evident in the plan and form. The initials of the owner's name PGS is a part of the motif in the skylight.		
5.4	VALUE CLASSIFICATION	A (Arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls. The front verandah consists of wooden joists, spanned by stone slabs and is supported on a load bearing wall on one side and wooden beams & columns on the other. The courtyard verandah uses a composite system – it is cantilevered, two I sections		

117	LALIT KUNJ			
		across the shorter span function as the main beams and two I sections across the longer span function as subsidiary beams.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top and shutters. The upper panels have glass panes. The grills are in cast iron with a swastik pattern. A few rooms have large windows with 2 divisions – a ventilator at the top and three shutters. The windows are protected by chhajjas. Circular windows/openings are there in most of the spaces that have high volume so as to add to the light and have stained glass with floral patterns and the initials of the owner. Doors – The doors are have straight lintels with 2 divisions – a ventilator and paneled shutters. Some doors do have an additional set of half shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The right side bay and the 2 bedrooms at the rear have simple pitched roofs, an A truss is used. The purlins are covered with wooden battens. The main hall, front bedroom and the stair block have flat roof consisting of wooden beams and joists supported on load bearing walls. Stone slabs finished with lime concrete and china mosaic span the joists. The front verandah and the courtyard verandah have wooden sloping roofs – purlins covered with wooden battens. There is an excellent system of pipes to bring the rainwater down systematically which protects the walls/openings.		
7.7	ARTICULATION	Unlike similar other houses built in the same period the house has an unusual plan – the living spaces are organized around a central court, however from the exterior, the massing of spaces is solid. It's an elegant rectangular volume, with minimal embellishment. The facades facing the roads display some articulation and play of form. The front façade is broken in three surfaces – the left side has verandah with a sun breaker element in stained glass with swastik patterns and the name of the owner written, the middle portion has the bay window, geometric design patterns between the ground and first floor windows & an elaborate parapet and the right side has a balcony and decorative wooden fascia on the gable portion. The left façade facing the 9th Road is also broken in three surfaces. The remaining two sides are extremely plain. The central courtyard is treated in white with a simple wooden railing. The interior spaces are in white and the play of volumes and light adds character. The staircase is the only element that displays some embellishment, with decorative railings & projected treads.		
7.8	FINISHES	Plinth – Exposed stone joints with rough finish. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shabadi stone tiles in a chequered pattern. In some of the spaces such as the main hall and bedrooms there is central motif and the edges are defined by geometric designs. Ceramic tiles have replaced the flooring the main hall. Roof – Mangalore tiles on the sloping roofs and china mosaic on the flat portion.		
7.9	INTERIORS	Inbuilt cupboards, moveable furniture such as beds, chairs, tables etc in teak wood and electric fixtures such as fans and lamps.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is articulated with piers and brick infill walls with grills in swastika patterns. The shared wall with Lalit Kunj is partially in brick and barbed wire fencing. The rest of the two sides have a simple brick wall. The main entrance gate is on the front wall in front of the entrance porch.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house. Most of the compound has hard finish – compacted earth. There are several large trees and plantation along the compound wall. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/BMS/SECURITY SYS	Some of the windows have AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – very well maintained.		
9.2	WALLS	Good – very well maintained, slight water seepage on the upper floor walls from the roof.		
9.3	FLOOR	Excellent – very well maintained.		
9.4	STAIRS	Excellent – very well maintained.		
9.5	OPENINGS	Excellent – very well maintained.		
9.6	ROOFING	Excellent – very well maintained.		
9.7	ARTICULATION & FINISHES	Excellent – very well maintained.		
9.8	SERVICES	Excellent – very well maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The verandah and terrace parapets have been changed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Mr. D. G. Shah.		



FRONT VIEW ACROSS THE ROAD





LEFT SIDE VIEW ; RIGHT SIDE VIEW



FRONT VIEW



REAR VIEW



INSIDE VIEW OF THE FRONT VERANDAH





TOP VIEW ; LANDING ON TERRACE LEVEL



PLAN - GROUND FLOOR





VIEWS FROM INSIDE THE COURTYARD



BEDROOM ON FIRST FLOOR



LIVING ROOM



USE OF STAINED GLASS



WOODEN CUPBOARD



BEDROOM FURNITURE

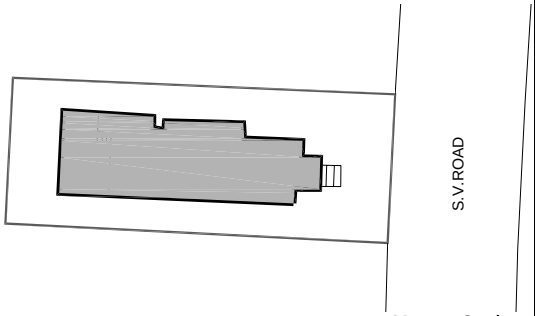


WOODEN DESK

118	FIRDOUS VILLA



COMMON REF NO	118
CARD NO.	118
WARD	H (W)
CS NO.	567
PLOT AREA	423sq m
BU AREA	148.83sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	118 PLATE A



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Firdous Villa.	
1.2	EARLIER NAME	Firdous Villa.	
1.3	BUILT-IN	1935.	EXTENSION (if any): Two floors have been added.
2.0	**ACCESS**		
2.1	MAIN	S V Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Khatijabai Mohammadali Adamji w/o Mr Gulam Husenali.	
3.2	PAST	Private – NA.	
3.3	STATUS	Tenant.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential. Third Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Swami Vivekanand Road. The entire block is well laid out with gridiron roads. The house is a part of a group of 7 houses facing the S. V. Road, which were planned and built at the same time. The area is relatively quiet and residential & institutional in nature. The entire street is lined with large lush green trees. The area is recently being redeveloped (last 10 years) and showing signs of transformation. Firdous Villa is set in a narrow rectangular plot. The structure is placed centrally in the plot. There are two gates on either side of the front compound wall. The compound has some trees.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This multi family house is a good example of how the front façade becomes the only important presentation aspect of a building. The facade is eclectic in nature and has references from Indian decorative elements, European elements and the art deco dominates the composition. The compound wall is also in art deco motif.	
5.3	INTRINSIC	The building was amongst the earlier buildings in the area. The area at time was completely a marshy land with paddy fields. The Collector at that time (in the late 20's) was encouraging families from various communities to promote growth / development in this area. Large plots of land were provided as part of this drive. In this particular case the owner was offered to build a house here but he did not want to move by himself and convinced relatives and close friends to move here. A group of 7 Bohra families built their houses covering the entire block defined by the two roads. Of the 7 houses only 3 remain. Although no major design guidelines / disciplines were enforced, it was ensured that all the front balconies were aligned in a manner that a through visual continuity was maintained. Another house that is now demolished was almost similar to this house. The remaining two houses do have similar facades and plans. This is a particular Bohri phenomenon where they are particular about creating a positive communal identity through architectural means.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+3	

118	FIRDOUS VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper part and wooden panel on the lower part. Some of the windows on the left side are protected by wooden chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is brick compound wall on all four sides. The front compound wall is a simple brick wall with concrete jail on top which matches with the jail used in balcony. There are two gates on both corners of the front wall. The gate on the right provides vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a garage in the rear. The compound has soft / hard finish – The left and the rear margin has loose soil and the right and the front margin are concrete paved. There is some wild vegetation growth on the rear and the left margins. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The entrance porch on the ground floor has been covered by iron grills.		
10.2	STRUCTURE	Two floors have been added on the original structure.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site – Mr. Jaabir. Access in the compound & photography was not allowed. The information in the proforma is filled on the basis of observations made on site and photographs.		



FRONT VIEW



ROAD SIDE VIEW



LEFT SIDE VIEW



VIEW OF THE PORCH



DETAIL OF BALCONY



FRONT BALCONY



ENTRANCE PORCH

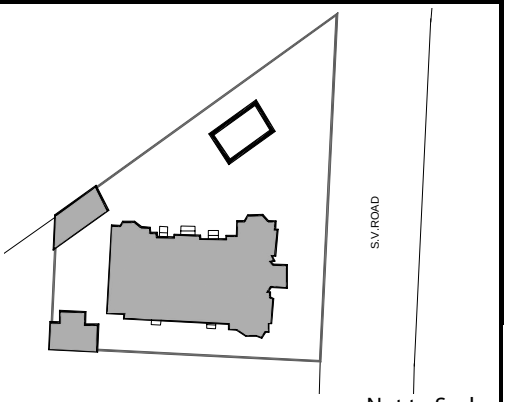


TOP FLOOR - NEW ADDITION

119	MOHAMMADI MANZIL



COMMON REF NO	119
CARD NO.	119
WARD	H (W)
CS NO.	565
PLOT AREA	1002.5 sq m
BU AREA	272.47 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	119 PLATE A 119 PLATE B 119 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Mohammadi Manzil.	
1.2	EARLIER NAME	Mohammadi Manzil.	
1.3	BUILT-IN	1935. Extension: 1964.	EXTENSION (if any): Modification and extension to the front left room and two floors added.
2.0	**ACCESS**		
2.1	MAIN	S. V. Road, Khar (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Salebhai Abdul Ali Kagalwalar, Mr. Salabhai Abbas Bhai Bandukwala, Mr. Mulla Mohammad Bhai Abdul Husen Kaka, Mr. Hatimbhai Abdul Husen, Mr. Abedin Mulla Fida Ali Bandukwala.	
3.2	PAST	Private – Mr. K. Hasan.	
3.3	STATUS	Tenants – 2 Tenants on the ground floor. Owners – Owners on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor- Residential. Third Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at junction of Swami Vivekanand Road and Ramakrishna Mission Road and, just opposite Sacred Heart Church. The entire block is well laid out with gridiron roads. The house is a part of a group of 7 houses facing the S. V. Road, which were planned and built at the same time. The area is relatively quiet and residential & institutional in nature. The entire street is lined with large lush green trees. The area is recently being redeveloped (last 10 years) and showing signs of transformation. Mohammadi Manzil is set in a large compound with main access from the S V Road. The front of the compound was lost in the widening of the S. V. Road, hence the original compound wall and the sense of entry is lost. It is quite probable that there were two entries from the S V Road. At present the entry is from the right side. There used to be a garden in the front. The compound has lot of trees and the space at the right side and is used for parking. The compound has the main house and one garage (now converted into a clinic) and a dilapidated structure that probably was a toilet block.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The owner built the house for self-use on the first floor and a tenant family on the ground floor. The trapezoidal shape of the plot dictates the plan form and placing of the edifice within the compound. The house is placed towards the left to create a large foreground/garden on the right side. The overall plan is a rectangular block and symmetry is maintained along the front and right façades that are the main facades. The main staircase is placed in the center and divides the plan into a public and private zones. The central hall and the entrance vernadah are placed in the front and flanked by rooms with bay windows on both sides. This forms the public zone. The rest of the rooms, kitchen and services are placed in the rear, which is the private domain. Although the toilets/baths are integrated within the main house, a dilapidated structure in the rear of the compound indicates that this must have been the toilet block for the servants. All the floors have identical layout. The ground floor now houses two tenants that have necessitated changes in the plan – kitchen and baths/toilets have been added. Two additional floors and modifications to the front room were done recently. <u>Style and Features</u> Mohammadi Manzil is a fine example of villa / mansion type made to look distinct by the popular Indian art decorative treatment at the windows doors and parapets. The central curved bay and the sun-shading device along with the fore mentioned elements give a dignified look. The carpentry and use of ceramic tiles at the dado and mosaic pattern tiles on the floor render the building highly valuable from the viewpoint of craftsmanship of the time. The consistent and distinct Art Deco treatment especially in the interior detailing set this edifice apart from many others in the area.	

119		MOHAMMADI MANZIL		
5.3	INTRINSIC	The building was amongst the earlier buildings in the area. The area at time was completely a marshy land with paddy fields. The Collector at that time (in the late 20's) was encouraging families from various communities to promote growth / development in this area. Large plots were provided as part of this drive. In this particular case the owner was offered to build a house here but he did not want to move by himself and convinced relatives and close friends to move here. A group of 7 Bohra families built their houses covering the entire block defined by the two roads. Of the 7 houses only 3 remain. Although no major design guidelines / disciplines were enforced, it was ensured that all the front balconies were aligned in a manner that a through visual continuity was maintained. Another house that is now demolished was almost similar to this house. The remaining two houses do have similar facades and plans. This is a particular Bohri phenomenon where they are particular about creating a positive communal identity through architectural means.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+3		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	RCC Stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. The basic window has 2 divisions – ventilator at the top with Belgian glass panes in a radial pattern and shutters with Belgian glass panes in a radial & star shaped patterns. In the bay windows a single shutter window unit is used. Ventilators opening out. Concrete chajjas bands protect the windows. Doors – The doors have straight lintels with 2 divisions – ventilator and paneled shutters both having radial and star shaped panels.		
7.6	ROOFING	RCC flat roof.		
7.7	ARTICULATION	The house is quite large, represents a variation of the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The basic typology is adapted and transformed by another community, and the change of material creates a different vocabulary. The building is richly embellished both on the exterior and interior. The original structure is a two storeyed, rectangular block. The road facing façade is symmetrical, has curved balcony in the center with curved concrete columns, sun breakers in stained glass and concrete jalis in bold radiating patterns. The side bays have a bay window with concrete chajjas/parapets, motifs and decorative window shutters. The right facade also symmetrical has the stair case block in the center with distinctive windows, radial motif and entrance porch. Balconies and the octagonal bays flank it with windows in each panel. The windows have concrete chajjas/parapets, motifs and decorative window shutters. The left and rear facades are plain, solid surface punctured with the typical windows at regular intervals. The interior is very richly embellished – exquisite flooring, polished doors and windows with radial sun motif & etched glass panes, stained glass, staircase, old furniture, decorative cornice bands etc.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. The staircase has dado of decorative glazed tiles. Flooring – On the first floor, the front balcony and the main hall have coloured IPS cement tiles with floral patterns, the bedrooms/living rooms in the front have mosaic tiles with floral patterns and the rear rooms/balconies have coloured cement tiles in geometric patterns. The stair case landing has simple cement tiles and mosaic flooring. Roof – NA, not accessible.		
7.9	INTERIORS	Old furniture such as cupboards, beds, dresser units, small tables and old photographs.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening hence the original sense of the compound and entry is lost. The new front compound wall is a simple brick wall and the rest of the three sides also have brick wall. There are two entrance gates – one a pedestrian entry on the left side and the other a vehicular entry on the right side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the compound there is one garage (now converted into a clinic) and a dilapidated structure that could have been a toilet block. There is clearly defined driveway (paved), most of the compound has hard finish – compacted earth. There are a few large trees and plantation along the compound wall. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Fire extinguishers installed, window AC units.		
8.7	HVAC/ BMS/ SECURITY SYS	Automatic door locking system.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, well maintained.		
9.2	WALLS	Excellent – well maintained.		
9.3	FLOOR	Excellent – well maintained.		
9.4	STAIRS	Excellent – well maintained.		
9.5	OPENINGS	Excellent – well maintained.		

119		MOHAMMADI MANZIL			
9.6	ROOFING	Excellent – well maintained.			
9.7	ARTICULATION & FINISHES	Excellent – well maintained.			
9.8	SERVICES	Excellent – well maintained.			
9.9	OUTBUILDINGS	Good.			
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Excellent.	
10.0	**TRANSFORMATION**				
10.1	FORM	Two floors were added and the front room was modified in 1964, the changes are done in a sympathetic manner. Kitchens and bathrooms/toilets are added in the interior.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	Some of the internal wall finishes have been changed in parts.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ground floor, second floor and the terrace were not accessible, as tenants did not allow. The information has been collected in an interview with the owners – Mrs Mebengali and Mr. Bandukwala.			


FRONT VIEW


RIGHT SIDE VIEW


BALCONY OVERLOOKING THE ROAD


SIDE VIEW


FRONT FACADE


BALCONY OVERLOOKING THE DRIVEWAY








DETAILS OF STAIR RAILINGS & LANDINGS




ENTRANCE DOOR AT FIRST FLOOR LEVEL



PLAN - FIRST FLOOR





MAIN HALL INTERIORS ; BAY WINDOW FROM INSIDE



VIEW FROM MAIN HALL TO OUTSIDE



VIEW FROM A TYPICAL WINDOW



FIXED FURNITURE



VIEW FROM DINING ROOM TO BALCONY



TOILET DOOR



ENTRANCE BALCONY



SPACE NEXT TO THE MAIN HALL



WOODEN CUPBOARD IN BEDROOM



BALCONY OF MAIN HALL



ENTRANCE DOOR DETAIL



ELEVATION OF A TYPICAL WINDOW



CORNER IN THE FRONT BALCONY



FLOORING PATTERN IN VERANDAH





FLOORING PATTERN IN THE HOUSE

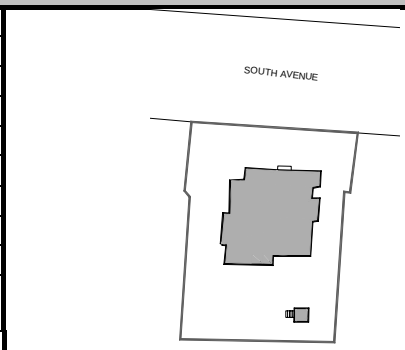


FLOORING IN BEDROOM

120	MIDLANDS



COMMON REF NO	120
CARD NO.	120
WARD	H (W)
CS NO.	562
PLOT AREA	668.90 sq. m.
BU AREA	156.23 sq m
DATE	09/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	120 Plate A



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Midland.	
1.2	EARLIER NAME	Midland.	
1.3	BUILT-IN	*1930.s*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	South Avenue, Santacruz (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Bernardo Paixao D'Souza, Ms. Elia Pie Chidedes D'Souza.	
3.2	PAST	NA.	
3.3	STATUS	Tenants on both floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the South Avenue in Santacruz (W). Most of the surrounding area has developed under the framework of well planned housing Co-Operative Societies and the town planning schemes. Midland is a part of Town Planning Scheme IV Santacruz. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. The plot is roughly rectangular in shape. The structure is set centrally and more towards the road leaving large margin at the rear that has a toilet block. There is one gate in the middle of the front compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the side bay with windows are the important features that set the stylistic appearance seen in this typology unique to Bombay. The stucco decoration on the sill, the fine windows with chajjas, concrete jalis and the stained glass sun breakers with unique geometric patterns are the key features.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (Arc)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

120	MIDLANDS				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	NA, Survey not allowed.			
7.4	STAIRS	NA, Survey not allowed.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilators on the top with glass panes and shutters with glass panes. The windows in the front and the right side are protected by wooden chajjas. Doors – NA, Survey not allowed.			
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.			
7.7	ARTICULATION	The house is quite large, represents the typical town house typology popular during this period. The massing of spaces is compact, it is an elegant square volume, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The right side has a verandah with a stained glass sun breaker and ornamental concrete jali railings. The left side is a solid surface with windows on both the floors and articulated with decorative stuccowork in relief, chajjas and arched shutter panes. The remaining three sides are simple and have nothing specific except for a cornice band at the floor level, plinth band and the typical window that punctures the surfaces at regular intervals.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime Plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost in road widening. There is a wire mesh fencing in the front and the rest of the three sides have simple brick wall. There is one small pedestrian gate in the front right in alignment of the main entrance of the house. A paved pathway from the gate leads to the main entrance of the house.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an old toilet block in the rear of the plot. There is some plantation along the periphery of the structure. The compound has a soft finish – loose soil. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/BMS/SECURITY SYS	Window AC units.			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in good condition, not maintained.			
9.2	WALLS	Good – original in good condition, the exteriors are not maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	Poor.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	None.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



FRONT VIEW



LEFT SIDE VIEW



FRONT DETAIL



WINDOW DETAIL



FRONT VIEW



RIGHT SIDE VIEW

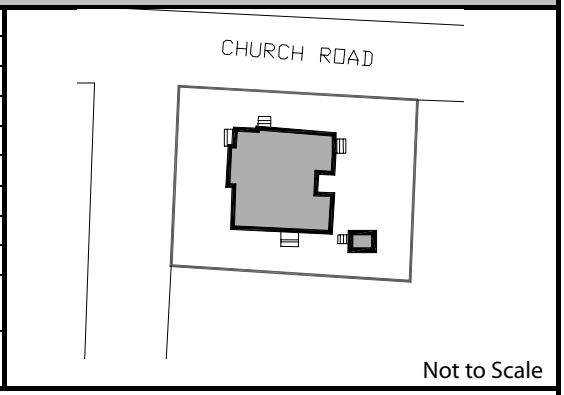


CORNER DETAIL

121	VILLA LINDA



COMMON REF NO	121
CARD NO.	121
WARD	H (W)
CS NO.	888
PLOT AREA	530.9 sq m
BU AREA	115.66 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	121 PLATE A 121 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Villa Linda.		
1.2	EARLIER NAME	Villa Linda.		
1.3	BUILT-IN	1937.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Church Road, Khar (W).		
2.2	SUBSIDIARY	By Lane.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd – Lessee, Mr. Manual Menezes and Mr. Joseph Louis Menezes.		
3.2	PAST	Menezes Family.		
3.3	STATUS	Owner on the first and ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Church Road next to the Sacred Heart Church. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Villa Linda forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. The Villa is set almost in the center of the compound with main access from the Church Road. The plot is not very huge; the Villa occupies most of the plot, leaving very little space for garden in the front side and rear margins. The main compound wall and gate are very simple, hardly befitting the imposing form. A simple paved walkway leads to the entrance porch.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The plan and the form is almost a square block. The main hall forms the core around which the other spaces/rooms are organized. The front verandah placed on the right side leads to a main hall, used as living and dining space. The central hall used to open out into the side garden but this has been closed. All the other spaces are connected via the central hall. The service areas (stairs, toilets) are placed along the left side and rear. The layout is identical on both the floors. There is a cast iron spiral stair at the rear that was meant for providing access to the servants to the first floor. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the bay with windows and sloping roofs are the important features that set the stylistic appearance. Stained glass sun breaker panels at the verandah, the railings, the staircase and woodwork are typical stylistic elements seen in this typology unique to Bombay. The edifice is a part of the Bombay Catholic Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	The house was built by Mr. Menezes and now belongs to his daughters – Menezes sisters and is divided into two. The upper floor belongs to Ms. I. Menezes and the ground floor belongs to Ms. U. Menezes.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

121	VILLA LINDA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, with irregular joints and rough finish, capped by a plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of concrete slabs and beams supported on load bearing walls.		
7.4	STAIRS	Main wooden stairs and a service stair in cast iron at the rear.		
7.5	OPENINGS	Windows – The windows have straight lintels. The window widths are different, divided into 2 or 4 shutters depending on the width. Each typical window has 2 divisions – ventilator at the top and framed shutters with glass panes. The grills are in cast iron, with simple or no design. Almost all the windows are protected by concrete sloping chajjas supported on concrete brackets or by the roof that extends/projects out substantially. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The left side has a flat concrete roof while all the remaining spaces have been roofed by single sloping roof that negotiates different levels/volumes and directions in an interesting manner. Both hipped and simple sloping roofs have been used. As there was no access to the upper floor of the house it is not possible to describe the roofing system.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period. It is an elegant structure with walls painted in light cream and white windows, roof elements and decorative features. The massing of spaces is compact; it is a square, two storeyed block with minimal ornamentation. The front façade has verandahs on both floors on the left side that are enclosed by concrete jails and windows. The ground floor verandah has a stained glass sun breaker. The right side has a solid surface punctured with windows on both floors. The roof gable projects out and has a decorative fascia. The remaining three facades are plain with typical windows. The interiors are simple, the only notable features is the staircase.		
7.8	FINISHES	Plinth – Exposed stone joints with rough finish. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have mosaic tiles in a regular pattern. In some of the main spaces such as the main hall and bedrooms there is a colored strip running on the edges of the spaces. Recently ceramic tiles have replaced the flooring the main hall on the ground floor but the pattern keeps in with the original flooring. Roof – Mangalore tiles on the sloping roofs and china mosaic on the flat portion.		
7.9	INTERIORS	Inbuilt cupboards and other furniture such as beds, chairs, tables etc in teak wood.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall & gate are intact. It is a simple brick wall articulated with brick piers. The main gate is on the right side and a pathway leads to the entrance verandah. There is another small gate on the left side leading to the side entry. The rest of the three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one toilet block on the rear. It has margin spaces all around with plantation along the compound and some large shade giving trees at the rear. A paved pathway leads to the entrance verandah and there is garden in the front. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural lighting in some internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G.M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Split AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Fair – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The left side verandah on the ground floor is covered and incorporated to provide a covered connection between the kitchen and hall. A false ceiling has been put in the central hall.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the first floor of the house as it was locked. Name of owner from the survey – Ms. L. Menezes and Ms. U. Menezes. The information has been collected in an interview with the owner – Ms. U Menezes.		



AERIAL VIEW OF THE HOUSE





FRONT VIEW ; DETAIL



LEFT SIDE VIEW



REAR VIEW





WINDOWS ON FIRST FLOOR IN THE REAR



INSIDE VIEW OF THE FRONT VERANDAH



SERVANT'S TOILET OUTSIDE





STAINED GLASS ; FLOORING IN VERANDAH



PLAN - GROUND FLOOR



MAIN HALL - INTERIOR



MAIN HALL - INTERIOR



DINING TO KITCHEN



WOODEN STAIR



STAIR DETAIL

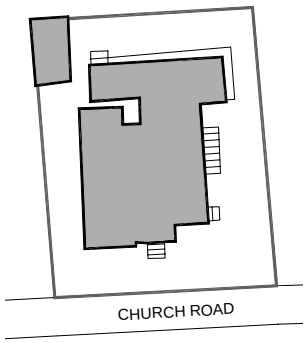


ENTRANCE DOOR TO MAIN HALL

122	CYRILYN



COMMON REF NO	122
CARD NO.	122
WARD	H (W)
CS NO.	470
PLOT AREA	503.30 sq m
BU AREA	173.52 sq m
DATE	08/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	122 PLATE A 122 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Cyrilyn.		
1.2	EARLIER NAME	Cyrilyn.		
1.3	BUILT-IN	1934.	EXTENSION (if any): A staircase block on the side and rooms at the rear on both floors in1968.	
2.0	**ACCESS**			
2.1	MAIN	Church Road, Khar (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co Operative Housing Society Ltd – Lessee, Ms. Lita Gudinho.		
3.2	PAST	Private – Mr Pereira.		
3.3	STATUS	Ground Floor – Owners. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Church Road next to the Sacred Heart Church. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Cyrilyn forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. The house is set almost in the center of the compound with main access from the Church Road. The plot is not very large; the house occupies most of the plot, leaving marginal spaces on all sides.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The original structure has been extended hence the plan is an agglomeration of rooms connected by passages. There are three bays. The front verandah is in the center and leads to the main hall. The left bay has the bedroom, kitchen and toilet/bath. The left bay has a large room now used as a clinic. At the rear is the verandah leading to the extension and staircase. The extension portion is at the rear and consists of a passage, rooms and a toilet/bath. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The windows on side bays with bands, chajjas supported on decorative brackets and verandah with glass sun breakers, jalis in geometric patterns are the key features / typical stylistic elements seen in this typology unique to Bombay. The house has been much remodeled and added upon; as a result parts look indifferent to the original style, except the front façade. The edifice is a part of the Bombay Catholic Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	The house was built by Mr. Perrera and purchased by the Gudinho Family sometime around in 1968. The house is one of the earliest structures in the area. In the earlier times there was hardly and development, most of the area was open quite marshy.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

122	CYRILYN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of concrete slabs and beams supported on load bearing walls.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. The window widths are different, divided into 2 or 4 shutters depending on the width. Each typical window has 2 divisions – ventilator at the top and shutters with glass panes. Almost all the windows are protected by concrete sloping chajjas supported on concrete brackets. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters. The entrance door has glass panes and wooden panel in the shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The left bay has a simple sloping roof and the center & right bays have hipped roof. The rear verandah and the extension portion have flat concrete roofs. As there was no access to the first floor it is not possible to described the structural system of the wooden roof.		
7.7	ARTICULATION	The house represents a variation of the town house typology popular during this period. The basic typology is modified to add an additional bay and the change of material creates a different vocabulary. The original structure was a two storeyed block, with compact massing and minimal ornamentation. The walls are painted in light cream and the doors/ windows and jails are in white but bright colours (green & red) are used to pick up elements such as window chajjas. The front façade has verandahs in the center with enclosed by windows and concrete jails. The ground floor verandah has a stained glass sun breaker. The right and left side bays have solid surfaces punctured with windows on both floors. The left and rear facades are plain with typical windows and chajjas. The right façade is also plain with the typical windows with the exception of a stair block. The interiors are simple; the only notable feature is the flooring. There have been quite a few transformations in terms of finishes – false ceiling has been added in the main hall, dado has been added etc.		
7.8	FINISHES	Plinth – Exposed stone joints with rough finish. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have cement tile flooring in bright colours and geometric patterns. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion.		
7.9	INTERIORS	Movable furniture.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is articulated with piers and brick infill panels & grills. There were three pedestrian entries along the front wall but the left side one and the central one have been closed and the right side one is functional. A paved pathway leads to the entrance verandah. The rest of the three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has margin spaces all around with plantation along the compound and building edge. There are some large shades giving trees at the rear. A paved pathway leads to the entrance verandah and there is garden in the front. Most of the compound is paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, very well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Good.
10.0	**TRANSFORMATION**			
10.1	FORM	Extension on the backside.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Some of the internal wall finishes are changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the first floor of the house as it was not allowed. The information has been collected in an interview with the owner – Ms. Z Gudinho.		



FRONT VIEW ACROSS THE ROAD



FRONT FACADE



FRONT VIEW INSIDE THE COMPOUND





FRONT ENTRANCE BAY DETAILS



RIGHT SIDE VIEW



RIGHT SIDE DETAIL



CORNER AT FIRST FLOOR



ADDED STAIR ON THE RIGHT SIDE



PLAN GROUND FLOOR



MAIN HALL - INTERIOR



STAINED GLASS - ENTRANCE VERANDAH



MAIN HALL



FLOORING



ENTRANCE VERANDAH



MAIN HALL- CHANGES

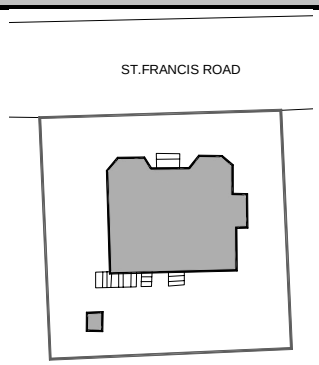


ENTRANCE DOOR FROM INSIDE

123	SANGOLDA VILLA



COMMON REF NO	123
CARD NO.	123
WARD	H (W)
CS NO.	462
PLOT AREA	602.00 sq m
BU AREA	149.78 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	123 PLATE A 123 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sangolda Villa.		
1.2	EARLIER NAME	Sangolda Villa.		
1.3	BUILT-IN	1937.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd, Lessee - Mr. Vincent F X D Souza, Mrs. Orlinda Gomes D Souza, Mrs. Thelma D Souza.		
3.2	PAST	Private – D Souza Family.		
3.3	STATUS	Ground Floor – Owners. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Francis Road next to the Sacred Heart Church. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Sangolda forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. Sangolda Villa is set a square plot. The structure is placed bit off center with larger margins at the rear and right sides. There is a toilet block in the rear margin. The main access is from St. Francis Road. There is plenty of space all around the structure.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. The overall plan is a square block, symmetrical and consists of three bays. The central bay has an entrance verandah, a large central hall and a rear verandah. The left bay has a bedroom, staircase and the kitchen and the right bay has bedrooms and toilets. The bays have octagonal shape in plan with windows on all sides imparting a wonderful quality of space and light to the bedrooms. There is another external staircase at the rear that provided access to the kitchen and toilets for cleaning purposes. The compound also had a toilet block that is non functional. <u>Style and Features</u> Sangolda villa is a colonial villa / mansion typology that is very simply articulated. The bay windows with bands and sill projections and the central verandah are some of the key elements. The roof configuration generates an interesting profile. The edifice is a part of the Bombay Catholic Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

123	SANGOLDA VILLA				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	Concrete beams and slabs.			
7.4	STAIRS	Wooden and concrete stairs.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions –ventilator at the top with glass panes and shutters with glass panes. The windows on the west and the south are protected by concrete chajjas. Some of the windows on the ground floor windows have GI Sheet chajjas that have been added later. Roof eaves protect the first floor windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters. The verandah door has shutters with glass panes on in the upper division and wooden panels in the lower division.			
7.6	ROOFING	The sloping roof is quite complex. It is an H shaped roof that covers the entire block. The side bays have sloping roofs; the front portions are octagonal in shape. The stair case block has a separate dormer roof that is perpendicular to main sloping roof of the bay. The central hall has a sloping roof in the perpendicular direction to the bays and is higher that side bay roofs. The structural system of the roof cannot be described, as there was no access into the interior.			
7.7	ARTICULATION	The house represents the typical villa/mansion set in a compound popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact, the main block is a square, two storeyed block and with sloping roofs at different levels that generate an interesting skyline. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker in stained glass with the name of the house written. The verandahs are enclosed on both floors with concrete jalis, doors and windows. The side bays are octagonal in shape with windows on each panel. The left and right facades are identical with the typical windows at regular intervals except for the stair block on the left side that is projected and its roof generates an interesting profile. The rear façade is relatively simple with a verandah in the center on both floors, the right has the typical windows on both floor and the left bay has a staircase that runs diagonally across.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have coloured IPS cement flooring with geometrical patterns. Roof – Mangalore tiles.			
7.9	INTERIORS	Old furniture such as beds, tables, chairs etc.			
7.10	COMPOUND / FENCE/ GATE	The original compound is intact. The front compound wall is quite elaborate with decorative piers and brick walls. The remaining three sides have plain brick walls. There are two small iron gates on both corners of the front wall that provide pedestrian access.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block in the rear. There was a garden in the front but is no longer there. There are some flowering plants on the left margin on the periphery of the building. The compound has hard finish, compacted earth. The compound is not maintained well or regularly.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portion.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – water seepage from the ground, not maintained.			
9.2	WALLS	Fair – damp in the wall, exteriors not maintained.			
9.3	FLOOR	Good – original in good condition, not maintained.			
9.4	STAIRS	Good – original in good condition, not maintained.			
9.5	OPENINGS	Good – original in good condition, not maintained.			
9.6	ROOFING	Good – original in good condition, not maintained.			
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places.			
9.8	SERVICES	Good – original in good condition, not maintained.			
9.9	OUTBUILDINGS	Fair – not maintained.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.	
10.0	**TRANSFORMATION**				
10.1	FORM	None.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The house has been sold to a developer / builder and is most likely to be demolished in the near future. .			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the interior of the house. The information has been collected in an interview with the owner – Mrs. Thelma D Souza.			



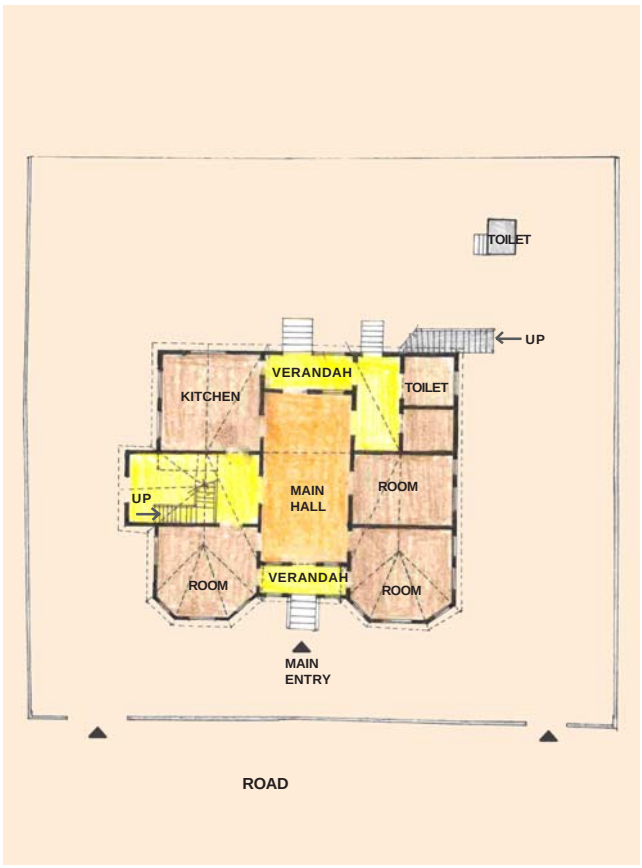
FRONT VIEW ACROSS THE ROAD



LEFT SIDE VIEW



RIGHT SIDE VIEW



PLAN - GROUND FLOOR



REAR VIEW



EXTERIOR VIEW OF STAIRCASE BAY

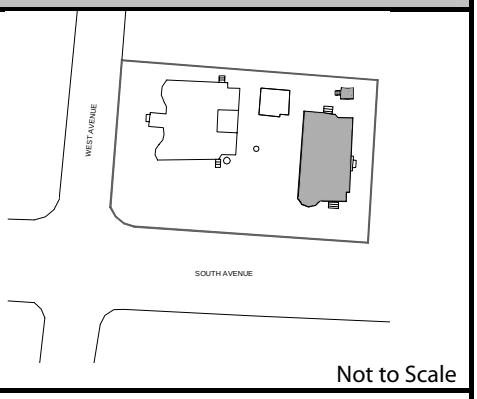


RIGHT SIDE VIEW

124	SYCAMORE



COMMON REF NO	124
CARD NO.	124
WARD	H (W)
CS NO.	552, 553 554
PLOT AREA	1513.30 sq m
BU AREA	157.17 sq m
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	124 PLATE A 124 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sycamore.		
1.2	EARLIER NAME	Sycamore.		
1.3	BUILT-IN	1931.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	South Avenue, Santacruz (W)		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Nicholas Rebeiro, Mr. Olive Rebiro, Ms. Alice Rebeiro and Ms. Lucy Rebeiro.		
3.2	PAST	NA.		
3.3	STATUS	Ground Floor – Owners. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the South Avenue in Santacruz (W). Most of the surrounding area has developed under the framework of well planned Co-Operative Housing Societies and the town planning schemes. Sycamore is a part of Town Planning Scheme IV Santacruz. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. Sycamore was one of the two bungalows set in a large compound that was later on sub dived. At present it is almost placed centrally in the compound with as slightly larger left margin. The main access is from the South Avenue. There are two gates one for the pedestrian entry and the other for the vehicular entry. There is a garden in front of the house. The compound has the main house, one garage and a toilet block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the ground floor and a tenant family on the first floor. The overall plan is a rectangular block with 2 bays. The right bay has the front verandah leading to a central hall, stair case block, living room and a kitchen at the rear. The left bay has the bedrooms and services at the rear. The front bedroom has a bay window that imparts a wonderful quality of space and light to the room. The layout is similar on both floors. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay window are the important features that set the stylistic appearance seen in this typology unique to Bombay. The floor bands, embosses at parapet level, stained glasswork, fashioned overhangs above the windows and projections below the sill level for potted plants are the key features.		
5.3	INTRINSIC	The original plot held by the same family was much larger and had two bungalows. In 1978 it was sub divided and the left portion was held by Mr. Nicholas Rebeiro abutting the junction of South Avenue and Raheja Builders purchased West Avenue. The old structure in this portion was demolished and in its place a G+5 apartment block has been constructed. The remaining portion held by Mr. Olive Rebeiro, Ms. Alice Rebeiro and Ms. Lucy Rebeiro has the house – Sycamore, a garage and a toilet block.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

124	SYCAMORE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	RCC Stairs and wrought iron spiral stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Almost all the windows are protected by concrete sloping chajjas supported on concrete brackets. Doors – The doors have straight lintels with 2 divisions – a ventilator with glass panes and paneled shutters.		
7.6	ROOFING	The two bays have hipped sloping roofs. It is not possible to describe the structural system of the roof, as there was no access to the first floor.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with minimal embellishment / ornamentation. The walls are off-white and elements such as chajjas and design motifs on the façade are painted in a bright green colour. The front façade finely balances a solid and a void surface. The right side has a verandah on both floors articulated with a stained glass sun breaker on the ground floor, parapets with geometric designs and doors/windows. The roof has a decorative fascia. The right side has an octagonal profile with bay windows on both floors and an octagonal roof with a decorative fascia. Each window has concrete chajjas with decorative patterns and planter at the sill level. The central bay has motifs. The interiors are simple and the only significant feature is the bright coloured flooring.		
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have IPS flooring in bright colours and geometric patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as beds, dresser units, small tables and old photographs.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall was lost in road widening. There is brick wall with wire mesh above on three sides and barbed wire fencing on the left side. There are two entry gates in the front – The first gate is smaller, placed in the center of the compound wall and is a pedestrian entry. A paved path leads to the main entrance of the house. The second gate is large placed on the left corner of the front compound and a paved driveway leads to the garage.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the compound there is one garage and toilet block. The front and the right margin have a lawn / garden and plantation on the periphery of the compound. The left margin has the driveway and garage. The toilet is at the rear. Parts of the compound are paved. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, very well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Addition of toilets in the house.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. Cyrill Rebeiro. The information has been collected in an interview with the owner - Mr. Cyrill Rebeiro.		



FRONT VIEW ACROSS THE ROAD



FRONT DETAIL



FRONT VIEW



WINDOW DETAIL



REAR VIEW

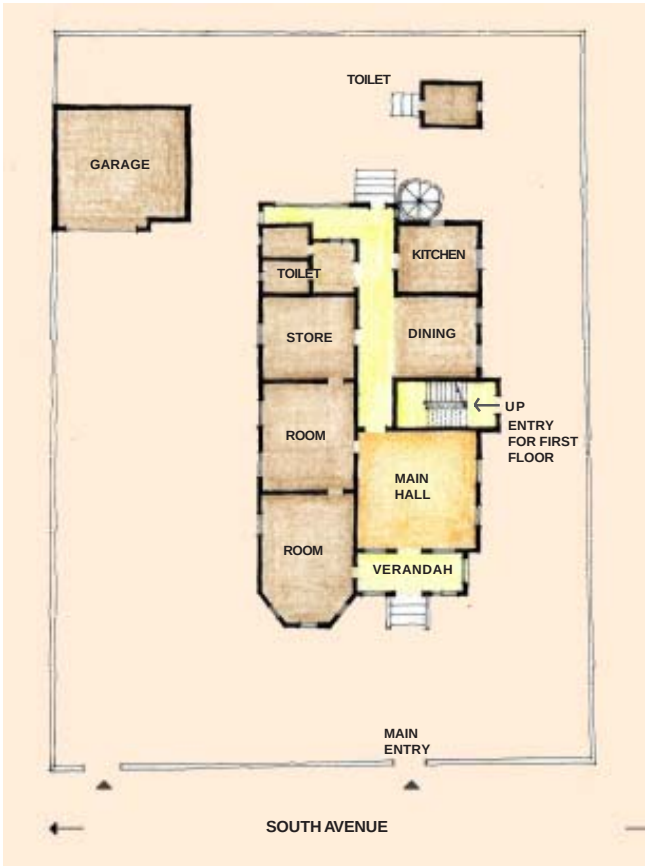


RIGHT SIDE VIEW





LEFT SIDE VIEW ; LEFT SIDE MARGIN



PLAN - GROUND FLOOR



VIEW FROM MAIN HALL TO VERANDAH



FLOORING



STAINED GLASSWORK



FLOORING PATTERN



WINDOWS IN FRONT VERANDAH



WINDOW

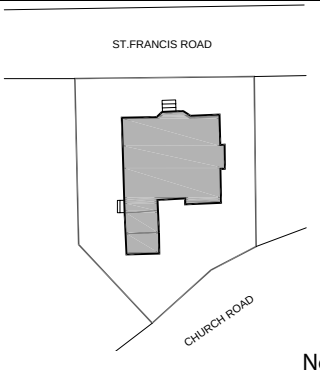


MAIN HALL - INTERIOR

125	FERN MANSION



COMMON REF NO	125
CARD NO.	125
WARD	H (W)
CS NO.	476
PLOT AREA	675.6 sq m
BU AREA	160.03 sq m
DATE	25/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	125 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Fern Mansion.		
1.2	EARLIER NAME	Fern Mansion.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Santacruz (W).		
2.2	SUBSIDIARY	Church Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private –The Bombay Catholic Co-Operative Housing Society Ltd.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Church Road next to the Sacred Heart Church. The entire area from Bandra till about Santa Cruz developed from the early 1900s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Fern Mansion forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 2, 9th and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. The house is set almost in the center of the compound with main access from the St. Francis Road. It has another access from the church road, which passes from the rear of the house. The plot is not very large; the house occupies most of the plot, leaving marginal spaces on all sides.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology built during the time when the indo deco style developed and the new materials such as concrete became popular. The horizontal bands at various levels, the continuous concrete chajjas and the decorative patterns of the concrete jalis both in the balcony and the compound wall are some of the key elements of that style. The edifice is a part of the Bombay Catholic Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

125	FERN MANSION			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	RCC.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows in the front, right and rear are protected by concrete chajjas and the windows on the left are protected by GI Sheet chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	RCC flat roof with parapet wall.		
7.7	ARTICULATION	The house is quite large, represents a variation of the typical villa/mansion set in large compounds popular during the colonial period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The basic typology is transformed due to change of new construction technology and use of concrete that results in different vocabulary. The massing of spaces is compact, the house is a square, two storeyed block and with no ornamentation / embellishment except for the flat horizontal bands at various levels – plinth, sill, floors, lintel (chajjas) and parapet and concrete jalis in the art deco motifs. The walls are painted in white and the horizontal bands and jalis are painted in a light pink/ochre shade. The front façade has a projected verandah/balcony in the center on both floors. On the ground floor the verandah is enclosed by windows and on the first floor has exquisite concrete jalis. The side bays are solid with the typical window on both floors and the chajja runs across the entire façade protecting the windows and the verandah/balcony. The left and right facades are identical, extremely plain with the typical windows at regular intervals. The rear façade is also simple with the typical window and continuous chajjas bands across the entire façade on both floors.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front compound wall is articulated with piers at regular interval with low brick infill wall with concrete jalis on top, which matches with the jail used on the first floor balcony of the house. Rest of the three sides has a simple brick wall. There are two gates providing vehicular and pedestrian entry, - one in the front left corner on St. Francis Road and the other on the rear right corner on Church Road.		
7.11	CURTILAGE /UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a shed in the right side margin for car parking. There is plenty of plantation on the periphery of the structure and along the compound wall. There is a lawn in the rear and few trees. The compound has soft/hard finish – loose soil in the rear margin and concrete paved on all three sides. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr T V Fernandes. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT DETAIL



CORNER DETAIL



DETAIL OF STAIRCASE WINDOW



WINDOW DETAIL



LEFT SIDE VIEW

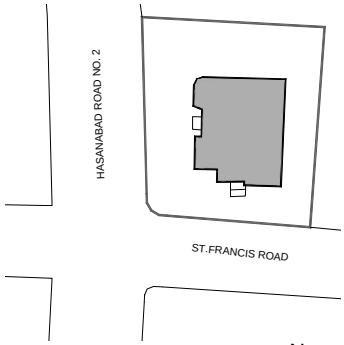


REAR VIEW

126	PATRONAGE



COMMON REF NO	126
CARD NO.	126
WARD	H (W)
CS NO.	483
PLOT AREA	602.00 sq. m.
BU AREA	138.80 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	126 Plate A



Note to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Patronage.		
1.2	EARLIER NAME	Patronage.		
1.3	BUILT-IN	1935.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hasanabad Road No. 2, Santacruz (W).		
2.2	SUBSIDIARY	St. Francis Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd., Lessee - Ms. Hilary Joseph D'Souza.		
3.2	PAST	NA.		
3.3	STATUS	Owners on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the junction of Hasanabad Road No.2 and St Francis Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Patronage forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 2, 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. The plot is roughly square in shape. The structure is set almost centrally in the plot with generous margin spaces around. There is one entrance gate into the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with minimal articulation / embellishment, and has a very human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period. The front verandah with its unique parapet and stained glass sun breakers is a key feature. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

126	PATRONAGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes. All the windows are protected by concrete chhajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	The roofing system is composite – both The edifice has flat roof system. The staircase block has pitched roof covered by Mangalore tiles.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The walls are articulated with piers at regular intervals with brick infill wall and wire mesh fencing on the top. There is one entrance gate on Hasanabad Road No. 2, which provides pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a shed on the right side margin for parking car. There are plenty of plantations along the boundary wall. The compound has hard finish – concrete paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/BMS/SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in condition – well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW

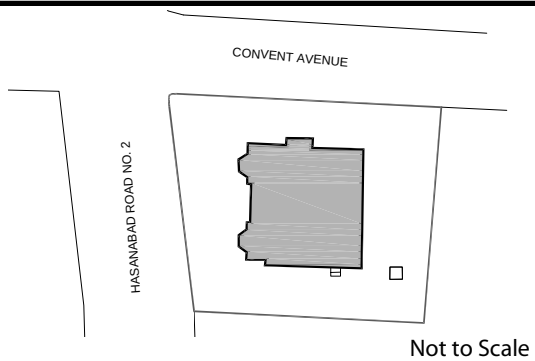


RIGHT SIDE VIEW

127	VILLA LEOCADIA



COMMON REF NO	127
CARD NO.	127
WARD	H (W)
CS NO.	484
PLOT AREA	710.7 sq m
BU AREA	168.76 sq m
DATE	06/ 11/ 2004
RECORDED BY	Bindu, Sejal
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	127 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Villa Leocadia.		
1.2	EARLIER NAME	Villa Leocadia.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Hasnabad Road No.2, Santacruz (W).		
2.2	SUBSIDIARY	Convent Avenue.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd. Lessee – Mr Aurthor D'costa, Ms Nelita D'costa.		
3.2	PAST	Private – NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the junction of Hasnabad Road No.2 and Convent Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Villa Leocadia forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No.2, 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G +1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. The plot is roughly square in shape. The edifice is centrally located in the plot. The main entrance gate is along Hasnabad Road No. 2 and there are two gates along the Convent Road. There is a car shed and a toilet block in the rear of the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology that was built during the 30's and has no specific stylistic references. The concrete jalis, stained glass sun breakers with the name of the house, bay windows with concrete chajjas are some of the key features. It is a part of the Bombay Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

127	VILLA LEOCADIA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions –ventilator at the top with glass panes and shutters with glass panes. The windows on front & some on the sides are protected by concrete chajjas. Eaves of the roof protect the first floor windows. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. Piers with brick infill walls articulate the compound wall. The original main entry is along the Hasnabad Road No. 2, which is a pedestrian entry. There are two entries along the Convent Road – a vehicular entry gate defined by piers that leads into the rear of the plot and a pedestrian entry in the center in front of the stair case block.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block and a car shed in the rear. There is some plantation along the compound and the periphery of the structure. The compound has hard finish – compacted earth. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



REAR VIEW



BALCONY DETAIL



RIGHT CORNER BAY



WINDOW DETAIL



STAINED GLASS DETAIL

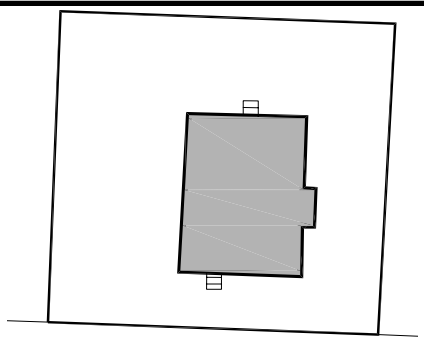


LEFT SIDE VIEW

128	LEWIS VILLA



COMMON REF NO	128
CARD NO.	128
WARD	H (W)
CS NO.	454
PLOT AREA	652.2 sq m
BU AREA	120.11 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	128 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Lewis Villa.		
1.2	EARLIER NAME	Lewis Villa.		
1.3	BUILT-IN	1925.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd, Lessee – Mr Vincent Nicholas Louis, Ms Ifrezia Christina Lobo, Mr Richard Francis Lobo.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Francis Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Lewis Villa forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No.2, 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. Lewis Villa is an impressive structure set in a square plot. The structure is placed bit off center with more margin at the rear and left side. The main access is from St. Francis Road. There is plenty of space all around the structure.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the side bay with windows are the important features that set the stylistic appearance seen in this typology unique to Bombay. The stucco patterns in relief on the verandah parapet, below the roof and windows on the side bay, rustication at the corners and the stained glass sun breaker with fine patterns are some of the key features. The simple colour scheme further enhances the impact of the structure. It is a part of the Salsette Co-Operative Housing Society that had a large number of similar houses creating a group value.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

128	LEWIS VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Some of the windows are protected by wooden chajjas & some with tin sheet chajjas supported on wooden frame. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing Sloping/composite roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front wall is articulated with piers at regular interval with brick infill walls. There are two gates along the front wall a small gate for pedestrian entry on the right side and a wide gate for vehicular entry on the left side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a lot of margin space left in the compound on the left and rear sides. There is plantations along the compound and the periphery of the structure and a few large trees in the compound. The compound has soft and hard finish – there is concrete paving in the front and right side, and loose soil on the left and rear margins. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – original in good condition, not maintained.		
9.2	WALLS	Excellent – original in good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT CORNER VIEW

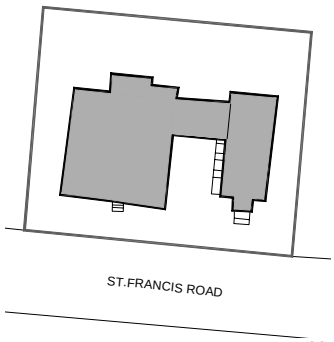


CORNER DETAIL

129	VILLA ZINDA



COMMON REF NO	129
CARD NO.	129
WARD	H (W)
CS NO.	451,452,453
PLOT AREA	768.30 sq. m.
BU AREA	189.70 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	129 Plate A



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Villa Zinda.		
1.2	EARLIER NAME	Villa Zinda.		
1.3	BUILT-IN	1932.	EXTENSION (if any): The central part is constructed to connect the two structures.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private- The Bombay Catholic Co-Operative Housing Society Ltd.; Lessee – Mr. Francis Noronha, Mr. Michael William Noronha.		
3.2	PAST	NA.		
3.3	STATUS	Owners on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on St. Francis Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative housing societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Villa Zinda forms a part of the Bombay Catholic Co Operative Housing Society defined approximately between the S V Road, Hasnabad Road No. 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. The plot is square in shape. The structure is centrally located in the plot. The edifice is "C" shaped – originally there were two structures and it they seem to have been connected at some point in time. There are two entrance gates into the compound – one of them is a pedestrian gate and the other one is vehicular gate.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (Arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

129	VILLA ZINDA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Some shutters have glass panes on the upper part and wooden shutters on the lower part. Most of the windows are protected concrete/GI Sheet chajjas. The windows at the first floor are protected by the eaves of the roof. Doors – Doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on the sloping roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides with wire mesh fencing on the top on the front wall. There are two entrance gates in the center of the front compound wall – one of them is pedestrian entry and the other is a vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation along the compound wall and a few large trees in the compound. The compound has soft finish – loose soil. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/BMS/SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – original in fair condition, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT VIEW (PART)



BALCONY DETAIL



ROAD SIDE VIEW

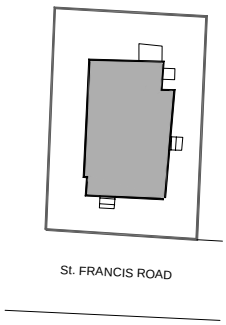


FRONT WINDOW DETAIL

130	AURORA VILLA



COMMON REF NO	130
CARD NO.	130
WARD	H (W)
CS NO.	449
PLOT AREA	415.5 sq m
BU AREA	132.56 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	130 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Aurora Villa.		
1.2	EARLIER NAME	Aurora Villa.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	St. Francis Road, Santacruz (W).		
2.2	SUBSIDIARY	None		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd., Lessee – Ms. Palmira Menzis, Ms Karmelita Menzis, Ms. Ayadlina Menzis.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Francis Road. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Aurora Villa forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No.2, 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. Aurora Villa is set in a rectangular plot. The structure is placed almost centrally in the plot. The main access is from St. Francis Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the bay with windows and sloping roofs are the important features that set the stylistic appearance. Stained glass sun breaker panels at the verandah with the name of the house, the concrete railings, decorative patterns (emblem) in relief on the side bay and the typical window are some of the key features.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

130	AURORA VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime plaster, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions –ventilator at the top with glass panes and shutters with glass panes. All the windows are protected by concrete chajjas Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front compound wall looks original. It is a decorative brick wall with iron fencing on the top. Rest three sides have simple brick wall. There are two gates articulated with piers. The large gate on the left corner provides vehicular entry and the small gate on the left corner provides pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a paved walk way from the pedestrian gate leading to the main entrance verandah. There is plantations in the front margin, along the compound wall and the on the periphery of the structure. The compound has partly hard finish and part soft finish. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – damp in the walls, the exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



LEFT SIDE VIEW

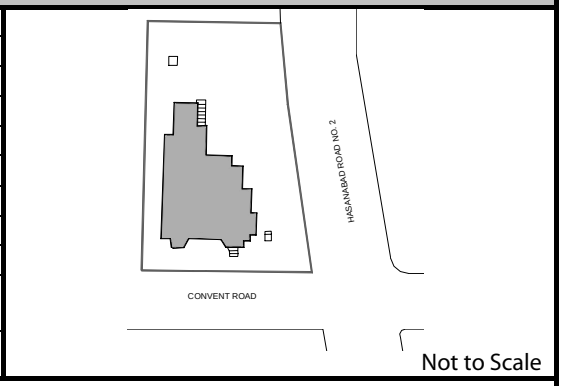


RIGHT SIDE VIEW

131	VILLA BENTA



COMMON REF NO	131
CARD NO.	131
WARD	H (W)
CS NO.	441
PLOT AREA	960.70 sq. m.
BU AREA	225.54 sq. m.
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	131 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Villa Benta.		
1.2	EARLIER NAME	Villa Benta.		
1.3	BUILT-IN	1926.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Convent Avenue, Santacruz (W).		
2.2	SUBSIDIARY	Hasanabad Road No. 2.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Bombay Catholic Co-Operative Housing Society Ltd., Lessee- Anthony Luis Disa, Michel Anysant Disa.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Convent Avenue and Hasanabad Road No. 2. The entire area from Bandra till about Santa Cruz developed from the early 1920s onwards. A series of large Co-Operative Housing Societies based on community were created by obtaining land from Bombay Improvement Trust on leases of 999 years. Villa Benta forms a part of the Bombay Catholic Co-Operative Housing Society defined approximately between the S V Road, Hasnabad Road No.2, 9th Road and little below Chapel Lane. The society was well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighborhood is a quiet residential area with most of the old fabric intact. Villa Benta is set in a roughly rectangular plot. The structure is set more towards the left of the plot leaving large margins on the right and the rear. The main access is from Convent Road. There is a cross in the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1(part)		

131	VILLA BENTA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Some of the windows are protected by wooden chajjas, while some are protected with GI Sheet chajjas supported on wooden frame. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs over the old structure and flat concrete roof over the extension portion. The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the inside and outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is compound wall on two sides. The front wall is a low brick wall with piers at regular intervals. The compound wall on the left side is a simple brick wall. The right side and the rear do not have walls. There is a small pedestrian gate in the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A paved pathway from the gate leads to the main entrance door. There is a cross installed on the right side margin. There is plantation along the compound and periphery of the structure. There are a few large trees in the compound. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, damp in the wall, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	There appears to be an addition of a few rooms at the rear.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



RIGHT SIDE VIEW

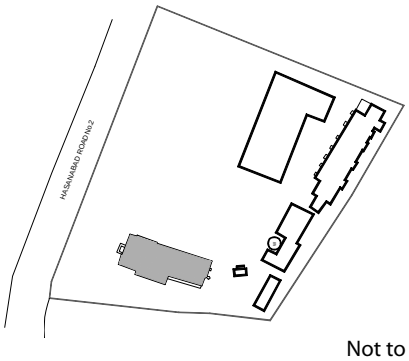


FRONT VIEW

132	HEPTULLA PARK



COMMON REF NO	132
CARD NO.	132
WARD	H (W)
CS NO.	501,502,503
PLOT AREA	6607.00 sq. m.
BU AREA	282.60 sq. m.
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	132 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Heptulla Park.		
1.2	EARLIER NAME	Heptulla Park.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Hasanabad Road No. 2, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Dr. Najma Akbar Ali.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Hasanabad Road No. 2 in Santacruz (W). Most of the surrounding area has developed under the framework of well planned Co-Operative Housing Societies and the town planning schemes. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G+ 1 bungalows set in compounds with lush plantation and well-maintained gardens. The entire neighbourhood is a quiet residential area with most of the old fabric intact. Heptulla Park is set in a huge compound; roughly square in shape. The structure is placed on the extreme right of the plot with huge space on left, front and rear sides. There are few other structures within the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

132	HEPTULLA PARK			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is compound wall on all four sides. The compound wall is high and there is one large gate on the left corner of the front wall providing vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot is huge and there is a lot of open space. There are few structures, apart from the main residential building. The structure on far left is a factory building, which at present is closed and on the rear side of it is the office / administrative building. There is one entrance gate and an asphalt road starting from the gate leads to the office/ administrative building and factory and it has a branch leading to the main residential building. The plot has plenty of old trees and plantation. The plot has soft finish – loose soil. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW

133	BOMBAY CATHOLIC CO-OPERATIVE HOUSING SOCIETY PRECINCT



COMMON REF NO	133
CARD NO.	133
WARD	H (W)
CS NO.	412 to 438
PRECINCT AREA	19551.7.
BU AREA	3021.39
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	133 PLATE A 133 PLATE B

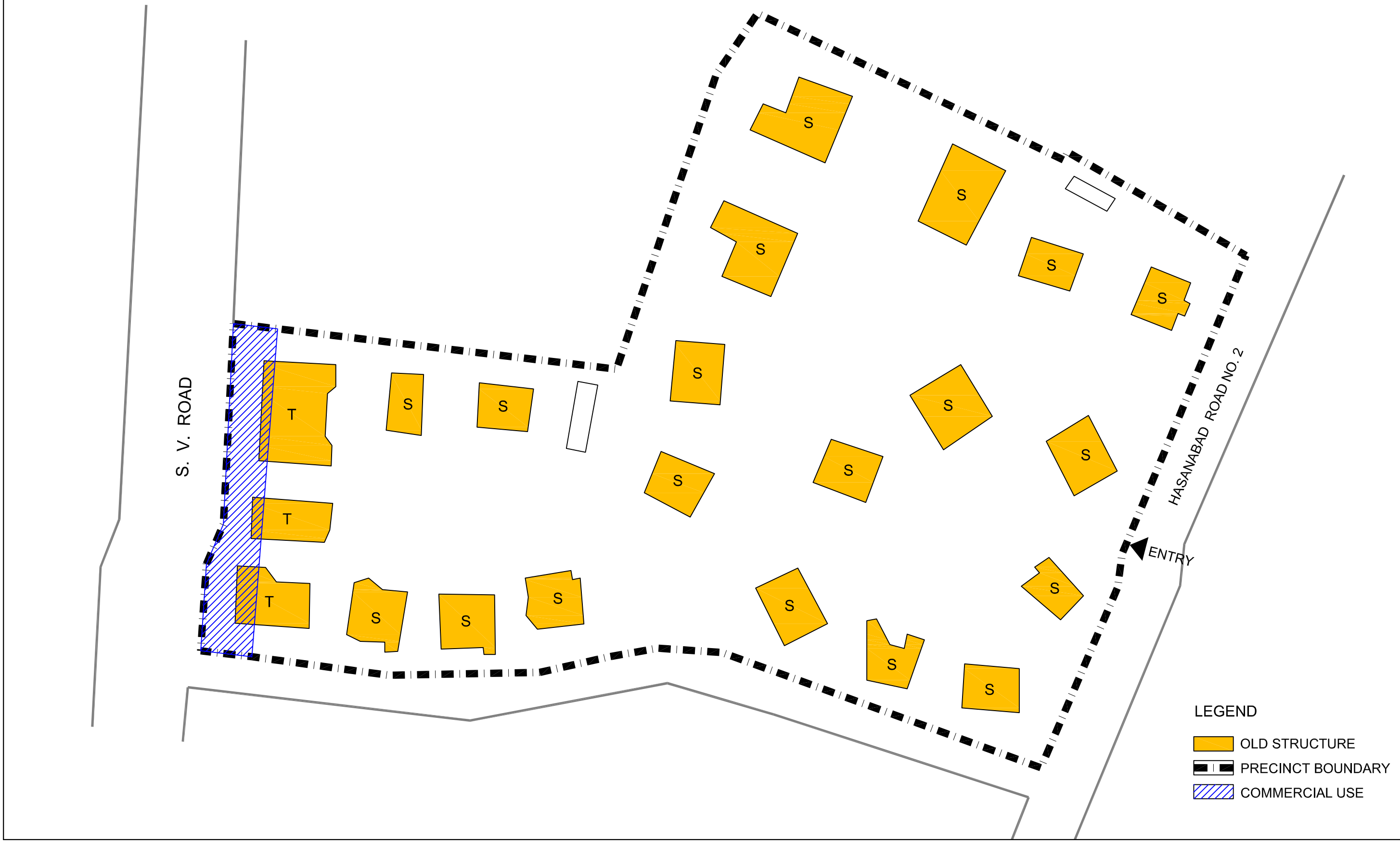


Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Bombay Catholic Co Operative Housing Society.		
1.2	EARLIER NAME	Bombay Catholic Co Operative Housing Society.		
1.3	BUILT-IN	1925.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hasanabad Road No. 2, Santacruz (W).		
2.2	SUBSIDIARY	S.V. Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Bombay Catholic Co-Operative Housing Society is located in Santacruz (W) opposite the Heptulla Park. It is accessed by the Hasanabad Road No. 2. The entire society is identified as a precinct defined by the Hasanabad Road No.2 on the east, S. V. Road on the west, St Theresa School to the south. The precinct spans across CS Nos. 412 to 438. The total area is approximately 1.84 ha and has about 22 structures/plots. The entire society is homogenous and was established to house the Catholics.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The houses are spread out within the plot. There are pathways crisscrossing within the plot providing access to each house. There is large open space around each house. Each house has its own compound with individual gardens. These individual compounds also have many old trees and other plantations. There are two entries into the compound – one is from the Hasanabad Road No. 2 and one is from the S.V. Road. Most of the houses are occupied by Christians. The houses facing the S.V. Road have converted into partly commercial. The ground floors of all the three houses facing the S.V. Road are commercial with coffee shops, flower shops and bakery shops.		
5.2	ARCHITECTURAL DESCRIPTION	NA, Survey not allowed.		
5.3	INTRINSIC	The property is under court case.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

133	BOMBAY CATHOLIC CO-OPERATIVE HOUSING SOCIETY PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	All external stairs are wooden.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and paneled shutters with glass panes/louvers in the upper panes. Most of the ground floor windows are protected by wooden/GI Sheet chajjas on wooden frames. The first floor windows are protected by the eaves of the roof. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick wall on the right side. The front and the left sides have wire mesh fencing with plantation along it. The rear side has a brick wall in part and the three houses abut the S.V. Road directly. Most of the houses within this precinct have wire mesh fencing with plantation along it. The compound is fairly well maintained.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The houses have gardens around them. The compound has soft finish – loose soil. The pathways are compacted earth. The compound has many old trees shading the entire premises.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	In case of the road abutting houses, the verandahs have been enclosed and the ground floors have been converted to commercial use.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the main premises and photography was not allowed. The entire society raised an objection to Heritage Listing, were very resistant and simply unwilling to listen. The information filled in the proformas is on the basis of observations made on the site and photographs.		

133	BOMBAY CATHOLIC CO-OPERATIVE HOUSING SOCIETY PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Bandra Office, Mumbai

MAP OF BOMBAY CATHOLIC CO-OPERATIVE HOUSING SOCIETY PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 10/03/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW FROM S.V. ROAD



VIEW OF STAIRCASE



AN OLD EDIFICE



CORNER DETAIL

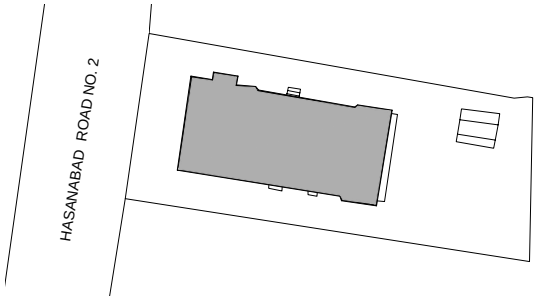


AN OLD EDIFICE

134	KRISHNA BHUVAN



COMMON REF NO	134
CARD NO.	134
WARD	H (W)
CS NO.	517
PLOT AREA	NA
BU AREA	255.2 sq m
DATE	25/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	134 PLATE A 134 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Krishna Bhuvan.		
1.2	EARLIER NAME	Krishna Bhuvan.		
1.3	BUILT-IN	1926.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hasanabad Road No. 2, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – NA.		
3.2	PAST	Private – Mr. Baradia.		
3.3	STATUS	Ground Floor – 4 Tenants. First Floor – Owner and 3 Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hasanabad Road No. 2. It falls in an in between neighbourhood in terms of built fabric – Santacruz village settlement which has organic fabric and the well planned Santacruz TPS and the Co Operative Housing Societies thus responds to both building typologies in terms of spatial organization, massing and articulation. The area is predominantly residential. However commercial activities have sprung up along the roads due to proximity of the Santacruz Railway Station. Krishna Bhuvan is set in a long deep rectangular plot. It is placed closer towards the road. The plot had much larger area at the rear, which has been acquired for creating a new road to provide access to the rear plots. The main access is from the Hasanabad Road No. 2.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is not clear whether the house for designed for self-use or multiple occupants as it has undergone significant transformation and there was no access to all portions. The overall plan is a deep rectangular block and symmetrical along both the access. The smaller side facing the main road is the front; the entrance verandah leads to the main hall and is flanked by rooms and verandahs on either side. There is a staircase followed by rooms flanked by verandahs. At the rear is the last bay of living areas. The location of services is not clear. <u>Style and Features</u> Krishna Bhuvan belongs to the colonial villa / mansion typology, draws from both the European and vernacular traditions and has been richly articulated. The neglected upkeep of the building has turned it into a near dilapidation in terms of its facades. The wooden railings at the balconies, the plaster bands around the windows and stained glasswork at the entrance porch are some of the key features and indicate that it must have been a handsome bungalow in its heyday.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1.		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The floor system is composite. The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. The projected balconies are in concrete and supported on concrete brackets.		

134		KRISHNA BHUVAN		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division. Two basic window units are combined in the front and the right side. Most of the windows are either protected by GI sheet chajjas or by balcony/eaves of the roof. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The front portion of the house has flat roof made up of wooden joist and beams, finished with lime concrete. The rear bay has a simple sloping roof. As there was no access to the upper floor of the house it is not possible to describe the roofing system.		
7.7	ARTICULATION	The house is quite huge, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. It's a grand/imposing structure and richly embellished on the exterior with exquisite woodwork on the balconies and verandahs, stained glass, parapets with balustrades, decorative stucco bands around windows and decorative window shutters. The front façade has verandah in the center on both floors. The verandah has exquisite sun breakers in stained glass with the name of the house inscribed, chajjas with carved wooden brackets and intricate wooden railing. The side bays have 2 windows on the ground floor and balconies supported on decorative brackets and with intricate wooden jalis. The right façade has verandahs with exquisite woodwork while the left façade is relatively plain and has undergone transformation. The rear is plain, punctured with the typical window at intervals.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the ground floor verandahs/passages have Shahbadi flooring. All rooms on ground floor have china mosaic. All the spaces on the first floor have IPS flooring (maroon) in chequered pattern. Roof – Mangalore tiles on sloping roof and concrete finish on the flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is partially in stone and in brick. The lower portion is in exposed Malad stone and the upper panel is in brick finished with plaster and articulated with piers and motif on the brick infill panels. The rest three sides have simple brick wall. The right side wall is partly broken. The entry into the plot is from the left corner.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block on the left and a small dwelling unit on the right at the rear of the plot. There is one shop in the front on the right corner. Both the dwelling unit and the shop are recent constructions and not a part of the original layout. The front margin has some plantation along the periphery of the building and compound. There are few trees in the compound and the right side has unkempt grass. The compound has hard finish – compacted earth. It is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security Guard.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – water seepage from the roof and added toilets, exteriors not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – some of the glass panes are broken, not maintained.		
9.6	ROOFING	Fair – original in fair condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places, the verandah sun breaker glasses are broken, wooden railings have been damaged at several places, not maintained.		
9.8	SERVICES	Fair – not maintained.		
9.9	OUTBUILDINGS	Fair – not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The right side verandah has been enclosed with iron grills and the entry into the staircase from the right side is closed by a wall. The left side verandah has probably lost the woodwork, which is replaced by tin roof and concrete jalis.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The edifice has not been maintained regularly for a long time and hence it is getting dilapidated.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the interior of the house. The information has been collected in an interview with the tenants.		



ENTRANCE VIEW



FRONT VIEW



FRONT VIEW ACROSS ROAD





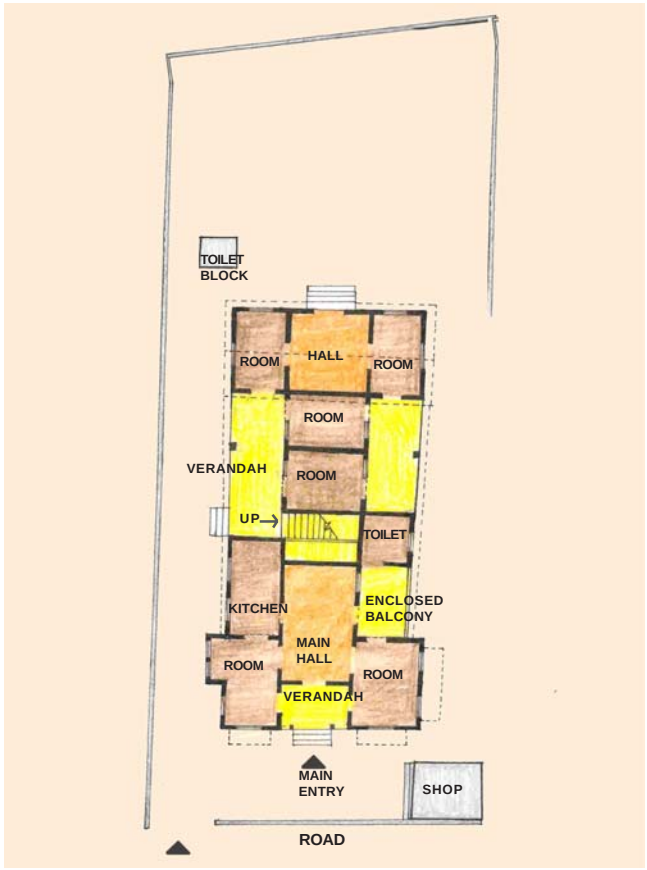
STAINED GLASSWORK ; BRACKET DETAIL



FRONT SIDE VIEW



BALCONY IN FRONT



PLAN - GROUND FLOOR



STAIRCASE BLOCK - RIGHT SIDE



CEILING - WOODEN JOISTS, STONE SLABS



WOODEN RAILING DETAIL



RIGHT SIDE VIEW



WOODEN STAIRCASE



BALCONY ON RIGHT SIDE

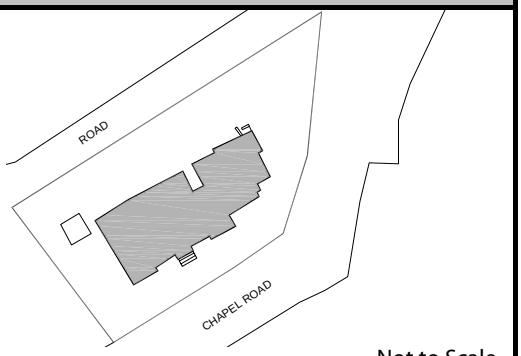


REAR VIEW

135	NOOR MAULANA SHAH HUSSAINI MOSQUE



COMMON REF NO	135
CARD NO.	135
WARD	H (W)
CS NO.	317 A, 317 B
PLOT AREA	1163.9 sq m
BU AREA	279.5 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	135 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Noor Maulana Shah Hussaini Mosque.		
1.2	EARLIER NAME	Noor Maulana Shah Hussaini Mosque.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Chapel Lane, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms Jyoti Nikul Jariwala, Mr Uday Nikul Jariwala Mr Prithvi Nikul Jariwala, Ku.Ekta Nikul Jariwala, B.M.C.		
3.2	PAST	Private – NA.		
3.3	STATUS	NA.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Ground Floor – Religious. First Floor – Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hasanabad Road No. 2. It falls in an in between neighbourhood in terms of built fabric – Santacruz village settlement which has organic fabric and the well planned Santacruz TPS and the Co Operative Housing Societies thus responds to both building typologies in terms of spatial organization, massing and articulation. The area is predominantly residential. However commercial activities have sprung up along the roads due to proximity of the Santacruz Railway Station. Noor Maulana Shah Hussaini Mosque is set in a roughly rectangular plot abutting the Chapel Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1.		

135	NOOR MAULANA SHAH HUSSAINI MOSQUE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is covered as the ground is raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions –ventilator at the top with glass panes and shutters with glass panes. Projecting passage protects all the windows on the ground & the eaves of the roof protect the windows on the first floor. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not Visible. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost. The compound wall is stonewall with random masonry having an iron gate at the corner. It has an iron grill on the top.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation on the periphery of the compound wall. The compound has hard finish – concrete paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Fair – original in fair condition, well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

135	NOOR MAULANA SHAH HUSSAINI MOSQUE	PLATE A

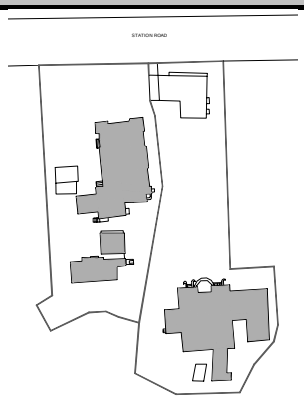


ROAD SIDE VIEW

136	PARSI MANSIONS



COMMON REF NO	136
CARD NO.	136
WARD	H (W)
CS NO.	334, 335, 336, 337,342,343, 344, 345
PLOT AREA	3978.10 sq. m.
BU AREA	867.90 sq. m.
DATE	06/ 11/ 2004
RECORDED BY	Bindu, Sejal
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	136 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Parsi Mansions.		
1.2	EARLIER NAME	Parsi Mansions.		
1.3	BUILT-IN	*1910s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Station Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Mahali Nasarwanji Kerawala, Mr. Sheroo Rustam Buhariwala.		
3.2	PAST	NA.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Commercial, Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Station Road (Kanu Desai Road). It falls in an in between neighbourhood in terms of built fabric – Santacruz village settlement which has organic fabric and the well planned Santacruz TPS and the Co-Operative Housing Societies thus responds to both building typologies in terms of spatial organization, massing and articulation. The area is predominantly residential. However commercial activities have sprung up along the roads due to proximity of the Santacruz Railway Station. Parsi Mansions are set in a long deep irregular shaped plot. The structures are placed away from the road. There are few new structures in the plot.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Both the mansions are very richly articulated and are a blend of the European and vernacular elements. The stucco work is of high quality - bands around arches, floor bands, festoons, pilasters, friezes in the gable portions of the roof, circular light openings for high spaces on the upper floor, the decorative wooden work and the exquisite railings are some of the key elements that make this building memorable and impressive.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

136	PARSI MANSIONS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes. Some windows have shutters with glass panes on the upper part and wooden panel on the lower part. Some of the windows are protected by GI Sheet chajjas on wooden frame. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides with barbed wire fencing on the top. There is one gate on the left side on the front wall. The front compound wall and the gate are not so easily visible owing to many shops in the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot is quite huge. There are several other structures in the compound – a new building in the front closer to the road, two out houses etc. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, glass pans in some windows are broken.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, stucco work is breaking off at some places.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owner specifically stated that he did not want his structure to be included in the Heritage List as it would compromise his future development rights. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW FROM THE ROAD



VIEW FROM INSIDE THE COMPOUND



RIGHT SIDE VIEW



RIGHT SIDE DETAIL

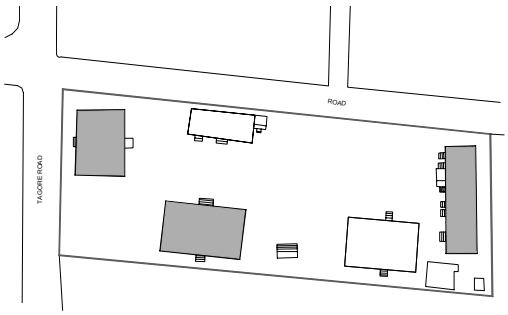


ROOF DETAIL

137	HANSRAJ WADI



COMMON REF NO	137
CARD NO.	137
WARD	H (W)
CS NO.	189, 190, 191, 192, 193, 194
PLOT AREA	2937.20 sq. m.
BU AREA	411.40 sq. m.
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	137 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Hansraj Wadi.		
1.2	EARLIER NAME	Hansraj Wadi.		
1.3	BUILT-IN	*1925s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Tagore Road, Santacruz (W).		
2.2	SUBSIDIARY	By Lane.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Hansraj Damodar Trust; Trustees: Mr. Narottamdas Toprani; Mr. Devidas Ramchand; Mrs. Menabai Trikmdas, Mr. Khatan Khimji Poonja.		
3.2	PAST	NA.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Tagore Road and a By Lane in Sanatacruz (W). This falls under the TPS II Santacruz (W). The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential with commercial activities around the road junction. The area once might have had old bungalows but very few remain, most of the plots have been redeveloped into new bungalows and a few multi storied 6 to 7 storeyed residential apartment blocks. There is a school adjacent to the plot. The plot is a huge and rectangular in shape and has several structures within.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Hansraj Wadi belongs to a colonial villa / mansion typology and is very richly articulated. These houses illustrate the process wherein the craftsmen have borrowed from the European architecture and rendered them in their own way to express different parts of the building such as floor, corner of the building, windows etc. The woodwork at the central verandah is remarkable – the wooden sun breakers and stained glass work are simply exquisite and the stucco work on the facades is rich.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

137	HANSRAJ WADI			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is covered as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes on the upper part and wooden panels on the lower part. In some edifices, the old window shutters are replaced by the new ones. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plinth covered as the ground is raised. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles and tin sheets.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There are brick walls on the rear and the right side. The left side has iron fencing and the front is open to the road. There is no formal gate to enter the property. There is a gap on the left side in the iron fencing and the open front side provides access.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a few other structures. There are many trees in the compound. There is lot of wild vegetation in the compound. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – damp in the walls, plaster is coming off at places, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – stucco work is breaking at many places, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



WINDOW DETAIL



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW

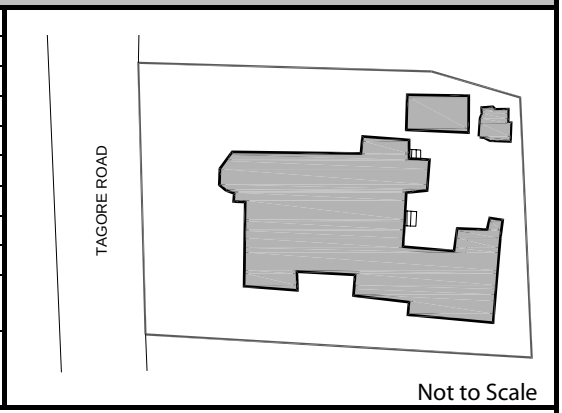


FRONT DETAIL

138	SHRI KRISHNA SADAN



COMMON REF NO	138
CARD NO.	138
WARD	H (W)
CS NO.	131
PLOT AREA	674.1 sq m
BU AREA	282.91 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	138 PLATE A 138 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Shri Krishna Sadan.		
1.2	EARLIER NAME	Shri Krishna Sadan.		
1.3	BUILT-IN	*1931s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Tagore Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr Indranarayan Brijmohan, Mr Moolnarayan Brijmohan.		
3.2	PAST	Private – NA.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Tagore Road in Sanatacruz (W). This falls under the TPS II Santacruz (W). The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential. The area once might have had old bungalows but very few remain, most of the plots have been redeveloped into new bungalows and a few 6 to 7 storeyed residential apartment blocks. The plot is roughly rectangular in shape. The structure is set almost centrally in the plot. It is an "L" shaped structure creating a courtyard at the rear. A significant portion of the front margin was lost in road widening.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Krishna Sadan is a huge mansion that is quite eclectic in terms of the formal articulation and the stylistic elements. It's a synthesis of the colonial cottage and villa typologies. The bay window with decorative stuccowork, the extensive wooden work in the verandahs, carved brackets, fascia, roofs and exquisite grills are some of the key elements. The exterior colour scheme in pastel pink enhances.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1(part)		

138	SHRI KRISHNA SADAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is covered as the ground is raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden louvers/wooden panels/glass panes in the lower division. Some of the windows are full length. The windows on the right bay are protected by decorative wooden chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There was substantial are in the front which has gone under road widening. There is iron fencing in the front and a gate of the same material. Rest of the three sides has a brick compound wall with an iron grill on the top. There is a gate on the left side in the front providing pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are few other structures in the compound on the left rear. There is plantation along the compound wall/fence. The compound has hard finish – asphalt/compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – damp in the wall, exteriors not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



REAR PROJECTION DETAIL



REAR VIEW



LEFT SIDE CORNER



LEFT SIDE VIEW



INTERNAL STAIRCASE



FRONT DETAIL



SPIRAL STAIR DETAIL



REAR VIEW





LEFT SIDE PROJECTION / RAILING DETAIL



DOOR DETAIL

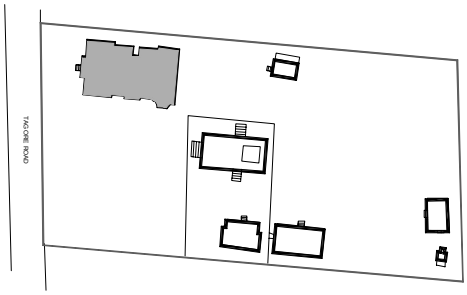


STAIRS

139	SHREE LAXMI BHAVAN



COMMON REF NO	139
CARD NO.	139
WARD	H (W)
CS NO.	102, 103, 104, 105
PLOT AREA	4030.9 sq m
BU AREA	202.3 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	139 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Shree Laxmi Bhavan.		
1.2	EARLIER NAME	Shree Laxmi Bhavan.		
1.3	BUILT-IN	1945.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Tagore Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Shree Laxmi Narayan Temple trust, Trustees: Mr. Ramdev Anandilal Poddar, Mr. Ramnath Anandilal Poddar, Mr. Tulsidas Khimji Poddar, Mr. Karsandas Tulsidas Poddar and Mr. Jaysingh Chaturbhoy Ganechi.		
3.2	PAST	Private – Shree Laxmi Narayan Temple Trust.		
3.3	STATUS	2 tenants on the first floor. 1 tenant on ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential / Religious.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Tagore Road in Sanatacruz. This falls under the TPS II Santacruz (W). The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows plots. It is predominantly residential. The area once might have had old bungalows but very few remain, most of the plots have been redeveloped into new bungalows and a few multi storeyed 6 to 7 storeyed residential apartment blocks. Shree Laxmi Bhavan is a part of the Shree Laxmi temple complex compound. The Laxmi temple is placed in the center of the plot. The edifice, an ancillary structure to the temple is placed towards the left side corner of the plot towards the access road. Another structure (office) is located on the right side corner of the plot. There are 3 more small structures in the plot. Most of the plot area is un built and the rear portion of the plot is used as a plant nursery. The original entry to the plot is maintained which is from the center aligned with the temple entry. The compound has a lot of trees.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The structure is as an apartment block to accommodate multiple families. There are 2 dwelling units on each floor with a central staircase that provides access to all units. Each dwelling unit has 2 bays, the inner bay towards the stair consists of an entrance balcony, living areas and exterior bay has the bedrooms. The overall plan is symmetrical but there is some variation in the exterior bay due to response to exterior / context. The plan is identical on both the floors. <u>Style and Features</u> Shree Laxmi Bhavan is a large multi family residence built in the 1940's when the use of concrete had become popular and the British architects were consciously trying to adapt from the vernacular. There is no specific style although it is broadly in the Indo-Saracenic mode. The columns, brackets and the stained glass sub breakers in the verandah are some of the key features.		
5.3	INTRINSIC	The site is owned by the trust. Shree Laxmi Bhavan was actually built for carrying out some temple activity. This also functioned as accommodation for people working for the temple. Till 1945-50 this structure was used exclusively for temple purposes. Around 1950 it was rented out to tenants. Each floor has two units. The rear unit on the ground floor was used as charity dispensary for some time, which is now discontinued and is vacant.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		

139		SHREE LAXMI BHAVAN		
7.4	STAIRS	Concrete Stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions - ventilator at the top with glass panes and paneled shutters with glass panes and wooden panels. All the windows are protected by concrete chajjas except the windows on the northern side. Doors – The doors have straight lintels with 2 divisions – ventilators with glass panes and paneled shutters.		
7.6	ROOFING	RCC flat roof with parapet wall.		
7.7	ARTICULATION	The edifice represents the apartment typology. It is a two storeyed block, solid structure with minimal ornamentation / embellishment. It is viewed from the road and the temple side as one enters the complex and hence these two facades display some variation in profile and embellishment while the other two sides are extremely plain. The left side faces the temple and probably is the main façade. The stair block is in the center articulated with a decorative parapet, flanked by verandahs that have stained glass sun breakers, concrete jalis and parapets with balusters. The end bay on the right sides has a bay window while the bay on the left side is larger and has the typical windows. The façade facing the street has a projected balcony on both floors with Indo Sarcenic columns in the center and also on the side bays. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the main living areas have Shahbadi stone and all the verandahs have china mosaic. Roof – Cement finish/tiles roof.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick articulated with piers and cart iron grills in upper portion. The remaining three sides have plain brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Shree Laxmi Bhavan is a part of the Shree Laxmi Temple Complex compound. The Laxmi temple is placed in the center of the plot. The edifice, an ancillary structure to the temple is placed towards the left side corner of the plot towards the access road. Another structure (office) is located on the right side corner of the plot. There a 3 more small structures in the plot. Most of the plot area is un built and the rear portion of the plot is used as a plant nursery. The original entry to the plot is maintained which is from the center aligned with the temple entry. The compound has plenty lot of trees and a nursery at the rear. The compound is hard finish - compacted earth / cement paved. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Fair – original in fair condition, cracks in some places, not maintained.		
9.3	FLOOR	Poor – there appear structural damage and additional props/ support have been given, not maintained.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Good – not maintained.		
9.6	ROOFING	Fair – water leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster has some damp and is peeling of at many places, the sun breakers are almost gone in the side façade, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The street facing balcony on the first floor the front verandah/balcony has been covered and on the ground floor is enclosed by grills. The verandahs on the temple facing side are enclosed with grills. All the changes are unsympathetic to the structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Some of the flooring and internal wall finishes are changed on the first floor.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There is a considerable controversy regarding the structural condition of the building. It is said that the trustees/owners wanted to pull down this building and develop a commercial complex, but was not able to do so due to tenants occupying the building. The owners submitted the application to the municipal corporation to get it certified as buildings with structural failure and declare it dangerous to be occupied. Props were put up and photographs were taken as proof. The municipal corporation declared the building as unsafe for habitation. The tenants hired a structural engineer to assess the condition of the building. He certified it as safe to inhabit. The building is still occupied by the tenants. There was no access into the first floor house. The information has been collected in an interview with the tenant – Mr. Dr. Mrunal K. Asher.		



PLAN - GROUND FLOOR





FRONT VIEW ; RIGHT SIDE VIEW



VIEW OF THE SITE



FRONT DETAIL



FIRST FLOOR BALCONY



FRONT VIEW



LEFT SIDE VIEW



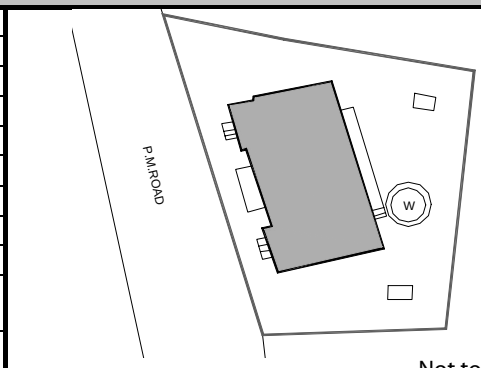


STAINED GLASSWORK ; FLOORING

140	VRIJ NIWAS



COMMON REF NO	140
CARD NO.	140
WARD	H (W)
CS NO.	179
PLOT AREA	797.70 sq. m.
BU AREA	208.40 sq. m.
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	140 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vrij Niwas.	
1.2	EARLIER NAME	Vrij Niwas.	
1.3	BUILT-IN	1921.	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	P. M. Road, Santacruz (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Jayaben Gulabrai.	
3.2	PAST	NA.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential and commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on P M Road in Santacruz (W) near the railway station. It falls in an in between neighbourhood in terms of built fabric – Santacruz village settlement which has organic fabric and the well planned Santacruz TPS and the Co-Operative Housing Societies. There must have been many old bungalows in the area of which only few remain. Many have been redeveloped as multi storeyed residential blocks. The area is predominantly residential. However commercial activities have sprung up along the roads due to proximity of the Santacruz Railway Station. It is an irregular shaped plot. The structure is set more towards the road leaving more margin in the rear. There are encroachments in the plots. There is a well in the rear.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The importance of this house lies in the fact that in the façade it has four semicircular arches in place of usual three. The grills and expressed keystones of the arches are the main decorative elements. The cast iron grills have unusual designs.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

140	VRIJ NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime plaster, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arches as lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with wooden panels. Some of the old windows are replaced. Doors – The doors have segmental arches as lintels. Each door has 2 divisions – a ventilator on top with glass panes and paneled shutters.		
7.6	ROOFING	The roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in Malad stone and the entrance is articulated with piers although there is no entrance gate. The left and the right sides have brick walls that are built by the adjoining properties and the rear side has a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are encroachments on the left corner of the plot and at the rear. There is a well in the rear margin. There is some plantation along the compound wall. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original railing have been changed, maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – original in poor condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



STAIR DETAIL



FRONT DETAIL



BALCONY RAILING DETAIL



DETAIL OF ARCHED OPENING



RIGHT SIDE VIEW



LEFT SIDE VIEW

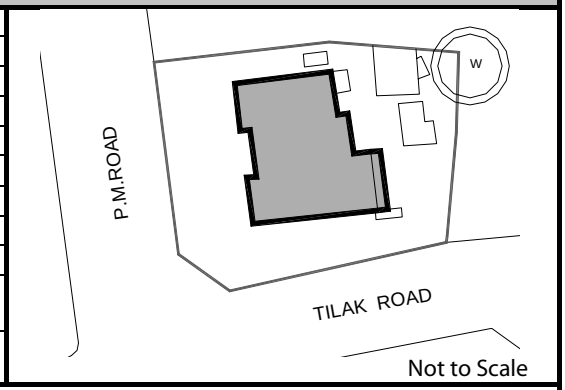


COLUMN DETAIL

141	SHARAD KUNJ



COMMON REF NO	141
CARD NO.	141
WARD	H (W)
CS NO.	183
PLOT AREA	877.9 sq m
BU AREA	191.15 sq m
DATE	10/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	141 PLATE A



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sharad Kunj.		
1.2	EARLIER NAME	Sharad Kunj.		
1.3	BUILT-IN	*1932s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	P. M. Road, Santacruz (W).		
2.2	SUBSIDIARY	Lokmanya Tilak Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Jayaben Gulabrai.		
3.2	PAST	NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential and commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of P M Road and Lokmanya Tilak Road in Santacruz (W) near the railway station. It falls in an in between neighbourhood in terms of built fabric – Santacruz village settlement which has organic fabric and the well planned Santacruz TPS and the Co-Operative Housing Societies. There must have been many old bungalows in the area of which only few remain. Many have been redeveloped as multi storeyed residential blocks. The area is predominantly residential. However commercial activities have sprung up along the roads due to proximity of the Santacruz Railway Station. Sharad Kunj is set in a square shaped plot. It is almost centrally located in the plot. The main entry into the plot is from P.M. Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with hardly any articulation / embellishment, but has a very human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period. The central verandah with glass and louvered sun breakers and an exquisite jali in the railing are some of the key features.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

141	SHARAD KUNJ			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arches as lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes on the upper part and wooden panels on the lower part. The windows on the right side are covered by GI Sheet chajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is brick compound wall on all four sides. The front wall has a pedestrian and vehicular gate in the center.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation along the compound wall. There are old trees in the compound. The compound has hard finish – compacted earth. There is old furniture and other things dumped on the rear and the left margin. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – the joints are opening out, water seepage, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Poor – glass panes are broken in some windows, the verandah sun breakers are coming apart, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – the exterior plaster is peeling off at some places, there is damp, the stucco work has been broken at several places, the exterior ahs been painted for a long time, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT DETAIL



RIGHT SIDE VIEW



LEFT SIDE VIEW



RAILING DETAIL

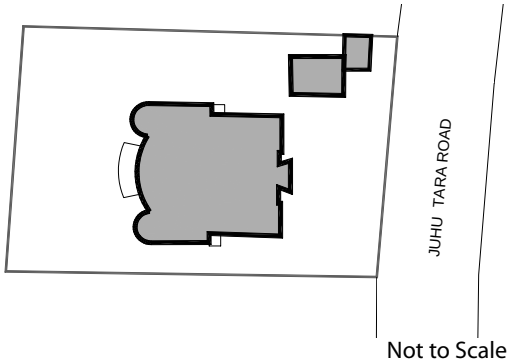


WINDOW DETAIL

142	LEELA BUNGALOW



COMMON REF NO	142
CARD NO.	142
WARD	K (W)
CS NO.	1031
PLOT AREA	1459.9 sq m
BU AREA	333.67 sq m
DATE	16/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	142 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Leela Bungalow.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Juhu Tara Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Manibhai Balabhai Nanavati.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	NA, Survey not allowed.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	The edifice is located on Juhu Tara Road. The area had many old bungalows earlier. Presently many old bungalows have been redeveloped into high-rise sea facing residential apartments. Both sides of the Juhu Tara Road have commercial activities such as restaurants, boutiques, fashion stores, and other shops etc. There is only few sea facing old bungalows remaining along this road. Off these only few are occupied rest are unoccupied. Leela bungalow is located in a rectangular plot. The structure is set a bit off center leaving more margins on the right and the rear (sea facing side). There is a garden/lawn in the front and rear of the house.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The Leela Bunglalow is predominantly in the Art Deco style but there is a use of a few elements from the Indo Sarcenic style. The curvaceous form of the building, the horizontal bands, the colour scheme, motifs of the window and the grills, continuity of the overhangs etc. are typical feature of an Art Deco building and however the main entrance door and the balcony above it with the cusped arches columns the lotus capital belong to the Indo Sarcenic style.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

142	LEELA BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with cement mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes. All the openings are protected by concrete sloping chajja which is running on the lintel level all around the building. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panels and shutters with wooden panels.		
7.6	ROOFING	Flat roof, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There are compound walls on all four sides. All four sides have stone walls. The front wall has 2 separate wooden gates on the right corner for pedestrian and vehicular entry. The rear side facing sea beach has the old compound wall in stone with low height, later it was extended with a combination of brick and stonewall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is plantation along the compound wall and on the periphery of the structure. There are few trees in the compound. There is a lawn in the rear margin. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT WINDOW DETAIL



FRONT DETAIL



RIGHT CORNER VIEW



REAR WINDOW DETAIL



REAR VIEW

143	THEOSOPHICAL COLONY PRECINCT



COMMON REF NO	143
CARD NO.	143
WARD	K (W)
CS NO.	NA
PRECINCT AREA	1.99 Ha
BU AREA	0.35 Ha
DATE	16/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	143 PLATE A 143 PLATE B 143 PLATE C 143 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Theosophical Colony.		
1.2	EARLIER NAME	Theosophical Colony.		
1.3	BUILT-IN	1924 (society registered).	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Juhu Tara Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – NA, Mr. Tuka Ram.		
3.2	STATUS	Private.		
4.0	**USE**			
4.1	PRESENT/PAST	Residential.		
4.2	USAGE	Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	Theosophical Society/Colony is located in Juhu and accessed by the Juhu Tara Road. The colony is defined by the sea / Juhu beach on the west side, Juhu Tara Road on the east and residential / commercial developments to the north and south. The colony is spread across several survey numbers – 815 to 818, 908 to 913 and 916 to 928. The total area is 1.99 ha and there are 25 plots. Of the 25 plots, 23 have bungalows / structures and 2 have wells.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Colony abuts the Juhu Tara Road, which provides the main entry into the society at two points. The society was well laid out with 25 plots and gridiron road network pattern providing access to each and every plot. There are two roads running east west from the two entry gates and two roads running north south forming a grid of 9 blocks. The streets / roads are shaded by trees and the environment is quiet and peaceful. All the plots are built up except 2 that have wells. All plots have bungalows and one of the plots has a prayer hall / meeting hall that can be used only by a member of the Theosophical Society. Each plot is defined by compound walls, has a bungalow in the center surrounded by landscaped gardens, plantation and trees. Most of the bungalows are built in the 1930s. Built by individual owners each one is different / unique. Most of the bungalows are G and G +1.		
5.2	ARCHITECTURAL DESCRIPTION	The colony has about 23 structures that are a part of the original development, of which 22 are bungalows and 1 is a community hall. It is a low rise (G, G+1) development facing the sea and with plenty of trees. Most of the bungalows are built in the 1930s. Built by individual owners each one is different / unique. The bungalows are sprawling, set in huge plots with the typical plans representing both the villa and the town house typologies consisting of articulated compound walls, verandahs, central hall, living areas and services.		
5.3	INTRINSIC	This property belonged to a gentleman named Mr. Tuka Ram. It was all agricultural land and primarily vegetables were grown. There was no road to Juhu. This land was bought by The Vasanta Co Operative Housing Society Ltd. The society was registered in 1924 and the land was obtained for a 999 years lease. This society was known as Theosophical Colony as people involved / that came together to form the colony were a part of Annie Beasant' s Theosophical Movement. Mr. Nadirshah Garda was the founder member of this Colony here. His was the first bungalow to be built in 1927-28 known as Garda Bungalow. His two daughters still live in the same house. Mr. Mavji Govindji was the first President of the Colony. The Covard Lodge (the meeting hall) was built to hold meetings of the members of the Theosophical Society. A non-member could not enter the hall. Earlier the majority of the families were Parsee's. To date the bus stand out side the Theosophical Colony is known as Parsee Colony Bus Stand. Not many Parsee families live in the colony now.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1		

143		THEOSOPHICAL COLONY PRECINCT		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar plastered and capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. The new houses have concrete slabs.		
7.4	STAIRS	Wooden stairs and wrought iron spiral stairs in old bungalows and concrete stairs in new structures.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes/louvers/wooden panels. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Majority of the houses have sloping roofs.		
7.7	ARTICULATION	The entire society is a low rise, low-density development. Each bungalow block is placed in an individual plot and has unique style / characteristics but there are common elements that give the entire group of bungalows a unique character. These are the compound walls, sloping roofs, verandahs, entrance porches and wooden doors / windows. There is no ornamentation / embellishment of any sort except for a plinth bands and bands around the windows.		
7.8	FINISHES	Plinth – Lime plaster. Walls – Lime plaster with smooth finish on both the inside and outside in most of the houses. Flooring – Some houses have china mosaic, some have shahbadi flooring and in some instances the earlier flooring has been replaced with vitrified tiles. Roof – Mangalore tiles, concrete finish.		
7.9	INTERIORS	Some houses have movable furniture such as chairs, tables, cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	The colony has a brick compound wall on three sides – abutting the Juhu Tara Road and the left and right sides. The rear edge facing the sea has a semi open / perforated wall with low brick wall and iron railings. There are two gates in the front abutting the Juhu Tara Road along the east west roads. The gate on the right side has been closed and the left one is being used. There are security guards at the entry gate. There is also a gate at the rear with steps leading to the beach. This gate has also been closed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the society the streets / roads are tree lined avenues and there is an interesting stone pedestal with symbols from various religions that states – There is no religion higher than the truth – at one end of the road facing the sea. All the individual residential blocks within the society are defined by compound walls. The marginal spaces are used to develop gardens and have lush / dense plantation. Both the society compound and individual compounds are well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	Septic Tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC Units, Security Guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	New houses are being built in the Colony. The old houses continue to retain their original structure except for some additions / changes in terms of verandahs, rooms etc.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	This area has very high land values and many of the bungalows are coming under the pressure of redevelopment. Old low-rise bungalows are being demolished to construct new, modern swanky bungalows by rich people. Till now the colony had its own rule and was permitting only 0.75 FSI and the height was restricted to 32 ft. The developers are pressurizing people in the colony to sell their property to be redeveloped as multi storey residential buildings. The colony has been resisting this, as they feel this will spoil the peace and the whole purpose of colony.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the interior of the houses was not allowed. The information has been collected in an interview with the secretary of the colony – Mr. Umang Mehta and Garda Sisters.		

143	THEOSOPHICAL COLONY PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Borivali Office, Mumbai

MAP OF THEOSOPHICAL COLONY PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 10/03/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW OF BESANT VILLA FROM BEACH



SYMBOL OF THEOSOPHICAL MOVEMENT



VIEW OF ENTRANCE GATE ON JUHU TARA ROAD





VIEWS FROM THE ROAD



HIRANEE HOUSE



COVARD LODGE



BESANT VILLA



BESANT VILLA - ENTRANCE PORCH



ENTRY OF AN OLD EDIFICE



ENTRANCE VERANDAH OF AN OLD EDIFICE





COVARD LODGE ; ENTRY TO THE COMPOUND



GULISTAN KINDER GARTEN





DOOR WINDOW ELEVATION; ROOFING DETAIL



COVARD LODGE PASSAGE



WINDOW BAY



BAY WINDOW



INSIDE THE DORMER OVER ENTRANCE



ENTRANCE DOOR OF AN EDIFICE

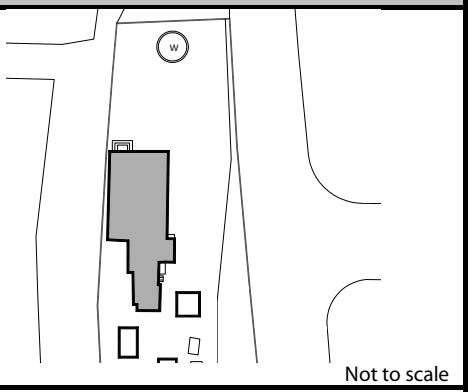


RIGHT BAY OF GULISTAN

144	ST JOSEPH CHURCH, JUHU



COMMON REF NO	144
CARD NO.	144
WARD	K (W)
CS NO.	570
PLOT AREA	10786.30 sq m
BU AREA	232.80 sq m
DATE	16/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	144 PLATE A



Not to scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	St. Joseph Church.		
1.2	EARLIER NAME	St. Joseph Church.		
1.3	BUILT-IN	*1853s*	EXTENSION (If any): Administrative wing in the rear of the church.	
2.0	**ACCESS**			
2.1	MAIN	Juhu Road, Santacruz (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Juhu St. Joseph Church.		
3.2	PAST	Trust – Juhu St. Joseph Church.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Juhu Road. On the western side of the church is an old settlement with some East Indian population. On west side is the well laid out Juhu Ville Parle Scheme (JJVPD). The area is predominantly residential with lot of commercial activities on the west side of the Juhu Road. The church is set in a deep rectangular plot. The main access is from the Juhu Road. There are two gates to enter the church premises. One right in alignment of the main church entry and the other on the left rear. This leads to the administrative wing. There is a security post near this gate. There is a school and large play ground also which can be accessed from this gate.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	In the years prior to the creation of the parish of St. Joseph, Juhu was a long, narrow island off the west coast of Salsette, just north of Bombay. At its north point, nestled the village of Juhu, with a Catholic population of cultivators who belonged to the parish of St. Blasé, Amboli and at its south point, opposite Bandra, lived a small colony of fisher folk and cultivators who belonged to the parish of St. Andrew, Bandra. Both the groups were looked after by the Padroado clergy since the time of their conversion by the Portuguese. On October 9, 1853, a petition was sent by 314 inhabitants of the Juhu, parishioners of the church of st. Blasé, to the Vicar Apostolic of Bombay, Dr. Hartmann. In this petition, they declared that by virtue of the Papal Brief, "Probe Nostis" of May 9,1853, which held that 'Goanese priests who do not obey the Vicar Apostolic have no spiritual jurisdiction what so ever' they could not in conscience follow them as long as they continued in disobedience. Therefore, they asked him" to receive us under your paternal and spiritual care and provide us with a clergyman". Dr. Hartmann left his "voluntary imprisonment" at St. Michael's, Mahim the next morning (October 10) and going to the village satisfied himself of their dispositions and promised them a chaple and a priest. A temporary chaple was immediately built under the superintendence of Fr. Pascal D'Mello, the Vicar of St. Peter's Church, and Bandra. Fr. D'Mello was interrupted by the advent of the Padroado Vicar General who, on hearing of the secession, came down in haste from Thana with four other priests and tried to bring the people back to their old allegiance, but in vain. Dr. Hartmann returned the following Sunday, found the chaple ready, celebrated the first Mass in it, and left Fr. Jacques SJ in charge of the new parish. A piece of land was offered by one of the parishioners for the erection of a permanent church towards the end of l854 (Hull, II: 342-343).		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

144	ST JOSEPH CHURCH, JUHU			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	Old wooden pews, dividers, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The compound wall is partly in brick and partly in stone. There are two gates to enter the church premises. One right in alignment of the main church entry and the other on the left rear. This leads to the administrative wing.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front and the right margins are completely paved. The left side margin has some plantation. There is an administrative wing/residence of the priests abutting the church at the rear. There is a small shed/room for the security personnel and drinking water facility behind it.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – well maintained		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – well maintained		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – well maintained		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The whole plot comes under the institutional zoning as per the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW

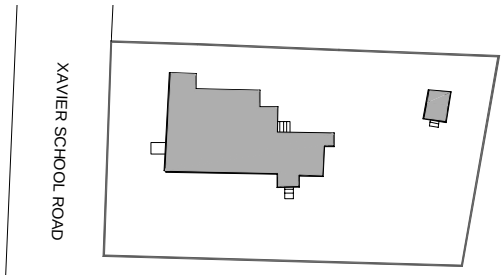


VIEW FROM JUHU TARA ROAD

145	D'SOUZA HOUSE



COMMON REF NO	145
CARD NO.	145
WARD	K (W)
CS NO.	1265
PLOT AREA	815.20 sq. m.
BU AREA	143.03 sq. m.
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	145 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	D'souza House.		
1.2	EARLIER NAME	D'souza House.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): There appears to be an extension at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Xavier School Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Charles Patrick D'Souza.		
3.2	PAST	Private – Same as above.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Xavier School Road, Vile Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. D'souza house is set in a big rectangular plot facing the Xavier School road. The edifice is placed on the left side with a good margin on the right side, which is used as a parking space currently.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> No specific stylistic references, it is a typical cottage typology with hardly any articulation / embellishment, but has a very human scale, it is single storeyed and set in a compound full of trees evoking the past life style in the Colonial period. It's a cottage type house with no particular stylistic references. The stained glass work at the verandah is quite unique.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

145	D'SOUZA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick wall with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with wooden panels. The openings are protected by wooden sloping chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	Composite roof system, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Lime plaster. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on sloping roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all four sides. The front compound wall is a low brick wall with plaster and iron fencing on it. Rest of the three sides has a simple brick wall. There is a large gate on the right side corner of the front wall providing pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	It is a large plot with lot of space all around. There is plantation along the compound wall and on the periphery of the structure. There are many trees in the compound. The compound has soft finish – loose soil and pebbles. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, very well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, very well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, very well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	There appears to be an extension at the rear.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owners were completely against the Heritage Listing and said that their property / house did not qualify. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

145	D'SOUZA HOUSE	PLATE A

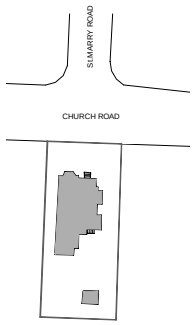


FRONT VIEW

146	LAXMI NIWAS



COMMON REF NO	146
CARD NO.	146
WARD	K (W)
CS NO.	1281
PLOT AREA	584.80 sq. m.
BU AREA	131.40 sq. m.
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	146 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Laxmi Niwas.	
1.2	EARLIER NAME	Laxmi Niwas.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): A G+2 block has been added in the rear abutting the original the buildings.
2.0	**ACCESS**		
2.1	MAIN	Church Road, Ville Parle (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Naresh Lalsingh Master, Mrs. Virmati Naresh Master, Mr. Pravin Lalsingh Master, Mrs. Sarala Pravin Master.	
3.2	PAST	Private – Same as above.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Church road in Ville Parle (W) close to the St. Francis Xavier Church. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. Laxmi Niwas is set in a long narrow and deep plot. The original structure is centrally located more towards the road with large margin in the rear. Recently a new G+2 residential building was added at the rear abutting the main house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay window are the important features that set the stylistic appearance in this typology unique to Bombay. The Doric colonnade, concrete jalis and the bay window are some of the typical stylistic elements seen.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

146	LAXMI NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes in the upper division and wooden panels on the lower division. The bay windows have single shutter. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panels and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant rectangular volume, with no embellishment / ornamentation. The front façade finely balances a solid and a void surface. The left side has a verandah with a Doric colonnade and concrete jali railing on the first floor. The right side has a simple bay window on both floors with an octagonal roof. The remaining three sides are extremely plain and have nothing specific except for a few flat horizontal bands in relief.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles on sloping roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The whole compound is defined by brick wall with mesh wire fencing on its top, articulated with brick piers at regular intervals. There is one large iron gate on the left side providing pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a new structure in the rear abutting the main structure. There is plantation along the compound. There are a few trees. The compound has hard finish – concrete paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC unit.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Fair – original in fair condition, damp in the wall, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The verandah on the ground floor is enclosed and a G+2 structure has been added at the rear. Both the changes are unsympathetic to the main structure.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owners were very wary of Heritage Listing and did not allow the survey. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



ROAD SIDE VIEW



SIDE VIEW



DETAIL OF BALCONY



RIGHT BAY

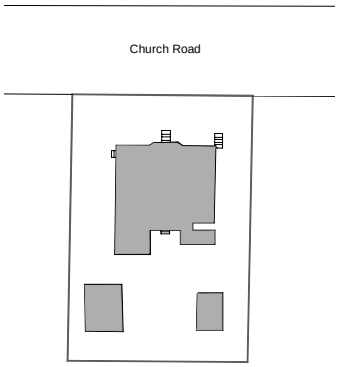


VIEW FROM ROAD

147	MAY VILLA



COMMON REF NO	147
CARD NO.	147
WARD	K (W)
CS NO.	1283 + 3 parts
PLOT AREA	886.50 sq m
BU AREA	208.70 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	147 PLATE A 147 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	May Villa.		
1.2	EARLIER NAME	May Villa.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Church Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Joseph Dominic Pereira, Mrs. Anthel Jashi Pereira.		
3.2	PAST	Private – Same as above.		
3.3	STATUS	Ground Floor – Owner on the ground floor. First Floor – 1 tenant on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Church Road in Ville Parle close to the St. Francis Xavier Church. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. May Villa is set in a rectangular plot, which is not very large. The bungalow is set almost centrally with a larger rear margin. The compound had two entry gates one on each side from the main access road. However the right gate has been closed. The compound has one garage and one out house/toilet block at the rear. It is quite probable that a part of the front margin has been lost in road widening.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use. There are two divisions / parts articulated separately in plan form. The front portion is a square block, symmetrical and consists of three bays. The central bay has an entrance verandah, a large central hall and a rear verandah. Both the left and right have 2 bedrooms. The rear portion consists of a kitchen on the ground floor on the right bay and a toilet block on the ground floor behind the left bay and connected with the rear verandah. <u>Style and Features</u> May Villa is a colonial villa / mansion typology that is very simply articulated. The slightly projected central verandah with stained glass sun breakers, wooden railings and the side bays with the typical windows with bands and stucco ornamentation in between are some of the key elements. The roof configuration generates an interesting profile.		
5.3	INTRINSIC	This house was built by – Mr. J. D. Pereira who was an engineer. He bought this plot and the plot abutting it on the right side towards the rear. The construction of the houses in both the plots began in 1928 and was completed in 1930. At present his daughter resides in May Villa and his son Mr. Sylvan Pereira resides in the house adjoining the May Villa.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		

147		MAY VILLA		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The ground floor windows on the right side (west side) are protected by tin chajjas. The eaves of the roof protect the first floor windows. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs have been used. The front portion has a sloping roof that is quite complex. A single hipped roof covers the entire block but has been split in the front to express the different spaces. Both the side bays have a hipped roof that goes and meets the main hipped roof. The verandah has an octagonal sloping roof. The structural system of the roof cannot be described, as there was no access into the interior.		
7.7	ARTICULATION	The house represents the typical villa/mansion set in a compound popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. It is an elegant structure with minimal ornamentation. The edifice has light yellow walls and elements such as windows, roof elements and decorative bands/features in white. Symmetry is maintained both in the plan and the form. Horizontal bands run at different levels – plinth and windowsills on both floors and the windows hare defined by bands. The front façade has a verandah in the center on both floors with stained glass sun breakers and wooden railings. The side bays have the typical window on both floors and oval shaped patterns in between. The side facades are plain, punctured with the typical window at regular intervals with exception of the staircase on the right side. The rear façade is plain with nothing noteworthy.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All spaces have china mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, there was no access to the interior.		
7.10	COMPOUND / FENCE/ GATE	It is quite probable that the front portion of the compound was lost in road widening. At present a grill of iron bars defines the front edge of the compound. The left and the rear sides have a brick compound wall and the right side has wire mesh fencing. The compound had two entry gates but the right gate has been closed. The front portion of the compound is further divided to define the owner and tenant's access by a wire mesh. The left gate leads to the staircase straight-ahead and the garage behind. There is another gate on the left as one moves and leads to the entrance porch on the ground floor. There is another small gate on the right fence that gives access to the adjoining property belonging to the owner's brother.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house / toilet block and a garage at the rear. The original plot was large and there used to be well-maintained garden earlier in the front. At present front margin has some plantation along the periphery of the building and compound wall. There are few trees in the compound. The compound has hard finish – compacted earth and pebbles. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – rising damp from the ground, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior walls have damp, not painted for long time, the stained glass sun breakers are broken, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Collapsible shutters have been put on some of the windows on the first floor and the stair case landing has been enclosed with grills and a door.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not given. The information has been collected in an interview with the present owner's brother – Mr. Sylvan Pereira.		



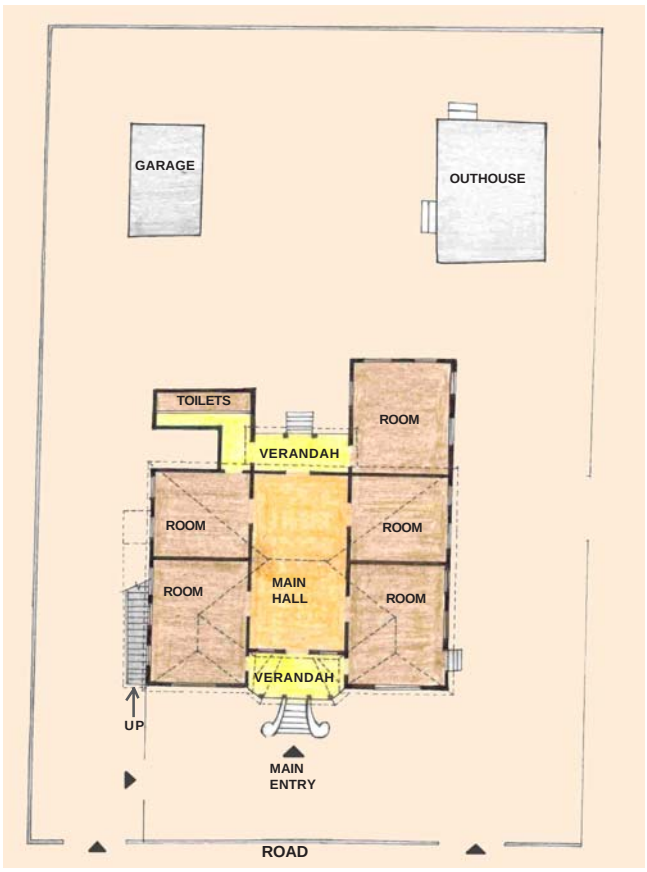
FRONT VIEW ACROSS THE ROAD



FRONT FACADE



CENTRAL BAY



PLAN - GROUND FLOOR



WINDOW DETAIL



STAIR ON LEFT SIDE



RIGHT SIDE VIEW



RAILING IN FRONT BALCONY

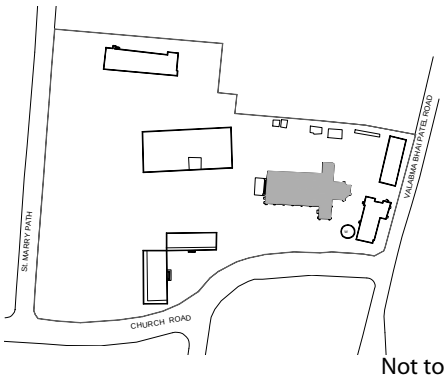


STAINED GLASS DETAIL

148	ST. FRANCIS XAVIER CHURCH



COMMON REF NO	148
CARD NO.	148
WARD	K (W)
CS NO.	1254 + 11 parts
PLOT AREA	19334.30 sq
BU AREA	771.40 sq m
DATE	18/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	148 PLATE A 148 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St. Francis Xaviers Church.	
1.2	EARLIER NAME	St. Francis Xaviers Church.	
1.3	BUILT-IN	1850.	EXTENSION (if any): None
2.0	**ACCESS**		
2.1	MAIN	Church Road, Ville Parle (W).	
2.2	SUBSIDIARY	St. Marry Path and V. P. Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – St. Francis Xaviers Trust.	
3.2	PAST	Trust – St. Francis Xavier Trust.	
3.3	STATUS	Trust.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Ground Floor – Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Church is located on Church Road near Ville Parle Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had many bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is quite large and consists of 4 other major structures – charitable orphanage, residential block, administrative office and the school. The compound is fenced off partly by wire mesh and stonewalls with four gates. There is plenty of open area. The area at the rear of the school building is used as play ground.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The Church consists of the main hall / nave, the apse, the transept, the side bays / aisles and an entrance bay. The main hall / nave have 5 bays defined by semi circular arches and roofed by shallow pointed arched wooden members. On one end is the octagonal shaped apse roofed by shallow pointed arched wooden members that houses the alter. At the entrance end is an additional bay that houses the entrance / transition space and a stair case on one end. There are two towers at both the ends of this bay. In front of the entrance bay is the entrance porch. The aisles abutting the main hall are single storied punctuated by pointed arched windows on the side in each bay. The central hall has a high volume, clearstory windows are formed above the aisle portion. The clearstory windows are circular arches and stained glass panels are set within these imparting a fine quality of light in the main nave. <u>Style and Features</u> Designed in Gothic style the church is a magnificent edifice built in black kurla stone. It was designed by Architect John Wastell and is a replica of the church in Truro country town of Cornwall in England built in 1880. The porch is spacious and is flanked by the Bell Harry Towers. The main altar is triple steepled and there are altars in both the aisles. All the three altars are made of imported Italian marble. The interiors are adorned with a beautifully carved pulpit, well crafted polished teak railings & pews. The magnificent gothic windows are adorned with imported Venetian stained glass, have round ventilators above that gave both light and air.	
5.3	INTRINSIC	A marble tablet on the wall of the sacristy states that the original church as built in 1850 when Ville Parle, then called Parla or Padle, was separated from the parish of St. Blaise, Amboli, on account of the distance which prevented the aged and children from attending religious services in Amboli. At the time of the separation, there were only 400 Catholics and the parish comprised of villages of Irla and Parla. About half a century later, the Vicar, Fr. Victorino D'Souza wished to enlarge the church because of the growth in the population. He placed his plans before the Bishop of Damaun, Dom Sebastiao Jose Pereira in 1921, who advised that a new church be built instead of a mere extension. Hence it came about that the same Bishop of Damaun laid the foundation stone of the new church in 1921. Archbishop Lima blessed the church on December 3, 1939. Archbishop Roberts erected the towers in 1939. The church was built by generosities of the residents – lands were bequeathed by Mr. Francis Misquitta and Mr. Augustino Misquitta, the Statue of Christ was donated in 1958 by Mr. A X Pereira, the triple steepled main altar was donated by Mr. Sebastian Misquitta etc.	

148	ST. FRANCIS XAVIER CHURCH			
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1(part)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Black Kurla stone with lime mortar, rectangular masonry, undressed.		
7.2	WALLS	Black Kurla stone with lime mortar, load bearing.		
7.3	FLOOR	The mezzanine floor in the entrance bay and the intermediate floors in the towers comprise of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wrought Iron spiral stairs to access the mezzanine floor in the main hall. Wooden stairs to access the first floor rooms on both sides of the alter.		
7.5	OPENINGS	Windows – The windows have pointed arch lintels. Each window has 2 divisions – pointed arch with fixed colored glass panes on top and colored glass panes with patterns on the shutters. As the ceiling is high there is an additional circular opening above each window / door with stained glass in cross pattern. Doors – The doors have segmental/pointed arc lintels with 2 divisions - pointed arch with fixed colored glass panes on top and paneled shutters with carvings.		
7.6	ROOFING	The roofing system is composite both sloping and flat roofs have been used. The nave is spanned by shallow pointed arched wooden members (in the shape of portal frames). Purlins run across these main members and wooden boards span the purlins, on which the Mangalore tiles are placed. The aisles also have lean to sloping roofs in the same shape. The towers have flat roofs.		
7.7	ARTICULATION	The plan/form is typical to that of a church –the front façade has an entrance porch, a large circular clear storey window on the main nave and flanked by two towers. The nave / prayer hall is a long hall with clearstory windows and sloping roofs. Windows have pointed arches and stained glass panels. The significant space in the interior is the nave/payer hall articulated with semi circular arches and the alter space. The interior is painted in blue and continues to retain the old original furniture, fixtures and the ambience.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Exterior in exposed stone and interior in lime plaster with smooth finish. Flooring – All the spaces have shahbadi black and gray stone tiles in a chequered pattern with black shahbadi stone border. Roof – Mangalore Tiles on the sloping roofs and cement finish on concrete roof.		
7.9	INTERIORS	Old wooden pews, dividers, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	Three sides have stone compound wall. The side facing the church road has wire mesh fencing. There are four gates – one on the east between the two orphanage buildings, second just after the turn to church road from station, third on church road between church and the school and fourth on to the lane off shooting from D. Joshi Marg.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	All the pedestrian area is paved. The playground is compacted earth. There are small landscaped gardens all around the church. There are many old trees within the compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	Fair – maintained.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the Parish Father – Fr. Joaquin D'Costa.		



FRONT VIEW OF THE ENTRANCE PORCH



FRONT VIEW OF THE CHURCH



DOOR ON LEFT SIDE



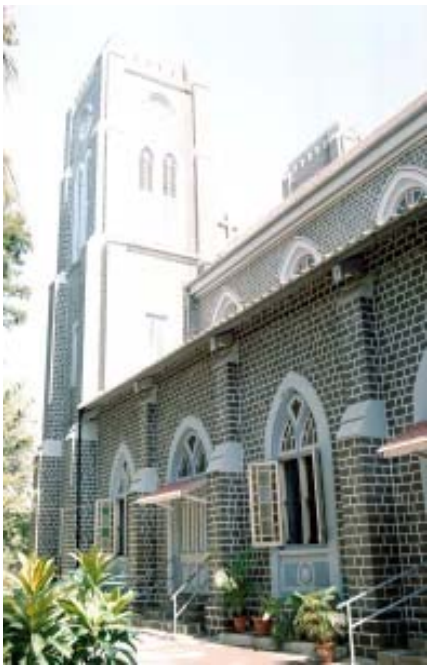
RIGHT SIDE VIEW



CHAPEL ON LEFT SIDE



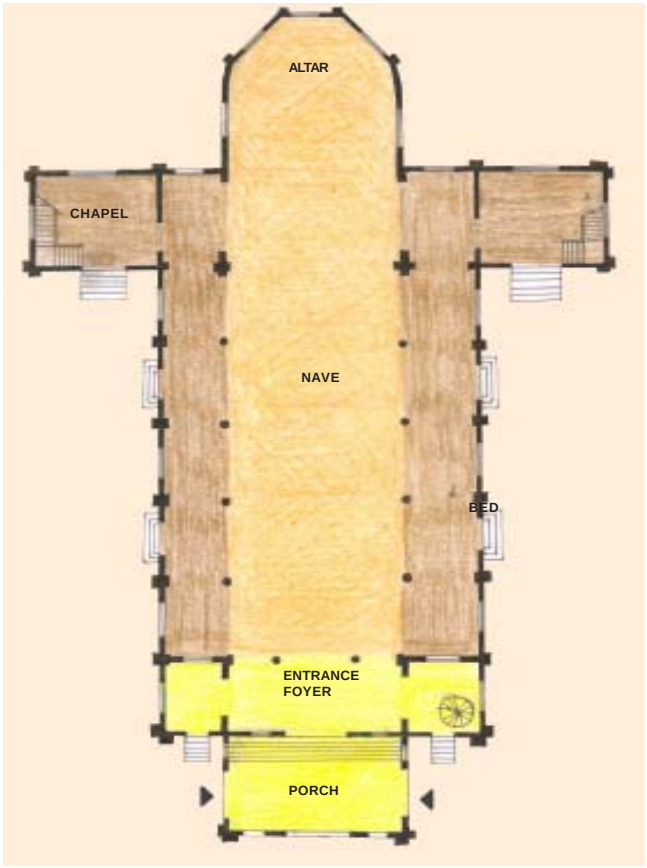
VIEW OF THE TOWERS



LEFT SIDE VIEW



SIDE ENTRY DOOR DETAIL



PLAN - GROUND FLOOR



VIEW OF THE NAVE



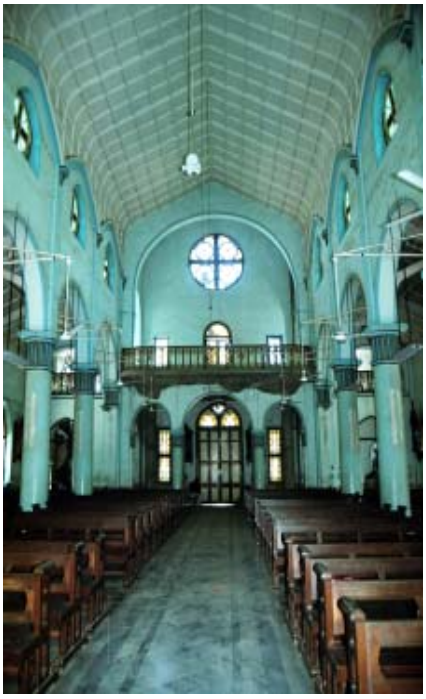
STAIR FOR UPPER FLOOR



WOODEN PEWS



WOODEN FURNITURE



VIEW OF UPPER FLOOR FROM NAVE



WINDOW DETAIL

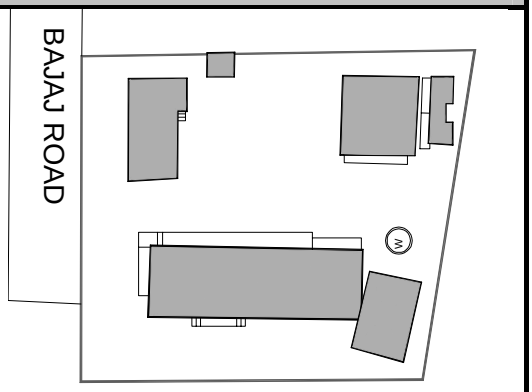


VIEW OF SIDE BAY OF THE NAVE

149	GANDHI VOCATIONAL TRAINING INSTITUTE



COMMON REF NO	149
CARD NO.	149
WARD	K (W)
CS NO.	1246+6 Parts
PLOT AREA	1981.40 sq m
BU AREA	519.90 sq m
DATE	04/ 06/ 2005
RECORDED BY	Shirley, Gyana Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	149 PLATE A 149 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**				
1.1	NAME OF THE PREMISE	Gandhi Vocational Training Institute.			
1.2	EARLIER NAME	Gandhi Vocational Training Institute.			
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.		
2.0	**ACCESS**				
2.1	MAIN	Bajaj Road, Ville Parle (W).			
2.2	SUBSIDIARY	None.			
3.0	**OWNERSHIP PATTERN**				
3.1	PRESENT	Trust – Mumbai Upnagar Sewa Mandal.			
3.2	PAST	As above.			
3.3	STATUS	Main Block Training Institute	Block A Hall Hall for rent	Block B Quarter Space for rent	2 Out House/Servant Blocks Tenants
4.0	**USE**				
4.1	PRESENT	Institutional.			
4.2	PAST	Institutional.			
4.3	USAGE	Main Block Institutional	Block A Hall Hall for rent	Block B Quarter Space for rent	2 Out House/Servant Blocks Tenants
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**				
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Institute is located in Ville Parle along the Bajaj Road towards the Ville Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is quite large and Institute consists of a complex of three structures. The main building housing the Vocational Training Institute is long/linear and placed towards the right side. There are two other structures that are placed on the left side and the three create central open space. One of the structures is a large Hall that is used for social functions and its first floor houses a clinic and an office of the National Federation of the Blind, Maharashtra. The other structure is like a cottage and houses some other classes and part of the space is rented out for activities. In addition there are two other structures that were used to house support staff and toilets. There is one well in the compound. The main entry is in the center of the compound from the Bajaj Road.			
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The main building is a linear block consisting of a series of 4 classrooms with a verandah on one side. On one end is a staircase and on the other is a large room that has offices on the ground floor and an exhibition hall dedicated to Gandhi on the first floor. The Hall is a square block and is a more recent structure in concrete. On the ground floor is a large hall with a high volume and openings all around/on all the sides. The cottage block has a very simple plan, consisting of two rooms on both floors. <u>Style and Features</u> Gandhi Vocational Training Institute is a humble example of an institutional building where the segmental arched corridor on the ground floor is responsible for making a vernacular façade. It is an extremely simple yet imposing building that reminds one of some of the buildings that Gandhi was associated in Ahmedabad.			
5.3	INTRINSIC	It was mentioned that Gandhiji visited this place. There was a school in the premises – Juni Goklibai School and at a later point a college was housed in the campus. The Gandhi Vocational Training Institute was shifted here in 1983. Basically the Institute runs vocational training classes for women in the area tailoring, embroidery, fashion design etc.			
5.4	VALUE CLASSIFICATION	A (arc), A (his), D (bio), E	RECOMMENDED GRADE	III	
6.0	**TOPOGRAPHY**				
6.1	FLOORS	G+1			

149	GANDHI VOCATIONAL TRAINING INSTITUTE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime mortar.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. The front verandah has wooden joists and stone slabs, supported on a load bearing wall on one side and wooden beams/columns on the other. The extension block has concrete floors.		
7.4	STAIRS	Wooden stair in the main block, concrete stair in the hall block and wooden stair in the cottage block.		
7.5	OPENINGS	Windows – In the main blocks the windows have straight lintels. Each window has 2 divisions – ventilator at the top and 4 paneled shutters. In the Hall block windows have straight lintels, each window has 2 divisions – a ventilator on the top and 2 paneled shutters. A continuous concrete chajja runs on all the four sides above the first floor windows. In the cottage block, windows have straight lintels, each window has 2 divisions – a ventilator on the top and 2 paneled shutters. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters in all the blocks.		
7.6	ROOFING	The main block has a sloping roof. A single L shaped pitched roof covers the entire block. King post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. The verandah has a lean to roof that continues in the same slope as the main roof. It is supported on a load-bearing wall on one side and wooden beams and columns. The Hall block has a RCC flat roof. The cottage block has a hipped roof.		
7.7	ARTICULATION	The main building is a rectangular block with a single L shaped sloping roof and minimal embellishment / ornamentation. It is an elegant structure with white walls and some of the window elements highlighted in a light green shade. The wooden elements are also emphasized in shades of brown. The front façade facing the courtyard has in interesting composition with arcaded verandah on the ground floor and a wooden verandah on the first floor. The end bay is punctured with typical windows and the stair block is articulated separately and runs diagonally across the façade. The right façade has a verandah block that is enclosed, the rear faced has windows at regular intervals and the right façade is plain with windows. The interiors are spartan; the exposed woodwork adds character to the space.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shabadi Stone tiles in a chequered pattern. Roof – Mangalore Tiles on the sloping roofs and cement finish on concrete roof.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original compound walls are intact; all the four sides have a high brick compound wall. There is one entrance gate in the center of the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has 3 buildings that comprise the Institute – the main block, the hall block and the cottage block. There is one quarter for servants and a toilet block. The immediate area around each of the blocks is paved in concrete and the rest of the compound is open finished with compacted earth. There are few large trees along the periphery of the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition although a few of the landing boards have become loose, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good –maintained.		
9.9	OUTBUILDINGS	Fair – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants living in the outhouse and an administrative staff at the institute.		



LEFT SIDE VIEW OF THE MAIN BUILDING



FRONT VIEW FROM THE ENTRANCE



VIEW OF THE HALL AT THE REAR



LEFT SIDE VIEW









SIDE & FRONT VIEW OFTHE HALL



VIEWS OF COTTAGE BLOCK



VIEWS OF MAIN BLOCK



PLAN - FIRST FLOOR





WOODEN STAIR ; ROOFING SYSTEM



ROOF PROFILE OF STAIR & VERANDAH



STRUCTURE SYSTEM IN THE VERANDAH



LANDING SUPPORT



VIEW OF VERANDAH - FIRST FLOOR



STAIR RAILING

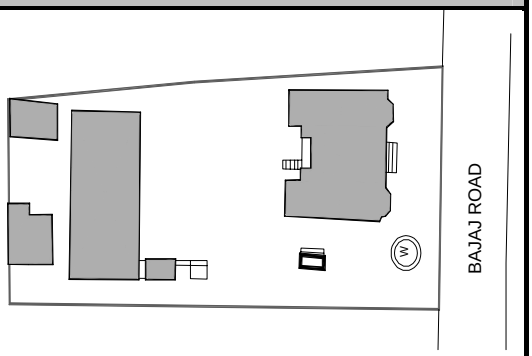


ROOFING SYSTEM

150	TRIVEDI NIWAS



COMMON REF NO	150
CARD NO.	150
WARD	K (W)
CS NO.	1243+12 Parts
PLOT AREA	1538.30 sq m
BU AREA	419.60 sq m
DATE	04/ 06/ 2005
RECORDED BY	Chaitali, Gyana
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	150 PLATE A 150 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Trivedi Niwas.		
1.2	EARLIER NAME	Trivedi Niwas.		
1.3	BUILT-IN	*1930s.* Extension: 1980s.	EXTENSION (if any): Cooperative Housing Society created and a new residential apartment (G+2) block was constructed in 1980s.	
2.0	**ACCESS**			
2.1	MAIN	Bajaj Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Ravishankar Gangubhai Charitable Trust.		
3.2	PAST	NA.		
3.3	STATUS	Main House 4 Tenants on first floor 4 Tenants on ground floor	Chawl 4 Tenants on first floor 4 Tenants on ground floor	New Block Tenants
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Chawl Residential	New Block Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located in Ville Parle along the Bajaj Road towards the Ville Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is quite large and the building is placed close towards the road. The rear margin is huge and another chawl structure was constructed. There is one well in the front and a couple of toilet blocks at the rear. A part of the plot was leased out and a G + 2 storeyed apartment block was constructed in the 1980s between the main house and the chawl block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is not clear whether the house was built for a single family or multiple occupants. It has been sub divided and it is difficult to discern the original use of spaces. The entrance verandah leads to a large central hall (now sub divided). The side bays have the living areas. There must have been a staircase at the rear, which has been replaced. The chawl is a rectangular block and consists of 6 bays. Each bay functions as an independent dwelling unit and has 2 rooms. A verandah runs on the front side and there is stair block on the left corner. The services were separate and placed in the rear but now residents have added washing areas. <u>Style and Features</u> Trivedi Niwas is a colonial villa / mansion typology in the Colonial vernacular style with a standard plan that is used in many examples. The curvatious verandah flanked by bay window spaces, plaster bands and mouldings as well as the stained glass sun breakers give the building a memorable look. There are no important stylistic references yet the façade of the bungalow is well articulated.		
5.3	INTRINSIC	The building belongs to a trust and has always been occupied by tenants. The chawl block was built quite early and has been a part of the complex.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

150	TRIVEDI NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in plaster.		
7.2	WALLS	Brick walls with lime plaster, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Original stair is replaced, concrete.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions and a ventilator at the top and paneled shutters with glass in the upper division. The windows are protected by inclined concrete chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC slabs and beams.		
7.7	ARTICULATION	The main house represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed blocks and fairly well embellished on the front. The front façade has a verandah in the center on both floors with exquisite glass sun breakers and concrete jalis between Doric colonnades. The concrete beams have motifs and the parapet has balustrade. The side bays are octagonal in shape, defined by exposed brick work bands in bright red, with windows on each panel protected by curved concrete chajjas and there are patterns/motifs on the sill and lintel panels. The remaining three facades are plain and badly transformed. The interiors are simple, again badly transformed. The only significant feature is the bright coloured flooring.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –The verandahs on the ground and first floor have coloured cement tiles (IPS) in geometric patterns. The central hall on both the floors have coloured galicha tiles in geometric patterns. The remaining spaces have coloured cement tiles (IPS) in geometric patterns. The staircase that was replaced / transformed has kota stone. Roof – China mosaic with floral patterns.		
7.9	INTERIORS	In built cupboards.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is in brick and has two entries – one in the center and another on the right side. The remaining three sides have a brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one chawl structure and a toilet/bath blocks at the rear and one well that are old. A new G+ 2 structure has been inserted between the house and the chawl. The compound has a few large trees. Most of the compound has hard finish – cement concrete. The compound is maintained although not so regularly.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage, original in a good condition, not maintained.		
9.2	WALLS	Fair – water seepage from roof, not maintained.		
9.3	FLOOR	Good –original in a good condition, not maintained.		
9.4	STAIRS	Fair – original replaced, not maintained.		
9.5	OPENINGS	Fair – original in a fair condition, not maintained.		
9.6	ROOFING	Fair – water leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – parts of building are maintained by individual tenants that create incongruent exteriors, the china mosaic on the roof is wearing off, sun breaker glasses have broken, not maintained.		
9.8	SERVICES	Fair – original in a fair condition, not maintained.		
9.9	OUTBUILDINGS	Fair – chawl in a fair condition, maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The building has undergone significant transformation. In case of the front façade windows have been changed and grills have been added on one side. The right face has been transformed – windows have been changed and grills are added. The rear has been completely transformed with a new staircase and the new block touches the old building. All changes are unsympathetic and have badly destroyed the original structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants. Maintenance of the premises appears to be a problem as the property vests with a trust and there seems to be a lack of interest.		



FRONT VIEW



RIGHT BAY



CHAWL AT THE REAR



FRONT ENTRANCE BAY DETAIL



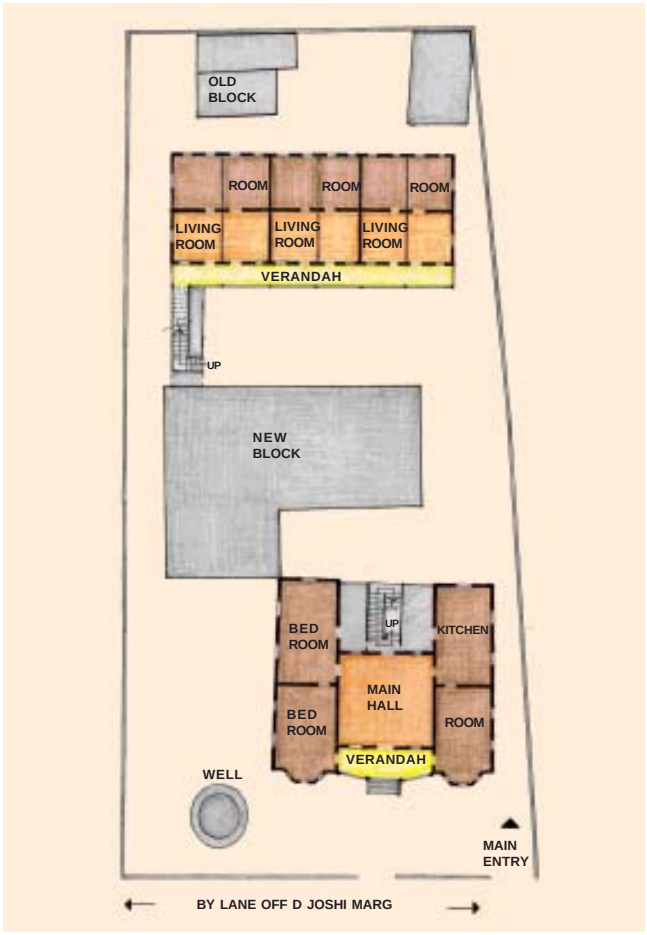
VERANDAH OF THE MAIN BUILDING



VERANDAH OF THE CHAWL - FIRST FLOOR



REAR VIEW OF THE MAIN STRUCTURE



PLAN - GROUND FLOOR





ROOFING SYSTEM IN CHAWL ; STAINED GLASS IN THE VERANDAH



STAINED GLASS - FIRST FLOOR VERANDAH



FLOORING PATTERN



CHINA MOSAIC FLOORING ON THE TERRACE



INTERIOR VIEW - GROUND FLOOR



FLOORING PATTERN - GROUND FLOOR

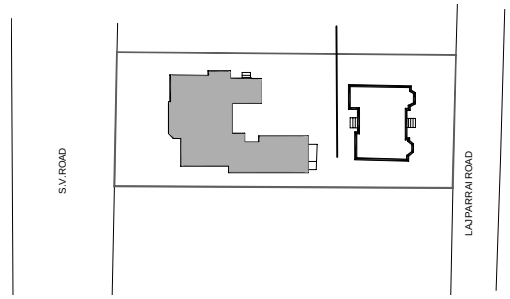


INTERIOR VIEW - FIRST FLOOR

151	NIRANT



COMMON REF NO	151
CARD NO.	151
WARD	K (W)
CS NO.	1178
PLOT AREA	1904.00 sq. m.
BU AREA	268.04 sq. m.
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	151 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Nirant.		
1.2	EARLIER NAME	Nirant.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road, Ville Parle (W).		
2.2	SUBSIDIARY	Lajpat Rai Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Jairaj Chaturbhuj Thakkar.		
3.2	PAST	Private – Same as above.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S.V. Road in Vile Parle area. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. The plot was huge between the S V Road and Lajpath Rai Road and has been subdivided. The portion behind Nirant has been sold and a multi storeyed building is being constructed. The building is C shaped and placed closer to the S V Road and there was a large garden at the rear as evident from the remains.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology built during the time when the indo deco style developed and the new materials such as concrete became popular. The sweeping curved balcony, continuous concrete chajjas, horizontal concrete elements in the design of the parapet & compound wall, typical decorative patterns in plaster and window grill designs the balcony and the compound wall are some of the key elements of that style found in Nirant.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

151	NIRANT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick wall with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Majority of window have 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The windows at the front façade and at the right side are protected by continuous concrete chhajjas. Doors – The doors have straight wooden lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Plastered. Walls – Cement plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Walls define the compound. The front compound wall is in the art deco style with concrete panels / bands between brick piers. The main entry gate is towards the left side leading to a driveway. The design of the gate also confirms to the art deco style. The side walls are plain brick walls. The rear fall has been broken in view of the new building being constructed at the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot has been subdivided and the portion behind Nirant has been sold and a multi storeyed building is being constructed. The left side margin has a concrete driveway, there is a garden in the front and right side. The rear portion originally has a large garden but now has been destroyed in wake of the new construction. There is some peripheral plantation along the compound walls and the building edge and a few large trees. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Split AC unit installed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Windows have enclosed the verandahs on the ground floor and first floor.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT VIEW ACROSS THE ROAD



FRONT DETAIL



DETAIL OF CORNER WINDOWS

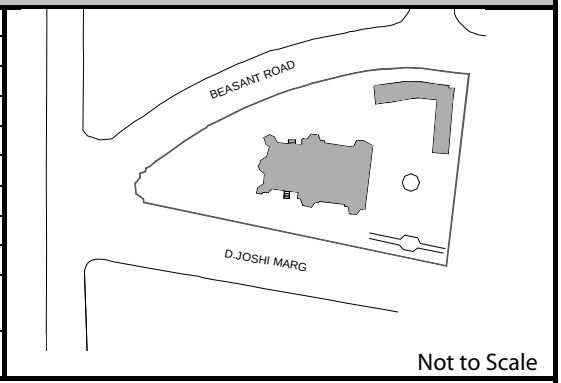


VIEW FROM ROAD

152	SAROJ NIWAS



COMMON REF NO	152
CARD NO.	152
WARD	K (W)
CS NO.	1229
PLOT AREA	1973.20 sq. m.
BU AREA	341.50 sq. m.
DATE	04/ 06/ 2005
RECORDED BY	Shirley, Gyana
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	152 Plate A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Saroj Niwas.	
1.2	EARLIER NAME	Saroj Niwas.	
1.3	BUILT-IN	1930s.	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	D Joshi Road, Ville Parle (W).	
2.2	SUBSIDIARY	Besant Road, Sarojini Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Priyam Shantilal Zaveri.	
3.2	PAST	Private – Same as above.	
3.3	STATUS	NA, Survey not allowed.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First floor – Residential. Second Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on D. Joshi road and has sub access from Besant road and Sarojini road in Ville Parle (W) close to Vile Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, which has led to a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storied residential apartment blocks. The edifice is set in a huge triangular plot having roads at its three sides. The plot is very large with the edifice located centrally. The plot is very well maintained and landscaped on the front side.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The building mainly seems to be in the Art Deco tradition while Indianizing the elements such as brackets at the window and some filigree work.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+2(part)	

152	SAROJ NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick wall with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. All the windows are protected by concrete sloping chajjas running at the lintel level all around the building. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The compound wall is well articulated with brick jali panels in an inverted arch shape in the upper division and plain wall in the lower division placed between piers. The piers are crowned by decorative landscape elements. Barbed wire has been added on the top to prevent encroachers. The main gate is at the junction of Beasent Road and D Joshi Marg.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA, Survey not allowed.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, well maintained.		
9.2	WALLS	Excellent – original in good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Excellent – original in good condition, well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Excellent – original in good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	During the preliminary survey it was mentioned by a lady in the house that the edifice was sold to a builder and was to be demolished.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The security guards did not even permit a walk through the compound. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW

153	SHANTI NIKETAN



COMMON REF NO	153
CARD NO.	153
WARD	K (W)
CS NO.	1143
PLOT AREA	442.30 sq m
BU AREA	301.32 sq m
DATE	04/ 06/ 2005
RECORDED BY	Shirley, Gyana Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	153 PLATE A 153 PLATE B 153 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Shanti Niketan.	
1.2	EARLIER NAME	Shanti Niketan.	
1.3	BUILT-IN	1940s.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Beasant Road, Ville Parle (W).	
2.2	SUBSIDIARY	Sarojini Path/Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Paresh Nagardas Zaveri and Mr. Suresh Nagardas Zaveri.	
3.2	PAST	Same family.	
3.3	STATUS	Owner on both floors.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Beasant Road and Sarojini Path/Road very close to the Ville Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, which has led to a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Shanti Niketan is an imposing structure, set in a large compound, richly articulated and responds to its peculiar location and plot shape. The main entry is from the junction of Beasant Road and Sarojini Path/ and there is fountain in front of the entrance verandah. At the rear are two out structures – a toilet block and a servant's quarter that is now used as a storage space. There is also a parking shed in the east margin.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a single joint family dwelling. The plan responds very well to the location – the edifice is at the junction of two important roads – and the triangular shape of the plot. The plan follows the shape of the plot and the most unique feature is that none of the room is odd shaped, all the changes in the direction are managed through the passages, a courtyard, staircases and bathrooms/toilets. The main entry at the junction leads to the entrance verandah and the main hall. There is another entry from the Beasant Road. The layout is identical on both the floors. There are two out structures, one is a garage and the other was probably a servant's quarter and is now used as a store. <u>Style and Features</u> No specific stylistic references but Shanti Niketan is a highly eclectic building and draws from the Gujarati Haveli / Pol House in terms of plan and form – the central courtyard being the key organizing element for the spaces although the spaces don't orient towards it in the same way. However the composition and scales are western / European. A mix of elements and styles occurs – European elements are observed such as the flower pots and the parapets on the terraces, motifs on the stained glass, fountain design etc that seem to draw from the city beautiful movement / English Landscape Gardens. Elements such as the columns and brackets are typically Indo Sarcenic. Elements such as the concrete chajjas, concrete jalis and curved pipe railing on the terrace are drawn form the Art Deco.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc),B (per), B (des)	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

153	SHANTI NIKETAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	RCC stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division and wooden panel in the lower division. A continuous band of concrete chajjas runs around the building around the lintel level on both floors to protect the windows except on the north / rear side Doors –The doors have straight lintels. Each door has 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC flat roof with decorative parapet walls.		
7.7	ARTICULATION	The house is quite huge, a grand/imposing structure in white and the form responds to the location and the plot shape. The staggering / shifting of the spaces in plan generate an interesting profile. The two sides facing the road form the entire front and are richly articulated with balconies that have concrete jalis, balustrades, stained glass panels and chajjas. The rear façade is plain. The terrace is also richly articulated with a decorative parapet, china mosaic flooring, elements such as statues, vases etc. The interiors are rich/classic with elaborate flooring, doors/ windows with glass paintings & decorative grills, old furniture and staircases.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have colored cement tiles (IPS) in geometric patterns. All the bathrooms have glazed ceramic tiles. Roof – China mosaic flooring with floral patterns.		
7.9	INTERIORS	Built in cupboards/storage and moveable furniture such as beds, tables, and sofas.		
7.10	COMPOUND / FENCE/ GATE	The west and east compound walls are elaborately articulated consisting of piers with brick walls and grills while the north and east sides have a simple brick wall. There are two gates, the main entrance gate is from the junction of Beasant Road and Sarojini Path/Road and the second / subsidiary entrance is from the Beasant Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the compound in the front there is a fountain and at the rear are a servant's quarter and a toilet block. There is a parking shed in the east margin. There are a few large trees and plantation along the compound wall and periphery of the building. Most of the compound has hard finish – parts of it are paved and rest has cement concrete finish. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE (ION)	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Very Good – original in very good condition, maintained.		
9.2	WALLS	Very Good – original in very good condition, maintained.		
9.3	FLOOR	Very Good – original in very good condition, maintained.		
9.4	STAIRS	Very Good – original in very good condition, maintained.		
9.5	OPENINGS	Very Good – original in very good condition, maintained.		
9.6	ROOFING	Very Good – original in very good condition, maintained.		
9.7	ARTICULATION & FINISHES	Very Good – original in very good condition, maintained.		
9.8	SERVICES	Very Good – original in very good condition, maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front verandah was extended long time back and appears to be a part of the original structure / form.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	In information has been collected in an interview with the owner Mr. Suresh Zaveri.		



VIEW FROM ROAD



LEFT SIDE VIEW



FRONTVIEW



RIGHT SIDE ENTRANCE VIEW



RIGHT SIDE VIEW



RIGHT SIDE VIEW

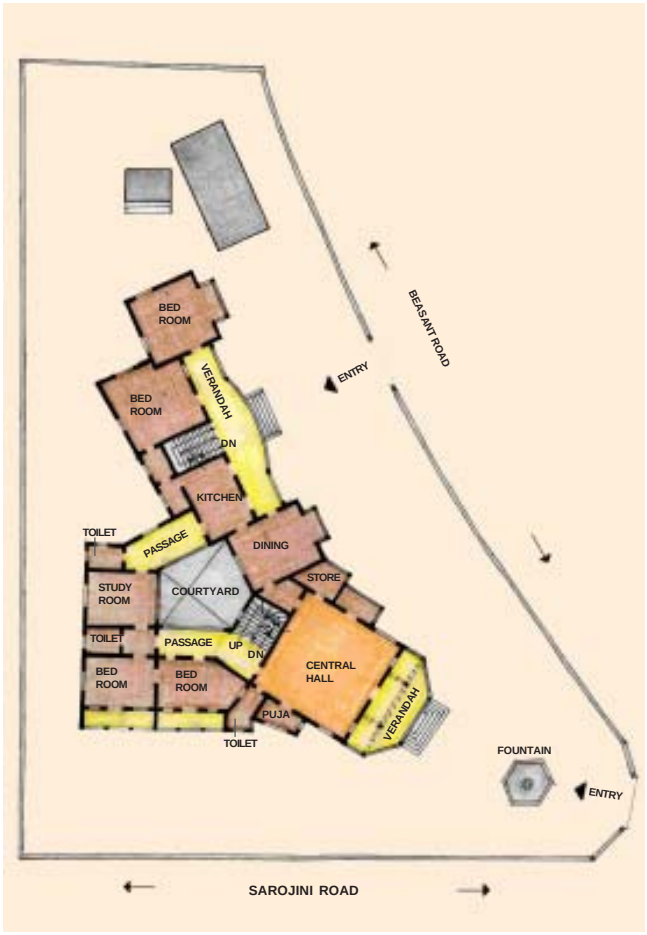


REAR VIEW





REAR VIEW ; TERRACE VIEW



PLAN - GROUND FLOOR









WINDOW & DOOR DETAILS ; VIEW OF PASSAGES



TERRACE VIEW



STAINEDGLASS SUN BREAKERS



TERRACE - PARAPET DETAIL



TERRACE VIEW



TERRACE VIEW





FLOORING PATTERN










VIEW OF STAIRCASES ; PASSAGE AREA WITH TOILETS

VIEW OF VERANDAHS ; INTERIOR VIEWS



VERANDAH



STAINED GLASS SUNBRAKERS



FLOORING PATTERN



CENTRAL HALL - FIRST FLOOR



METAL GRILL

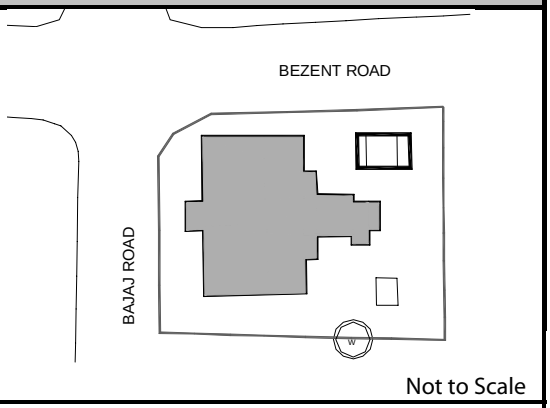


FIXED WOODEN CUPBOARD

154	KUNJ VIHAR



COMMON REF NO	154
CARD NO.	154
WARD	K (W)
CS NO.	1233 + 6 parts
PLOT AREA	742.70 sq m
BU AREA	198.20 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	154 PLATE A 154 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kunj Vihar.		
1.2	EARLIER NAME	Kunj Vihar.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Bajaj Road, Ville Parle (W).		
2.2	SUBSIDIARY	Beasant Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Mehul Vijay Vora.		
3.2	PAST	Private – Mr. Mangaldas Mohandas Vora.		
3.3	STATUS	Main Building Owner on the ground floor 2 tenant on the first floor	Out Building Three shops	
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main Building Ground Floor – Residential First Floor – Residential Second Floor – Residential	Out House Ground Floor - Commercial	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Bajaj Road and Beasant Road very close to the Ville Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Kunj Vihar is an imposing structure, richly articulated and with a very interesting roof profile/ skyline. It is set in a rectangular plot placed almost centrally, with a larger rear margin. The front portion of the compound was lost in widening of the Bajaj Road in 1982. The original entry gate was in alignment with the main entrance/porch of the house on the Bajaj Road, however owing to the road widening this was closed and a new entry was created along the Besant Road. The compound has one out house, a toilet block and a well shared with the adjacent property. The well has been closed and is no longer in use.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a single-family dwelling. The overall plan is a rectangular block, symmetrical along the central axis that has the staircase bay and a corridor. 2 bays flank the central staircase. The main entrance porch leads to the stair case bay. Both the side bays have 3 living spaces/rooms – living room, bedrooms and kitchen. The toilet block is at the end of the stair bay on the outside. The layout is similar on both floors except that an additional room has been added between the main house and the toilet block. The house has been transformed in terms of use of spaces and addition of kitchens to accommodate tenants. There is an out house in the north east corner of the plot which was probably for the servants but now has been rented out. <u>Style and Features</u> This is a sprawling colonial villa / mansion typology that is quite eclectic and it is difficult to attribute a particular style. It has been built over time and a few Art Deco motifs are also evident. The sloping roof at different levels, stuccowork, stained glass sun breakers and wooden detailing on the façade are some of the key elements.		
5.3	INTRINSIC	The house was built by the family for self-occupation and is still held by them.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

154	KUNJ VIHAR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first and second floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Various types of windows have been used. Each basic window unit on the ground floor has 2 divisions – ventilator at the top with glass panes and paneled shutters. The windows on the first floor are full height with three divisions – ventilator, paneled shutters till the sill and paneled shutters till the floor. All the windows on west side are protected by chajjas with wooden framework and tin sheets. On the second floor the windows are varied depending on the size and height of the rooms. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters. All the exterior doors have double shutters – the interior shutters are paneled and the exterior shutters have grills/bars to allow for ventilation.		
7.6	ROOFING	The sloping roofs have been used in a very creative manner to create an interesting skyline. Like the plan the roofs are symmetrical along the central / staircase bay axis. There is one large sloping roof in the center, sloping along both the central axis. Four sloping roofs over the side bays meet the main roof at right angles. The central rooms along the subsidiary axis have flat roofs. The structural system cannot be described, as there was no access to the second floor.		
7.7	ARTICULATION	The building has a big mass but is very well broken by using a combination of recessed openings (balconies), windows, roofs at different levels and an exterior embellished with stucco/plaster work. A projected cornice band at the first floor level and the first emphasizes the ground floor and second floor are treated as a single block. Windows that break up the facades and sloping roofs accentuate verticality. Each of the bay/room is defined by rustication effect in plaster. Stucco/plaster bands emphasize the windows. The interior is very simple and displays none of the rich treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All rooms have coloured mosaic flooring with geometric pattern. Kitchen has Shahbadi tile flooring in a chequered pattern interspersed with black granite stones. The verandahs have china mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Moveable furniture such as old beds, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in widening of the Bajaj Road that resulted in the change of the main entry gate. The remaining three sides have the original brick wall articulated with piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house, a toilet block and a well shared with the adjacent property. The well has been closed and is no longer in use. The marginal spaces have a hard finish – paving and compacted earth. There are a few large trees and plantation along the periphery. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion, staircase is supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Couple of window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Internal divisions to accommodate tenant families in terms of kitchens and partition walls, addition of balconies at the rear on the first floor, addition of toilet at the rear and a new compound wall on the front side.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not allowed. The information has been collected in an interview with the present owner – Mr. Mehul Vijay Vora.		



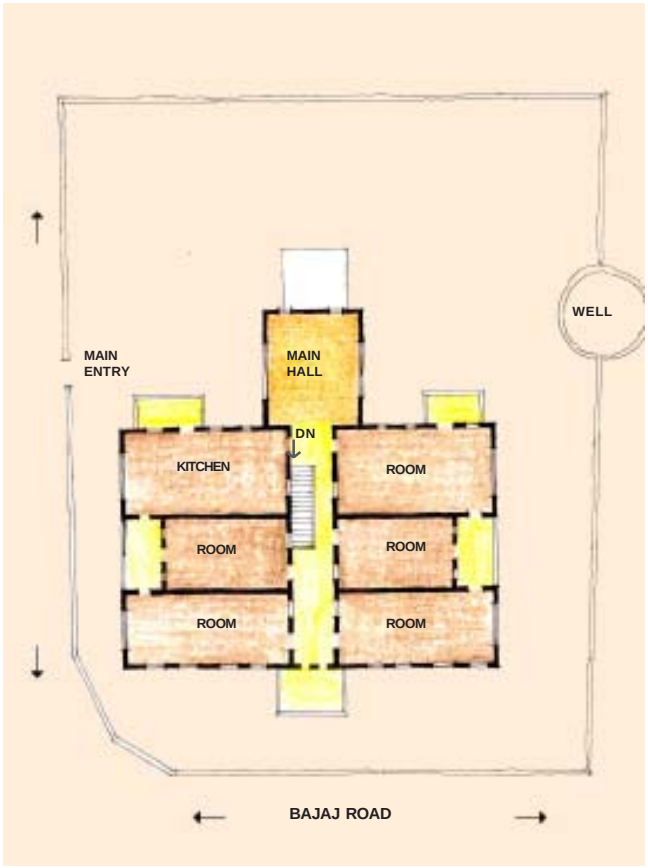
FRONT VIEW ACROSS THE ROAD



REAR VIEW



FIRST FLOOR BALCONY



PLAN - FIRST FLOOR



WOODEN STAIR

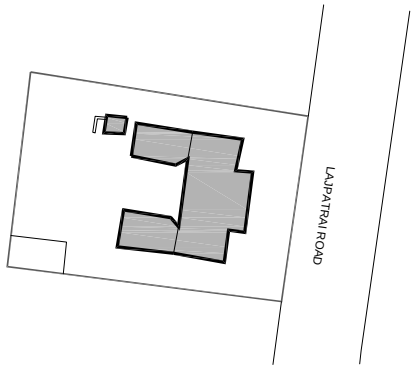


MAIN HALL ON FIRST FLOOR

155	GREEN LANOS



COMMON REF NO	155
CARD NO.	155
WARD	K (W)
CS NO.	1172+3 parts
PLOT AREA	669.70 sq m
BU AREA	151.53 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	155 PLATE A 155 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Green Lanos.		
1.2	EARLIER NAME	Green Lanos.		
1.3	BUILT-IN	1930-35.	Extension (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	Lajpat Rai Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Victor Elesbano Mascarenhas, Mr. Joseph Luis Mascarenhas.		
3.2	PAST	NA.		
3.3	STATUS	Ground Floor – Owner, Mr. Joseph Luis Mascarenhas. First Floor – Owner, Mr. Victor Elesbano Mascarenhas.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Lajpat Rai Road close to the Ville Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Green Lanos is set in a small compound, placed centrally with a slightly larger rear margin that accommodates the out structures. The main access is from Lajpatrai Road – there are 2 entrance gates, one in the center that provides pedestrian access and the other on the left side that provides vehicular access.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair at the side that clearly differentiates the two entries. The plan is a C shaped block, symmetrical along the central axis. The entrance porch leads to a large central hall that is flanked by two bays of rooms and the three forms a courtyard at the rear. A verandah runs along the courtyard and connects the different spaces. The side bays consist of bedrooms, kitchen, services and the staircase. The plan is identical on both the floors. <u>Style and Features</u> This is a colonial villa / mansion typology built during the late 30's and 40s at a time when British architects were consciously trying to adapt from the vernacular and use of concrete was becoming popular. The verandah has columns that use Indian classical capitol that was used by some of the architects such as Claude Batley. The colonnade, railings and brackets to support the balconies are some of the key elements seen in this phase.		
5.3	INTRINSIC	This house was bought from a Gujarati family by the Mascarenhas family about 70 years back. The Gujarati community dominates the entire area.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

155	GREEN LANOS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, random rubble masonry, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window unit has 2 divisions - ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden panels in the lower division. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	A continuous hipped roof roofs the entire C shaped block. The roofing system is very elementary, inclined members span across the load bearing walls and wooden boards span across the inclined members on which the Mangalore tiles are placed. As the main hall has a large span the inclined members are given an additional tie member. The verandahs have simple lean to roofs that are in continuation with the main roof.		
7.7	ARTICULATION	The house is not very large, represents a slight variation of the typical villa/mansion typology set in a compound characterized by a central verandah flanked by bays, 2 storey and symmetry. The massing of spaces is compact, it's an elegant structure walls in light ochre, horizontal elements such as the plinth band, floor band, sills in olive green and white windows & roof elements. The entire structure has a single hipped roof and minimal embellishment / ornamentation. Horizontal bands run at different levels – plinth, first floor (cornice) and below the roof. The front façade has a verandah in the center with a colonnade, concrete railings and a dormer. The side bays have typical windows on the ground floor and a projected balcony on the first floor. The side and rear facades are plain, interspersed with the typical window at regular intervals. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints (painted brown). Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All rooms have mosaic flooring. The verandahs and passages have colored mosaic flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front has brick wall with bared wire on top and rest three sides have simple brick walls. There is one large entry gate on the left corner in the front providing vehicular access and a small pedestrian entry gate in the center. A paved path from the gate leads to the main verandah of the house.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a small shop, an open shed for car parking, wash area and water tank in the rear margin. None of the structures are old and seem to be recent additions. The entire compound has hard finish – cement concrete and tiles in a few portions. The front margin has some plantation. There are a few large trees in the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Couple of window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The first floor front verandah and part of the rear verandah have been covered. A toilet block is added at the rear abutting the right bay.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The house is divided between the two brothers who plan / intend to demolish the structure and redevelop the plot. The family strongly objected to be being listed as a heritage building as it would mean undue hardship in the process of redeveloping the property. There was no access to the ground floor of the house. The information has been collected in an interview with the owner – Mr. Victor Mascarenhas.		



DECORATED COLUMN CAPITOL



LEFT SIDE VIEW WITH SHOP



FRONT VIEW - VERANDAH



EXTERNAL STRUCTURES - REAR CORNER



REAR VIEW



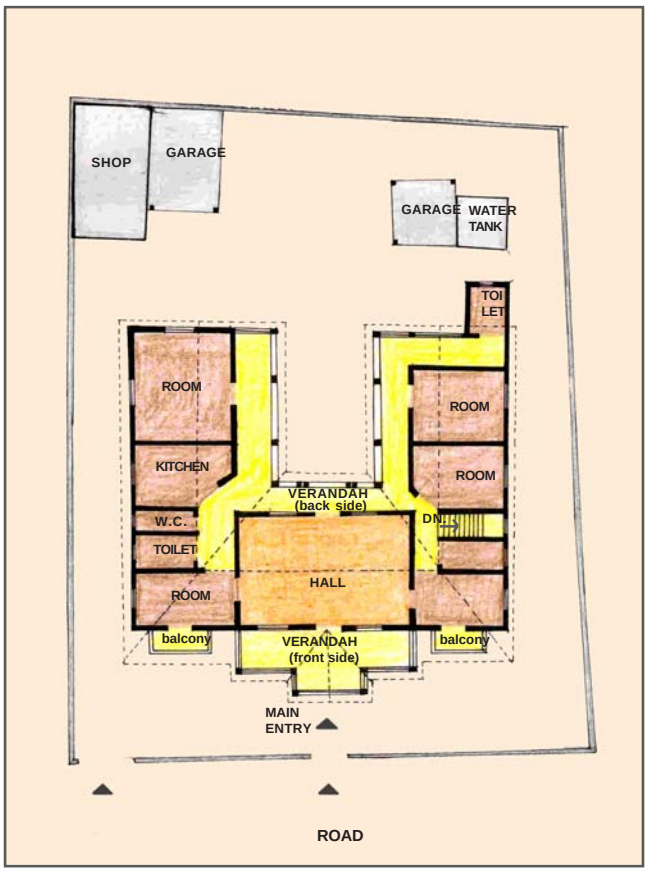
RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



PLAN - FIRST FLOOR



SLOPING ROOF - WOODEN JOISTS & BOARDS



VERANDAH - FIRST FLOOR REAR CORNER



ENCLOSED FRONT VERANDAH



FIRST FLOOR WATER TANK



VERANDAH AT FIRST FLOOR - REAR SIDE



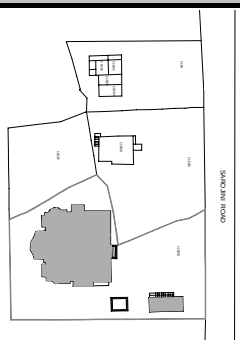
ENCLOSED FRONT VERANDAH-FIRST FLOOR BEDROOM



156	ARUNODAYA



COMMON REF NO	156
CARD NO.	156
WARD	K (W)
CS NO.	1153
PLOT AREA	3903.20 sq m
BU AREA	399.82 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	156 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Arunodaya.		
1.2	EARLIER NAME	Arunodaya.		
1.3	BUILT-IN	1934.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Lajpat Rai Road, Ville Parle (W).		
2.2	SUBSIDIARY	Sarojini Path/Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Jagdish Chandulal Nanavati.		
3.2	PAST	Same family.		
3.3	STATUS	NA, Survey not allowed.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Lajpat Rai Road and has sub access from Sarojini Road in Ville Parle (W) close to Vile Parle Railway Station. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, which has led to a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storied residential apartment blocks. Arunodaya is very fine structure; set in a large compound that has been subdivided and a multi storeyed residential apartment complex has been developed on the left side. The plot is so large that it is accessed by two major roads – the Lajpat Rai Road and Sarojini Road. The main entry is from Lajpat Rai Road. There is another entry from the Sarojini Road that leads to the rear portion of the house.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial villa / mansion typology built during the 30's at a time when British architects were consciously trying to adapt from the vernacular and use of concrete was becoming popular. There is no specific style although the huge curved verandah, continuous chajjas and rounded columns could be art deco elements. The huge curved verandah with round column colonnades and an unusual concrete jali are some of the key elements. The exterior colour scheme enhances the effect of the edifice.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

156	ARUNODAYA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with stone plinth band finished in plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Most of the windows are protected by concrete chajjas. Some are protected by GI Sheets on wooden framework. Doors – NA, Survey not allowed.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside and inside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The front and rear compound walls along the Lajpat Rai Road and Sarojini Road are intact. There are high brick walls and the house is not visible at all. There is a brick wall on the right side. The left portion of the compound was sold off and there is a new multi storeyed building and this sidewall is in brick with tin sheets fixed on top. There are two gates on the Lajpat Rai Road and two gates on the Sarojini Road/Path.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Both the front and rear compounds have gardens, well defined paved areas and plenty of trees. The compound is very well maintained. There is an outhouse on the right side margin and a watchman's cabin at the entry gate.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE (ION)	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Very Good – original in very good condition, well maintained.		
9.2	WALLS	Very Good – original in very good condition, well maintained.		
9.3	FLOOR	Very Good – original in very good condition, well maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Very Good – original in very good condition, well maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Very Good – original in very good condition, well maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owners were extremely wary of Heritage Listing and categorically refused to be surveyed as they felt that their future development rights would be compromised. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. A few impressions were gathered from the first visit that enabled a visit into a portion of the house.		



FRONT VIEW



DETAIL OF BALCONY



STAIRCASE BAY



WINDOW DETAIL

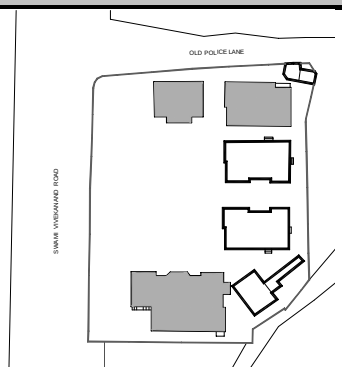


BALCONY DETAILS

157	SUNDERVAN COMPOUND



COMMON REF NO	57
CARD NO.	157
WARD	K (W)
CS NO.	1161
PLOT AREA	3894.00 sq m
BU AREA	446.25 sq m
DATE	04/ 06/ 2005
RECORDED BY	Shirley, Meera
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	157 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sundervan Compound.		
1.2	EARLIER NAME	Sundervan Compound.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Ville, Parle (W).		
2.2	SUBSIDIARY	Old Police Lane.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Dinesh Pravinchandra Kapadia, Mr. Sundarji Devchand Kapadia, Mr. Manilal Sundarji Kapadia, Mr. Pravinchandra Sundarji Kapadia, Mr. Pranlal Sundarji Kapadia, Mr. Kumudbai Pravinchandra Kapadia.		
3.2	PAST	NA.		
3.3	STATUS	Ground Floor – Tenants. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S. V. Road and has sub access from Old Police Lane in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme No VI Ville Parle. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. As the area is close to the Ville Parle station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. The plot is very huge and is roughly rectangular in shape. The plot had 6 large bungalows built over a period of time that belong to one family. Of these 6 bungalows 3 bungalows have been demolished and multi storeyed residential buildings have come up. All the bungalows were arranged in a C shape within the plot and enclose a large open garden in the front.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The bungalows are built over a period of time. The large mansion / villa on the right side is built in a colonial vernacular style and the remaining bungalows are in the Art Deco style.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

157	SUNDERVAN COMPOUND			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Concrete staircase with wooden railing.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with glass panes. Some windows are protected by tin sheet chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides. Other than the main structure there are 5 other structures. The two structures on the left side in the compound are also old. The other structures are new multi storeyed residential blocks. There is a large gate on the left side of the front wall providing vehicular and pedestrian entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	It is a huge plot. All the structures are accessible from the gate by a "C" shaped paved driveway. There is a lawn in the front. There is plantation along the compound and the periphery of the structure. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, exteriors are not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



REAR VIEW



DETAIL OF PARAPET WALL



FRONT DETAIL

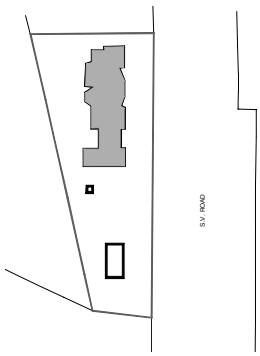


VIEW OF ENTRANCE PORCH

158	RELIANCE PREMISE A



COMMON REF NO	158
CARD NO.	158
WARD	K (W)
CS NO.	398/2,398/3, 398/4
PLOT AREA	1082.70 sq m
BU AREA	155.40 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	158 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Reliance Premise – A.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA, survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Gulmohar Properties Private Limited.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Ground Floor –Tenants. First Floor – Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S. V. Road in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme No VI, Ville Parle. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. As the area is close to the Ville Parle Station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as new bungalows or multi storeyed residential apartment blocks. There is a bus stop right in front of the edifice. The plot is roughly rectangular / trapezoidal in shape with the long side facing the SV Road. The main edifice is towards the right where the depth of the plot is better leaving a larger left margin.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Reliance House A is a colonial villa / mansion typology in the Colonial vernacular style that is embellished / articulated with restraint. The curved central verandah with continuing colonnade, stained glass sun breakers and railing with balusters is a key feature.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

158	RELIANCE PREMISE A				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick walls with lime mortar, load bearing.			
7.3	FLOOR	RCC beams and slabs.			
7.4	STAIRS	NA, Survey not allowed.			
7.5	OPENINGS	Windows – Most of the windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. The windows on the left bay are protected by concrete chajjas. Some windows on the rear are protected by GI Sheet on wooden framework. A few windows on the first floor have semicircular arched lintels with fixed ventilator at the top with glass panes and shutters with glass panes. Doors –The doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.			
7.6	ROOFING	Composite roofing system, both flat and sloping roofs have been used. However the roof configuration and the structural system cannot be described, as survey was not allowed.			
7.7	ARTICULATION	NA, Survey not allowed.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. Presently there is a brick wall in the rear of the plot. The left and the front sides do not have any wall/fencing. The right side is partly defined by plantations. The plot opens on to the road.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a Reliance communication/signal tower on the left rear of the plot. There are few encroachments in the plot. There are few old trees in the compound. The compound has soft finish – loose soil. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in good condition, not maintained.			
9.2	WALLS	NA, Survey not allowed.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Poor – original in poor condition, glass panes are broken, not maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	Poor – excessive damp in the exterior walls, the plaster has peeled of in several location, reinforcement in the verandah is exposed, not maintained.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	NA, Survey not allowed.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The ground floor verandah is enclosed up by iron jali.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.			
11.0	**DP REMARKS / PERCEIVED THREATS**	Part of the plot is under open space zoning as per the Development Plan.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



FRONT VIEW



RIGHT SIDE VIEW



DETAIL OF VERANDAH WITH STAINED GLASS



RIGHT CORNER DETAIL





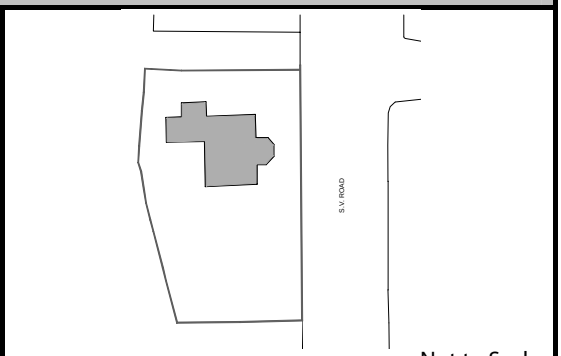


ENTRANCE DETAIL ; STAINED GLASS DETAIL FRONT FACADE DETAIL

159	RELIANCE PREMISE B



COMMON REF NO	159
CARD NO.	159
WARD	K (W)
CS NO.	398, 398/1
PLOT AREA	1522.50 sq m
BU AREA	208.70 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	159 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Reliance Premise – B.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Gulmohar Properties Private Limited.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Tenants.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S. V. Road in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme No VI, Ville Parle. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. As the area is close to the Ville Parle Station, there is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as new bungalows or multi storeyed residential apartment blocks. There is a bus stop right in front of the edifice. The plot is roughly in rectangular shape with the structure located on the far right side of the plot, leaving good margin on the left side of the plot. The structure is roughly 'L' shaped with a hexagonal part projected from the front side as a bay.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

159		RELIANCE PREMISE B			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick walls with lime mortar, load bearing.			
7.3	FLOOR	NA, Survey not allowed.			
7.4	STAIRS	Spiral staircase.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions - ventilator at the top with glass panes and shutters with glass panes. The ground floor windows on the front porch have semicircular arched lintels. Each window has 3 divisions – fixed ventilator at the top with glass panes, shutters from lintel to sill and sill to floor with glass panes. Window on the rear are protected by GI Sheet chajjas on wooden framework. The first floor windows are protected by the eaves of the roof. Doors – NA, Survey not allowed.			
7.6	ROOFING	Composite roofing system, both flat and sloping roofs have been used. However the roof configuration and the structural system cannot be described, as survey was not allowed.			
7.7	ARTICULATION	NA, Survey not allowed.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. Presently there is a brick wall in the rear and the right side of the plot. The left and the front sides do not have any wall/fencing. The left side is partly defined by plantations. The plot opens on to the road.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a structure on the left rear of the plot. There are few encroachments in the plot. There are few old trees in the compound. The compound has soft finish – loose soil. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in good condition, not maintained.			
9.2	WALLS	Poor – damp in the wall, the exteriors are not maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Poor – original in poor condition, glass panes are broken, not maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	NA, Survey not allowed.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Grills have been added on doors and windows.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The property is under litigation.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



FRONT LEFT VIEW



FRONT BAY



LEFT SIDE VIEW



BALCONY DETAIL



WINDOW DETAIL



DETAIL OF SPIRAL STAIRS



BRACKET DETAIL

160	SWASTIK HOUSES



COMMON REF NO	160
CARD NO.	160
WARD	K (W)
CS NO.	983+1 part and 984+2 parts
PLOT AREA	1152.9 sq m
BU AREA	260.17 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	160 PLATE A 160 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Swastik Houses.	
1.2	EARLIER NAME	Swastik Houses.	
1.3	BUILT-IN	1933. Extension: 1975.	Extension (If any): A second floor was added to House 2.
2.0	**ACCESS**		
2.1	MAIN	Old Police Lane, Ville Parle (W).	
2.2	SUBSIDIARY	S.V. Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Bhagwandas Dharamdas Shah, Mrs. Anusuyia Bhagwandas Shah, Mr. Virendra Bhawandas Shah, Mr. Deepak Bhagawandas Shah and Mr. Vinod Amritlal Shah, Mr. Kishore Amritlal Shah.	
3.2	PAST	Private – NA.	
3.3	STATUS	House 1 Mr. Dharamdas Shan Ground Floor – Owners First Floor – Owners	House 2 Mr. Amritlal Shah Ground Floor – Owners First Floor – Owners Second Floor – Owners
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	House 1 Ground floor – Residential First floor – Residential	House 2 Ground floor – Residential First floor – Residential Second floor – Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of S.V. Road and Old Police Lane in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, which has led to a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. The Swastik Houses are a set of two identical houses set in a large rectangular compound facing the S V Road. Both the houses create an internal space between them. The original compound was much larger but land was acquired for roads on both the sides. There is one small entrance gate in the front and a large gate along the Old Police Lane.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> Both the houses have an identical plan; they are mirror images except for the fact that in case of House 2 the family added an additional floor in the 1970s. The plan has two bays. On the ground floor the inner bay is the public zone consisting of the verandah, main hall and rear verandah with an external staircase. The outer bay is the private bay and consists of a bedroom, service core – toilet and a kitchen. On the first floor there must have been additional rooms but now as the houses have been divided amongst family members additional kitchens have been added. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay with the windows are the important features that set the stylistic appearance seen in this typology unique to Bombay. There are no specific stylistic references, but the stained glass sun breaker panels at the verandah, the railings, the staircases and the swastika patterns on the façade are some of the key elements.	
5.3	INTRINSIC	The houses were built by Mr. Vrugnath Mulchand Shah a businessman from Porbandar with business in cloth. They were meant for his two sons Mr. Dharamdas Shah and Mr. Amritlal Shah. The concept of twin houses that are mirror images was quite popular especially when it was a case of joint family. At present the children of these two occupy the houses. Earlier the entire plot was one but now has been subdivided.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE III

160	SWASTIK HOUSES			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1, G+2,G+3(part)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Two basic window units are combined in the front room. The rear verandah is enclosed with full-length windows with glass panes. Doors – The doors have straight lintels with 2 divisions – a ventilator on the top with glass panes and paneled shutters.		
7.6	ROOFING	RCC flat roof with parapet wall.		
7.7	ARTICULATION	The houses are not very large but mirror images and represent the typical town house typology popular during this period. The massing of spaces is compact, they are square blocks, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The inner bay has a colonnaded verandah with a stained glass sun breakers and an ornamental railing on both floors. The right side is a solid surface – defined by pilasters that run on both floors and the windows on both the floors create a single panel with a swastika design/motif that gives the name – Swastik Houses. The exterior staircases create quite a dramatic impact on the rear façade. The side facades are quite plain and have nothing specific. The interior is very simple and displays none of the minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the rooms have mosaic flooring. The kitchen and the corridors have coloured cement tiles with border. Roof – Concrete finish.		
7.9	INTERIORS	Movable furniture old cupboards, chairs, tables, etc.		
7.10	COMPOUND / FENCE/ GATE	Both the edges facing the roads were acquired for road widening; hence the original compound walls and gates are lost. The front compound has wire mesh fencing and the right side has low stonewall with barbed wire fencing on it. Both the left and rear sides have a brick compound wall. There is a small entry gate in the front and a new large iron gate on the right side compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has an outhouse, two toilet blocks, a new garage and a store in the rear of the plot. There was a well in the right side margin, which has been cut due to road widening and has been closed since then. The marginal spaces have a hard finish – compacted earth. There is plenty of plantations along the compound and a few old trees. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good - original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	There have been changes in House 2. An additional floor has been added, the ground floor front verandah is enclosed and the staircase has been extended. All changes are sympathetic.		
10.2	STRUCTURE	Addition of a floor in House 2.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	House 1 has not been very well maintained over the years but House 2 has been maintained well.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with one of the owners – Mr. Vinodbhai Shah, son of Mr. Amritlal Shah. The owners would like to redevelop the property in near future as it is getting difficult to maintain and the family is expanding.		



REAR VIEW



REAR VIEW OF BLOCK B



WELL AT THE ENTRANCE - DEMOLISHED IN ROAD WIDENING





STAINED GLASS IN FRONT ; REAR VIEW



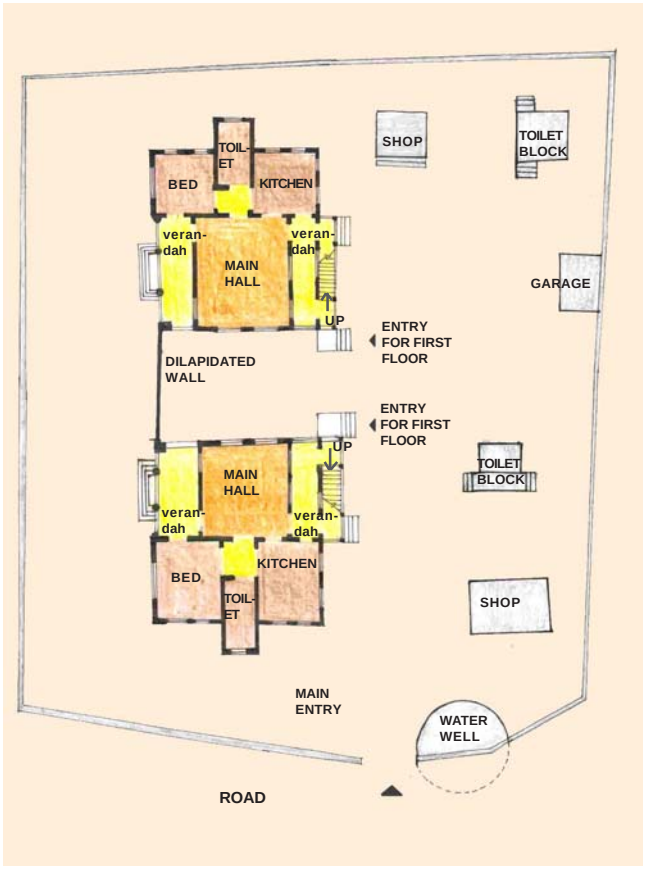
VERANDAH IN FRONT - BLOCK A



FRONT MARGIN- BLOCK B



WINDOW DETAIL



PLAN - FIRST FLOOR





KITCHEN ; MAIN HALL



WOODEN JOISTS & STONE SLABS



BRACKET DETAIL AT FRONT VERANDAH



BEDROOM



REAR VERANDAH - BLOCK B



REAR VERANDAH - BLOCK B

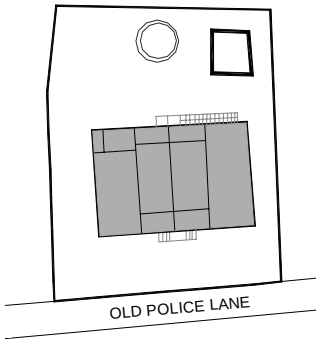


WOODEN STAIRCASE FROM FIRST FLOOR

161	SHASTRI NIWAS



COMMON REF NO	161
CARD NO.	161
WARD	K (W)
CS NO.	919+5 parts
PLOT AREA	668.90 sq m
BU AREA	181.90 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	161 PLATE A 161 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Shastri Niwas.	
1.2	EARLIER NAME	Shastri Niwas.	
1.3	BUILT-IN	*1905s.* Extension: NA.	EXTENSION (if any): Addition of a new apartment block at the rear.
2.0	**ACCESS**		
2.1	MAIN	Old Police Lane, Ville Parle (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Pandurang Gopinath Chafekar.	
3.2	PAST	Private – NA.	
3.3	STATUS	Main Building 1 tenant on the ground floor 1 tenant on the first floor	New Block. 4 tenants.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Old Police Lane in Ville Parle. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped and open spaces. Most of the development consisted of G + 1 bungalow plots. As the area is close to the Ville Parle station, which has led to a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Shastri Niwas is set in a rectangular shaped plot. The structure is placed centrally towards the road. The compound had two entrance gates on either side. Presently only the right side gate is used. A new block (G+2) is added in the rear of the building and is connected to the main/old structure. There used to be well in the compound that has been closed.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in at the rear that clearly differentiates the two entries. The plan is symmetrical plan and consists of three bays. The central bay has an entrance verandah, a large central hall and a rear verandah. The left bay has a bedroom, kitchen and toilets and the right bay has bedrooms and a storage space. The staircase is at the rear. It was originally in timber and has been replaced in concrete and also provides access to the new G+2 structure. <u>Style and Features</u> Shastri Niwas is a colonial villa / mansion typology that is very simply articulated. The central verandah with wooden colonnade, sun breakers with glass panels and an intricate grill and the loft floor under the high hipped roof are some of the key elements.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1.	

161	SHASTRI NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Concrete stairs (earlier wooden stairs).		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator with glass panes at the top and paneled shutters. The windows on the front on ground floor are protected by tin chajjas with wooden framework. Doors – The doors have straight lintels with 2 divisions – ventilator with glass panes at the top and paneled shutters.		
7.6	ROOFING	The earlier structure has sloping roofs. The entire block of rooms is roofed by a single hipped roof. There are A trusses supported on load bearing walls, wooden purlins span across the trusses and wooden boards run across the purlins on which Mangalore tiles are placed. The extension block has RCC beams and slabs.		
7.7	ARTICULATION	The house is not very large, represents the typical villa/mansion typology set in a large compound characterized by a central verandah flanked by bays, 2 storey and symmetry. The massing of spaces is compact; it's a simple structure with white walls and white wooden elements and railings. The front façade has the verandah in the center with cast iron railings; sun breakers with glass panes and the side bays have windows on both floors. The left and right façades are plain, punctured with the basic window at regular intervals. The rear façade is lost as the new structure abuts it. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Ground floor has mosaic flooring. The original flooring on the first floor has been changed from mosaic to kota stone. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion (new extension).		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall is articulated with piers and has low stone infill walls with concrete jalis on the top. There were two entrance gates on either side, the left gate is closed and the right gate is in use. The remaining three sides have simple brick walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a new block at the rear. The margins on all four sides are paved. There is some plantation along the compound wall in the front. There are few old trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portion.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – damp in the walls, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original removed, concrete stairs, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – some of the glass panes in the verandah are broken, exterior walls have damp, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	An apartment block at the rear has been added and connected with the main structure, first floor verandah is covered. All the additions / changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the interior of the house was not allowed. Name of the present owners as available from the site – Mr. Narendra Shastri. The information has been collected in an interview with the tenant.		



FRONT VIEW ACROSS THE ROAD



FRONT VERANDAH DETAIL





FRONT FACADE DETAIL ; RIGHT SIDE VIEW



PLAN - GROUND FLOOR



MAIN HALL INTERIOR



FRONT BALCONY

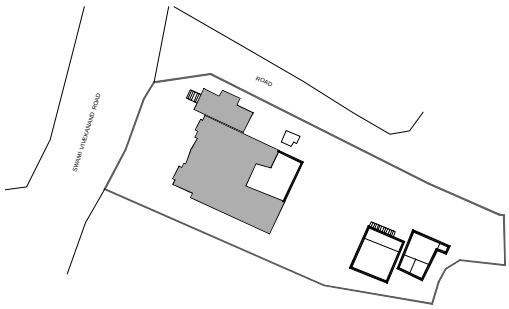


INTERIOR OF THE REAR PASSAGE

162	JYOTI NIWAS



COMMON REF NO	162
CARD NO.	162
WARD	K (W)
CS NO.	681 + 8 parts
PLOT AREA	2519.20 sq m
BU AREA	394.10 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	162 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Jyoti Niwas.		
1.2	EARLIER NAME	Jyoti Niwas.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): New construction at the rear abutting the main house.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Amritlal Kalidas Doshi.		
3.2	PAST	Private – NA.		
3.3	STATUS	Private – Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S.V. Road in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. There is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Jyoti Niwas and its adjacent house to the right, Kusum Niwas are identical. Both are huge mansions set in deep large rectangular plots, built in the same style and at the same time. Jyoti Niwas is painted in a light green shade whereas Kusum Niwas is painted in a light yellow shade. Jyoti Niwas is placed in the front part of the plot facing towards the road, leaving good margin at the rear. The building is roughly 'L' shaped. There is temple on the right side that is open to people for worship. There are other two structures on the rear side of the plot. There is an extension that is being constructed at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Jyoti Niwas is an example of a house that uses the principle of art deco style while making the decorative elements local or Indian and can safely be called an Indo Deco house. The typical elements are the curvilinear shape of the front balcony, long concrete chajjas, concrete jalis, door / window frame shapes and the front gate.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2.		

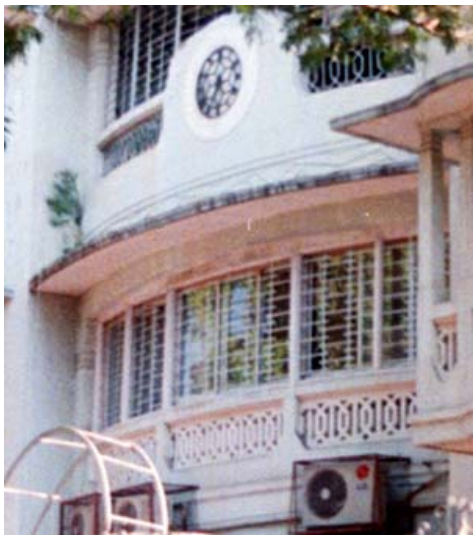
162	JYOTI NIWAS			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. All the windows are protected by concrete chajjas. Doors – NA, Survey not allowed.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is compound wall on all four sides. The front compound wall is articulated by piers with brick infill wall with concrete jalis in between and iron fencing at the top. The entrance gate is placed on the right side and has separate pedestrian and vehicular entries. The gate is in cast iron and in an Art Deco motif / design.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a temple on the right side that is maintained by the family but is open to public. There are two structures at the rear and an extension was being constructed at the rear abutting the main structure. There is some plantation around the periphery of the structure. The compound has hard finish – paved. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel, Window AC units and Split AC units.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front verandahs on all the ground, first and second floors are covered. The windows have been installed. .		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



BALCONY DETAIL



FRONT DETAIL

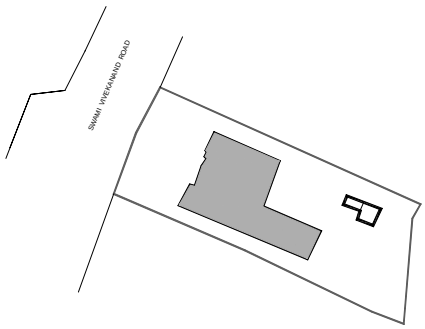


RIGHT SIDE CORNER VIEW

163	KUSUM NIWAS



COMMON REF NO	163
CARD NO.	163
WARD	K (W)
CS NO.	682 + 5 parts
PLOT AREA	1163.1 sq m
BU AREA	277.7 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	163 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kusum Niwas.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1940s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Ville Parle (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Manubhai Maniklal Sheth, Mr. Suresh Maniklal Sheth, Mrs. Jayaben Maniklal Sheth, Kamlesh Maniklal Sheth, Mrs. Kusumben Chinubhai Shah.		
3.2	PAST	Private – NA, Survey not allowed.		
3.3	STATUS	Private – Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – - Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S.V. Road in Ville Parle (W). The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. There is a mix of commercial and residential activities. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storeyed residential apartment blocks. Kusum Niwas is set in a deep rectangular plot. The structure is placed in the front part of the plot facing towards the road, leaving good margin at the rear. The building is roughly 'L' shaped. Kusum Niwas and its adjacent house to the left, Jyoti Niwas are identical. Both are huge mansions set in deep large rectangular plots, built in the same style and at the same time. Kusum Niwas is painted in a light yellow shade whereas Jyoti Niwas is painted in a light green shade. Kusum Niwas is placed in the front part of the plot facing towards the road, leaving good margin at the rear. The building is roughly 'L' shaped.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Jyoti Niwas is an example of a house that uses the principle of art deco style while making the decorative elements local or Indian and can safely be called an Indo Deco house. The typical elements are the curvilinear shape of the front balcony, long concrete chajjas, concrete jalis, door / window frame shapes and the front gate.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+2		

163	KUSUM NIWAS				
7.0	**CONSTRUCTION**				
7.1	PLINTH	NA, Survey not allowed.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	NA, Survey not allowed.			
7.4	STAIRS	NA, Survey not allowed.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Most of the windows are protected by concrete chhajjas. Doors – NA, Survey not allowed.			
7.6	ROOFING	RCC beams and slabs.			
7.7	ARTICULATION	NA, Survey not allowed.			
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on the outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	There is compound wall on all four sides. The front compound wall is articulated by piers with brick infill wall with concrete jalis. The entrance gate is placed on the left side and has separate pedestrian and vehicular entries. The gate is in cast iron and in an Art Deco motif / design.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA, Survey not allowed.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	NA, Survey not allowed.			
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel, Window AC units.			
9.0	**CONDITION**				
9.1	PLINTH	NA, Survey not allowed.			
9.2	WALLS	Good – original in good condition, maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	NA, Survey not allowed.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	NA, Survey not allowed.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	NA, Survey not allowed.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



FRONT VIEW



WINDOW DETAIL

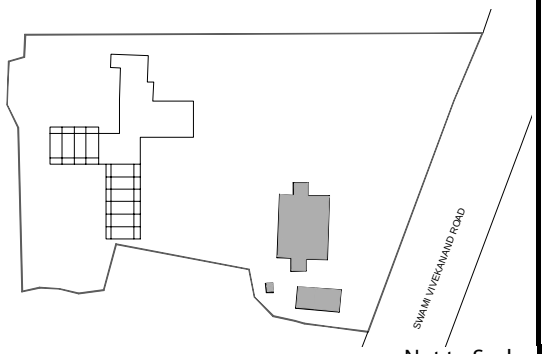


BALCONY DETAIL

164	FIRE OFFICER'S BUNGALOW



COMMON REF NO	164
CARD NO.	164
WARD	K (W)
CS NO.	478/28th part
PLOT AREA	22326 sq m
BU AREA	292.63 sq m
DATE	23/ 07/ 2005
RECORDED BY	Shirley, Meera, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	164 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Fire Officer's Bungalow.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	1930s.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Andheri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Public – The Greater Bombay Municipal Corporation.		
3.2	PAST	NA.		
3.3	STATUS	Public.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	NA.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on main S. V. Road in Andheri (W) and it comes under Andheri Town planning Scheme No. VI, Andheri (W). S.V. Road is lined with large commercial complexes, banks, offices, petrol pumps etc. There were many old houses along the SV Road but most of the properties redeveloped and only a few old bungalows survive – Sanghvi Villa (recently demolished), Kusum Niwas, Jyoti Niwas, etc. Fire Officer's Bungalow is a part of the present Andheri Fire Station. Several new buildings have been constructed in the compound – there is a fire station, an administrative block and a few other ancillary structures. The main access from the S V Road leads to the fire station. A pathway leads to the Bungalow that is currently occupied by the station officer.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The Fire Officer's Bungalow belongs to the typical vernacular cottage typology. It is quite modest in nature and the main feature is the long verandah on both long sides of and the entrance porch that is jutting out of the continuous verandah. These verandas are unfortunately covered now. There are no particular stylistic references.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

164	FIRE OFFICER'S BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panels. Doors – The doors have segmental arched lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All the sides have brick walls with wire mesh at the top. There are two entrance gates along the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an outhouse and a toilet block on the left side of the bungalow. The compound is huge with a playground on the right side and at the rear side is a temple, staff quarters, and fire station office, garage and sheds for parking the fire vans. The compound is concrete paved and has plantation along the periphery of the building and along the compound. There are few large trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – external plaster has peeled off at several locations and is badly touched up with cement plaster patches, there is damp in the wall, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Good – original in good condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front and rear verandahs have been enclosed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The plot is under the institutional zone as per the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



DETAIL OF STEPS



VERANDAH DETAIL



REAR VIEW



REAR VIEW

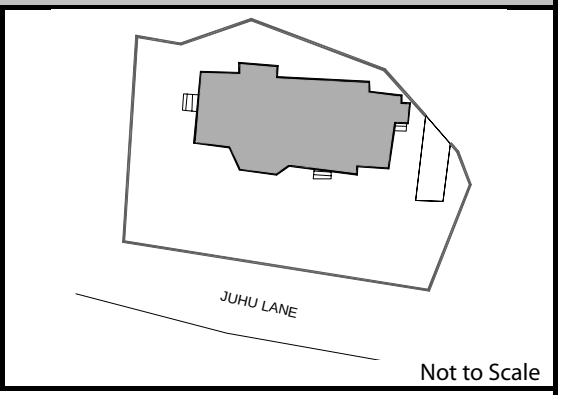


DETAIL OF THE FRONT PORCH

165	NOOR-E-AZIZ



COMMON REF NO	165
CARD NO.	165
WARD	K (W)
CS NO.	551+2 parts
PLOT AREA	4460.6 sq m
BU AREA	159.13sq m
DATE	24/ 07/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	165 PLATE A 165 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Noor-E-Aziz.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	C D Barfiwala Road, Andheri (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Jeevan Sudha Co-Operative Housing Society Ltd.	
3.2	PAST	NA, Survey not allowed.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	NA.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on C. D. Barfiwala Road (Juhu Lane) that breaks off from the main S. V. Road. Due to proximity to the railway station and S.V. Road there is plenty of commercial activity in the area. The smaller informal commercial activity is concentrated around the station, while the S.V. Road is lined with large commercial complexes, banks, offices, petrol pumps etc. There were many old houses along the S. V. Road but most of the properties have been redeveloped and only a few old bungalows survive – Ruia House, Andheri Girls High school, Wadilal House, etc. Noor-e-Aziz is set in an irregular plot, close to the road. The main access to the edifice is from the C. D. Barfiwala Road. There is one entrance gate from the road. The front side has half of the brick wall and the half of the brick wall lost due to road widening.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

165	NOOR-E-AZIZ			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible, as the ground has been raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs on the left side and cast iron spiral stair on right side.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panels and shutters with glass panels. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the outside. Flooring – Ground floor front room has china mosaic flooring and rest have shabadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost due to road widening. The left and rear sides have brick walls and the right and front sides have wire mesh fencing with plantation /creepers. There are two gates on the left wall, on both the corners. One in the front is presently used to enter the plot and the other is kept locked and is not used.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has hard finish – compacted earth at the rear and cement paving on three sides. The compound has plantation along the fencing. There are few old trees in the compound. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – the walls have excessive damp, the plaster has peeled off at several places, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The first floor right side verandah has been enclosed.		
10.2	STRUCTURE	I Sections have been added to strengthen the structure.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site - Mr. Merchant. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW ACROSS THE ROAD



DETAIL OF BAY WINDOW



LEFT SIDE VIEW



FRONT VIEW



RIGHT SIDE VIEW



FRONT VIEW



DETAIL OF WINDOW



DETAIL OF DILAPIDATED PART



DETAIL OF SPIRAL STAIRS

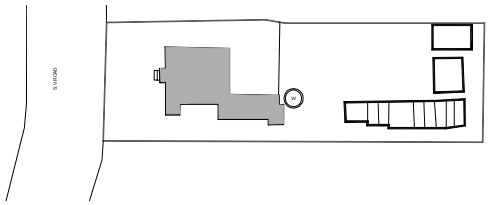


REAR VIEW

166	ANDHERI GIRLS HIGH SCHOOL



COMMON REF NO	166
CARD NO.	166
WARD	K (W)
CS NO.	768 + 12 parts
PLOT AREA	3491.90 sq m
BU AREA	410.43 sq m
DATE	23/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	166 PLATE A 166 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Andheri Girls High School.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	1920s.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	S.V. Road, Andheri (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Ramnarayan Harnandrai Ruia and Sons Private Ltd.	
3.2	PAST	Private – In the family.	
3.3	STATUS	Ground Floor – Andheri Girls Education Society. First Floor – Andheri Girls Education Society.	
4.0	**USE**		
4.1	PRESENT	Institutional.	
4.2	PAST	Institutional.	
4.3	USAGE	Ground Floor – Institutional. First Floor – Institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the main S.V. Road in Andheri (W) next to the Andheri Flyover and close to Andheri Station. Due to proximity to the railway station and the major S.V. Road there is plenty of commercial activity in the area. The smaller informal commercial activity is concentrated around the station, while the S.V. Road is lined with large commercial complexes, banks, offices, petrol pumps etc. There were many old houses along the SV Road but most of the properties redeveloped and only a few old bungalows survive - Noor-e-Aziz, Ruia House, Wadilal House, etc. The Andheri Girls High School is set in a large compound, placed almost centrally in the plot. The main access to the plot is from the S.V. Road. There is one main entrance gate leading to the entrance verandah.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The structure was a house earlier that has been converted into a school by addition of internal partitions. Also there was no access to the inside hence it was not possible to conjecture the original use of spaces/ spatial organization. There are two clear spatial divisions, the main house that is a square block and rear block that consists of series of rooms. Both the blocks create an L shaped courtyard at the rear. It is quite possible that there was large hall on the ground floor (the ceiling is very high, almost two floors) and living areas above. The rear block must have been service spaces. There are large cantilevered verandahs on all the sides and the main staircase between the main structure and rear block. <u>Style and Features</u> The edifice is a colonial vernacular cottage typology that has been converted into a school. The magnificent wooden façade with decorative sun breakers and cast iron railing at the verandah, the small brackets at the overhang are some of the key features. The double height ground floor with long sun breaker creates an exclusive band that makes the building memorable.	
5.3	INTRINSIC	The structure was a house, which was then converted into a school by the owners.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

166	ANDHERI GIRLS HIGH SCHOOL				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.			
7.4	STAIRS	Wooden stairs.			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.			
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.			
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, windows etc. The structure is two storeyed; the first storey is high, almost equal to two floors. The front façade has full verandah on both floors with wooden colonnade, exquisite cast iron railings, carved wooden brackets and decorative cornice with stuccowork. The ground floor verandah being double height has an elaborate sun breaker with coloured glass panes, wooden louvers and decorative wooden panels that cover half the height. The entrance bay has been projected. The remaining facades are simple with verandahs, surfaces punctures with windows and projected chajjas.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –All the spaces have shahbadi flooring. Roof – Mangalore tiles.			
7.9	INTERIORS	None.			
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening. Three sides have brick compound wall and the right side has barbed wire fencing. There is one gate in the front and another at the rear.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block at the rear that is recently constructed. The compound has hard finish – compacted earth. There is plantation along the periphery of the building and along the compound. There are few large trees in the compound. The compound is well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light in the internal portion.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Watchman.			
9.0	**CONDITION**				
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.			
9.2	WALLS	Good – original in good condition, not maintained.			
9.3	FLOOR	Fair – all cantilevered balconies / verandahs are showing structural problems; additional supporting members have been added, not maintained.			
9.4	STAIRS	Fair – there is structural damage, additional members have been added for support, not maintained.			
9.5	OPENINGS	Good – original in good condition, not maintained.			
9.6	ROOFING	Good – original in good condition, not maintained.			
9.7	ARTICULATION & FINISHES	Fair –External plaster on the wall is peeling, it has been patched with cement plaster that does not merge with the original lime plaster, the stucco work around the windows shows some damage, not maintained.			
9.8	SERVICES	NA.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Internal wooden partitions have been added to sub divide the space to accommodate various class and storage spaces. A portion of the front verandah is enclosed, a room has been added on the first floor of the last room in the rear block and the front stair has been enclosed. A toilet block is added in the compound.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	Almost all the cantilevered balconies / verandahs are showing signs of structural failure. Additional supports have been given to all verandahs / balconies.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the interior. The information has been collected in an interview with the Principal of the school.			



FRONT VIEW



FRONT RIGHT VIEW



FRONT FACADE





REAR GATE ; WELL



RIGHT SIDE VERANDAH



RIGHT SIDE VIEW





VIEWS OF REAR COURT



PLAN - GROUND FLOOR





ROOF DETAILS



ROOF DETAIL ON RIGHT SIDE



RAILING DETAIL



FIRST FLOOR CORRIDOR



EXTENSION AT THE REAR



CORRIDOR DETAIL AT FIRST FLOOR

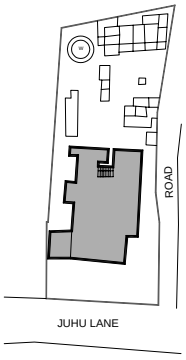


WINDOW DETAIL

167	RUIA HOUSE



COMMON REF NO	167
CARD NO.	167
WARD	K (W)
CS NO.	372 + 17 parts
PLOT AREA	2320.5sq m
BU AREA	545.2 sq m
DATE	23/ 07/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	167 PLATE A 167 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ruia House.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): A G+1 structure is constructed abutting the old house at the rear.
2.0	**ACCESS**		
2.1	MAIN	Juhu Lane/C D Barfiwala Road, Andheri (W).	
2.2	SUBSIDIARY	By lane off C. D. Barfiwala Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Keshavdev Fatehchand Ruia, Mr. Gopal Fateh Chand Ruia, Mr. Ramanlal Fatehchand Ruia, Mr. Madhav Prasad Shrikrishna Ruia, Mr. Kunjbihari Shrikrishna Ruia, Mr. Jagmohan Shrikrishna Ruia.	
3.2	PAST	NA, Survey not allowed.	
3.3	STATUS	Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on C. D. Barfiwala Road (Juhu Lane) that breaks off from the main S. V. Road. Due to proximity to the railway station and S.V. Road there is plenty of commercial activity in the area. The smaller informal commercial activity is concentrated around the station, while the S.V. Road is lined with large commercial complexes, banks, offices, petrol pumps etc. There were many old houses along the S.V. Road but most of the properties redeveloped and only a few old bungalows survive - Noor-e-Aziz, Andheri Girls High school, Wadilal House, etc. Ruia house is set in a large compound, placed almost centrally in the plot. The main access to the plot is from the C. D. Barfiwala Road (Juhu Lane).	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> This is a colonial vernacular house where only the front verandah seems to be in its original shape. The front verandah and the one above it are wooden structures, which give an impressive façade. Other parts of the house are in a confused state.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

167	RUIA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Some shutters are paneled or louvered. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Stone, rough finish, painted. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Main hall has IPS flooring with geometrical pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture such as dining table, chairs and dressing table.		
7.10	COMPOUND / FENCE/ GATE	All the sides have brick walls. The main gate is on the right corner of the front compound wall providing pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a newly constructed watchman's cabin in the left margin. There is plantation in the front, and along the periphery and compound of the building. There are few large trees. The compound has hard finish – cement paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Poor – original in poor condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A room is added on the first floor on the right side.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE DETAIL



SIDE VIEW



COURTYARD DETAIL



RIGHT SIDE VIEW



DETAIL OF REAR CORNER



COURTYARD



MAIN HALL



FLOORING DETAIL



RIGHT SIDE VIEW



VIEW FROM ROAD

168	SETH PIROZSHA PATELNI DAREMAHER



COMMON REF NO	168
CARD NO.	168
WARD	K (W)
CS NO.	NA
PLOT AREA	NA
BU AREA	NA
DATE	04/ 11/ 2004
RECORDED BY	Bindu, Shirley
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	168 PLATE A

NA

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Seth Pirozsha Patelni Daremaher.		
1.2	EARLIER NAME	Seth Pirozsha Patelni Daremaher.		
1.3	BUILT-IN	NA.	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road, Andheri (W).		
2.2	SUBSIDIARY	Paliram Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust.		
3.2	PAST	Trust.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the busy stretch of S.V. Road. It is near the junction of S V Road and the road from the station. The surrounding is a mix of residential and commercial activity. The commercial activity is intense along this stretch of S.V. Road due to presence of Andheri Railway Station and the Bus stand. There is heavy movement of pedestrian and vehicular traffic around. The interior area is predominantly residential and quiet. The Seth Pirozsha Patelni Daremaher (fire temple) is located in a rectangular plot. The structure is placed in the compound with a large front margin that has a well-maintained garden.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), A (cul), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

168	SETH PIROZSHA PATELNI DAREMAHER			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows –. NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a brick compound wall on all four sides. The main gate is defined a huge concrete gateway with the name of the fire temple articulated with the symbols of the fire temple. On both sides of the entry there are shops.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has the main temple, two shops in the front with access from the main road. The compound has hard finish – paved. There are many old trees. There are planters along the path leading to the main entry of the temple. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. It is a Parsee religious place. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises. In this case it is severely constrained as there was no access even into the compound and the building is not visible from outside. In case of this property the CTS information was not available.		



FRONT VIEW

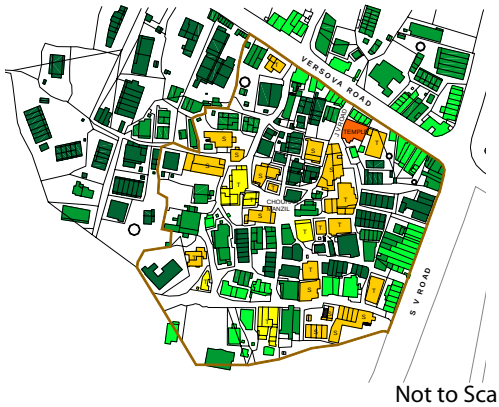


MAIN ENTRANCE FROM S.V. ROAD

169	ANDHERI VILLAGE PRECINCT



COMMON REF NO	169
CARD NO.	169
WARD	K (W)
CS NO.	NA
PRECINCT AREA	2.35 Ha
BU AREA	1.05 Ha
DATE	12/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	169 PLATE A 169 PLATE B 169 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Andheri Village Precinct.		
1.2	EARLIER NAME	Andheri Village Precinct.		
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road and J.V. Road, Andheri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private – Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial and institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	Andheri Gaothan lies at the junction of Versova Road to the north and S.V. Road on the west side in Andheri (W). The Andheri Station is very close and the surrounding area is highly commercialized and dense. The settlement is an enclave amongst new developments that are high rise. The built fabric at the edges is completely converted into commercial use dominated by general purpose retail, hardware and grocery shops. The precinct is defined to encompass the Andheri Gaothan – to the north is the Versova Road, to the east is the S. V. Road and to the west and south are residential developments. The village could have been large but has been delineated on the basis of the intact fabric. The total area is approximately 2.35 ha and has about 65 structures. The predominant community was the East Indians but now its getting replaced by the Muslims and Gujarati's.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster, bounded by two major roads and surrounded by high rise new developments. The Gaothan is barely perceived from the intensely commercial roads. Narrow lanes from both the roads lead into the Gaothan and form a maze of meandering streets that provides access to the house clusters. Streets / lanes from both directions converge in the center of the Gaothan creating a large chowk and there is a network of smaller chowks / widenings at all points where the streets meet. The built form is organic, homogenous and low rise-high density. The edges have commercial activities that are penetrating into the settlement but some interior areas are relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community but now there are other communities particularly the Muslims moving in.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 65 structures and about 44.62% (29) are G+ 1 structures. A major portion of the built fabric has been rebuilt, new structures have replaced the old. Out of the total 65 structures surveyed about 22 (33.85 %) of them have retained the old fabric and are in a good condition. Of these 10 are significant and 12 have undergone varying degrees of transformation. The remaining 44 (66.15%) are newly constructed. The settlement had predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns although in this settlement one sees a mix of typologies. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storeyed block with a well-articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place.		
5.3	INTRINSIC	Vernacular settlement with low rise, organic built form pattern. The village was quite large but over the period of time it has been engulfed, the edges have been claimed and most of the structures have transformed.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 22 houses (33.85%), G+1 – 29 houses (44.62%), G+2 and above – 14structures (21.54%)		

169	ANDHERI VILLAGE PRECINCT				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone masonry, finished with plaster in majority of the houses.			
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in East Indian / old houses. The new houses have brick walls with cement mortar and are load bearing.			
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.			
7.4	STAIRS	Most of the old houses have external wooden stairs to the upper floor. In the structures that have undergone transformation external cast iron stairs / concrete stairs have replaced the wooden stairs.			
7.5	OPENINGS	Windows – Most of the East Indian / old houses have segmental arched lintels and all the new houses have straight lintels. Most of the windows have 2 divisions – ventilator at the top with glass panes and paneled shutters. Some houses have full-length windows. Doors – Most of the East India / old houses have segmental arch lintels and all the new houses have straight lintels. Most of the doors have 2 divisions – ventilator at the top with glass panes and paneled shutters.			
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses as the spans are not very large. It usually consists of a frame work of wooden members supported on wooden columns / load bearing walls. The verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.			
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.			
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.			
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.			
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural lighting supported by artificial light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units installed in some of the structures.			
9.0	**CONDITION**				
9.1	PLINTH	Fair to good.			
9.2	WALLS	Fair to good.			
9.3	FLOOR	Fair to good.			
9.4	STAIRS	Fair to good.			
9.5	OPENINGS	Fair to good.			
9.6	ROOFING	Fair to good.			
9.7	ARTICULATION & FINISHES	Fair to good.			
9.8	SERVICES	Fair to good.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	About two thirds of the built form has been replaced – old buildings have been demolished and new once have been constructed and the overall formal characteristics of the place have changed although the new structures are built on the old foot prints. In the older structures there are transformations such as enclosure of verandahs, internal sub divisions and addition of services. The changes have affected the character of the built environment.			
10.2	STRUCTURE	NA.			
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the village. A key concern voiced was the changing socio economic profile of the residents that is causing clashes amongst resident communities.			

169	ANDHERI VILLAGE PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Andheri Office, Mumbai

MAP OF ANDHERI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 12/09/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW FROM S V ROAD



LANE FROM S V ROAD LEADING INSIDE



VIEW OF JUNCTION OF LANES



VIEW OF STREET



LANE FROM VERSOVA ROAD LEADING TO THE VILLAGE



VIEW OF INTERIOR STREET



FRONT VIEW OF A HOUSE





VIEW OF OLD HOUSES



VIEW OF A HOUSE FROM THE STREET



SIDE VIEW OF A HOUSE

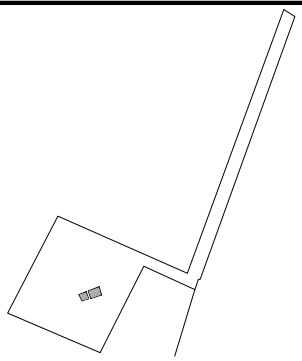


HOUSE IN A CHOWK

170	GILBERT HILL



COMMON REF NO	170
CARD NO.	170
WARD	K (W)
CS NO.	251
PLOT AREA	1403.90 sq m
BU AREA	NA
DATE	17/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	170 PLATE A 170 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**				
1.1	NAME OF THE PREMISE	Gilbert Hill (Cama Peak).			
1.2	EARLIER NAME	Gilbert Hill (Cama Peak).			
1.3	BUILT-IN	Probably occurred 65 million years ago.	EXTENSION (if any): NA.		
2.0	**ACCESS**				
2.1	MAIN	Winding lane from S.V. Road and J. P. Road, Andheri (W).			
2.2	SUBSIDIARY	None.			
3.0	**OWNERSHIP PATTERN**				
3.1	PRESENT	Government.			
3.2	PAST	Government.			
3.3	STATUS	Government.			
4.0	**USE**				
4.1	PRESENT	Religious / Recreational.			
4.2	PAST	Religious / Recreational.			
4.3	USAGE	Religious.			
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**				
5.1	TOWNSCAPE (NATURAL / MANMADE)	Gilbert hill, a geological wonder, is located in Andheri behind Lohana Colony near Andheri Railway station and is accessible by winding lanes through the slums. The surrounding area is a mix of residential, commercial and institutional activities. It fact it is not visible from the S. V. Road or J. P. Road due to high rise developments. Most of the high-rise developments are as high as the hill. However it is visible from the Andheri Link Road as there is no development between this road and Gilbert Hill. Atop the rock column there are two Hindu temples, the Gaodevi and Durgamata temples set in a small garden. A steep staircase carved into the rock accesses the hilltop. The hilltop offers an unhindered panoramic view of the city.			
5.2	DESCRIPTION	Gilbert hill also known as Cama peak or Gazdar Hill is a unique part of the Deccan lava flow that occurred 65 million years ago. This hill (peak) is a geological formation known as columnar basalt. It is a 200-foot (91 m) monolith column of black basalt rock. The rock formation is a series of hexagonal columns each of which formed individually. As the hot, melted, volcanic magma slowly cooled it solidified into a regular pattern of long, hexagonal columns that have the appearance of a honey comb. There are other locations on the planate of columnar basalt but none like the Gilbert Hill, which does not have nay other geological formation to block it. The basalt surrounding the hexagonal columns has been eroded away, leaving the peak beautifully exposed on all sides. Furthermore the individual columns are unusually long and exceptionally well formed. It also forms habitat to some interacting birds and plants. According to experts, this rare geological phenomenon was the remnants of a ridge and had clusters of vertical columns in nearby Jogeshwari, which were quarried off two decades ago. These vertical columns are similar to the Devil's Tower in Wyoming, and the Devil's Post Pile National Monument in eastern California, USA but far more beautiful.			
5.3	INTRINSIC	The Gilbert Hill is situated on the west edge of the Deccan Lava Flow before it goes into the Arabian Sea. It is the second largest lave flow on the planet. The most recent theory is that the Deccan lava flow occurred about 65 million years ago and was set of by the impact of the asteroid which hit the Earth in the Gulf of Mexico. This geological catastrophe is now believed by geologists to have caused the mass extinction of dinosaurs at the end of the Cretaceous geological period. The rock has a sheer vertical face and was created when molten lava was squeezed out of the earth's clefts during the Mesozoic Era about 65 million years ago. During that era, molten lava had spread around most of the Indian states of Maharashtra, Gujarat and Madhya Pradesh, covering an area of 50,000 sq km. The volcanic eruptions were responsible for the destruction of plant and animal life during that era. It is said that the present Gaodevi temple atop Gilbert Hill was established about 450 years ago. The present structure is new. Gamdevi Durga Devsthan Trust runs it.			
5.4	VALUE CLASSIFICATION	A (his), I (sce)	RECOMMENDED GRADE	I	
6.0	**TOPOGRAPHY**				
6.1	FLOORS	NA			

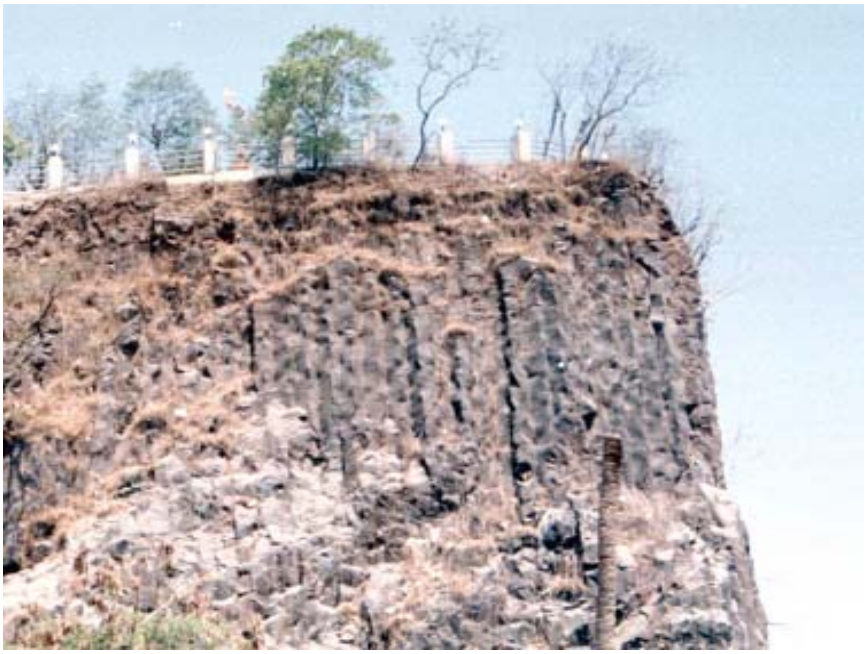
170	GILBERT HILL				
7.0	**CONSTRUCTION**				
7.1	PLINTH	NA.			
7.2	WALLS	NA.			
7.3	FLOOR	NA.			
7.4	STAIRS	NA.			
7.5	OPENINGS	NA.			
7.6	ROOFING	NA.			
7.7	ARTICULATION	NA.			
7.8	FINISHES	NA.			
7.9	INTERIORS	NA.			
7.10	COMPOUND / FENCE/ GATE	NA.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Trees on the top, a staircase hemmed into the rock and small garden around the temples defined by a fence.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA.			
8.2	VENTILATION	NA.			
8.3	ELECTRICITY	NA.			
8.4	WATER SUPPLY	NA.			
8.5	DRAINAGE	NA.			
8.6	FIRE PRECAUTION	NA.			
8.7	HVAC/ BMS/ SECURITY SYS	NA.			
9.0	**CONDITION**				
9.1	PLINTH	NA.			
9.2	WALLS	NA.			
9.3	FLOOR	NA.			
9.4	STAIRS	NA.			
9.5	OPENINGS	NA.			
9.6	ROOFING	NA.			
9.7	ARTICULATION & FINISHES	NA.			
9.8	SERVICES	NA.			
9.9	OUTBUILDINGS	NA.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Good.	
10.0	**TRANSFORMATION**				
10.1	FORM	NA.			
10.2	STRUCTURE	NA.			
10.3	ARTICULATION & FINISHES	NA.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The surroundings of the Gilbert hill have completely been encroached by slums. There are several new high-rise new developments around that completely obstruct the view of this amazing column of black basalt rock and ruin the surroundings.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Columnar basalt is no longer being formed anywhere on the earth that makes Gilbert hill special from geological and tourism point of view. The Gilbert Hill is in a geological class by itself and far more accessible than other deposits of columnar deposits around the world such as the Giant's causeway and other sites. The information has been collected through the internet and a note prepared by Ms. Patricia Verdi Raval, an Anthropologist from University of Texas, Austin, and USA.			



VIEW OF HILL FROM APPROACH ROAD



VIEW FROM THE START OF STEPS



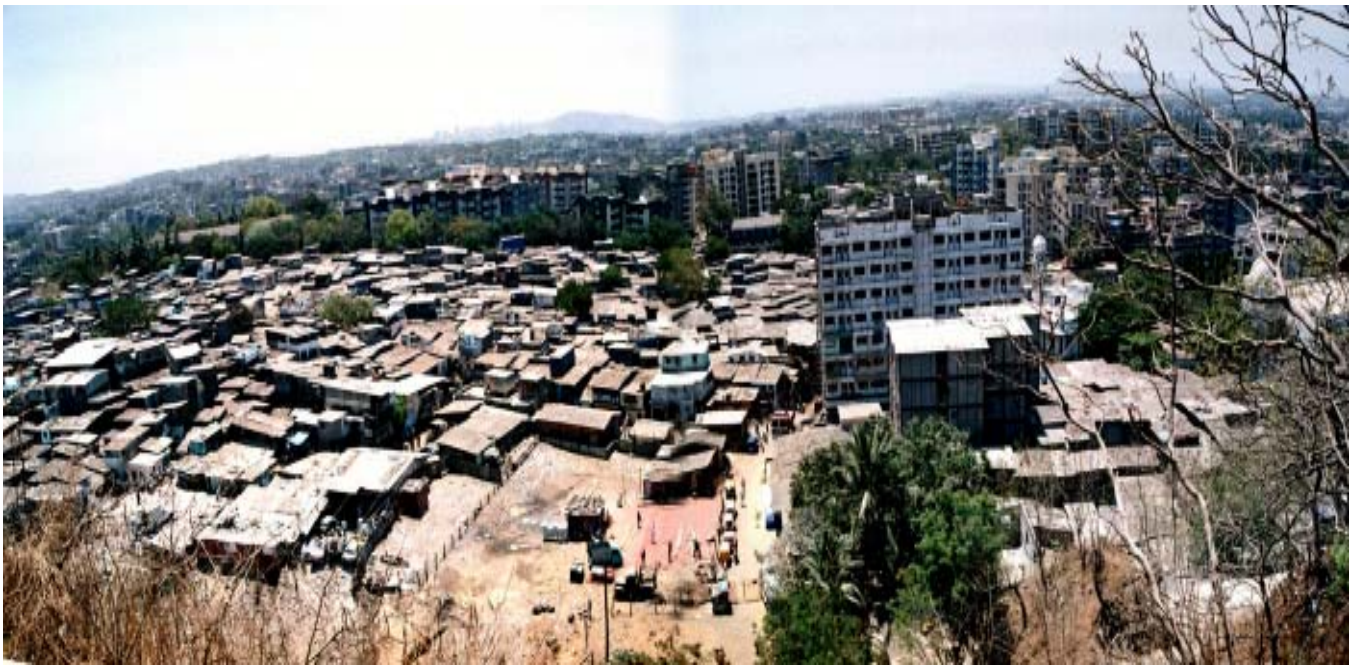




DETAIL OF THE COLUMNAR BASALT FORMATION ; STAIRS TO THE TOP OF HILL ; GAO DEVI AND DURGAMATA TEMPLE ON THE TOP



VIEW FROM THE TOP

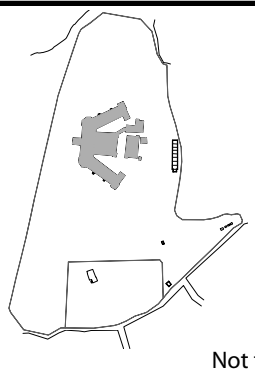


VIEW FROM THE TOP

171	M. F. CAMA ATHORNAN INSTITUTE



COMMON REF NO	171
CARD NO.	171
WARD	K (W)
CS NO.	303/1+9 parts
PLOT AREA	10121.40 sq m
BU AREA	2529.90 sq m
DATE	27/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	171 PLATE A 171 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	M.F. Cama Athornan Institute.	
1.2	EARLIER NAME	M.F. Cama Athornan Institute.	
1.3	BUILT-IN	1927. Extension: NA.	EXTENSION (if any): A kitchen and a house for the principal added later.
2.0	**ACCESS**		
2.1	MAIN	Cama Road, Andheri (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – M.F. Cama Athornan Institute and M. F. Cama Education Fund, Trustees – Mr. Mehrabji Mancherji Cama, Mr. Jeshanji Horamshji Cama, Mr. Kaikau Horamshji Cama, Mr. Nuserwamji Horamshji Sethana, Mr. Manekji Rustomji Jumshethji and Mr. Navrozji Jahangir Gamadia.	
3.2	PAST	Same as above.	
3.3	STATUS	Main Building Institute One wing leased to the Institute of Aviation and Aviation Safety (IAAS)	Extension. Institute.
4.0	**USE**		
4.1	PRESENT	Institutional + Residential.	
4.2	PAST	Institutional + Residential.	
4.3	USAGE	Main Structure Ground Floor – Institutional + Residential First Floor – Institutional + Residential	Extension Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the end of Cama Road branching off from the busy stretch of S.V. Road. The Cama Road leads to the main entry into the plot. There is intense commercial activity along the S.V. Road due to presence of Andheri station the Bus stand but the interior area is predominantly residential and quite. The M. F. Cama Athornan Institute is set in a very large plot that is in the interior, away from the commercial bustle. The original plot was quite large but has been sold off leased in part to develop residential apartments, as it was difficult to maintain the large premises. Its an undulating site and the main building is located on the highest point. There is however no sense of entry or approach to an institutional building that is quite imposing and grand, the building faces the west and the entry is from behind. There is one entrance gate at the end of the Cama Road from which a road leads another gate. From here one road goes around the building to the main porch and there is another a minor access that leads to the rear of the building's service areas.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building is a residential school for the Parsee boys to be trained into priests. The building is an M shaped block, symmetrical along the central axis. The entrance porch leads to a large central hall that now houses the library. The hall leads to the Agiary. There are two wings that constitute the residential dormitories and consist of series of rooms with a verandah and bathrooms & toilets at the rear. The right wing has been rented out to the Institute of Aviation and Aviation Safety (IAAS). Behind the Agiary is/was a residential quarter for the teachers/priests however it is in a dilapidated condition. A new structure was built to accommodate the teacher / principal and a kitchen to the left of the old structure. All the spaces are connected by large / generous verandahs. <u>Style and Features</u> M. F. Cama Athornan Institute building is a unique example in terms of architecture as well as Parsee community heritage. It is a very well kept building with eclectic gestures. The columns that have a special Parsee order with 'Godha' as column capitol make the porch. The colonnade at the dormitories and around the fire temple have semicircular arches at the ground floor and the upper floor has double columns which two floors put together have produced a rhythmic façade. The floor bands and parapet bands are reminiscent of Roman entablature. It has an interesting plan layout. It also happens to be a building that was designed by an architect.	
5.3	INTRINSIC	Its founder Seth Merwanji Mancherji Cama laid the foundation stone for this building on Tuesday, 22nd of March, and 1927. The architect was Mr. Barjor S. Aga and engineers and surveyors were Shaburji N. Chanda Bhai and Co. The Building is said to be the first ever gurukul established in the world for Parsi students.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), D (bio), E	RECOMMENDED GRADE IIB

171	M. F. CAMA ATHORNAN INSTITUTE			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Brick walls with stone cladding on the exterior and plaster on the interior.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and simple shutters with glass panes. The windows are protected by chhajjas with wooden framework and covered with GI sheets. Doors – The doors are flat with 2 divisions – ventilator at the top with glass panes and shutter with glass panes in the upper division and wooden panels in the lower division.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. Each of the main blocks have a individual roofs. The entrance porch, Agiary and the verandahs have flat roofs with wooden beams and joists finished with lime concrete. The main hall, dormitories have sloping roofs. King post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The edifice represents the institutional typology typically characterized by symmetry, monumentality, grandeur and a rectangular/E /C/ M shaped block. The edifice has a classic M / individual roofs roof E shaped plan/form and each block. Symmetry is maintained both in the plan and the form. The building is given stone finish and ornamented with restraint that imparts solidity / monumentality. Horizontal elements – plinth band, decorative cornice and parapets enhance this effect. The entrance porch is magnificent articulated with elements of Persian architecture, verandahs run along the entire frontage with an arcade on the ground floor and a double column stone colonnade on the first floor. Each arch is separated by pilasters, has stone ornamentation in relief on the cornice and floor bands. The corners / turning elements in the building are articulated separately with higher volumes and shapes. The rear side is not so well embellished as the front. The interiors are rich with high volumes, exposed woodwork, old furniture and elegant doors and windows.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Stone cladding on the exterior and lime plaster with smooth finish on the interior. Flooring – Shahbadi flooring in chequered pattern with granite border. Roof – Mangalore tiles on sloping roofs and concrete fins on flat roofs.		
7.9	INTERIORS	Movable furniture old cupboards, book shelves, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	The first gate is defined a huge concrete gateway with the name of the institute written and articulated with the symbols of the fire temple. The next gate that leads to the institute is in cast iron. The wall on the porch side is stone and the right side has a fence in cast iron. The remaining two sides slope down steeply and there is no definition of a compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There was/is a residential quarter for the teacher/ priest but is in a dilapidated condition. A new structure was built in its place later. There is garden in front of the porch. The compound has many large trees. There are flowerbeds/plantations on the periphery of the building and compound. The front and the right side margins are paved and the rest of the compound has compacted earth. The rear and the left side compound has wild vegetation and is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Fair – plaster is peeling off at few places, maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Good – the residential structure is dilapidated, others well maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Part of the plot has been included in the Green Zone Reservation in the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the Principal.		



FRONT VIEW OF THE ENTRANCE PORCH





MAIN ENTRANCE GATE ; VIEW OF PORCH







FIRE TEMPLE ; PRINCIPAL'S RESIDENCE



REAR VIEW OF DORMS ; PASSAGE



FACADE DETAILS



DETAIL OF ELEVATION AT JUNCTION



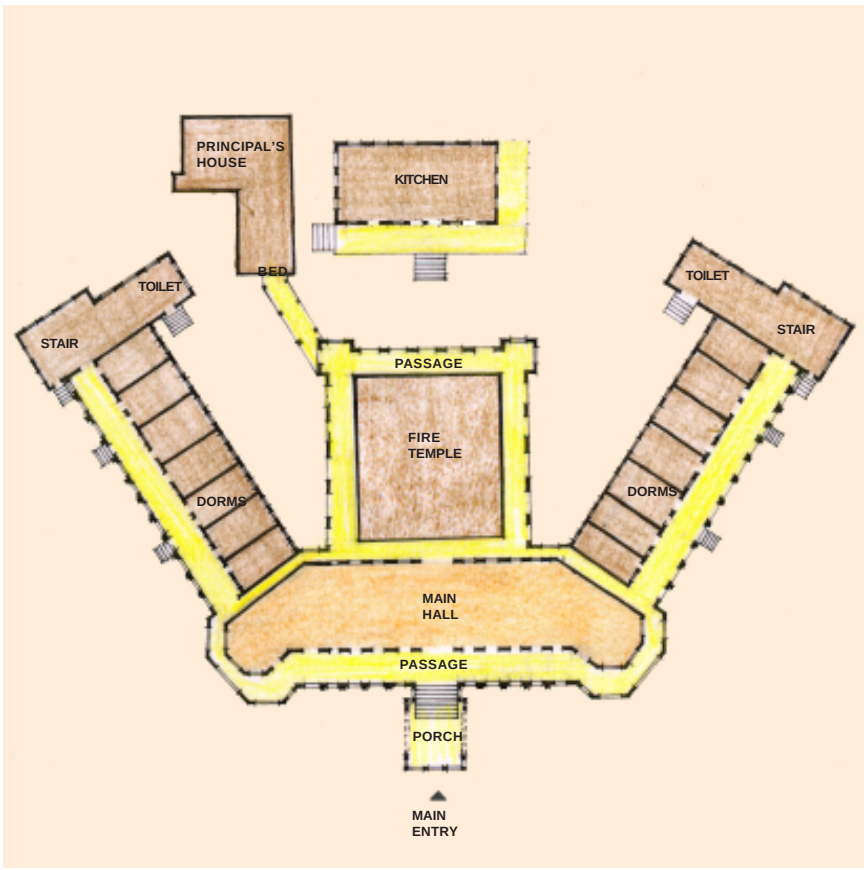


VIEW OF PASSAGE CONNECTING DORMS





VIEW OF TOILET BLOCK ; WINDOWS



PLAN - GROUND FLOOR



CORRIDOR - NEXT TO THE ENTRANCE PORCH



MAIN DOOR TO THE LIBRARY



FRONT PASSAGE



FLOORING



CORRIDOR AROUND FIRE TEMPLE



COLUMN DETAIL AT THE PORCH

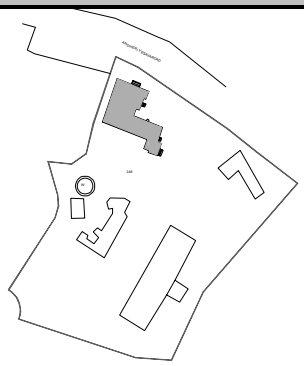


WOODEN JOISTS FORMING THE FIRST FLOOR

172	RANE WADI, BUNGALOW NO. 59



COMMON REF NO	172
CARD NO.	172
WARD	K (W)
CS NO.	148/19
PLOT AREA	5427.80 sq m
BU AREA	267.2 sq m
DATE	24/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	172 PLATE A 172 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Rane Wadi, Bungalow No. 59.		
1.2	EARLIER NAME	Rane Wadi.		
1.3	BUILT-IN	*1925s*. (approx).	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Versova Road, Andheri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Dilip Raghunandan Kothare, Mr. Ramarao Mothabhai Rane, Mr. Mukundrao Dadaji Rane, Mr. Atmarao H. Kirtikar, Mr. Moreshwar Wamanrao Welbar.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owners on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the J. P. Road / Versova Road in Andheri. This falls in TPS II, Andheri (W). The area is mix of residential and institutional activities. Abutting few plots on both side had similar old bungalows, which have been redeveloped as multi storeyed residential apartment blocks. Rane Wadi is set in an irregular shaped large plot. The bungalow is set on the right side corner towards the access road. A portion of the front compound has been lost in road widening. The original entry into the compound was in alignment with the main entrance/porch of the house, which is now lost. The remaining plot has been sub divided and disposed off. There are new developments in these portions – the Pathare Prabhu Hall to the left and high-rise structures at the rear. There is no definition of a compound on these sides.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use. The house has been sub divided on the ground floor into two houses and the upper floor was not accessible, hence it is not possible to figure out the spatial organization. The plan is an L shaped block; the entrance porch leads to the main hall surrounded by a generous verandah on all three sides. Behind the hall are the living areas and to the left is additional rooms and toilets that form the L shape. There are two staircases, a cast iron spiral stair in the front verandah and another wooden stair at the L junction. <u>Style and Features</u> Rane Wadi belongs to the colonial vernacular cottage typology, very richly articulated and the use of materials and quality of craftsmanship is remarkable. The stucco work, the verandah with wooden louvered sun breaker panels, the high quality wood work every where, cast iron stairs, brackets & railings and the roof configuration are some of the key features.		
5.3	INTRINSIC	This property with the house called Rane Wadi was bought by a German Shippe, father of the current owners Mr. Laurence Albequerque and Mr. Laurence James. Originally a large property, it has been sub divided and disposed off. The present house is now sub divided between the two brothers.		
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden stairs and wrought iron spiral stairs.		

172		RANE WADI, BUNGALOW NO. 59		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with coloured glass panes and shutters with coloured glass panes. All the windows on west side are protected by ornate wooden chajjas. The windows opening into verandas and porch have ventilator at the top with coloured glass panes and paneled shutters. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top (which have been now sealed) and paneled shutters.		
7.6	ROOFING	There are sloping roofs over each of the main spaces at different levels. The central hall has a hipped roof, the rooms behind have another hipped roof and the L shaped portion has sloping roof. The verandah has lean to roofs in both directions. It is not possible to describe the structural system, as there was no access to the first floor.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and sloping roofs at different levels. The exterior is richly embellished – verandahs with woodwork, decorative stucco work on walls and windows, wooden balconies, windows etc. The structure is two storeyed, the front side has verandahs and is porous while rear is more solid / built up. The front has the main hall has a verandah with exquisite wood work on three sides with wooden louvers paneled sun breakers, carved columns & brackets, cast iron grills and full length windows with colored glass on the first floor. The verandah continues in the L portion but is simpler / less ornate. Sloping roofs over different spaces create an interesting skylines and profiles. The interior is rich – the spatial configuration creates wonderful spaces, particularly the verandah, the exposed structural woodwork, colored light through the stained glass windows and the colorful flooring adds to ambience.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The rooms have black, white and gray IPS cement tiles with bold geometrical pattern with borders. The verandas have coloured IPS cement flooring in geometrical patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening hence the original sense of the compound and entry is lost. The compound wall is stonewalled. The entrance gate is in now placed in the center of the plot between the Pathare Prabhu Hall and the bungalow.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The house is surrounded by open area with some trees and shrubs. It had a setback and a garden earlier but it went into road cutting.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portion and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – damp in the walls, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – exterior plaster has some damp and is peeling of at some places, the verandah sun breaker glasses are broken, the original flooring in the verandah is broken, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The windows on the right side in the central hall have been sealed and converted into storage spaces/showcases. The front verandah on the right side of the porch has been covered and converted into a kitchen. Wooden jails have been put fixed in some part of the verandah in the L shaped portion on the ground and the first floor.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not allowed. Name of the present owner as available from the site – Mr. Laurence Albequerque. There is considerable dispute about the ownership of the property. At present the house belongs to the Mr. Laurence Albequerque and his brother Mr. Laurence James. It was bought by their father; a German Shippe however there was a dispute going on with the previous owners that has been recently settled. Now there is a current dispute between the two brothers for the ownership of the house. The information has been collected in an interview with the present occupant Mr. Laurence Albequerque's daughter in law and son.		



FRONT VIEW OF THE HOUSE



ENTRY FROM THE LEFT SIDE







REAR VIEW ; RIGHT SIDE VIEW



FRONT DETAILS



TUBE WELL IN THE REAR



VIEW OF ENTRANCE VERANDAH



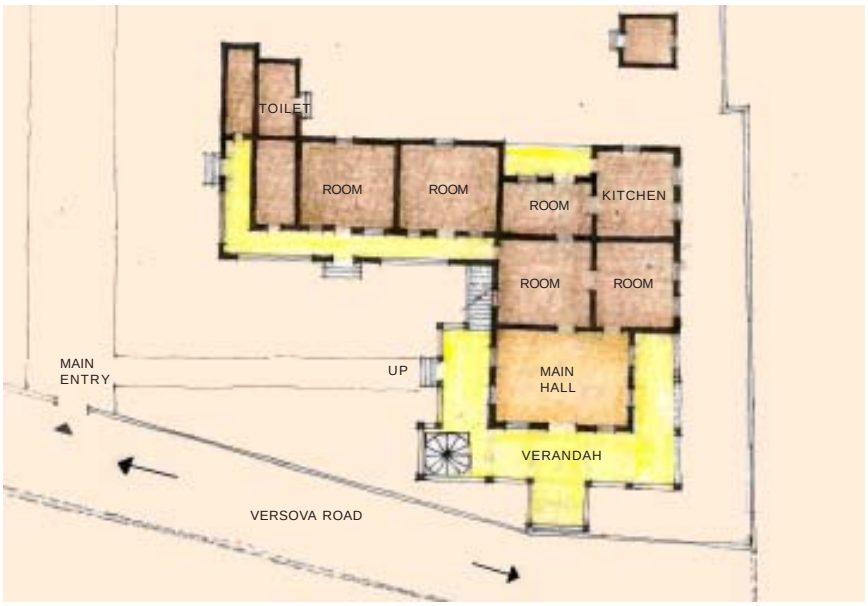




LEFT SIDE VIEWS



LEFT FACADE ; ROAD DIVIDING THE PLOT



PLAN - GROUND FLOOR



FRONT ENTRANCE DOOR





MAIN HALL INTERIOR ; ROOF DETAIL



SPIRAL STAIR IN FRONT VERANDAH



SPIRAL STAIR DETAIL



DETAIL OF THE MAIN DOOR



KITCHEN IN THE PASSAGE



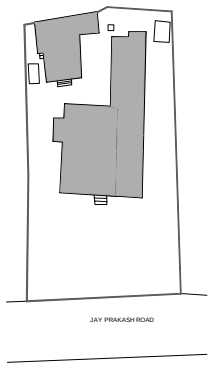


FLOORING PATTERN

173	SHEROO VILLA



COMMON REF NO	173
CARD NO.	173
WARD	K (W)
CS NO.	806 + 3 parts
PLOT AREA	1740.8sq m
BU AREA	286.2 sq m
DATE	24/ 07/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	173 PLATE A 173 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sheroo Villa.		
1.2	EARLIER NAME	NA, Survey not allowed.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): There is an extension at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Versova Road, Andheri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Jahangir Mancharshah Wadia, Mrs. Nargis Jahangir Wadia.		
3.2	PAST	Private – NA, Survey not allowed.		
3.3	STATUS	Tenant.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the J.P. Road / Versova Road in Andheri (W). This falls in TPS II, Andheri (W). The area is mix of residential and institutional activities. Abutting few plots on both sides had similar old bungalows, which have been redeveloped as multi storeyed residential apartment blocks. Sheroo Villa is set in a large compound leaving a larger margin in the front and minimum in the rear and sides. Main access is from Versova Road. Front margin is about 6 to 7m. It has a green patch along the compound wall. There are two gates on the front compound wall; one is for vehicular entry and other is pedestrian entry. There is an outhouse in the rear margin.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Sheroo Villa is a colonial villa / mansion typology in the Colonial vernacular style. The central verandah with Corinthian columns. Decorative concrete jalis and the side bays with strong expression of stone with grooves in plaster and other stucco decorative motifs are some of the key features.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

173	SHEROO VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt/Malad stone with lime mortar, rectangular/random masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The structural system comprises of concrete beams and slabs supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Various types of windows are used. First type has semicircular arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in upper part and wooden panels in lower part. Second type has semicircular arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The third type has straight lintels – Each window has two divisions – ventilator at the top with glass panes and shutters with glass panes. Some of the windows are covered by wooden chajjas. Doors – The doors have segmental arched / straight lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	RCC beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Entrance lobby has shahbadi stone flooring. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	A part of the compound was lost in road widening. The front compound wall has combination of stones and bricks. The rear and sidewalls are simple brick walls with iron grill at the top. These are higher than the front wall due to security reasons. There are two entrances along the front wall, the left is a vehicular entry and right one is a pedestrian entry in the center.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an outhouse in the left margin. Most of the compound has hard finish – compact earth. There is plantation along the periphery and a few large trees. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – damp in the wall, plaster has come off at several places, exteriors are not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL.	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A porch has been added to put the board of the bank. The ground floor verandah has been enclosed and an ATM cabin is added. There is an addition of whole block at the rear. This is an old extension which matches with the original structure but there is a change in the plinth – the original structure has plinth with basalt, rectangular masonry and the later addition has plinth with basalt and malad stone, random masonry.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the present owner as available from the site – Mr. Pravinbhai Sheth. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE VIEW



FRONT DETAIL



FRONT LEFT VIEW



REAR VIEW



RIGHT SIDE VIEW



FACADE DETAIL



WINDOW ON THE LEFT SIDE FACADE



FLOORING DETAIL



WINDOW ON THE FRONT FACADE



VIEW OF STAIRS AND DETAILS



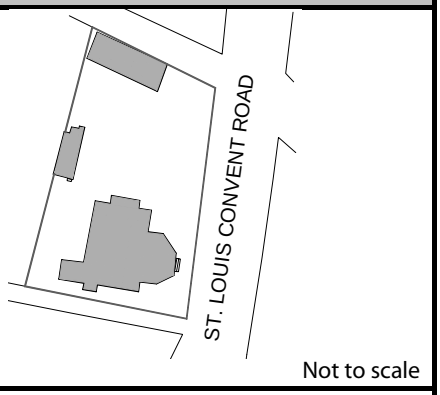


STAIRCASE ENTRY

174	GULAB COTTAGE



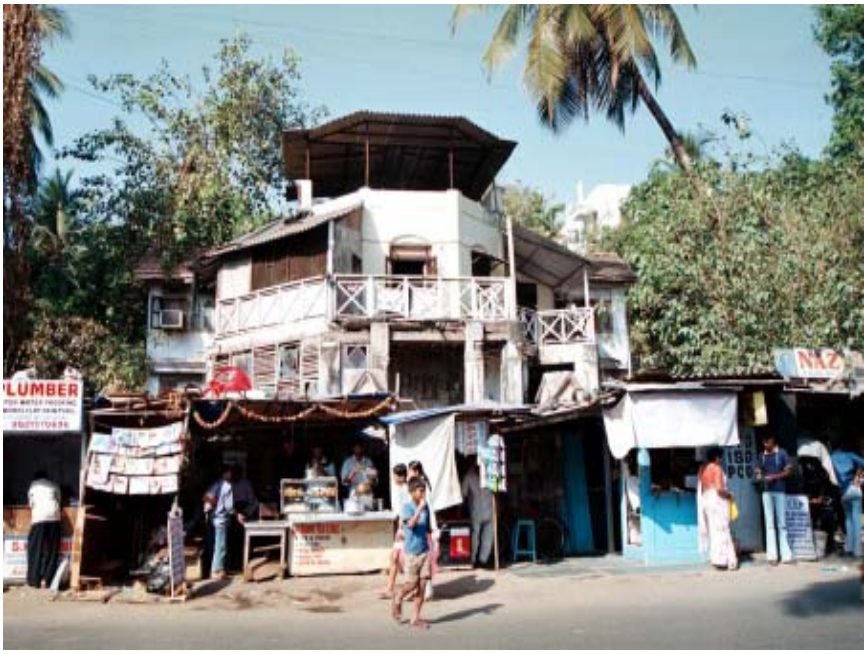
COMMON REF NO	174
CARD NO.	174
WARD	K (W)
CS NO.	1362 + 8 parts
PLOT AREA	1778.90 sq m
BU AREA	453.20 sq m
DATE	24/ 12/ 2004
RECORDED BY	Bindu, Shirley
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	174 PLATE A 174 PLATE B



Not to scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Gulab Cottage.	
1.2	EARLIER NAME	Gulab Cottage.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	St. Louis Convent Road, Andheri (W).	
2.2	SUBSIDIARY	By Lane off St. Louis Convent Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Damodar Gulabrai Balani, Mr. Shrichand Gulabrai Balani, Mr. Mohanji Gulabrai Balani, Mr. Mc Mohan Gulabrai Balani.	
3.2	PAST	Private – NA.	
3.3	STATUS	Ground floor unoccupied. Owner on the first floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the St. Louis Convent Road opposite Good Shepherd Church in Andheri (W). The area is known as the Char Bungalow area. The area is a mix of residential and commercial activities. There are many multistoried residential buildings. The roads are lined with various shops. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. Gulab Cottage is set in large rectangular shaped plot. The structure is placed on the left corner of the plot towards the road leaving a large right and rear margin. The compound had two entrance gates on both the corners facing the road; the one directly in front of the entrance porch now is closed. The present entry is from the right side gate. The compound has a dilapidated toilet block at the rear and servant's quarter on the right side. There used to be a garden with fountain in the open area in the right margin. There are few old trees in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. It is not possible to describe the spatial organization as the rear portion of the house has totally collapsed. The ground floor also is in a dilapidated condition and not in use. What survives is a large central hall surrounded by a verandah. There is a spiral stair, kitchen and a toilet on the right side and a bedroom on the left side. Part of the verandah on the left side has been converted into a bedroom. The original kitchen was at the rear and has collapsed. The toilets were also not a part of the main house. <u>Style and Features</u> Gulab Cottage is a classic Colonial Bungalow set in a large compound with a verandah and a projected porch. The verandah with wooden slat and diamond shaped coloured glass panels, columns with stucco work, projected porch and the railings created a memorable façade and a stately appearance that no longer survives, it has been badly repaired. The cast iron staircase, china mosaic flooring and the doors/ windows are some of the key elements.	
5.3	INTRINSIC	Gulab Cottage is one of the 4 Bungalows that gave the area its name. It is the only one that survives now. The property belonged to a Muslim family and was abandoned during the partition times. The verandahs have large screens that not only functioned as sun breakers but gave privacy to the inmates.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1.	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.	
7.4	STAIRS	Wrought iron spiral stair.	
7.5	OPENINGS	<u>Windows</u> – The windows have segmental arched lintels. Each window has 2 divisions –	

174	GULAB COTTAGE			
		ventilator at the top with glass panes and shutters with glass panes in the upper division and louvered wooden paneled shutters in the lower division. Doors – The doors have segmental arched lintels with 2 divisions – ventilator the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing system is composite, both flat and sloping roofs have been used. The central hall has a flat roof with wooden beams and joists and the remaining spaces had sloping roofs.		
7.7	ARTICULATION	Gulab Cottage is a typical colonial bungalow with sloping roofs and verandahs all around. It is a rectangular two storeyed block in white, richly embellished with stucco work, with windows that have exquisite patterns for colored glass panes, cast iron grills etc. The central hall is grand, has an octagonal shape, projects out and has a verandah on all three sides. The verandah is high with an exquisite sun breaker that has louvered panels and colored glass panes. There was a terrace above the verandah on the first floor. Most of the house has collapsed and hence it is not possible le to comment on the remaining three facades / sides. The interiors hare rich / classic with a fantastic light quality due to openings and colored glass, china mosaic flooring, exposed structural wood work and exquisite windows / doors etc.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have China mosaic flooring. Roof – Mangalore tiles and GI Sheets on sloping roofs and china mosaic on flat roofs.		
7.9	INTERIORS	None, nothing survives at the moment.		
7.10	COMPOUND / FENCE/ GATE	Compound wall is a high brick wall on all four sides with a gate on the right side corner. The original entry in front of the house has been closed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the compound there is a toilet block and a servant's quarter, both are in a dilapidated condition. There used be a garden with a fountain in the right margin. There is a dhobi shop and residence inside the gate. Many small shops (encroachments) have sprung up abutting the front compound wall along the road. The compound has wild growth of vegetation. There are few old trees in the compound. The compound is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, dog.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Poor – the rear portion has collapsed, water seepage from top, not maintained.		
9.3	FLOOR	Poor – the rear portion has collapsed, some of the front the verandahs have collapsed, the remaining portions are in a fair condition, not maintained.		
9.4	STAIRS	Good - original in good condition, not maintained.		
9.5	OPENINGS	Fair – several of the glass panes have broken, not maintained.		
9.6	ROOFING	Poor – the rear portion has collapsed, the second floor roof above the hall also has collapsed was replaced by GI sheets, and remaining portions are also in a poor condition.		
9.7	ARTICULATION & FINISHES	Poor – most of the stucco work is damaged, the verandah elements have broken, and the plaster is peeling of at several locations, not maintained.		
9.8	SERVICES	Poor – original toilet block in a dilapidated condition, not maintained.		
9.9	OUTBUILDINGS	Poor.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The original windows have been changed on the first floor. The sloping roof on the first floor verandah has been changed to GI sheets. The original wrought iron railing has been replaced by simple wooden railing.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The structure is in a dilapidated condition, parts of it have collapsed but has been listed as it is one of the only surviving 4 Bungalows that gives the area it name. It can be re constructed and the remaining portion can be conserved.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Mr. Macmohan Makhijani. There is considerable dispute about the ownership of the property and the matter is pending with the court. There is a board on the site that reads: This property is vested with the Central Government U/S 269 UE of the IT Act, 1961. This property will be put up for public auction". The property belonged to a Muslim and was abandoned at the time of partition. It was then allotted to Capt G K Makhijani (army officer) to stay. Capt. Makhijani's friend Mr. Gulabrai Balani agreed to pay the amount fixed by the Government to the Government Custodian in 1953. Subsequently the premises have been occupied by the Makhijani family. In 1967 sons of Mr. Gulabrai, Mr. Damodar and Mr. Shreechand Balani filed a case against Capt G K Makhijani for renting out the premises. This was obstructed by Capt Makhiajani's sons – Mr. Macmohan, Mr. Indrakumar and Mr. Shyam Makhijani. In 1993 the Balani family sold the property to a developer and in the same year the IT department acquired the property. In 1997 and 1999 Mr. Macmohan Makhijani who now resides here was served eviction notices. There are also further disputes within the Makhijani family regarding the shares in the property. Disputed ownership is one of the major causes of the structure not being maintained and getting dilapidated. The information has been collected in an interview with the owner Mr. Macmohan Makhijani's wife.		



VIEW ACROSS THE ROAD



FRONT VIEW



RIGHT SIDE VIEW



VIEW OF FRONT PASSAGE









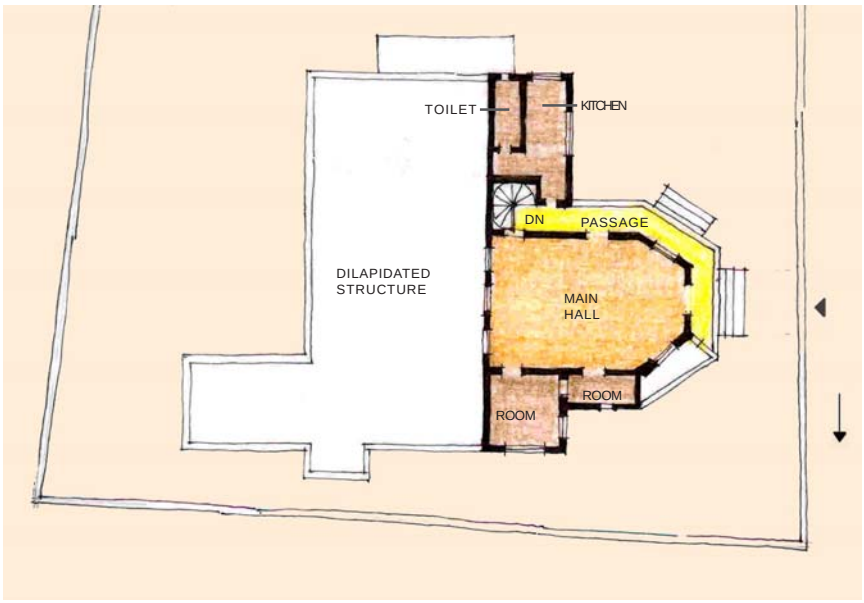
LEFT SIDE VIEW ; REAR VIEW



EXTERNAL DETAILS OF THE HOUSE



WOODWORK IN SUNBREAKERS



PLAN - FIRST FLOOR





MAIN HALL INTERIOR ; OPENING IN REAR



FRONT PASSAGE



BEDROOM INTERIOR



WOODWORK





ROOF DETAIL ; SPIRAL STAIR



STAIR DETAIL



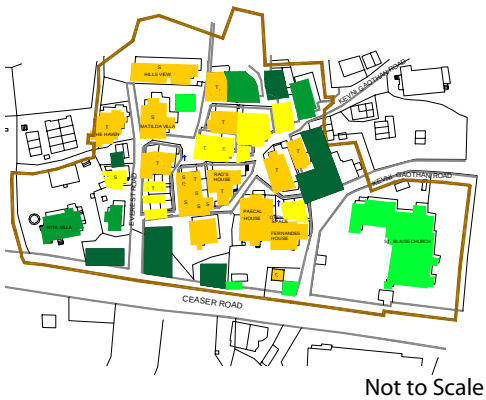


FLOORING ; RAILING SAMPLE

175	KEVNI VILLAGE PRECINCT



COMMON REF NO	175
CARD NO.	175
WARD	K (W)
CS NO.	NA
PRECINCT AREA	1.49 Ha
BU AREA	0.51 Ha
DATE	24/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	175 PLATE A 175 PLATE B 175 PLATE C 175 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kevni Village Precinct.	
1.2	EARLIER NAME	Kevni Village Precinct.	
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): Integrated with the new developments around.
2.0	**ACCESS**		
2.1	MAIN	Ceaser Road, Jogeshwari (W).	
2.2	SUBSIDIARY	Kevnipada Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private – Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, and institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Kevni Gaothan lies at the junction of S V Road and Caesar Road in Jogeshwari (W). The Jogeshwari Station is close by. The settlement is completely engulfed by the new developments that are high-rise and quite haphazard. The built fabric at the road edges is being transformed and is completely converted to commercial use. The precinct is defined to encompass the Kevni settlement – to the south is the Caesar Road, to the west is the S V Road and to the north and east are high-rise developments. A very important structure is the St. Blaise Church located at the junction that marks the beginning of the Gaothan. The total area is approximately 1.49 ha and has about 44 structures. The predominant community is the East Indians.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that developed along the Caesar Road and Old Ghodbunder (now the S V Road). It is a small settlement surrounded / almost defined by roads on two sides. It is clearly visible / perceived along the Caesar Road on account of the unique buildings along the edge. Lanes break off from the Caesar Road into the Gaothan in a tree network pattern – breaking into smaller lanes that provide access to individual clusters. The streets are meandering and widen into open squares / nodes at intersections that are marked by crosses and trees with platforms and become lively spaces for interaction within the community. The built form is organic, homogenous and low rise-high density. The edges are completely commercial but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 44 structures and majority of them (24, 54.55%) are G + 1 structures. Most of the built fabric is intact; the old character of the spaces is retained and very few structures have undergone transformation. Out of the total 44 structures surveyed about 30 (68.18 %) of them have retained the old fabric and are in a good condition. Of these 10 are significant, 9 have undergone varying degrees of transformation and 1 is dilapidated. The remaining 14 (31.81%) are newly constructed. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square 2 storied block with a well-articulated single / double storied porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. The houses on the main roads have witnessed significant transformation.	
5.3	INTRINSIC	It is a pre British settlement. The gaothan was small and over time most of the structures have transformed. Majority of the settlement consists of the Christian community. The St. Blaise Church which was 400 years old and in a dilapidated state was rebuilt in year 1999.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE: NA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G – 14 houses (31.82%), G+1 – 24 houses (54.55%), G+2 and above – 6 houses (13.64%)	

175	KEVNI VILLAGE PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the houses although some of the houses have external stairs. In the structures that have undergone transformation, concrete stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – Older houses (approximately before 1925) have windows with segmental arched lintels. The later houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses as the spans are not very large. It usually consists of a framework of wooden members supported on wooden columns / load bearing walls. The verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets & concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, shahabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to poor.		
9.2	WALLS	Fair to poor.		
9.3	FLOOR	Fair to poor.		
9.4	STAIRS	Fair to poor.		
9.5	OPENINGS	Fair to poor.		
9.6	ROOFING	Fair to poor.		
9.7	ARTICULATION & FINISHES	Fair to poor.		
9.8	SERVICES	Fair to poor.		
9.9	OUTBUILDINGS	Fair to poor.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not very well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Most of the built fabric is intact; the transformations are more evident along the edges of the main roads. In case of the older structures the verandahs have been enclosed, an additional floor has been added or there are internal subdivision and addition of services. In case of the new structures, they have been rebuilt on the same footprints so in that sense the overall form has not transformed so much but clearly there is a change of materials and the architectural vocabulary.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. The overall environment is not very well maintained this is particularly evident in the lack of maintenance of public spaces and the condition of houses. The mention of heritage listing within the community also seems to spark skepticism.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the Gaothan.		

175	KEVNI VILLAGE PRECINCT	PLATE A



LEGEND

- NEW STRUCTURE - G
- NEW STRUCTURE - G+1
- NEW STRUCTURE - G+2 and above
- OLD STRUCTURE - G
- OLD STRUCTURE - G+1
- OLD STRUCTURE - G+2 and above
- S SIGNIFICANT STRUCTURE
- T TRANSFORMED
- D DILAPIDATED
- † CROSS
- PRECINCT BOUNDARY

SOURCES :
- City Survey Sheet Andheri Office, Mumbai

MAP OF KEVNI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 24/07/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW OF ST. BLAISE CHURCH



INTERIOR OF ST. BLAISE CHURCH



VIEW OF A CHOWK NEAR PASCAL HOUSE



VIEW OF A LANE WITH CROSS







VIEW OF VARIOUS INTERNAL LANES IN KEVNI VILLAGE



VIEW OF A COURYARD



HILLS VIEW HOUSE



CHOWK WITH A CROSS



ROAD SIDE VIEW OF AN EDIFICE



CHOWK NEAR PASCAL HOUSE



CORNER VIEW OF AN EDIFICE



VIEW OF MATILDA VILLA



FERNANDES HOUSE



MAIN HALL - FERNANDES HOUSE



ADDITIONAL FACILITIES - FERNANDES HOUSE



FLOORING DETAIL - PASCAL HOUSE

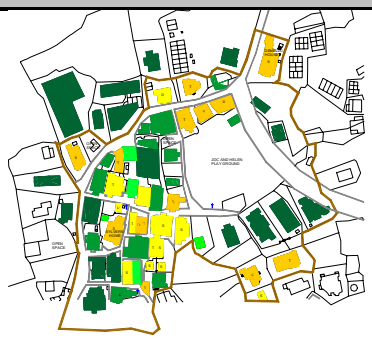


MAIN HALL - PASCAL HOUSE

176	AMBOLI VILLAGE PRECINCT



COMMON REF NO	176
CARD NO.	176
WARD	K (W)
CS NO.	NA
PRECINCT AREA	2.25 Ha
BU AREA	0.76 Ha
DATE	24/ 07/ 2005
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	176 PLATE A 176 PLATE B 176 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Amboli Precinct.		
1.2	EARLIER NAME	Amboli Precinct.		
1.3	BUILT-IN	1800s.	EXTENSION (if any): Integrated with the new developments around.	
2.0	**ACCESS**			
2.1	MAIN	Sahakar Road, Jogeshwari (W).		
2.2	SUBSIDIARY	M Pada Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private – Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial, and institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	Amboli Gaothan is close to Kevni Gaothan but slightly in the interior, to the north of Caesar Road and west of the S. V. Road in Jogeshwari (W). The Jogeshwari Station is close by. The settlement is completely engulfed by the new developments that are high-rise and quite haphazard. From the Caesar Road, Sahkar Road leads to the Amboli Gaothan that runs though the Gaothan and connects to the DP Road which cuts through the settlement is a sweeping curve. The precinct is defined to encompass the Amboli settlement, surrounded by high-rise residential developments but clearly identifiable by the distinctive built form. There is a large maidan almost in the center of the settlement. The total area is approximately 2.25 ha and has about 58 structures. The predominant community is the East Indians.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built form, Street Pattern and Land Use</u> The Gaothan is a node / cluster, it is a small settlement surrounded by high-rise new developments and not visible / perceived at all. There is one major street that runs through the Gaothan or rather defines on edge of the Gaothan from which a network of subsidiary lanes breaks off to provide access to the individual clusters. The streets are meandering and widen into open squares / nodes at intersections that are marked by crosses and trees with platforms and become lively spaces for interaction within the community. A key element is the maidan to which the streets lead. The maidan called the Joc and Helen playground. The built form is organic, homogenous and low rise-high density. The edges have commercial activities but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulation on the facades and plantation. The interior structures are residential mostly inhabited by the East Indian Community.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 44 structures and about half of them (29, 50%) are G + 1 structures. Most of the built pattern is intact; the old character of the spaces is retained but a little over 50% structures have undergone rebuilding. Out of the total 58 structures surveyed about 28 (48.28 %) of them have retained the old fabric and are in a good condition. Of these 14 are significant, 8 have undergone varying degrees of transformation and 1 is dilapidated. The remaining 30 (51.72%) are newly constructed. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns although in this settlement one sees a mix of typologies. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storeyed block with a well-articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. There are other typologies such as the town house typology and the villa typology. Further houses have been built in different time periods and reflect a cross section of building styles.		
5.3	INTRINSIC	There is a playground on the west side of the village, which is named as Joc and Helen playground. In the ground there is a cross-located at one end that originally built in 1904, rebuilt in 1929, destroyed by cyclone in 1948, re-erected in 1951 again rebuilt in 1992 by the Amboli Cross Fund and Amboli Villagers.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 18 houses (31.03%), G+1 – 29 houses (50%), G+2 and above – 11structures (18.97%)		

176	AMBOLI VILLAGE PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, finished with plaster in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the houses although some of the houses have external stairs. In the structures that have undergone transformation, concrete stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian and Older houses (approximately before 1925) have windows with segmental arched lintels. The later houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses as the spans are not very large. Usually consists of a framework of wooden members supported on wooden columns / load bearing walls. The verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets & concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Finished with plaster. Walls - Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, shahabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair.		
9.2	WALLS	Fair.		
9.3	FLOOR	Fair.		
9.4	STAIRS	Fair.		
9.5	OPENINGS	Fair.		
9.6	ROOFING	Fair.		
9.7	ARTICULATION & FINISHES	Fair.		
9.8	SERVICES	Fair.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	About half of the built form has been replaced – old buildings have been demolished & new ones have been constructed. The overall formal characteristics of the place have changed though new structures are built on old footprints. In the older structures there are transformations such as closure of verandahs, sub divisions & addition of services.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. Of the surviving structures, several of the owners had plans to tear down the old structure and build a new one as it would mean more usable / saleable space and lowering of maintenance costs. The overall environment is not very well maintained this is particularly evident in the lack of maintenance of public spaces and the condition of houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the gaothan.		

176	AMBOLI VILLAGE PRECINCT	PLATE A



MAP OF AMBOLI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 24/07/2005

10 5 0 10 20 30 40 50 M

SOURCES : City Survey Sheet, Andheri Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



JOC & HELEN PLAYGROUND



STREETSCAPE



VIEW OF AN OLD EDIFICE



ROAD JUNCTION





D'MELLO HOUSE ; INTERNAL LANES



VIEW OF LANE JUNCTI0N



SYLVERN HOME



MAIN HALL - SYLVERN HOME



EXTERIOR VIEW OF AN OLD EDIFICE



DETAIL OF THE FRONT VERANDAH - SYLVERN HOME



BEDROOM - SYLVERN HOME



SIDE VERANDAH - SYLVERN HOME



FRONT VERANDAH - SYLVERN HOME



SPIRAL STAIRCASE

177	MALCOLM BUNGALOW PRECINCT



COMMON REF NO	177
CARD NO.	177
WARD	K (W)
CS NO.	85 to 87, 93 to 98, 115 to 129, 136 to 140,142 to 144, 155
PRECINCT AREA	8.75 Ha
BU AREA	1.97 Ha
DATE	04/ 11/ 2004
RECORDED BY	Shirley, Amit
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	177 PLATE A 177 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Malcolm Bungalow Precinct.		
1.2	EARLIER NAME	Malcolm Bungalows Precinct.		
1.3	BUILT-IN	1930s to 1950s.	Extension if any: NA.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Jogeshwari (W).		
2.2	SUBSIDIARY	Sahakar Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private – Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Malcom Bungalows is located on S. V. Road, in Jogeshwari (W). The Jogeshwari Station is close by. The surrounding area is a mix of residential, commercial and institutional activities. It is accessed by S. V. Road and Sahakar Road. The entire society is identified as a precinct defined by the S. V. Road on the east, Sahakar Road on the west, two internal road that breaks off from the S. V. Road in the south and north. The total area is 8.75 ha and the society has 92 plots. The entire society is homogenous and was established by Parsee community.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built form, Street Pattern and Land Use</u> The Malcolm Baug / Bungalows abut the S.V. Road and provide the main entry into the society. The row of bungalows each in its compound with plenty of trees imparts a very distinctive character to the usually bustling SV Road. The Malcolm Baug / Bungalows Society is well laid out with 92 plots, gridiron road network pattern and two large open spaces. There are three roads from the S.V. Road that leads into the society and run east west. There are two main internal roads that run north south. Each Bungalow is set in its own compound and is typically ground floor or ground plus one floor. The compounds have gardens and plenty of trees. Most of the Bungalows were built in the 1930s and are not very elaborate / well articulated. In fact it is the row of bungalows along the S. V. Road that have some significance, while the interior houses are quite plain.		
5.2	ARCHITECTURAL DESCRIPTION	NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1		

177	MALCOLM BUNGALOW PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	NA, Survey not allowed.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – NA, Survey not allowed. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	NA, Survey not allowed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA, Survey not allowed.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards, Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of the precinct was not allowed. The Malcom Baug Bungalows is a gated community and the security guard did not even allow for a walk through the Society. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

177	MALCOLM BUNGALOW PRECINCT	PLATE A



MAP OF MALCOLM BUNGALOW PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 04/11/2004

10 5 0 10 20 30 40 50 M

SOURCES : City Survey Sheet, Borivali Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



FRONT VIEW - THE DAWN



DETAIL OF FRONT BAY



VIEW FROM S.V. ROAD



WINDOW DETAIL



ENTRANCE GATE - PIROJ VILLA

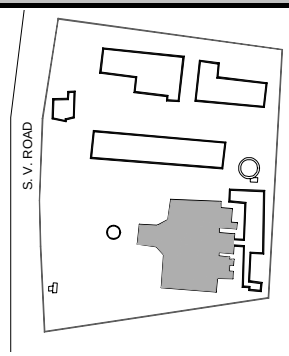


GARDEN VIEW

178	M.N.BANAJI INDUSTRIAL HOME FOR THE BLIND



COMMON REF NO	178
CARD NO.	178
WARD	K (W)
CS NO.	160
PLOT AREA	6506.50 sq m
BU AREA	636.91 sq m
DATE	12/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	178 PLATE A 178 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	M.N.Banaji Industrial Home for the Blind.		
1.2	EARLIER NAME	Chateau Dieu (Castle of God).		
1.3	BUILT-IN	*1908s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road, Jogeshwari (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Kovershji Mancharji Banaji Trust, Trustee-Bai Mancharji Banaji etc.		
3.2	PAST	Private – Mr. Mancherji N. Banaji.		
3.3	STATUS	Trust – Ground Floor and First floor.		
4.0	**USE**			
4.1	PRESENT	Institutional.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Institutional. First Floor – Institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S.V. Road, in Jogeshwari (W). The Jogeshwari Railway Station is close by and the surrounding area has a mix of residential, informal commercial and institutional activities. The area originally perhaps was a Parsee dominated locality with the Malcolm Baug just across consisting of bungalows set in large compounds. The edifice was originally a bungalow but later on used to house an institute – an industrial home for the blind. The plot is slightly trapezoidal in shape and very large. Part of the front compound was lost in widening of the SV Road. The edifice was placed centrally with large front margin that has a garden and a fountain. Later on when the premise was used to house the industrial home a G+3 building was added to the left side to accommodate associated activities.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice is a typical colonial bungalow set in a huge compound. The house was built as a single family dwelling. The plan is symmetrical along the central axis and has three bays – the central bay consists of a large hall that projects out and is chamfered, followed by a room / kitchen at the rear. The side bays constitute the bedrooms / living areas. The services are located at the rear along the side bays. There is a verandah in the front along the entire frontage and a magnificent / grand porch in the center that projects out. The stair case is located on the right side of the structure. At present the spaces have been modified and are used to accommodate the office of the institute and storage. <u>Style and Features</u> It is an important example of a Parsee house converted into an institution and having kept in an immaculate manner. The porch water fountain and the free columns make the building memorable. Use of Doric columns, floor band in stucco and the colour scheme help the building belong to the period when built. The rear portion is kept in exposed stonework that is done with good care. The sun motif as an emblem on the top of the building seems to a recurring theme in some of the Parsee houses.		
5.3	INTRINSIC	Mr. Mancherji Nowrojee Banaji owned the premises. After his death, his sister Ms. Shirinbai gave the whole structure to M. N. Banaji Trust along with two acres of land to be used for the welfare of visually impaired people. The national association for the blind instituted an industrial home for visually impaired which started functioning in 1956. The objective being to enable them to be self employed or seek employment. During the subsequent years, a shed and a three storied building was built in the compound for various training activities. To this date, the structure has been rented by the trust and runs the welfare activities for visually impaired persons.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (per), B (des), D (bio)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

178	M.N.BANAJI INDUSTRIAL HOME FOR THE BLIND			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Basalt stone with lime mortar, rectangular masonry, load bearing. The walls on the front façade are plastered while the remaining three sides are exposed.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams and masonry columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and double shutters, the exterior shutter has glass panes and the interior shutter has wooden louvers. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The structure has flat roofing system consisting of wooden beams and joists supported on load bearing walls and finished with lime concrete.		
7.7	ARTICULATION	The Banaji House is typical colonial bungalow with colonnaded porch and verandahs. The house has long two storeyed block and embellished with stucco work, cast iron grills etc. The front is more permeable and the sides are solid. The entrance porch is grand and projects out and is flanked by verandahs on both sides articulated with Doric colonnades with cast iron grills. The reaming three facades are finished in exposed stone that lends a sense of monumentality to the structure. The side facades are articulated wit the typical window and projected balconies. The interiors hare rich / classic with coloured flooring, exposed structural wood work, windows / doors etc.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster on the front wall and exposed stone on the remaining three sides. Flooring – Verandahs and passages have Shahbadi tile flooring in chequered pattern with edges defined by black bands. The inside spaces have colored cement tile flooring in different patterns. Roof – China mosaic.		
7.9	INTERIORS	Old furniture such as tables and chairs etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by stone compound wall with random rubble masonry, on all the four sides. The main entry is from the left side of the front compound wall. It is quite probable that the compound had two entries and a driveway that led to the porch.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot has four other structures in it. All the four are later constructions. At the rear of the house there is a structure, which is used as store. There is one long G+3 building on the left side, which is the training school/work shop for the visually impaired. There are two other buildings related to the industrial home activity. There are several large trees and plantations along the compound. There is a beautifully maintained front garden with a lawn and a fountain in the front of the porch. The compound has hard finish – compacted earth along with pebbles. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Poor – original in poor condition not maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – some leakage, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A toilet block has been added at the rear of the house. These toilets are accessible from the main hall on the ground floor as well as the first floor.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with manager Mr. Vikas Joseph.		



FRONT FACADE OF THE BUILDING





RIGHT SIDE VIEW; TOP EXTERIOR DETAILS



LEFT SIDE VIEW



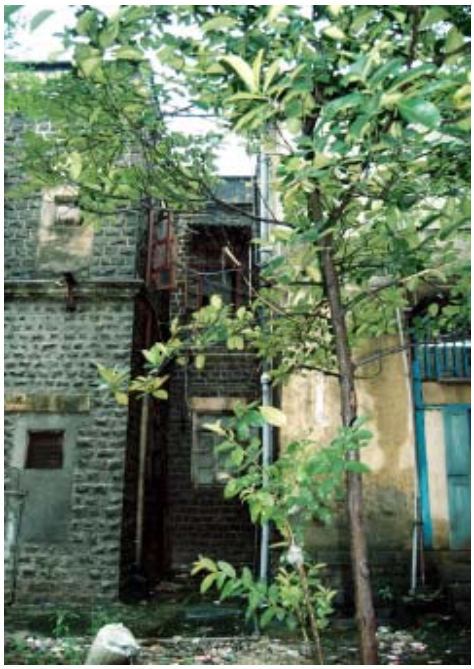
RIGHT SIDE VIEW



ELEVATION OF A TYPICAL WINDOW



FRONT LEFT VIEW



REAR VIEW OF THE BUILDING



PLAN FIRST FLOOR





TERRACE ON FIRST FLOOR ; PORCH INTERIOR



MAIN HALL INTERIOR



PASSAGE IN THE FRONT



ADMINISTRATION OFFICE ON THE LEFT



WOODEN STAIR DETAIL





PASSAGE DETAILS ON FIRST FLOOR



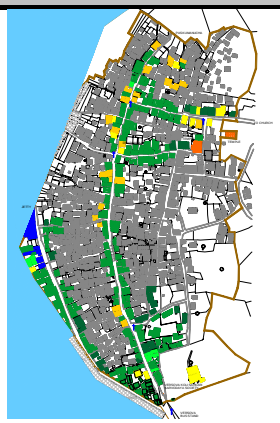


FLOORING ; RAILING DETAIL

179	VERSOVA VILLAGE PRECINCT



COMMON REF NO	179
CARD NO.	179
WARD	K (W)
CS NO.	NA
PRECINCT AREA	15.69 Ha
BU AREA	5.36 Ha
DATE	24/ 07/ 2005
RECORDED BY	Bindu, Meera, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	179 PLATE A 179 PLATE B 179 PLATE C 179 PLATE D

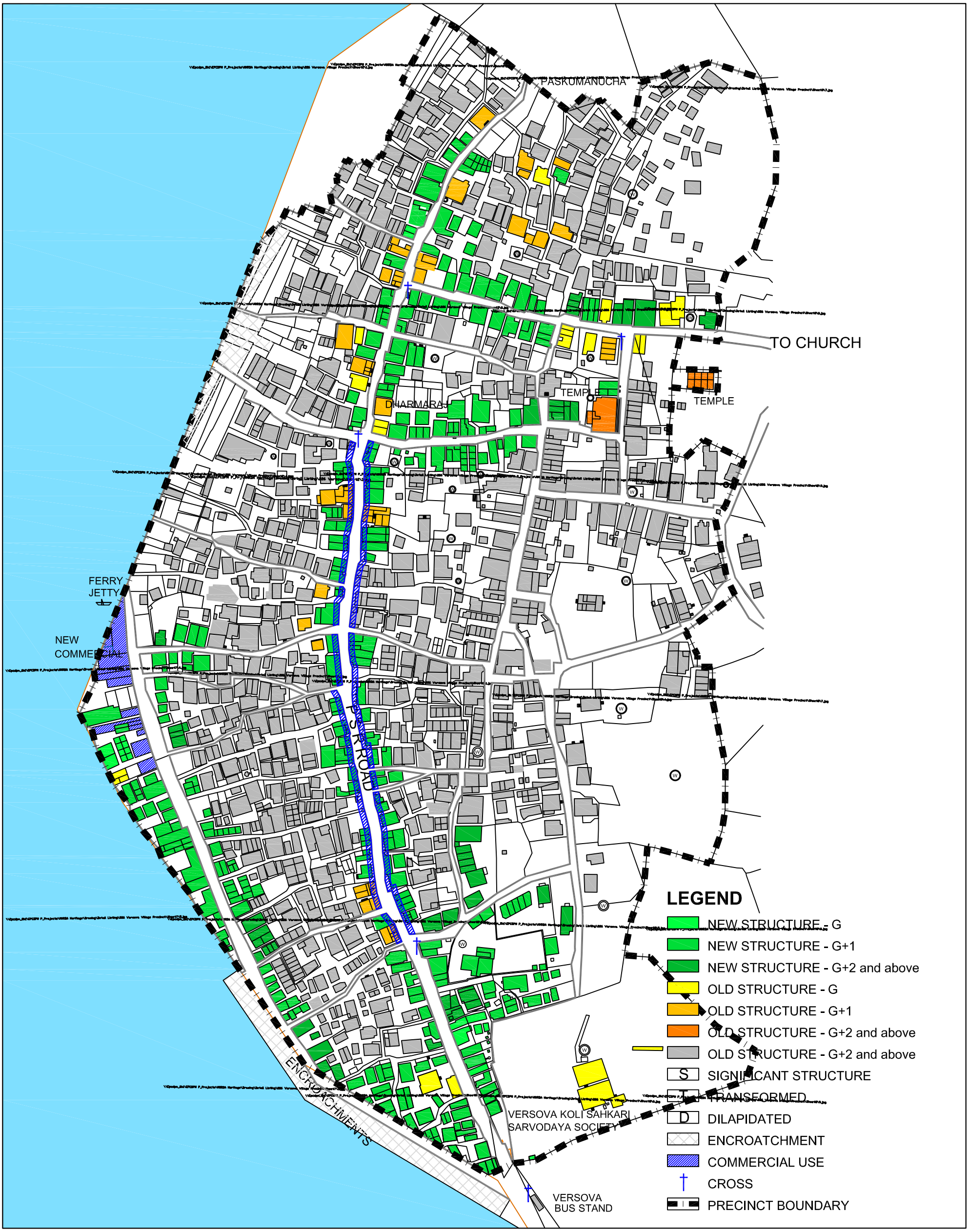


Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Versova Village.	
1.2	EARLIER NAME	Versova Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Towards the south and east.
2.0	**ACCESS**		
2.1	MAIN	Jai Prakash Road – Versova Road, Andheri (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Versova Gaothan is located on the western end of Mumbai at the end of the curve of the island. It is bounded by the Arabian Sea and the Malad creek across which lies the village settlement of Madh. The Jai Prakash Road ends at the settlement and also is the main access to the settlement. The precinct is defined to encompass the Versova settlement, to the north is Malad Creek, to the west is Arabian Sea, to the east are agricultural areas (No Development Zone in the DP) and to the south is the main city. A key feature is the OL of Health Church that defines the eastern limit of the settlement. The total area is approximately 15.68 ha & has about 1300 structures. The predominant community is the Kolis.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan has a linear form; the builtform follows the shape of the sea edge. A major street, the Pandurang Shimga Ramle (PSR) Marg runs parallel to the sea edge in the north south direction & the next level of streets runs east west creating a loose gridiron road network along with other streets running parallel to the PSR Marg. Aside from the PS R Marg there are two other important streets – the Goma Gully running east west connecting the ferry & the church and the street along the sea edge that meets the PSR Marg which becomes a major public node with other activities such as the bus stand, community center and shops. Commercial activity is concentrated along these streets. The settlement has expanded towards the south and south east. The main settlement referred as the Koliwada has extremely dense/compact, low rise and has a fairly homogeneous built form. The internal streets are narrow, meandering and full of activities related to fishing such as drying and processing. There is a large drying yard at the north end of the settlement. The newly extended areas are less dense but have higher structures and most of them are unauthorized developments.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 1300 structures, majority of them are G+1 structures. About half of the built fabric is intact, the old character of the spaces is retained however quite a few structures have undergone transformation. The oldest structure here is a church (Our lady of health) belonging to the Portuguese period. The settlement has predominantly the Koli community; the housing typology reflects their lifestyle/living patterns. The houses are free standing, placed parallel to each other, closely built along the streets with a couple of meters of margin space on all sides. Most of the houses have a full verandah in the front or even along sides. The first room generally accommodates a general multi purpose room, followed by bedrooms/family rooms & finally spaces such as kitchen, washing areas & toilets. The houses also open out on the rear side. Staircases are observed within the houses & on the outside. The roof fascias, arcaded verandahs & porches are articulated with bright colours, imparting a unique character. Houses on main roads have undergone significant transformation.	
5.3	INTRINSIC	Versova was an island, pre 1900 surrounded on the west by the Arabian sea, bound on the north by Malad creek and separated from the mainland of Salsette island on the east & south by marsh & tidal waters. The settlement is over 400 years old and the original inhabitants the Koli's settled here in 1799, after migrating from Thal to Thana and then to Versova to escape the imposition of taxes. Most of them are involved in fishing however they do undertake other service activities during the off season i.e. between10th June – 15th August. The place is conducive for fishing as it is easy to drag the boats on the soft sand of the Versova coast rather than on treacherous rocks on the other parts of the coastline. This was another reason for the Koli's to choose this place for their occupation. Again the presence of tidal and mangrove swamps served as a natural breeding ground as well a shelter for fish. Other communities (Hindu's, Muslims & Parsees) started settling in early 19th century at the time of partition. Some of them came much later in late 19th century because of redevelopment and the village getting connected to the main city. The integration of this tiny island with the mainland of the city happened in the middle of 20th century because of fast urban growth and reclamation of the coastal areas. Redevelopment in the village started around 20/25 years ago. Delineation of Versova village in the 1964 Master Plan as a Gaothan and modified byelaws have preserved some of the fabric.	

179		VERSOVA VILLAGE PRECINCT		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1, G+2, G+3, G+5		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, finished with plaster in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in old houses. The new houses have brick walls with cement mortar and are load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation steel sections & concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the koli houses although a few of the houses have external stairs. In the structures that have undergone transformation, particularly the Koli houses concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – Older houses (approximately before 1925) have windows with segmental arched lintels while new houses have straight lintels. Most of the windows have wooden frames & wooden paneled shutters. In structures that have undergone transformation new windows in wood / aluminum/steel with glass have been added. Doors – Older houses (approximately before 1925) have doors with segmental arched lintels while new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses as the spans are not very large. It usually consists of a framework of wooden members supported on wooden columns / load bearing walls. The verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets & concrete slabs are used.		
7.7	ARTICULATION	The Koli houses are very richly articulated. There are two types of forms observed. In the first most of the blocks are 2 storeyed, roofed by a single hipped roof and the verandah is expressed as a distinctive element and in the second the block are 2 storeyed but with flat roofs and an arcade on the ground floor. Most of the houses have exquisite stucco elements, decorative woodwork and are painted in bright colours. The houses have a collective similarity in terms of the elements; use of colour & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, and mosaic tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have movable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have low compound walls but most of them do not have any. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as tulsi planters, trees with plinths etc., and are very successful interaction spaces within the community. In most cases the streets are extensively used for economic activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair.		
9.2	WALLS	Fair.		
9.3	FLOOR	Fair.		
9.4	STAIRS	Fair.		
9.5	OPENINGS	Fair.		
9.6	ROOFING	Fair.		
9.7	ARTICULATION & FINISHES	Fair.		
9.8	SERVICES	Fair.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Over 50% of the built form has been replaced – old buildings have been demolished and new once have been constructed. The overall formal characteristics of the place have changed though the new structures are built on the old footprints. In the older structures there are transformations such as enclosure of verandahs, internal sub divisions and addition of services. The changes have affected the character of the built environment.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	There is a lot of solid waste dumped on the streets and on the beach that affects the quality of environment. Construction waste is a big component, which is indicative of the pace of the redevelopment of older houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected from the chairman of Versova Koli Samaj Trust. The villagers did not allow the survey of the village, as there have been several visitors in the recent times and were suspicious of one more survey. Hence in this case it was not possible to collect the status of all the structures within the settlement.		

179	VERSOVA VILLAGE PRECINCT	PLATE A



MAP OF VERSOVA VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 24/07/2005

20 10 0 20 40 60 80 100 M

SOURCES : City Survey Sheet, Versova Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



JUNCTION OUTSIDE THE VILLAGE AT THE END OF JAI PRAKASH ROAD



VIEW OF AN INTERNAL LANE









VIEWS OF P S R MARG SHOWING COMMERCIAL ACTIVITIES



ROAD CONNECTING P S R MARG









JUNCTION IN NORTH ; INTERIOR LANE



COMMUNITY CENTER ; CHOWK

FERRY STAND - PICK UP POINT



DHARMARAJ BUILDING (TYPICAL HOUSE TYPE)



HOUSE OPPOSITE DHRMARAJ



HOUSE ON P S R MARG



MALAD CREEK











FRONT VIEW OF VARIOUS HOUSE TYPES IN THE VILLAGE



KOLI HOUSE ; PREMNIDHI SCHOOL



VIEW OF THE HOUSE AT THE START OF P S R MARG



MAIN HALL OF DHARMARAJ HOUSE



INTERIORS OF A KOLI HOUSE





ROOFING DETAILS OF KOLI HOUSES



VERANDAH OF TYPICAL KOLI HOUSE









EXTERIOR DETAILS OF KOLI HOUSES



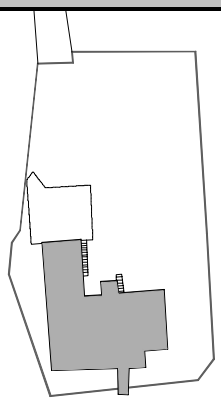
EXTERIORS OF PARSEE HOUSE

FRONT EXTERIOR OF JANGLE HOUSE

180	OUR LADY OF HEALTH, VEROSVA



COMMON REF NO	180
CARD NO.	180
WARD	K (W)
CS NO.	1268
PLOT AREA	2720.20 sq m
BU AREA	486.51 sq m
DATE	24/ 07/2005
RECORDED BY	Bindu, Meera ,Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	180 PLATE A 180 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Our Lady of Health.		
1.2	EARLIER NAME	Our Lady of Health.		
1.3	BUILT-IN	Between 1634-1642.	EXTENSION (If any): The open court in front of the church was covered and two large rooms on the left side abutting the Priest's house.	
2.0	**ACCESS**			
2.1	MAIN	Lane from Versova village, Andheri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Vicar Of Church.		
3.2	PAST	Vicar Of Church.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious, Charitable Institution.		
4.2	PAST	Religious.		
4.3	USAGE	Religious, Charitable Institution.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Church is located on a by lane from the Versova village. The church is just abutting the village, which has an organic pattern. There is lot of open area around the church with some structures around and then the dense Versova village starts. There is a School and temple on the left, fish drying area and the creek on the right and the machhimar society in the front outside the main entry into the church compound. The plot is quite large and consists of 3 other major structures – the Priest's house, the House of Charity and Prem Nidhi School (for mentally challenged children). There is lot of open area in the front, which is paved with concrete.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original plan consists of the main hall / nave and the apse / altar. The plan is symmetrical along the central axis. The open space at the entrance was covered to accommodate additional seating recently. The main hall / nave has a high volume and has a long rectilinear plan. On the sidewalls are full-length windows that provide light into the space. The altar is placed at one end is an exquisitely carved original Portuguese altar. There are two external stairs on both sides leading to the mezzanine above the entrance. The priest's house is adjacent to the church. <u>Style and Features</u> Our Lady of Health, Versova is an early Portuguese Church with a very simple plan and simple exterior. The typical façade of a Portuguese Church is retained – the central portion in front of the nave that has the three arched entries, the center one being larger, the gable portion has a round window and the typical parapet with curved profile & a cross at the top and at the sides are walls defined by pilasters and pinnacles & the left one has the Church Bell. None of the predominant church elements are developed – bell towers on both sides of the entrance, transepts, the cross plan etc. The sides have the pointed arched windows.		
5.3	INTRINSIC	According to "Paulo da Trindade, who completed his chronicle about 1635, writes that Versova formed a part of St. Blasé's parish of Amboli. However, there exists an anonymous list of 1737 that gives the names of the residences the Franciscans possessed in the year 1642 among then one finds that of Versova. Hence one may conclude that this parish was founded between 1634 and 1642.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

180	OUR LADY OF HEALTH, VEROSVA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	R.C.C. Construction.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – Various types of windows have been used. The windows have pointed arches as lintels. The long window has 3 divisions – Each division is of equal size, has double shutters with glass panes. Other windows have 2 division – Both divisions are of equal size, has double shutters with glass panes. Doors – The doors have pointed/segmental arches as lintels. Each door has paneled shutters.		
7.6	ROOFING	The main hall has a sloping roof. There is a false ceiling in the interior that conceals the structural system. The false ceiling follows the roof profile and consists of wooden boards.		
7.7	ARTICULATION	This is an early Portuguese Church with a very simple plan / form, there is hardly any ornamentation / embellishment. There is one long nave and a space for the altar. The front façade has three entrances emphasized by pilasters. The gable has a cross at the top, a decorative parapet, a circular window and a caved stone relief embedded in the wall. On both sides are walls that have small pinnacles and one of them on the left side has a bell. Of significance in the interior is the old Portuguese altar with exquisite wooden carving.		
7.8	FINISHES	Plinth –Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The nave has IPS cement tiles interspersed with black tiles. The new extension has shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	The church as an exquisite old Portuguese altar and other furniture such as wooden pews, dividers, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	The plot has brick compound wall on all four sides articulated with piers. There is one large gate in front of the church.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	In front of the Church and between the entrance gate is a cross and a statue. The compound has the Priest's house next to the church on the left side and House of Charity, Prem Nidhi School. In front of the house is a high cement dais. The compound is part hard finish and part soft finish – paved with concrete and has a badminton court. There is some plantation along the church. There are few trees and lawns in front of the House of Charity and Prem Nidhi School. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The open space in the front of the Church was originally paved and defined by piers with low walls. This space has been recently covered with a roof and grills have been added. Two large rooms have been added on left side of priest's house.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The church land / property fall under the CRZ Zone.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with Sister Rosanna. There are plans to demolish the priest's house and extend the church, adding the transept for accommodating more people in the church.		



MAIN ENTRY INTO THE CHURCH COMPOUND



FRONT LEFT VIEW



FRONT VIEW



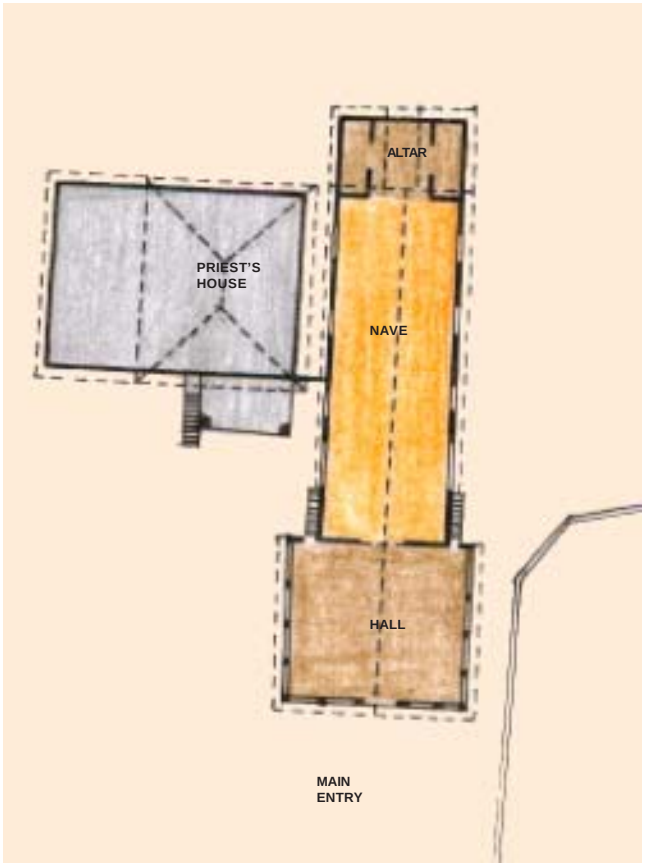
HOUSE OF CHARITY - PREM NIDHI SCHOOL



VIEW FROM OUTSIDE THE COMPOUND



FRONT EXTENSION



PLAN - GROUND FLOOR





VIEW OF ALTAR ; SEMICOVERED SPACE IN THE FRONT



PREM NIDHI SCHOOL



SEMICOVERED SPACE - INTERIOR



VIEW OF MEZZANINE FROM NAVE



STAIR TO THE MEZZANINE

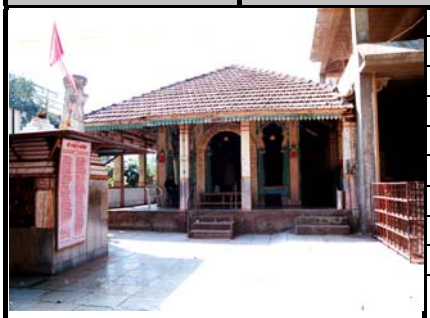


EXTERNAL DOOR DETAIL

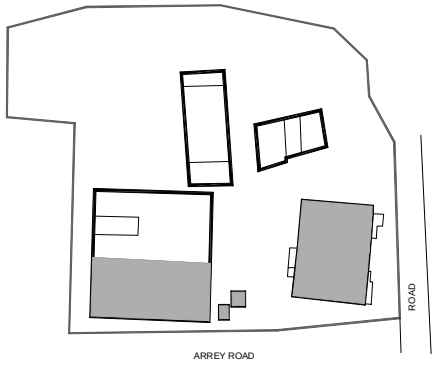


VIEW OF THE WINDOW

181	AMBA BAI TEMPLE



COMMON REF NO	181
CARD NO.	181
WARD	P (S)
CS NO.	892 + 7 parts
PLOT AREA	2421.70 sq m
BU AREA	304.00 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	181 PLATE A 181 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Ambabai Temple.		
1.2	EARLIER NAME	Ambabai Temple.		
1.3	BUILT-IN	1945.	EXTENSION (if any): New temple under construction in the compound adjacent to the old one.	
2.0	**ACCESS**			
2.1	MAIN	Arrey Road, Goregaon (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Trust – Ambabai Devsthan Vishwasth, Trustees – Mr. Padmakar Balkrishna Samant and Mr. Shankar Gopal Samant.		
3.2	PAST	Trust – Ambabai Devsthan Vishwasth.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Religious.		
4.3	USAGE	Ground Floor – Religious.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Arrey Road in Goregaon. It is an area with mixed land use – residential, commercial, institutional and industrial. Due to proximity to the station there is high intensity of commercial activity. There are many medium industries in the area. The temple is set in a large, irregularly shaped plot. The structure is located on the southwest corner of the plot towards the access road that leaves substantial space to accommodate ancillary activities / structures. There is a residential quarter for the priest opposite the temple. There are two new structures under construction – a new temple adjacent to the existing temple and another big building to accommodate activities of the trust. There is a "deep sthamb" on the left side of the entry gate. There is another small temple near the "deep sthamb.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan is symmetrical and consists of a prayer hall & the garba griha. Verandahs run all around both the spaces. The main prayer hall is rectangular, semi open defined by a colonnade and consist of 3 bays. The main hall is spanned by king post trusses supported on a brick colonnade. The inclined members extend over the verandah which is the pradaskshina path. The garba griha is a small square block and houses the main deity. The entrance steps are on east; lead to the main hall and to the deity in the garbha griha. The temple is currently being extended. <u>Style and Features</u> Amba Bai temple is much altered, added upon and uncommonly painted over example. Originally it had some of the Kolhapuri wooden or stone column imitation with multi foliated arches above. The concrete frame type addition is most unfortunate because it has encroached upon the original temple structure.		
5.3	INTRINSIC	It is said that adjacent to the area where the temple stands used to be a pond. Krishnabhai Pathera, a resident dreamt that there was an idol of Goddess Amba in the pond. The idol was fished out from the pond. As the idol was muddy it was called "mantangi devi". This idol was established in the temple 1867. A new temple was built in place of old temple in 1888. Anant Shivaji Topiwale formed the Ambabai Devsthan Trust. A new large temple is being constructed and it proposed to shift the idol into this when it is completed.		
5.4	VALUE CLASSIFICATION	A (arc). A (cul), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

181	AMBA BAI TEMPLE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	The plinth is covered as the ground has been raised.		
7.2	WALLS	Stone and brick colonnade.		
7.3	FLOOR	NA.		
7.4	STAIRS	None.		
7.5	OPENINGS	None.		
7.6	ROOFING	The main hall is roofed by a single hipped roof that continues over the verandah / pradakshina path. King post trusses span across the arcaded colonnade, purlins run across the trusses and wooden boards span the purlins. A dome roofs the garba griha and the verandah around it has a wooden lean to roof.		
7.7	ARTICULATION	The temple has a very intimate scale and was probably meant for the residential neighborhood. The temple consists of two basic forms / volumes – a prayer hall and a square garbha griha and both the volumes are low, the temple structure does not stand out as a grand structure. The prayer hall has a colonnade with indo sarcenic columns and cusped arched painted in bright colors. The verandah colonnade is simple and consists of square brick columns. The roof profile is quite interesting. The use of bright colors in the interior enhances the religious ambience.		
7.8	FINISHES	Plinth – Plastered stone plinth. Walls – Stone and brick columns with smooth finish from inside as well as outside. Flooring – Marble tiles in a chequered pattern interspersed with black granite. Roof – Mangalore tiles on the sloping roof, white paint on the dome.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	All four sides have a brick wall compound and the entry into the temple complex is from the south wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is paved in concrete. There is some vegetation around the residential quarters. It is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – well maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A new temple is being built abutting the old structure. The new structure is in reinforced concrete and is unsympathetic. The original flooring has been changed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the head priest – Mr. Vishnu Mahadev Chinchalkar.		



LEFT SIDE VIEW ACROSS THE ROAD



FRONT ENTRY



FRONT VIEW



NEW CONSTRUCTION ON THE RIGHT SIDE

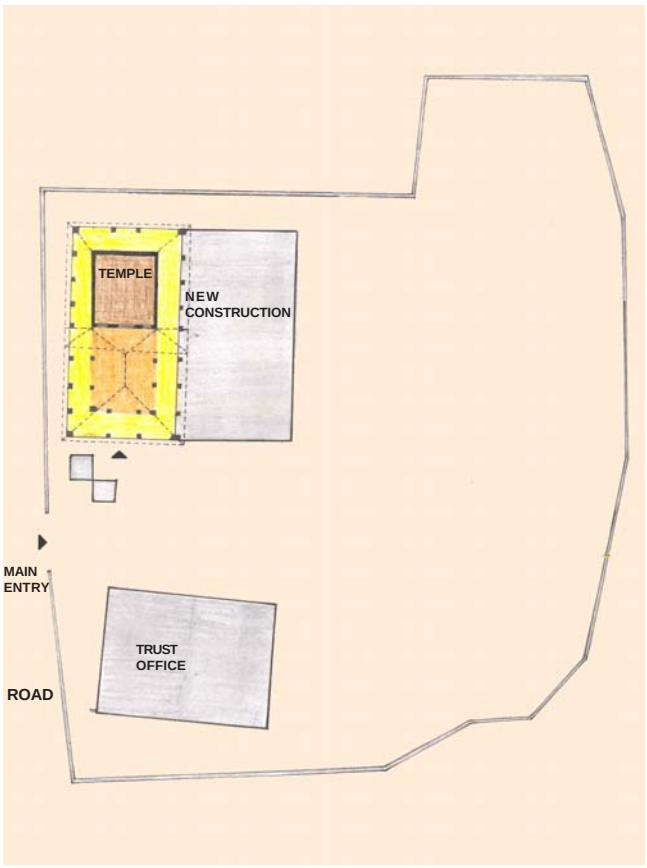


VIEW OF THE SHIKHARA





TRUST OFFICE ; FRONT FACADE



PLAN - GROUND FLOOR



MANDAPA INTERIOR



MANDAPA ROOF





NEW CONSTRUCTION ABUTTING THE TEMPLE



VIEW OF THE PRADAKSHINA PATH



ROOF OVER THE PRADAKSHINA

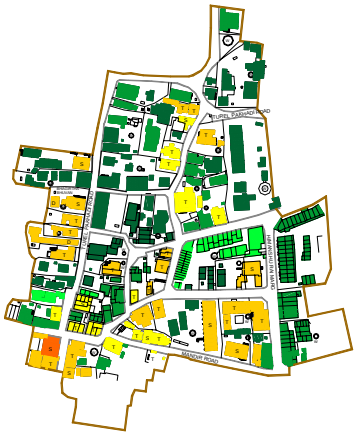


ARCH DETAIL

182	OLD MALAD PRECINCT



COMMON REF NO	182
CARD NO.	182
WARD	P (N)
CS NO.	NA
PRECINCT AREA	4.87 Ha
BU AREA	1.61 Ha
DATE	25 /07/ 2005
RECORDED BY	Bindu, Meera, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	182 PLATE A 182 PLATE B 182 PLATE C 182 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Old Malad Precinct.	
1.2	EARLIER NAME	Old Malad Precinct.	
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Turel Pakhadi Marg, Malad (W).	
2.2	SUBSIDIARY	Kishan Zakeria Road, Himanshu Roy Road and Eknath Bhaskar Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Individual.	
3.3	STATUS	Private – Public.	
4.0	**USE**		
4.1	PRESENT	Mixed – Residential, Commercial, and Institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Old Malad Gaothan is to close to the S V. Road and at the intersection of Turel Pakhahdi and Mandir Roads. The settlement is completely engulfed by the new developments that are high rise and quite haphazard but clearly identifiable by the distinctive built form. The precinct is defined to encompass the Old Malad settlement – on north and west is Turel Pakhadi Marg. This road turns and on the south is the Bombay Talkies Studios, to the east is Himanshu Rai Marg. The total area is approximately 4.87 ha and has about 145 structures. The predominant community at present is the Gujaratis although initially the Parsees occupied it.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The village is a node / cluster that has developed along the Turel Pakhadi Marg and Mandir Road that are perpendicular to each other. Another important road is the Himanshu Rai Marg that runs north south and parallel to the Turel Pakhadi Marg. There is a major street the runs almost through the center of the settlement parallel to the Turel Pakhadi Marg and the next level of streets run perpendicular to it providing access to the housing clusters. The streets are meandering and widen into open squares / nodes at intersections that are marked by trees with platforms and become lively spaces for interaction within the community. Almost all the streets have commercial activities. Every Monday, the Somwar Bazaar is held along the Turel Pakhadi Marg that attracts people from the surrounding areas and during this time the street is turned into a one way. The built form is organic, homogenous and low rise-high density. The south western part of the village or the area on both sides of the Himanshu Rai Marg has a concentration of Chawls. Rest of the village has individual houses.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 145 structures and almost half of them are (73, 50.34%) are G+1 structures. A little less than half of the built fabric is intact, the old character of the spaces is retained however quite a few structures have undergone transformation. Out of the total 145 structures surveyed about 58 (40%) are intact, however a majority of them have undergone varying degrees of transformation. Of these 14 are significant, 42 have undergone varying degrees of transformation and 2 are dilapidated. The remaining 87 (60%) are new. <u>Individual Houses</u> – These as mostly free standing, placed parallel to each other, closely built along the streets with a couple of meters of margin space on all sides on margins on the sides. Most of the houses have a full front verandah and a balcony above. The staircases are generally placed outside in the verandah on the side of the house. <u>Chawls</u> – These are mostly long buildings with multi family dwellings. There are long verandahs on both the floors. These are placed along the road and are concentrated in southwestern part of the village.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE NA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G – 22 houses (15.17%), G+1 – 73 houses (50.34%), G+2 and above – 50 houses, (34.48%).	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Stone masonry, finished with plaster in majority of the houses.	
7.2	WALLS	Brick walls with lime mortar, load bearing.	

182	OLD MALAD PRECINCT			
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	Stairs placed in the verandah in wood in most of the houses. In the structures that have undergone transformation, concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – Most of the old houses have windows have segmental arched lintels, while some houses have windows with straight lintels. Majority of basic windows have 2 divisions – ventilators on the top with glass panes and paneled/ louvered shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – Most of the old houses have doors segmental arched lintels, while some have doors with straight lintels. Majority of doors have 2 divisions – ventilators on the top with glass panes and paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The built form is quite mixed and built over different time periods. However in most of the houses represent the vernacular housing typology characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, windows etc. The front façades have full verandahs on both floors with delicate wooden railings, decorative cornice and stucco work bands. The overall forms create interesting / varied skylines and impart a distinctive character to the settlement. The interiors also display the richness in terms of wooden doors and windows, stucco work, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Shabadi tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Some houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Most of the houses do not have compound walls, they are placed parallel to the streets with hardly any open spaces in between. The houses define the streets and create chowks on the junctions. There are very few houses with compound walls or margins around – these are either the Parsee houses or the chawls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as trees and the chowk in front of the Hanuman Mandir has a large well.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Good to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Most of the old houses have been demolished and rebuilt and even the surviving ones display major transformation. In most cases verandahs have been completely covered or grills have been put. Windows have been change and grills have bee n added. Roof materials have been changed from Mangalore tiles to tin sheets /asbestos sheets.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. The overall environment is not very well maintained this is particularly evident in the lack of maintenance of public spaces and the condition of houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in interviews with the residents of the village.		



VIEW OF THE WELL NEAR HANUMAN TEMPLE



VIEW OF TUREL PAKHADI ROAD









VIEW OF VARIOUS STREETS & LANES CONNECTING TUREL PAKHADI ROAD



MANDIR ROAD



SOMWAR BAZAAR





VIEWS OF MANDIR ROAD



MANDIR ROAD



CHAWL TYPE BUILDING RESPONDING TO THE ROAD





HOUSES ON THE MAIN STREET







HOUSES ON TUREL PAKHADI ROAD



HOUSES ON THE INTERNAL STREET



PROJECTING BALCONY



TYPES OF HOUSES IN THE PRECINCT







WINDOW DETAIL OF AN EDIFICE



VIEW OF A VERANDAH



FRONT OF A TYPICAL HOUSE TYPE



CHAWL TYPE BUILDING ON MAIN ROAD



CORNER DETAIL OF AN EDIFICE



BALCONY OF AN EDIFICE

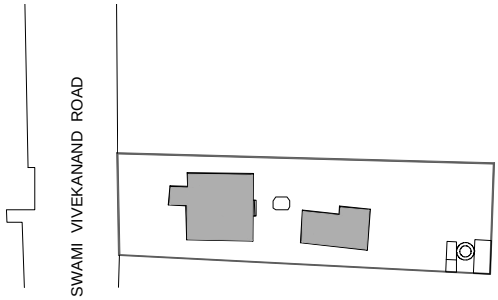


VIEW OF A VERANDAH IN AN EDIFICE

183	SATGHAR HOUSE



COMMON REF NO	183
CARD NO.	183
WARD	P (N)
CS NO.	639 + 7 parts
PLOT AREA	1141.9 sq m
BU AREA	168 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	183 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Satghar House.		
1.2	EARLIER NAME	NA, Survey not allowed.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA, Survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Jaymangal B. Joshi.		
3.2	PAST	Private – NA, Survey not allowed.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S. V. Road. The area being in proximity of the Malad station has led to a mix of predominantly residential with commercial activity along the road and around. The area once had many old bungalows and chawls but very few remain, as most have been redeveloped as residential blocks or as shops /commercial complex. Some of the old buildings and chawls, which still remain, have converted into commercial used with many small shops. Satghar House is set in a deep rectangular plot with a large rear margin. There is an outhouse and a well in the rear margin.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> It is a typical house that belongs to the Goa and Konkan urban houses. The front verandah with sun breakers and porch attached to the main volume of the house create a distinct façade. It is a colonial vernacular cottage typology that is more grounded in the local traditional architecture.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

183	SATGHAR HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows - NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	NA.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house in rear right side. There is some plantation and trees. The compound has hard finish – compacted earth. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	NA, Survey not allowed.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site – Satghar family. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



FRONT BALCONY DETAILS

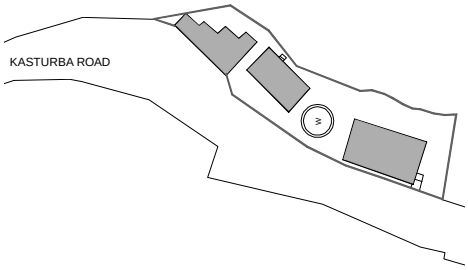


LEFT CORNER DETAILS

184	MANEK KUNJ



COMMON REF NO	184
CARD NO.	184
WARD	P (N)
CS NO.	630+7 parts
PLOT AREA	643.20 sq m
BU AREA	197.10 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	184 PLATE A 184 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Manek Kunj.		
1.2	EARLIER NAME	Manek Kunj.		
1.3	BUILT-IN	1920s Approximately 80 yrs old.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Amarasi Road, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Hasmukh N Malkan.		
3.2	PAST	Private – NA.		
3.3	STATUS	Ground Floor - 2 Tenants. First Floor - 3 Tenants.		
4.0	**USE**			
4.1	PRESENT	Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a lane off S.V. Road near Malad railway station (W). The area being in proximity of the Malad station has a mix of predominantly residential with commercial activity along the road and around. The area once had many old bungalows and chawls but very few remain, as most have been redeveloped as residential blocks or as shops /commercial complex. Some of the old buildings and chawls, which still remain, have converted into commercial used with many small shops. Manek Kunj is located on a bylane from S.V. Road. The structure is placed in an irregular long tapering plot. The rear of the structure faces the road. The structure is placed towards the wider part of the plot. The plot has a compound wall and an entry gate on the left side.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. It is not possible to figure out the original use of spaces as the use has changed and the structure is used for commercial activity. The plan is very simple; it is a rectangular block consisting of rooms and a verandah in the front that also accommodates the staircase. The toilets are not a part of the main structure and were perhaps outside. The plan is similar on both floors. <u>Style and Features</u> Manek Kunj is an example of a highly functional plan with a façade envelope. The façade has segmental arches with surrounding quality woodwork at the verandah. The columns have a Corinthian 'decorative' attempt.		
5.3	INTRINSIC	The house has been sold to a builder and it is presently used for commercial activities as it close to the market area.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

184	MANEK KUNJ			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone finished with plaster, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each typical window has 2 divisions – ventilator at the top and shutters. The windows on ground floor have paneled shutters. The windows on the first floor have double shutters. The exterior shutters have coloured glass panes, while the interior shutters are collapsible with wire mesh in the upper division and wooden panels in the lower division. The windows on the first floor facing the south and west sides are protected by chajjas with wooden framework and tin sheets. A few of the windows are full length. Doors – The doors have segmental arched lintels with 2 divisions – a ventilator on the top with coloured glass panes and paneled shutters.		
7.6	ROOFING	The entire rectangular block of rooms is roofed by a single pitched roof. It is not possible to describe the structural system of the roof as it is covered by a false ceiling.		
7.7	ARTICULATION	The edifice is a large mansion, a single block and very richly articulated on the exterior with stucco work on the windows, cornice, decorative bands at each floor, roof gables and pilasters that define each bay. Also note worthy is the rich wood work on the verandah that has intricate wooden railings, exquisite sun breakers with louvered panels and stained glass panels; the roof fascia, stair case and doors / windows. It is an eclectic building, blends the classical vocabulary with the vernacular. The interior is equally rich with exquisite flooring, window grills and the false ceiling.		
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces on the first floor have exquisite flooring made of special tiles with chips in floral patterns. The passage / verandah has tile flooring with floral patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost due to road widening at the rear of the house. There is brick compound wall on all sides. The entry gate is on the left side of the compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has two other small out houses that are used as a printing press. There is a well in the compound between the main structure and the outhouses and is not in use. The compound has hard finish – compacted earth. There is some plantation. The compound has some trees in it. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – rising damp, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Poor – some structural damage, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – the stucco work on the exterior is deteriorating, the exterior has not been painted for a long time, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	Good - original in good condition, not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Finishes on the walls inside have been changed and the flooring has also been changed at a few places. The exterior wall on the ground floor has several advertisements painted on it and boards have also been put up which are affecting the beauty of the fine stuccowork on the exterior.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The ground floor was not accessible. Name of the owner from the site – Jyoti Builders. The information has been collected in an interview with one of the tenants.		



VIEW FROM THE WALKOVER BRIDGE



VIEW FROM THE ROAD



LEFT SIDE VIEW FROM ROAD



FRONT FACADE



LEFT BAY

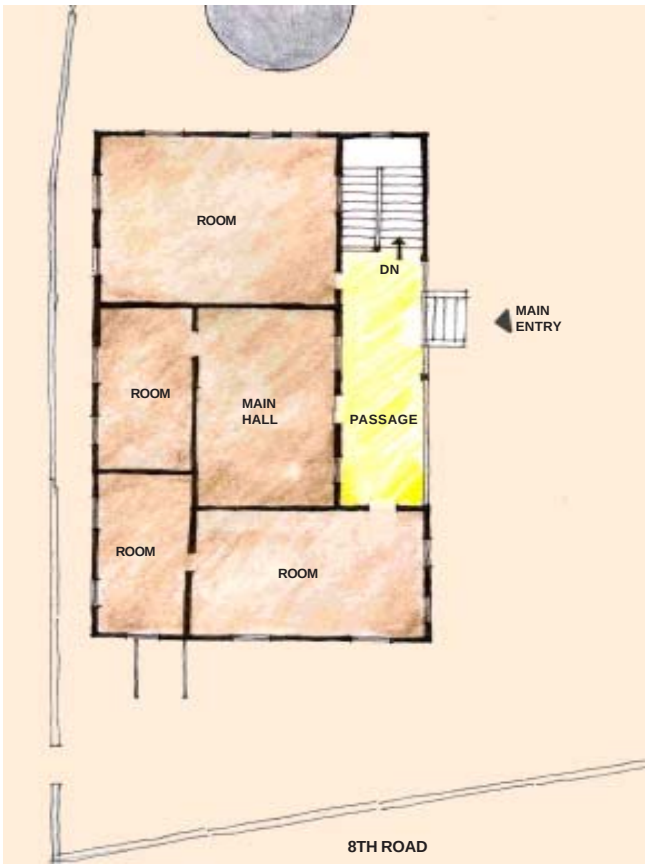


FRONT DETAIL





REAR VIEW FROM ROAD ; REAR DETAIL



PLAN - FIRST FLOOR







ROOM INTERIOR ; VERANDAH DETAIL AT FIRST FLOOR



STAIRCASE GOING DOWN



WELL IN THE COMPOUND



WINDOW RAILING DETAIL



STAIRCASE LANDING





ROOM CORNER ; FLOORING PATTERN

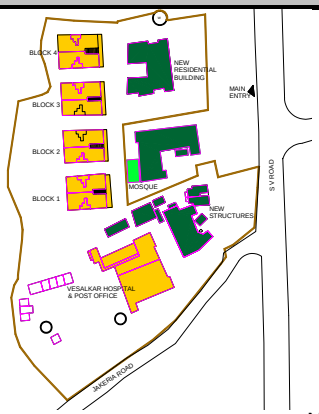


FRONT PASSAGE AT FIRST FLOOR

185	ZAKARIA PATEL COLONY PRECINCT



COMMON REF NO	185
CARD NO.	185
WARD	P (N)
CS NO.	148, 153
PRECINCT AREA	0.58 Ha
BU AREA	0.094 Ha
DATE	25/ 07/ 2005
RECORDED BY	Bindu, Meera Ambica,
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	185 PLATE A 185 PLATE B 185 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Zakaria Patel Colony.		
1.2	EARLIER NAME	Zakaria Patel Colony.		
1.3	BUILT-IN	1922.	EXTENSION (if any): Verandah's are added at the rear of all four structures.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Malad (W).		
2.2	SUBSIDIARY	Kishan Jakeria Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Mr. Bai Rahematbai Hajjis Jakeria, Mr. Hajjis Ahmad Patel.		
3.2	STATUS	Private.		
4.0	**USE**			
4.1	PRESENT/PAST	Residential, Commercial, Institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Zakaria Patel Colony precinct is located in Malad (W) at the junction of S.V. Road and Kishan Jakeria Road. It is accessed by S V Road. The entire colony is identified as a precinct, which consists of City Survey Nos. 148, 153 and is defined by the S.V. Road to the east, Kishan Jakeria Road to the south and residential areas to the west and north. The colony consists of 4 multi family residential blocks, a hospital, a post office, new G+2 residential buildings and 4 new structures in the front of the hospital along S.V. Road. There is another G+2 residential structure and a mosque in front of Block 2, which is out side the delineated boundary of the precinct. The total area is 0.58 ha. The entire society is homogenous and was built by the Kutchi Memon community as a residential area.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The main access is from the S. V. Road. The hospital is accessible from the Kishan Jakeria Road. The complex was designed to be a colony i.e. multiple dwelling units for the same community. All the 4 blocks/buildings are identical and are placed at some distance from the entrance leaving a lot of open space, which was a garden earlier. Presently the area where there used to be garden has four G+2 Residential Buildings and row of shops, which abut the S.V. Road. The 4 old houses of the Zakaria Patel Colony are not visible from the S.V. Road because of all the development in the front. A broad path from S.V. Road passing through the shops and the new residential buildings lead to these 4 old houses. A mosque was built later on in front of the Block 2. The buildings are placed in a row facing the S V Road with access from S. V. Road. All the buildings are identical. The hospital building is placed parallel to the Kishan Jakeria Road on the south side of the plot. There are three wells in the precincts. In spite of new development there is a lot of open space in the front and the rear of these 4 old houses and the hospital.		
5.2	ARCHITECTURAL DESCRIPTION	Each of the old residential blocks originally had 4 separate units - 2 on ground floor and 2 on the first floor. Presently these have been further sub divided. Instead of 2 families now there are 4 – 5 families living on each floor. The house has a rectangular plan and has 3 bays. The central bay has the passage and the stairs. The left and the right bays have dwelling areas. Internal configuration of spaces is difficult to describe as major changes have been done to accommodate more families. The toilets are used between 2-4 families.		
5.3	INTRINSIC	The complex was built in the early 19th century by Kutchi Memon community. It had large garden in the front and two wells, one on either side. The complex was surrounded by large open areas and was used as holiday homes. The wells in the compound were good source of water, people from other areas use to come for water in the compound. The society has Kutchi Tenant Board, which was formed in 1971 for representing the people staying in the society. Tenants occupied the society in 1964.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1 – 5 (83.33%) residential blocks and the hospital, G+2 – 1 (16.67%) new residential block.		

185	ZAKARIA PATEL COLONY PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry with lime mortar, finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	Structural system in all the houses comprises of wooden beams and joists supported on The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – All residential blocks and the hospital have windows with segmental arched lintels. Each window has 2 divisions – a ventilator at the top with glass panes and shutters with glass panes / louvers in the upper division and panels in the lower division. The gable portion has semicircular arched openings to add to the light. In many instances windows have been added in the extension portions and these are in glass and aluminum. Doors – All residential blocks and the hospital have doors with segmental arched lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters. In many instances doors have been added in the extension portions / replaced and these are simple panels.		
7.6	ROOFING	All the residential blocks have simple sloping roofs and the hospital has hipped roofs. The structural system of the sloping roof is simple – purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs are roofed by lean to wooden roofs.		
7.7	ARTICULATION	Each block represents the multiple dwelling / apartment typology. The massing of spaces is compact; each block is rectangular, two storeyed block and is richly embellished with stuccowork, wooden louvered sun breakers, colored glass window panes, cast iron grills and decorative parapets and fascias. The front façade has the stair block with the main entrance in the center articulated rusticated pilasters, windows and a pediment with intricate stucco work. The central stair is flanked with verandahs again richly articulated with exquisite cast iron jails and wooden slat sun breakers. The side facades are relatively plain, each bay is defined by pilasters and has the typical window within.		
7.8	FINISHES	Plinth –Stone plinth are finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – IPS flooring, mosaic tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The complex is set in a large compound defined by brick compound wall with piers at regular intervals. The main entry gate is on the S.V. Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is quite large but irregular in shape. Other than the old structures there are few other new structures, such as new residential blocks and mosque (not within the precinct) in front of the old structures. There are three wells – one well on the northern corner and two wells on the southern part. There is lot of open space in the front and rear of the old blocks. There are few trees in the compound. The compound has soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	In the entire residential blocks verandahs have been added at the rear and the front verandahs have been enclosed, internal divisions have been made and services added to accommodate more tenants. In the process of enclosing the verandahs the exquisite sun breakers in wood have been lost. All the new additions / changes are unsympathetic and have a detrimental effect on the aesthetics of the original structures.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Additions / enclosures have affected the articulation and finishes in a negative way.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected from Mr. Shakil Rehmatbhai (Haji Zakaria Trust).		

185	ZAKARIA PATEL COLONY PRECINCT	PLATE A



MAP OF ZAKARIA PATEL COLONY PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 25/07/2005

10 5 0 10 20 30 40 50 M

SOURCES : City Survey Sheet, Malad Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



LANE TOWARDS ZAKARIA PATEL COLONY





REAR VIEW ; FRONT OF A TYPICAL UNIT



VELASKAR HOSPITAL & POST OFFICE



REAR VIEW



VIEW OF A TYPICAL UNIT



TRANSFORMATIONS



ELEVATION TREATMENT AT THE TOP OF THE FRONT MIDDLE BAY



VIEW OF THE FRONT LEFT BAY



DETAIL OF RAILING ON THE FIRST FLOOR



WINDOW DETAIL



FLOORING SYSTEM



VIEW OF STAIR BAY

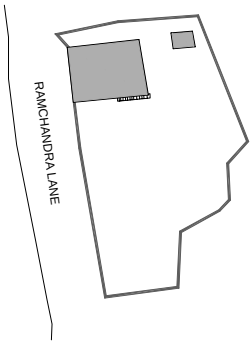


DOOR DETAIL

186	VRUNDAVAN



COMMON REF NO	186
CARD NO.	186
WARD	P (N)
CS NO.	676
PLOT AREA	1541 sq m
BU AREA	157.51 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	186 PLATE A 186 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Vrundavan.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Ramchandra Lane, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Manekraj Seshmal Rathod, Mr. Votarmal Jashrajji Rathod, Mr. Harmal Jasjrajji Rathod, Mr. Jagraj Jashrajji Rathod.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Tenants on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	NA, Survey not allowed.		
4.3	USAGE	Ground Floor – Residential. First Floor – Commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Ramchandra Lane in Malad (W). Being close to S.V. Road the area has a mix of predominantly residential with commercial activity along the road and around. The area once had many old bungalows and chawls but very few remain, as most have been redeveloped as residential blocks or as shops /commercial complex. Some of the old buildings and chawls, which still remain, have converted into commercial used with many small shops along the road. Vrundavan is set in a large irregular shaped plot. The main access is from Ramchandra Lane. The structure is set on the left rear corner of the plot leaving large margins on all the three sides. A new multi storeyed residential building has come up in front of Vrundavan.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> Vrundavan is a colonial villa / mansion typology in the Colonial vernacular style that is very richly embellished / articulated. In particular the stucco work is remarkable. The stucco bands around the doors and windows are ornate and laced with motifs and the rusticated/fluted pilasters, cornice bands add to the impact. The wood work is equally intricate – sun breaker panels, balconies, doors, windows, roof fascia and cast iron railings are finely done.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

186	VRUNDAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped with stone plinth band.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – Windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters. Some of the windows on the first floor are protected by GI Sheet chajjas. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as there was no access to the interior.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed block and is richly embellished. Horizontal bands run at various levels, the corners are defined by rustication and each space / bay is defined by fluted pilasters and has windows in between. Stucco moldings with motifs and a sill panel emphasize the windows in the front and left sides. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker in glass framed by wooden panels and on the first floor there is an intricate cast iron railing. The side bays are defined by rustication bands, horizontal bands, have 2 windows on each floor and fine stucco work in the gable portion of the roof. The main stair runs diagonally across the façade. The left is also richly articulated – bays defined by pilasters, windows with extensive stucco ornamentation and projected balconies with cast iron railings. The right and rear facades are relatively simple.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – Mosaic flooring in verandah. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The edifice is set in a large compound with brick walls on the left and rear sides. The compound wall on right side has a combination of bricks and stones. There is an entrance gate in the center of the walls abutting the road, which is on the left side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a toilet block in the right side margin. A multi storeyed residential building has come up in front of the house. The compound has few old trees. The compound had soft finish – loose soil. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – some of the stones are coming off, the joints have opened out, water seepage, not maintained.		
9.2	WALLS	Fair – water seepage, not maintained.		
9.3	FLOOR	Fair – Addition of external structural members (I Girder columns and beams) to support the stair landing and staircase, not maintained.		
9.4	STAIRS	Poor – original in poor condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – Some of the woodwork / panels are broken in the verandah, the stucco work is showing signs of damage, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	Poor – original in poor condition, not maintained.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A toilet or a storage space has been projected out on the right façade supported on I sections. Chajjas have been added on some of the windows.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



LEFT BAY



RIGHT SIDE VIEW



WINDOW DETAIL



LEFT SIDE VIEW



COLUMN DETAIL



DETAIL OF FRONT VERANDAH



FRONT VERANDAH



BALCONY DETAIL

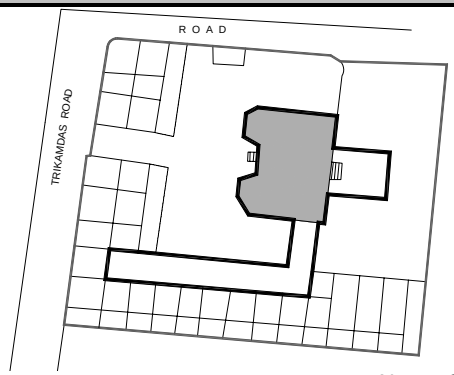


TOILET BLOCK

187	PATEL BUNGALOW



COMMON REF NO	187
CARD NO.	187
WARD	R
CS NO.	414A/ 77
PLOT AREA	1643.5 sq m
BU AREA	155.75 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	187 PLATE A 187 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Patel Bungalow.		
1.2	EARLIER NAME	Patel Bungalow.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): A porch has been added at the rear of the house.	
2.0	**ACCESS**			
2.1	MAIN	By lane from Trikamdas Road, Malad (W).		
2.2	SUBSIDIARY	Trikamdas Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. Manibhai Hathibhai Patel.		
3.2	PAST	Private - NA, Survey not allowed.		
3.3	STATUS	Owner.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial (Office). First Floor – Unoccupied.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Trikamdas Road running parallel to the railway track. The area started developing in late 1890's and early 1900's. The surrounding area had many large mansions, bungalows and chawls mostly belonging to Gujarati and Marwadi families of which only few remain. Many multi storied residential societies have come up in the area. It is predominantly a residential area. The Patel Bungalow is set in a large square shaped plot. The structure is placed towards the left rear of the plot. The original access is closed and a gate on the left side provides access into the plot. There are two other structures in the compound. There are many old trees.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> As there was no access to the interior of the house it is not possible to describe the spatial organization. It can be inferred from the exterior that the house has a symmetrical plan and consists of three bays. The central bay has an entrance verandah, a large central hall and a rear verandah. The side bays have the living areas. The bays have octagonal shape in plan with windows on all sides imparting a wonderful quality of space and light to the rooms. The plan is similar on both floors. <u>Style and Features</u> Patel Bungalow is a colonial villa / mansion typology in the Colonial vernacular style that is very richly embellished / articulated. In particular the stucco work is remarkable. The stucco bands around the doors and windows are ornate and laced with motifs and the Corinthian pilasters, cornice bands add to the impact. The wood work is equally intricate – sun breaker panels, doors, windows, roof fascia and cast iron railings are finely done.		
5.3	INTRINSIC	NA.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

187	PATEL BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks/stone slabs supported on load bearing walls.		
7.4	STAIRS	NA.		
7.5	OPENINGS	Windows – The windows have segmental arches as lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper part and wooden panels on the lower part. Some of the windows are protected by tin sheet/asbestos chajjas. Doors – The doors have segmental arches as lintels. Each door has 2 divisions – a ventilator on top with glass panels and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by octagonal bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed blocks and is richly embellished. Horizontal bands run at various levels, each space / bay is defined by fluted pilasters with Corinthian capitals and has windows in between. Stucco moldings with floral motifs and a sill panel with motifs emphasize the window arches. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker in wooden and glass panels, a chajjas supported on wooden brackets and cast iron railings. The first floor the verandah has exquisite cast iron grills. The side bays are octagonal in shape with windows on each panel. The left and right facades are identical with the typical windows at regular intervals, pilasters and horizontal bands. The rear façade is relatively simple.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shahbadi flooring in black and gray colour in a chequered pattern. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost hence the original sense of the compound and entry is lost. In the front there are two small dwelling units, which define the front boundary. The original entry into the compound was from the Trikamdas Road, which is now closed. One of the old piers can be still seen. Rest of the three sides has brick walls. The present entry into the compound is from rear on the left side. There is a large gate with separate pedestrian and vehicular entry.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There was a garden in the front but is no longer there. The compound has about 3 other structures, which house the tenants and one shed in the rear of the plot. The compound has hard finish – compacted earth. There are many large trees and plantation in the front of the house. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good –original in good condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – both external and internal plaster on the wall is peeling and has been patched with cement plaster that does not merge with the original lime plaster, the stucco work around the windows shows considerable damage, not maintained.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A porch has been added at the rear of the house. The front verandah is covered with grills. Both the changes are quite unsympathetic to the structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access inside the house and interior photography was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



RIGHT SIDE VIEW



PORCH IN THE REAR



REAR CORNER



FRONT BAY WINDOW



WINDOW DETAIL



BAY WINDOW DETAIL



LEFT SIDE VIEW



ENTRANCE VERANDAH DETAIL



REAR LEFT SIDE VIEW



TYPICAL WINDOW DETAIL



REAR ENTRANCE DOOR



FRONT ENTRANCE GATE



DOOR DETAIL



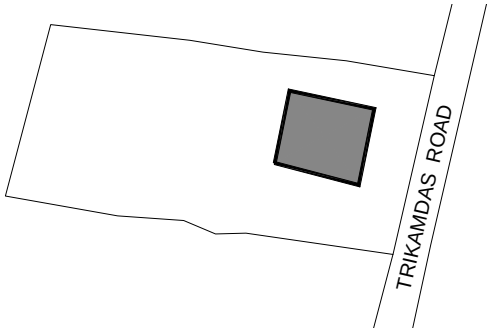


FRONT COMPOUND ; STUCCOWORK

188	VIJAY MAHAL



COMMON REF NO	188
CARD NO.	188
WARD	P (N)
CS NO.	NA
PLOT AREA	762 sq m
BU AREA	204 sq m
DATE	25/ 07/ 2005
RECORDED BY	Bindu, Meera, ,Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	188 PLATE A 188 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vijay Mahal.	
1.2	EARLIER NAME	Vijay Mahal.	
1.3	BUILT-IN	1920s. Extension: 1940s.	EXTENSION (if any): A porch added in the front and a toilet block added on the right side.
2.0	**ACCESS**		
2.1	MAIN	Trikamdas Road, Malad (W).	
2.2	SUBSIDIARY	Lane off Trikamdas Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – NA.	
3.2	PAST	Private – Mr. Vijay Dhimani.	
3.3	STATUS	Ground Floor – Tenants. First Floor – Tenants.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Trikamdas Road and a bylane along the railway track in Kandiwali (W). The whole area is completely residential and very peaceful area with tree-lined roads. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or multi storied residential apartment blocks. Vijay Mahal is set in large square plot, placed almost centrally. Originally the compound was larger which has now been sub divided, the front portion of the plot has been sold and a new multi storied building stands there. The rear of the structure faces the Trikamdas Road, which may have been built later. The main entry into the compound is from the bylane, which leads to the staircase block entry.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The plan is symmetrical and consists of three bays. The verandah in front of all the three bays was added much later as is evident from the architectural style. The central bay has an entrance verandah, a large central hall and a rear verandah. The left bay has the kitchen, stair case block and a bedroom and the right bay has bedrooms and a toilet block that was added later. <u>Style and Features</u> Vijay Mahal is a colonial villa / mansion typology in the Colonial vernacular style that is very elaborately articulated. In particular the stucco work is remarkable. The stucco bands around the doors and windows are ornate and laced with motifs and the rusticated pilasters add to the impact. The wood work is equally intricate – sun breaker panels, doors, windows, roof fascia and cast iron railings are finely done. However the most interesting feature is the extension in an Art Deco or Stream Line Modern style built in popular manner (i. e. perhaps without an architect and even from a pattern book). Geometric patterns used in the curved portion of the façade and the ones on the flanking wings, simplified order of the columns, the pattern of the railings, corner treatment at the terrace parapet, etc. are clear gestures of the Art Decorative movement.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

188	VIJAY MAHAL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The floor system is composite. In the older structure the structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The porch has RCC beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arch lintels. Each basic window unit has 2 divisions – ventilator at the top with glass panes and shutters with glass in the upper division and wooden panel in the lower division. At the rear on the first floor, the window three shutters are placed as louvers. Doors – The doors have segmental arch lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters. The main door from the porch has double shutters – the interior shutter is paneled and the exterior shutters have grill/bars for ventilation.		
7.6	ROOFING	All roofs are flat; consist of wooden beams and joists finished with lime concrete.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a rectangular, two storeyed block and is richly embellished. Horizontal bands run at various levels, each bay is defined by pilasters with rustication effect and has windows in between. Stucco moldings with motifs emphasize the window arches. The front façade has a verandah that was added much later in the indo deco style with the use of curved shapes, horizontal chajja bands and concrete / cast iron jalis with typical motifs. The rear façade has a verandah in the center on both floors with sun breakers and exquisite cast iron jails. The side bays are defined with rusticated pilasters and have the typical windows on both floors. The left and right side facades are relatively plain. The interiors are simple and spacious.		
7.8	FINISHES	Plinth – Not Visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the verandahs have coloured mosaic flooring. Kitchen has shahbadi flooring and all the rooms have honey comb shaped small coloured tiles in pattern. Roof – Concrete finish.		
7.9	INTERIORS	Moveable furniture such as old beds, chairs, tables, cupboard, trunks etc.		
7.10	COMPOUND / FENCE/ GATE	The original old compound wall is intact on two sides – facing the Trikamdas Road and the by lane. The original compound wall is articulated with piers and stone infill walls with wrought iron fencing on top. The plot was larger and part in front of the house was given out for construction of residential multistoried building. There is a barbed wire fencing between the Vijay Mahal and the new building defining the boundary of Vijay Mahal. The remaining side has a plain brick wall with barbed wire fencing on top. There were three gates – the main gate on the bylane now gives access into the plot with the new building. Entry into the compound of Vijay Mahal is from a small gate (pedestrian entry) on the bylane on the left side, which leads to the staircase entry. The other large gate is for vehicular entry which on the right corner at the rear on Trikamdas Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound had paved path on the right from the large gate for vehicular entry and parking. There is plantation all around the periphery of the building and compound. There are few old trees in the compound. The compound has hard finish – paving and compacted earth. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Fair – damp in the wall, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Tiles have been put on the kitchen wall.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the first floor of the house was not allowed. The information has been collected in an interview with the present tenant – Ms. Rajani Mahidhar. Apparently the tenants have purchased their respective portions from the owner.		



FRONT VIEW



FRONT PORCH DETAIL



REAR FACING THE ROAD



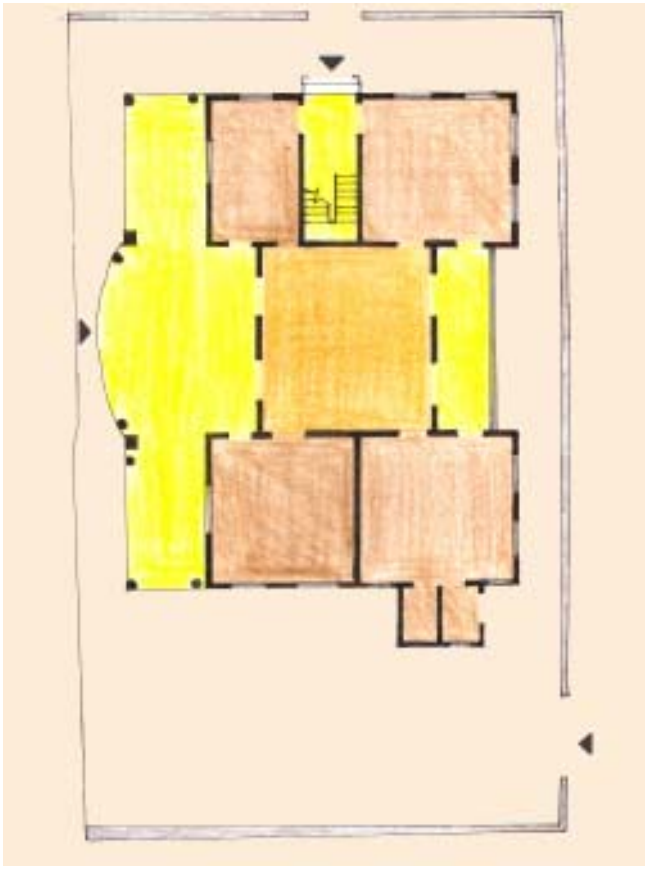
WINDOW DETAIL



FRONT VIEW FROM THE SIDE LANE



MIDDLE BAY ON THE REAR FACE



PLAN - GROUND FLOOR



MAIN HALL INTERIOR



KITCHEN



FLOORING IN ENTRANCE PORCH



KITCHEN DOOR



ROOFING



OLD WOODEN CUPBOARDS



WOODEN STAIR



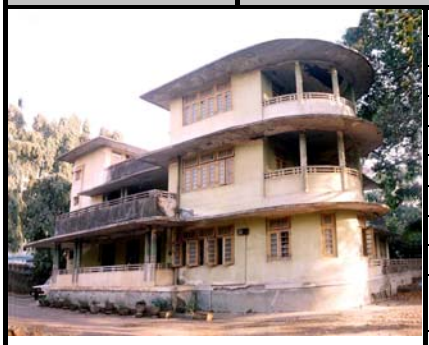
MAIN HALL INTERIOR



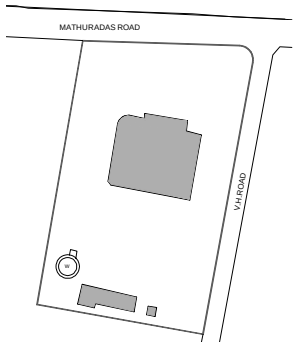


STAIR DETAIL ; FLOORING PATTERN

189	MODI BUNGALOW



COMMON REF NO	189
CARD NO.	189
WARD	R
CS NO.	114/B
PLOT AREA	3090 sq m
BU AREA	500.45 sq m
DATE	26/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	189 PLATE A 189 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Modi Bungalow.		
1.2	EARLIER NAME	Last House.		
1.3	BUILT-IN	1946.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Mathuradas Road, Kandivali (W)		
2.2	SUBSIDIARY	S Naidu Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shantilal Amrutlal Modi.		
3.2	PAST	Private – Mr. Shantilal Modi.		
3.3	STATUS	Owner on the first and the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential. First Floor – Residential. Second Floor (Part) – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Mathurdas Road and V. H Road. The Mathuradas had and continues to have large bungalows. On the opposite side are the Dalal Niwas and Bhagwandas Kekabhai House. The area is relatively quiet and residential in nature. Along the Mathuradas, sit hawkers / vendor selling small household items but there is no major congestion. The Modi Bungalow is located in a huge compound. It is placed close to the road and the rear space is used for private activity – gardens / plantations and a badminton court. The compound has two entrances – one at the junction of the 2 roads, which forms the main vehicular entry and the other on the Mathuradas Road that normally remains closed. The compound has the main house, one garage, one toilet block, servant's quarters, well and a badminton court. A cabin for security has been added next to the gate recently.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family mansion and has a simple plan. The entrance verandah is generous and leads into a huge central hall. On the right side is a bay with bedrooms and services in between. The front room is curved, a characteristic of the art deco style. On the left side are the staircase, kitchen and services. The side bays are longer and form a rear courtyard with a raised plinth. The plan is similar on the first floor except that there are no rooms at the rear. The second floor only has one room above the round room. <u>Style and Features</u> Modi Bungalow is an excellent surviving example of an Art Deco bungalow. It can even be called a Streamline Modern example because of its appearance and spaces that emulate those of ships of those days. The continuous horizontal planes, stub/short wooden railings of particular fashion over the parapets, curvatious forms, expressed location of the staircase, iron grill at the gate, etc. have a distinct Art Deco approach.		
5.3	INTRINSIC	This bungalow was built in mid forties and was the last house at the end of Mathuradas Road from the Kandivali Station. Hence, the house was also popularly known as the "Last House". Mr. Shantilal Modi, a corporator in BMC/Kandivali, built it. Mr. Shantilal Modi continued to hold offices for 27 years and was instrumental in the development of the area - sewerage systems, roads as well the setting up a sanatorium – Bhurabhai Arogya Sanatorium. The road behind has been named after him. The present descendents continue to manage the sanatorium facilities.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), D (bio), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G + 1, G + 2 (part)		

189	MODI BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Brick plinth with lime mortar, capped by concrete plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	RCC stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and framed shutters with glass panes. A continuous band of concrete chajja runs around the building around the lintel level on both the floors to protect the windows. Doors –The doors have straight lintels. Each door has 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC flat roof with parapet wall.		
7.7	ARTICULATION	The house represents a variation of the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah/bay flanked by side bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a rectangular, two storeyed block and with no ornamentation / embellishment. It is an Art Deco / Indo Deco structure with the use of curved shapes in balconies, horizontal chajja bands, plinth band and concrete railings. The road facing / front façade has a verandah in the center with columns and concrete jalis and has a curved room on the right side and the stair block on the left side. The concrete chajja bands sweep across the entire structure and make a strong impact. The surfaces are plain and punctured with the basic window unit. The remaining two facades are plain. The interiors are simple, spacious with old furniture and the verandahs / balconies are the most wonderful spaces to inhabit.		
7.8	FINISHES	Plinth – Plaster. Walls – Cement plaster with smooth finish on both the inside and the outside. Flooring – Ochre/yellow, light green, dark green and pink coloured mosaic tiles in all the living areas. The verandah at the rear has kota and black stone flooring alternately fixed in a chequered pattern. The kitchen has Kota stone flooring defined by black stone flooring. Staircase – Terrazzo treads and terrazzo dado up to sill height. Roof – China mosaic with floral motifs.		
7.9	INTERIORS	Built-in cupboards/storage, old furniture such as beds, tables, and sofas.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall was lost in road widening:17 feet pushed in the front wall. The new wall is in brick with stone cladding and some of the concrete bands/jalis have been retained. The remaining three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one garage, a well, a toilet block, a servant's room and a badminton court at the rear. The compound has several fruit/flower bearing trees and shady trees in the margins– asopalav, chickoo, coconut etc. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – plinth band reinforcement exposed at some places. There is some amount of settlement in the floor of the kitchen and water seepage from the ground, not maintained.		
9.2	WALLS	Fair – water seepage from ground and terrace, effects of weathering, plaster is peeling of at several locations both on the exterior and interior, not maintained.		
9.3	FLOOR	Fair – not maintained, concrete reinforcement exposed particularly in the verandahs and chajjas.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Fair – not maintained, some of the glass panes are broken at the rear.		
9.6	ROOFING	Fair – water seepage has caused the reinforcement to be exposed in the rooms on the second floor and verandah, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The house has not been maintained although there is no structural damage. Continued lack of maintenance is resulting in water seepage in the walls, corrosion in the slab reinforcement: all of which, can reduce the life of the building.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The family is being is being approached by film / television producers to use their premises for shooting as the bungalow and the huge compound provides for large spaces but they have not allowed it. It does plan to maintain the property in near future. Name of the owner from the survey – Mr. Jagdish Shantilal Modi. The information has been collected in an interview with the owner – Mr. Jagdish Shantilal Modi and his wife Mrs. Jyotsana Modi.		



FRONT VIEW





REAR SIDE VIEW; VERANDAH-GROUND FLOOR



FRONT RIGHT VIEW



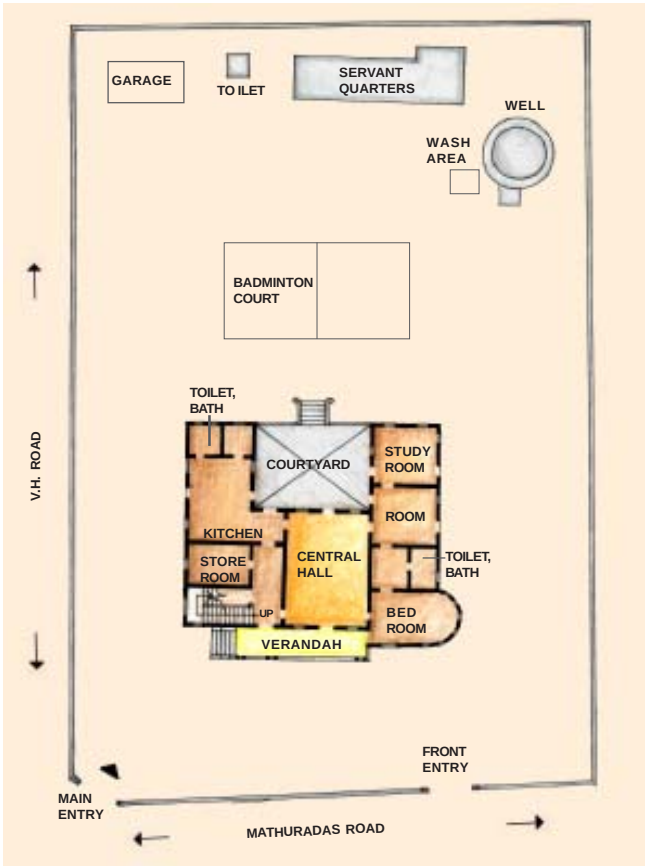
RIGHT SIDE VIEW



FRONT VIEW



RIGHT SIDE DETAIL



PLAN - GROUND FLOOR





CENTRAL HALL ; BED ROOM - GROUND FLOOR



CORRIDOR - FIRST FLOOR



FLOORING PATTERN ON TERRACE



KITCHEN - GROUND FLOOR



STUDY ROOM - GROUND FLOOR

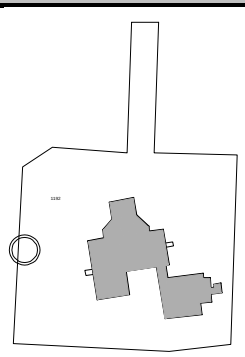


WOODEN STAIRCASE



BEDROOM - FIRST FLOOR

190	PODDAR HOUSE / BOMI BAUG		
	COMMON REF NO	190	
	CARD NO.	190	
	WARD	R	
	CS NO.	1192/A, B, C	
	PLOT AREA	12560.80 sq m	
	BU AREA	535.47 sq m	
	DATE	26/ 04/ 2005	
	RECORDED BY	Shirley, Chaitali	
	REVIEWED BY		
	INTERNAL Shirley Ballaney	EXTERNAL Miki Desai	
NA	PHOTO REFERENCE	NA	



Not to Scale

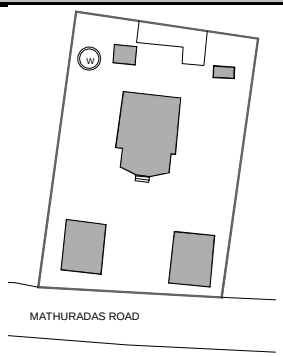
1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Poddar House.	
1.2	EARLIER NAME	Bomi Baug.	
1.3	BUILT-IN	*1905.*	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	M.G.Road, Kandivali (W).	
2.2	SUBSIDIARY	Road off M. G. Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Jagdish Prasad Makhanlal Poddar, Mr. Sitaram Makhanlal Poddar, Mr. Yogesh Jagdish Prasad Makhanlal Poddar, Mr. Pawan Jagdish Prasad Makhanlal Poddar.	
3.2	PAST	Private – NA, Survey not allowed.	
3.3	STATUS	Ground Floor – Owner. First Floor – Owner.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on M G Road in Kandivli (W). The area is predominantly a residential area with commercial activities along the road. There were many old houses and bungalows earlier in the area. Many of the bungalows have been redeveloped into multi storeyed residential societies. Poddar House was set in a very large plot that occupied almost an entire block between the main roads. However over time, the owner Mr. Poddar, who is a builder himself has disposed off sub plots and developed multi storeyed residential apartment blocks. What remains is a small square piece of land around the Bungalow and a narrow strip of road that provides access from the M. G. Road.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	Originally the property belonged to a Parsee family and the Bungalow was called Bomi Baug. It was surrounded by a huge piece of land that was wooded. It was bought by the Poddar's, a Marwadi Family that liked the old Bungalow and has maintained it well. Recently Mr. Yogendra Poddar had the Bungalow conserved by Mr. Vikas Delawari. In particular, the wooden floor structural joints were replaced/repaired, the cast iron railings and the glass sun breaker panels were restored. The Bungalow has some exquisite furniture that is very well preserved and maintained by the present owner.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	

190	PODDAR HOUSE / BOMI BAUG			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists, covered by wooden planks supported on load bearing walls. The verandahs consist of wooden joists, supported on a colonnade on one side and a load bearing wall on the other.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – NA, Survey not allowed. Doors – NA, Survey not allowed.		
7.6	ROOFING	Sloping roofs; however, the roof configuration and the structural system cannot be described as there was no access.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Italian marble and tile flooring in the verandah, rest of the areas, survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	The house is full of beautiful period furniture such as chairs, tables, sofas, cupboards, beds, drawers, chandeliers etc.		
7.10	COMPOUND / FENCE/ GATE	NA, Survey not allowed.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	None, as most of the land around has been sub divided and disposed off.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel, Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – the original in good condition, maintained.		
9.2	WALLS	Excellent – the original in good condition, maintained.		
9.3	FLOOR	Excellent – recently conserved, maintained.		
9.4	STAIRS	Excellent – the original in good condition, maintained.		
9.5	OPENINGS	Excellent – the original in good condition, maintained.		
9.6	ROOFING	Excellent – the original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Excellent – the original in good condition, maintained.		
9.8	SERVICES	Excellent – the original in good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of on site observations and photographs taken from outside the premises.		

191	DALAL NIWAS



COMMON REF NO	191
CARD NO.	191
WARD	R
CS NO.	4 + 4 parts
PLOT AREA	1261.00 sq m
BU AREA	218.02 sq m
DATE	26/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	191 PLATE A 191 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Dalal Niwas.		
1.2	EARLIER NAME	Dalal Niwas.		
1.3	BUILT-IN	1882.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Mathuradas Road, Kandivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Mukund Ramakant Vakilna, Mr. Suresh Ramakant Vakilna, Mr. Arun Ramakant Vakilna, Mr. Anil Ramakant Vakilna, Mr. Satish Ramakant Vakilna, Mr. Sudhir Ramakant Vakilna, Mrs. Sarla Madanlal Doshi, Mrs. Saru Chardrakant Shroff, Mrs. Kokila Arun Shroff, Mrs. Mrudula Vallabh Das Shah.		
3.2	PAST	Private – NA.		
3.3	STATUS	Main House Owner on the first floor Ground floor unoccupied	Out House 1 Unoccupied	Out House 2 Tenant on ground floor
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Unoccupied. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Mathurdas Road. The Mathuradas had and continues to have large bunglows. On the opposite side is the Modi Bungalow and adjacent is the Bhagwandas Kekabhai House. The area is relatively quiet and residential in nature. Along Mathuradas Road hawkers sell household items but there is no congestion. Dalal Niwas is a small compact villa set back into the compound with main access from the Mathuradas Road. A stone paved pathway leads to the main house. Interestingly 2 out houses flank the pathway and impart a sense of formality. The compound is not very large; the front compound wall is lost in road widening. The other structures within the compound include a well, a bathing block, toilet block and a cowshed. The main house does not have toilets and the block outside is used. The well is functional and is used to augment the water supply. The cowshed was later used to house the mali and was converted to accommodate tenants.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family house. It has a very well articulated frontal verandah, the ground floor is in stone (not clear whether cladding) and the first floor is in brick, finished in lime plaster. The plan of the main living area is a square block. Both the floors have identical layout. There is a large hall in the front and two rooms/spaces behind. The northwest corner functions as a kitchen on the ground floor. There is a very ornate verandah in the front (south side) with a terrace above, into which the main hall opens. The staircase is on the east, the landing is cantilevered and supports the flight. There were no toilets in the house; there is a separate toilet block in the compound. With the subdivision of the house within family, additional kitchens and entrance areas have been created. <u>Style and Features</u> Dalal Niwas is a rather unique example of a colonial vernacular house with verandah that looks like a sincere effort of making a façade from classical references. Balustrade railings, composite ordered columns without flutes, carved festoons in the stone beams above columns, short columns in composite style at the verandah, highly ornate eve boards and decorative panels at the exposed side of wooden staircase make this stone building an important example that must have been fashioned at the hands of craftsmen. It is a curious fact that the main house behind the ornate façade is a plain box without any embellishment, whatsoever.		
5.3	INTRINSIC	The house is more than 100 years old. The current owner bought it in 1934 from a Marwadi family and is not much aware of its past. At present two brothers live in the house on the first floor and have divided the use of space.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, rough finish, capped with a plinth band in exposed stone.		

191		DALAL NIWAS		
7.2	WALLS	In the main house, ground floor walls are made of stone, it is not clear whether this is cladding, and first floor walls are made of brick with lime mortar. Remaining structures have brick walls with lime mortar.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Stone slabs span the joists. The front verandah consists of wooden joists, spanned by wooden battens and is supported on a load bearing wall on one side and wooden beams & stone columns on the other.		
7.4	STAIRS	Wooden stairs with cantilevered landing, supported by stone brackets. The landing has recently developed structural problems & has been additionally supported by I sections.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and simple shutters. The upper panels have glass panes. The windows are protected by chhajjas. Doors – The doors have segmental arched lintels with 2 paneled shutters and a ventilator at the top.		
7.6	ROOFING	The structural system of the roof consists of wooden joists and beams. Stone slabs span the joists. The roof is flat, finished with lime concrete. The parapet is embellished with balustrades on three sides. The front verandah is roofed with a lean to roof comprising of wooden beams, rafters and battens and is supported on a load bearing wall on one side and wooden beams & stone columns on the other.		
7.7	ARTICULATION	The house represents a variation of the vernacular cottage typology; change of material creates a different vocabulary. The massing of spaces is compact, the main block is a square, two storeyed block and with a richly articulated front verandah that covers/forms the front facade. The edifice creates quite an impact as one enters the compound; the paved pathway leads directly to it and is flanked by the out houses. The building is finished with stone on the ground floor and imparts grandeur/ solidity. The front verandah has Corinthian stone colonnade with decorative motifs on the beams, parapets with balusters, decorative windows, glass sun breakers and a decorative fascia. The remaining three facades are plain, punctured by windows. The interiors are simple, the flooring is a significant feature and the front verandah is a wonderful space.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Exposed stone on the ground floor and lime plaster with smooth finish on first floor and inside. The main hall on both floors has a dado, upto sill height, of glazed tiles with a blue skirting and row of tiles with floral pattern at the top. Flooring – Verandah has marble tiles in a chequered pattern interspersed with black Italian tiles and defined by black tiles at the border. The main hall has red IPS tiles and the living areas/inner rooms have Shahbadi stone flooring. Roof – Cement finished with bitumen on flat portion. The verandah has Mangalore tiles.		
7.9	INTERIORS	Built-in cupboards in the main hall and some cupboards.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening and no compound wall has been built since then. The remaining three sides have a brick compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has 2 outhouses, bathing block, 1 toilet block, cowshed and well. There are a few large trees, some green patches and bushes/climbers. Quite a few portions of the compound are paved. The compound is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – water seepage from the terrace and due to addition of toilet/bath and washing areas in the rear rooms on the first floor, not maintained.		
9.3	FLOOR	Fair – slight structural damage in the rear room, additional I section added, not maintained.		
9.4	STAIRS	Poor – the cantilevered landing has failed & is supported by I sections, not maintained.		
9.5	OPENINGS	Fair – broken glasses and panes sealed with wood boards, not maintained.		
9.6	ROOFING	Fair – leakage problem, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – external plaster affected by water, flooring replaced in the rear rooms, maintained.		
9.8	SERVICES	Fair – added toilets and bathrooms are creating leakage problems, maintained.		
9.9	OUTBUILDINGS	Poor – not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	Toilets, bathrooms and kitchens have been added owing to sub division of the house.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The Vakilna Family purchased the house in 1932 and at present the property is under dispute – it is jointly owned by 6 brothers and 4 sisters. Two brothers stay on the first floor; the ground floor has been locked off by some members and is not accessible. The information has been collected in an interview with the owner – Mr. Suresh Vakilna and his daughter Ms. Poonam Vakilna.		



FRONT VIEW





OUTHOUSE ; FRONT VIEW FROM ROAD



REAR VIEW



FRONT DETAIL



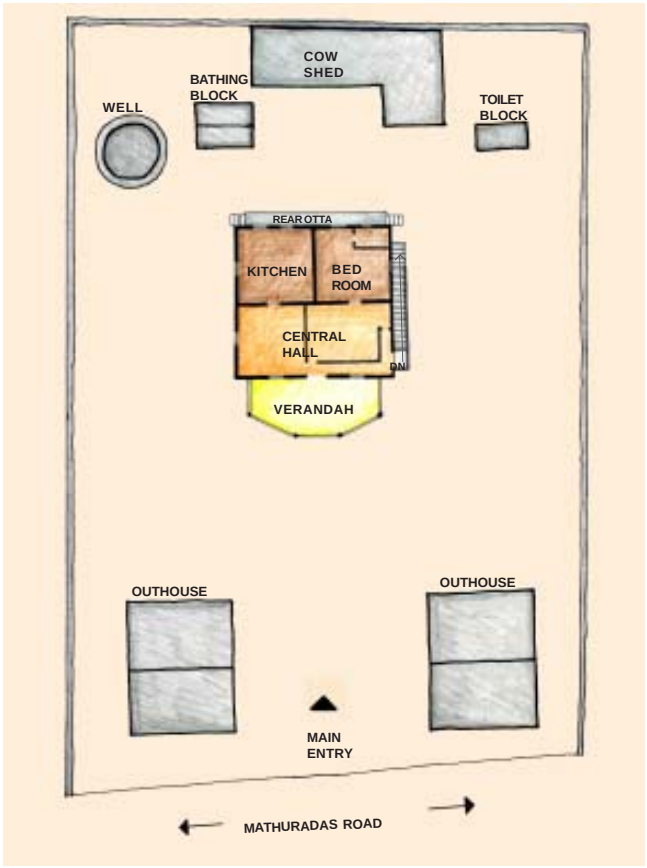
STAIRCASE



REAR VIEW



FRONT LEFT VIEW



PLAN - FIRST FLOOR





VERANDAH - FIRST FLOOR ; STAIR DETAIL



COLUMN DETAIL



ROOFING SYSTEM - FIRST FLOOR



ROOFING SYSTEM - VERANDAH



INTERIOR - FIRST FLOOR



MAIN HALL - FIRST FLOOR

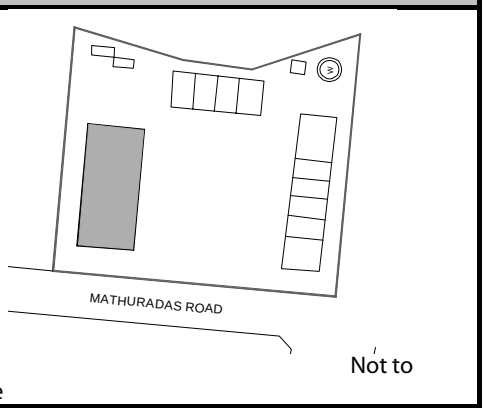


WOODEN CARVING

192	RAMLAXMI NIWAS



COMMON REF NO	192
CARD NO.	192
WARD	R
CS NO.	7 + 15 parts
PLOT AREA	1916.40 sq m
BU AREA	182.50 sq m
DATE	25/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	192 PLATE A 192 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ramlaxmi Niwas.	
1.2	EARLIER NAME	Ram Laxman Baugh.	
1.3	BUILT-IN	Main 1927-29. Extension 1970.	EXTENSION (if any): RCC structure and staircase at the rear to accommodate the tenants staying in the portion that was sold.
2.0	**ACCESS**		
2.1	MAIN	Mathuradas Road, Kandivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust - Jhadhavji Laxmidas Arogya Bhavan Trust, trustees – Mr. Dharamsai Morarji, Mr. Purshottam Velji, Mr. Nitin Hiralal Vora and Mr. Yougesh Daulatrai Mehta.	
3.2	PAST	Trust- Jhadhavji Laxmidas Arogya Bhavan Trust (Public Charitable Trust).	
3.3	STATUS	Original Building 5 tenants on the first floor 5 tenants on the ground floor 2 shops in the verandah	Extension 2 tenants on the second floor 2 tenants on the first floor 2 tenants on ground floor 1 shop under the staircase
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Original Building Ground Floor – Residential + Commercial First Floor – Residential	Extension Ground Floor – Residential + Commercial First Floor and Second Floor - Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Mathurdas Road. The area is relatively quiet and residential in nature. Along the Mathuradas Road, there are hawkers / vendor selling small household items but there is no major congestion. The Ramlaxmi Niwas was set in a large compound. The trust leased/sold a part of the plot to a Co-Operative Housing Society and a new residential G + 3 block was constructed in 1965. The original compound had additional Sanatorium structure and a structure for malis. These were removed, and the tenants/residents were accommodated in the main building by adding a new extension block at the rear. The plan/design responds in an interesting manner to the street. The smaller side faces the street and is enhanced by an ornate frieze. The verandah turns along the main façade that must have faced the compound and is visible as one approach from the Kandivali Station.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a multi family dwelling. The overall plan is a rectangular block and consists of 5 bays. Each bay functions as an independent dwelling unit and has 2 rooms. A verandah runs on the front / street face and on the left side, which is the main façade. The staircase was at the end and the services were located in the compound. There was another structure / chawl in the compound. However, with the sub division, the residents of the other structure were accommodated in the extension to the main structure; an RCC stair was placed in between and the toilets/bathrooms were added. <u>Style and Features</u> Ramlaxmi Niwas is a rather functional and linear chawl type building. The ornate wooden sun breakers and the railing in the verandah and the stucco frieze at the short end gable in floral patterns are the key features.	
5.3	INTRINSIC	The Jhadhavji Laxmidas Arogya Bhavan Trust was created in the early 1920s with an intention of providing housing to poor people. It decided to construct a "sanatorium" to house the poor/migrants. The proceedings for acquiring the land began in 1924. It was, however, acquired in 1929 and the sanatorium was built by 1933. The Trust was registered in 1953 with the Charities Commissioner. The original land was huge and there were only 2 buildings, housing a few families. In 1967, the Trust decided to lease a part of the plot and augment its meager resources to maintain / manage the building. A part of the plot was leased to a Co-Operative Housing Society in 1973. At that time, one of the Sanatorium structure was demolished and the tenants were accommodated in the present building at the rear. The staircase at the rear was anyway in a bad shape. It was subsequently pulled down, a concrete stair was added and so were a set of 2 residential units on each floor.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III

192	RAMLAXMI NIWAS			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	Main Building – G + 1, Extension – G + 2		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, capped with a plinth band in exposed stone.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. The front and side verandah, also of wooden joists, are supported on wall on one side and wooden columns on the other.		
7.4	STAIRS	Concrete staircase: the old wooden staircase was replaced at the time of the extension.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and simple paneled shutters. Doors – The doors have segmental arched lintels with 2 divisions – paneled shutters and a ventilator at the top.		
7.6	ROOFING	The structural system of the roof is very simple. The span of each bay is not large and the main members are supported on lead bearing walls, spanned by rafters on which the Mangalore tiles are placed. The sloping roof extends over both the verandahs.		
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling popular during this period and characterized by a series of bays/dwelling units stacked in a row, usually forming a rectangular/E /C shaped block. The building is a long, rectangular, 2 storeyed block and the plan/form responds in an interesting manner to the street. The smaller side faces the street and is enhanced by an ornate frieze in the gable portion. The verandah turns and continues along the main façade that must have faced the compound and is visible as one approaches from the Kandivali Station. The verandah is beautifully articulated. The ground floor has a row of wooden sun breaker panels created out of intricately carved wooden slats and supported on carved brackets. The first floor has cast iron grills, carved wooden brackets and a decorative fascia. The remaining two facades have been transformed considerably and have nothing significant. The interior is very simple.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a Malad stone band. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Shahbadi flooring in the verandahs on both the floors, mosaic tiles in the living areas, which has replaced the original Shahbadi stone flooring. Roof – Mangalore tiles on the sloping roof and cement covered with bitumen on the flat portion (extension block).		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	Nothing remains of the compound wall in the front, it was lost during the road widening of the Mathuradas Road. The rest of the three sides have a simple brick compound wall constructed in the 1970s, when the plot was sub-divided.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the compound has hard finish – compacted earth and is not regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – in some parts the stones are falling out, not maintained.		
9.2	WALLS	Fair – water seepage from the roof, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Fair – original wooden stairs have been replaced by a concrete stair, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, maintained in parts.		
9.6	ROOFING	Fair – leakage from the sloping roof, maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	Fair – bathrooms added inside that create water seepage problem, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	The wooden staircase was removed from the rear, a concrete stair was added and new (G + 2) RCC structure was added at the rear. The front verandah has been converted into shops and there are encroachments in the left margin. Grills are added on some of the windows. All the changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The left façade has been re-plastered.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The secretary in his interview expressed a strong interest in conserving and restoring the building. The information has been collected in an interview with the secretary – Mr. Rajesh Trikamdas Bhatia.		



FRONT VIEW





RIGHT SIDE VIEWS FROM ROAD



RIGHT SIDE VIEW



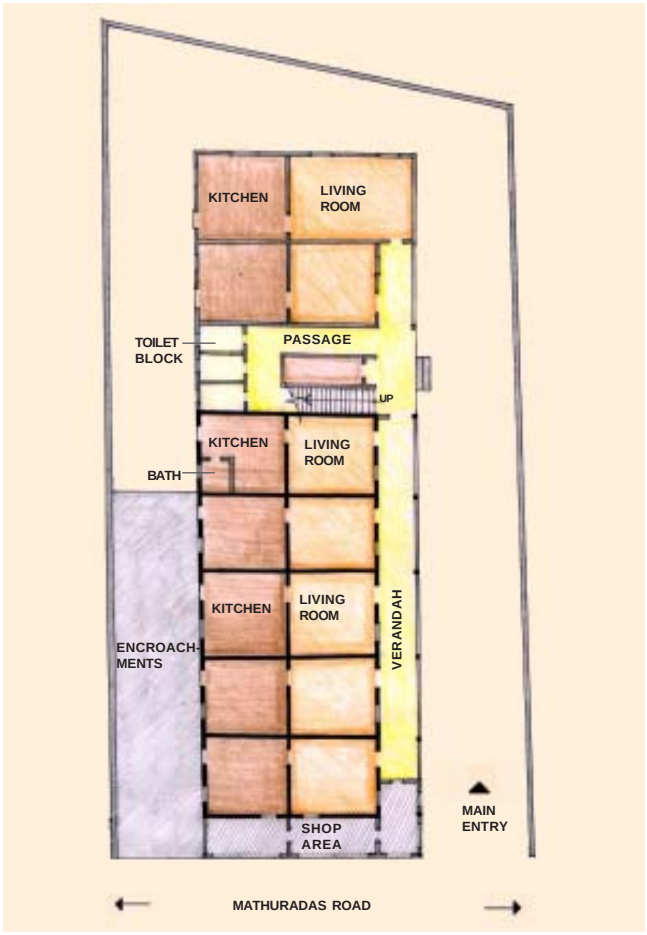
SHOPS ON GROUND FLOOR



LEFT SIDE VIEW



VERANDAH - GROUND FLOOR



PLAN - GROUND FLOOR









INTERIORS - FIRST FLOOR ; RIGHT SIDE VIEW ; SUNBREAKERS DETAIL



VERANDAH DETAIL



DECORATION FRONT FACE



COLUMN DETAIL - VERANDAH



VERANDAH - GROUND FLOOR



VERANDAH - FIRST FLOOR

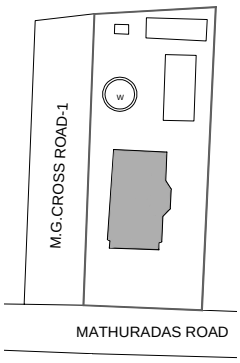


VERANDAH - FIRST FLOOR

193	PRAKASH VILLA



COMMON REF NO	193
CARD NO.	193
WARD	R
CS NO.	9 + 4 Parts
PLOT AREA	1693.50 sq m
BU AREA	141.50 sq m
DATE	25/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	193 PLATE A 193 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Prakash Villa.		
1.2	EARLIER NAME	Prakash Villa.		
1.3	BUILT-IN	1942.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Mathuradas Road, Kandivali (W).		
2.2	SUBSIDIARY	M. G. Cross Road 1.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Ramkrishna Ishwarsingh Bajaj, Mr. Harbhagwandas Ishwarsingh Bajaj, Mr. Ghanshyamdas Iswarsingh Bajaj, Mr. Jethmal Dhanji Ashar and Mr. Keshavji Dhanaji Ashar.		
3.2	PAST	Private – Mr. Prakash J Ashar (father of the Mr. Shantibhai P Ashar, present owner and son of Mr. Jethmal Ashar).		
3.3	STATUS	Owner on the first floor. 1 tenant on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Mathuradas Road and M. G. Cross Road No. 1. The Mathuradas had and continues to have large bunglows. The area is relatively quiet and residential in nature. Along the Mathuradas, sit hawkers / vendors selling small household items but there is no major congestion. The compound / plot is not very large and only marginal spaces varying from 2 m to 7 m remain with no other structure / out house. The compound has one entrance gate from the Mathuradas Road. The original compound wall and gate is lost in road widening. The rear of the plot has been sold off and a new apartment block has been constructed. The Bungalow is set in a rectangular plot with the smaller side facing the main road. The main front of the house, faces the side and is quite prominently visible as one approaches from the Kandivali Station. The façade facing the main access road has a well articulated balcony.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family mansion and is built in the Indo-Deco style. It is fairly plain, the only ornamentation being the concrete jalis in the verandahs and balconies. The plan is symmetrical with a central bay and two end bays/side bays. Both the floors have identical layouts. The central bay has two verandahs – one at the front and the other at the rear with two rectangular living rooms in the center. The central verandah/balcony is generous and is used for multipurpose activities. The private spaces/bedrooms and services (kitchen, toilets, bathrooms, stores and staircase) are located at the end / side bays on both floors. The front façade facing the Mathuradas Road has an additional balcony. <u>Style and Features</u> This is a colonial villa / mansion typology that was built during the late 30s and 40s at a time when British architects were consciously trying to adapt from the vernacular and the use of concrete was becoming popular. It is a synthesis of Art Deco and Indo Deco styles with a curvaceous verandah in the centre and a jharokha type upper level balcony and a semicircular projection. The slender circular columns at the verandah on both the floors and the parapet grill in concrete are the key elements.		
5.3	INTRINSIC	Mr. Jethmal Dhanji Ashar lived in the main city and built this house in the forties, as a second home / weekend home in this area as it was sparsely populated and green. The family has several plots adjoining, which have been subsequently sold. Part of the land was acquired to create the MG Cross Road 1. Gujarati families who came here almost at the same time and established houses, dominate the area – the Modi House is an example.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

193	PRAKASH VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, random rubble polygonal masonry.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden staircase.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions and a ventilator at the top and paneled shutters. There is a continuous band of concrete chajja running around the building that protects the windows and the verandah. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC slabs and beams.		
7.7	ARTICULATION	The house represents the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah/bay, flanked by side bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a rectangular, two storeyed block and with no ornamentation / embellishment. It is an Art Deco / Indo Deco structure with the use of curved shapes in balconies, horizontal chajja bands, plinth band and concrete jalis. Both the road facing and the front facades have a curved balcony in the center with concrete jalis between the colonnades and at the parapet. Basically the surfaces are plain and punctured with the basic window unit. The remaining two facades are plain. The interiors are simple, spacious with old furniture while the verandahs / balconies are the most wonderful spaces to inhabit.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a basalt stone band covered with plaster. Walls – Cement plaster with plastic paints in the interior. Flooring – Colored mosaic tiles with geometric patters in all the spaces on the ground and first floor, kota and black stone in kitchen. Roof – China mosaic with floral patterns.		
7.9	INTERIORS	Movable furniture – beds, tables, chairs and benches.		
7.10	COMPOUND / FENCE/ GATE	The front compound wall and gate were lost as the front margin was acquired for road widening. The original gate is intact and has been reused as it evident from the distinctive design of that period. The front and right side has a brick compound wall articulated with piers. The left side has a plain brick compound wall and the rear side is defined a fence.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound was quite large. There used to be a well and an outhouse in the rear but nothing remains as part of the plot was sold and a new building has come up. There are a few trees and occasional plantation. Most of the compound has hard finish – compacted earth and is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light in the internal portions.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – minor water seepage in the verandah, corrosion of the reinforcement in the chajja.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – minor damage to china mosaic on the terrace, repaired with cement.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Good.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Metal grills added in the front and rear verandahs on the first floor.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. Shantibhai P Ashar. The information has been collected in an interview with the present owner Mr. Shantibhai P Ashar's family.		



FRONT RIGHT VIEW





ROAD SIDE VIEW ; LEFT SIDE VIEW



REAR VIEW



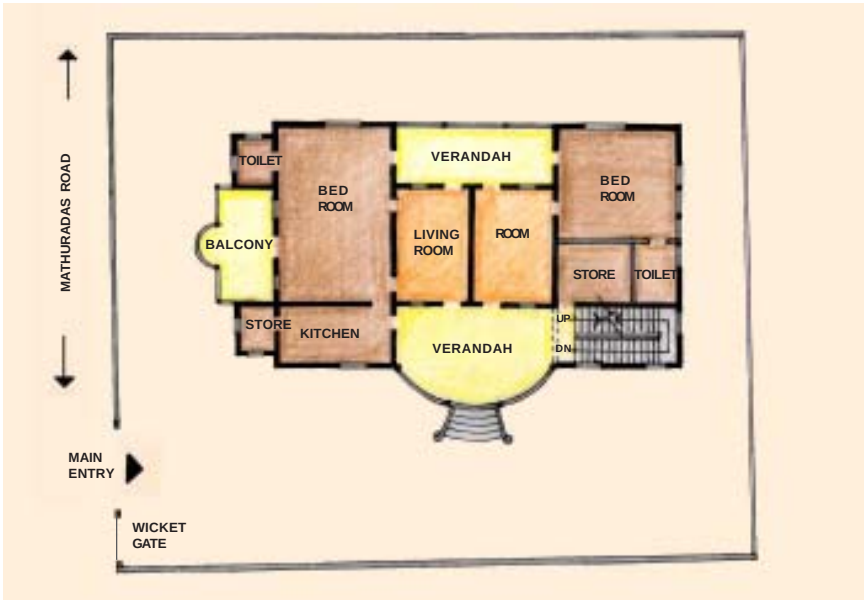
ENTRANCE PORCH



FRONT VIEW



ENTRANCE PORCH DETAIL



PLAN - FIRST FLOOR



STAIR DETAIL



VERANDAH - FIRST FLOOR



STAIRCASE





VERANDAH - FIRST FLOOR



LIVING - FIRST FLOOR



BEDROOM - FIRST FLOOR



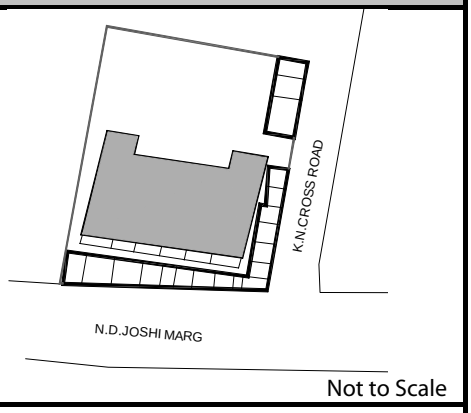


VERANDAH - GROUND FLOOR ; TERRACE

194	BHAGAT NIWAS



COMMON REF NO	194
CARD NO.	194
WARD	R
CS NO.	43 + 25 parts
PLOT AREA	868.80 sq m
BU AREA	287.5 sq m
DATE	25/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	194 PLATE A 194 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Bhagat Niwas.	
1.2	EARLIER NAME	Bhagat Niwas.	
1.3	BUILT-IN	1936. Extension: 1960s.	EXTENSION (if any): Commercial / Residential strip in front and side – 18 shops & 2 residential units.
2.0	**ACCESS**		
2.1	MAIN	K N Cross Road, Kandivali (W).	
2.2	SUBSIDIARY	N D Joshi Marg.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Santokben Jivandas, Mr. Bhagwandas Jiwandas and Ms. Madhuban Jiwandas.	
3.2	PAST	Private – Mr. Jivandas Raghunath Bhagat Modi (Father of the above).	
3.3	STATUS	Main House Owner and 4 tenants on the first floor 6 tenants on the ground floor	Commercial Strip 18 tenants
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Out House Unoccupied Extension Ground floor – Commercial
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The building is sited at the junction of Narayan Das Joshi Marg and K.N. cross road (Old name Vasantji Lalji Road) and is at a distance of around 80 to 100 meters from Kandivali Railway Station. The area is intensely commercial and congested with traffic. The main entry is from the Vasantlji Lalji Road; it is almost in the center of the plot with the main house on one side and the ancillary structures on the other. The compound has the main house, 1 toilet block, 1 bathing block, an outhouse, a tulsi planter and a well. The commercial strip and a washing space were added much later.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a multi family dwelling. The overall plan is C shaped & consists of 6 bays. Each bay functions as an independent dwelling unit. The four central bays are smaller consisting of 2 rooms. The 2 end bays are longer, consisting of 3 rooms and forming the E shape. There is an arched verandah in front of the smaller bays and in between the longer/end bays, thus protecting the south side, which is the main façade. Both the floors have identical plan except for a balcony that projects on the north side. Originally the services – toilets and bathing spaces were located in the compound, however the tenants have added washing areas / bathrooms in each unit. <u>Style and Features</u> No specific stylistic references, it is a typical chawl typology with minimal articulation / embellishment in stone. The stone colonnade, arcade, brackets and small stone brackets along the roof edge are a key feature.	
5.3	INTRINSIC	The building was built in the thirties by the Modi family that migrated from Jam Khambaliya in Saurashtra, Gujarat and dealt with cloth business. As the area was still less developed and sparsely populated at that time, the house was built in such a manner that the owner and his family lived on the first floor and the ground floor would be given over to the tenants. The plan clearly reflects this – each bay is built as a separate residential unit. As the family came from Saurashtra, the stone used in the house for structural and decorative elements was specially brought in from Aditiyana quarries of Porbander. It is a very fine sandstone in light pink shade. At present 2 units on the first floor continue to be occupied by the owners and the tenants occupy the rest of the bays. The family business of cloth trading has ended and the family at present, deal in readymade garments.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone, capped by a basalt plinth band with regular joints and smooth finish.	

194		BHAGAT NIWAS		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams & joists supported on stone columns & load bearing walls. The joists are spanned by stone slabs on ground floor & wooden boards on the first floor. On the first floor, the ceiling is high & there is a wooden loft with a front row of rooms for storage. The first floor cantilevered verandah facing the ND Joshi Road is supported on a stone cantilever beam. The verandah at the rear consists of wooden joists, supported by arches and stone columns.		
7.4	STAIRS	Wooden stair in the front.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top & paneled shutters. The end bays have ventilator openings in the roof gable. Doors – The doors have straight lintels with 2 divisions – a ventilator & paneled shutters.		
7.6	ROOFING	All the 6 bays have a simple sloping roof supported by load bearing walls. The additional rooms in the end bays are also roofed with simple sloping roof. The structural system consists of purlins supported on load bearing walls. Wooden boards span the purlins. The front verandah is flat, spanned by wooden joists. The rear balcony has a lean to sloping roof with wooden joists, and is at a lower level.		
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling, popular during this period and characterized by a series of bays/dwelling units, stacked in a row and usually forming a rectangular/E /C shaped block. The edifice has a classic C shaped plan/form, symmetrical with minimal ornamentation. The front façade has a long verandah with an arcaded colonnade in light pink Porbandar sandstone, on both floors. The side bays are punctured with 2 windows on each floor and articulated with plinth band, cornice and series of stone brackets along the roof edge. The rear façade that faces the road is visible only from a distance and has a continuous projecting verandah with a wooden colonnade and cast iron grills. The right and left side façades, visible from the street have a dynamic skyline because of the profiles of both the sloping roofs and the series of stone brackets. The windows create an interesting composition on the entire surface. The interior is very simple & displays none of the minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a basalt stone band. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Verandah has Shahbadi stone in chequered pattern with edges defined by Porbandar stone; main living rooms have Shahbadi stone in a chequered pattern with black Italian tiles at junctions. There are also the black stone border in some rooms and alternate Shahbadi & black stones in chequered patterns in some rooms; bathrooms/wash areas have ceramic tiles. Roof – Mangalore tiles on sloping roofs, cement floor with bitumen on flat portions.		
7.9	INTERIORS	Fixed cup-boards on the walls, wooden lofts in the front row of rooms.		
7.10	COMPOUND / FENCE/ GATE	The main entry is from the Vasantji Lalji Road, the main gate and a part of the compound wall remain; the rest of the wall is gone on account of the shops. The wall facing the ND Joshi Marg is also gone on account of the shops. The remaining two sides have a simple brick wall covered with plaster.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has the main house, 1-toilet block, 1 bathing block, an outhouse, a tulsi planter and a well. The commercial strip and a washing space were added much later. There must have been a garden in front but at present it lies untended, consisting of a few trees and the overflow of water from the bathrooms and kitchens. Open drains lead from the house into the well as the residents have not taken the sewerage connection.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate on the first floor, partially inadequate in the inner rooms on the ground floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	Open drains lead from the house to the well to dispose off the sullage. The waste from the toilets is disposed into a septic tank.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – rising damp as there is no sewerage system in place, not maintained.		
9.2	WALLS	Fair – damp/water seepage, addition of baths & wash areas has aggravated the problem, exterior not maintained.		
9.3	FLOOR	Poor – the front verandah shows structural failure, the joists have rotted at the support and have been supported by the way of I sections. The wooden beam in the cantilevered balcony at the rear is also showing signs of collapse in one of the bays and is supported by I sections.		
9.4	STAIRS	Poor – cantilevered landing shows signs of structural failure and is supported by additional I sections.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Fair – leakage, maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	Poor – external toilet block in a bad condition, internal maintained.		
9.9	OUTBUILDINGS	Poor – in a bad condition, not maintained.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not Maintained.

194	BHAGAT NIWAS	
10.0	**TRANSFORMATION**	
10.1	FORM	A strip of shops is added in the front and on the side, no other addition to the main building.
10.2	STRUCTURE	Addition of external structural members (I girder columns and beams) to support the floors, stair landing and the verandah.
10.3	ARTICULATION & FINISHES	None.
11.0	**DP REMARKS / PERCEIVED THREATS**	The owner is under the purview of the rent control act and the low rents have had had an impact on the maintenance of the building. The building has been declared unsafe for habitation. The owner is contemplating demolishing the structure and redeveloping the property. He has already approached an architect/developer to prepare the plans.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Mr. Pradhyuman. J. Modi. Photo copy of plan showing carpet dimensions of existing tenements situated on plot bearing C.T.S. No. 43, 43 (1to25), of village Malad –North, Kandivali-West, Bombay-400067 for Mr. P. J. Modi, Alias Bhagat & Others. Photo copy of photograph of 'CAUTION BOARD' put up by B.M.C. mentioned that the building is in dilapidated condition and is unsafe for habitation. The information has been collected in an interview with the owner – Mr. Pradhyuman. J. Modi and other tenants.



FRONT VIEW





ROAD SIDE VIEWS



REAR VIEW





REAR COMPOUND ; ROAD SIDE VIEW



RIGHT ENTRY GATE



MARGIN BETWEEN SHOPS & LIVING UNITS



VERANDAH - FIRST FLOOR



PLAN - FIRST FLOOR









VERANDAH - FIRST FLOOR ; INTERIOR & VERANDAH - GROUND FLOOR



STONE BRACKETS



WOODEN LOFT IN THE KITCHEN



STAIRCASE SHAFT



WOODEN STAIRCASE



WOODEN FIXED & MOVABLE CUPBOARD

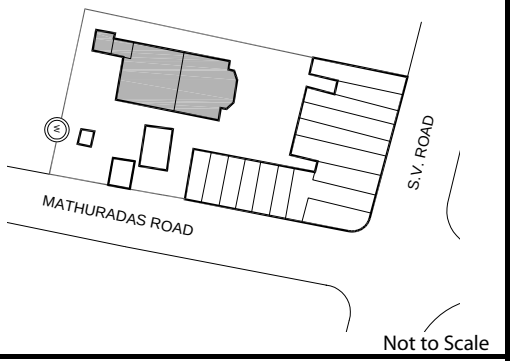


VERANDAH - GROUND FLOOR

195	AMAR VILLA



COMMON REF NO	195
CARD NO.	195
WARD	R
CS NO.	21A+ 20Parts, 21B, 21C
PLOT AREA	1518.30 sq m
BU AREA	193.30 sq m
DATE	25/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	195 PLATE A 195 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Amar Villa.	
1.2	EARLIER NAME	Amar Villa.	
1.3	BUILT-IN	1921.	EXTENSION (if any): Commercial strip in the front along the Mathuradas Roads, slum encroachments and ramshackle shops/workshops in the compound and sweet shop at the rear and side of Main House.
2.0	**ACCESS**		
2.1	MAIN	Mathuradas Road, Kandivali (W).	
2.2	SUBSIDIARY	S. V. Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Vasanji Premji Shah and Mrs. Vasanti Vasanji Shah.	
3.2	PAST	Private - Mrs. Gangaben Haridas Amlani.	
3.3	STATUS	Main House 3 tenants on the second floor 2 tenants on the first floor Owner and 2 tenants on the ground floor	Commercial Strip App 25 shops/tenants
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential, Commercial. First Floor – Commercial (Vardhman Lockers & a financial services office). Second Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Mathuradas road and S. V. Road, close to the Kandivali Station. The area must have started developing in the 1920s with the Amar Villa being one of the earliest buildings. Both the roads were lined with similar large mansions as is evident from a couple of structures, in the vicinity. The current development around is intensely commercial (retail commercial) and congested. Amar Villa is a huge and imposing structure and had a big compound, but owing to commercial developments and encroachments, the original compound and entry is lost. The original entry must have been from the S.V. Road which is now, encroached. A small gap between the shops on the Mathuradas Road leads to the building. There is a row of unauthorized shops along the Mathuradas Road and slum encroachments & ramshackle workshops along the S. V. Road. At the rear and on the right side, a mithai shop has been added, abutting the Main House, which inturn destroys the facade.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The Villa was planned as a single-family mansion. The building is located at the junction of two major roads and the plan and form respond accordingly. Both the road facing sides have verandahs and the main staircase is along the Mathuradas Road. There were large halls centrally placed on all the floors and other living areas. The toilet block was separate and located in the rear. At present, the clarity of the plan is lost, as the house has been subdivided into several residential and commercial units. Spaces like the kitchens, toilets and bathrooms have been added. <u>Style and Features</u> Amar Villa has composite ordered columns, embosses, festoons and floor bands in stucco to present a colonial vernacular façade. The base is not easily recognized due to bad up keep and closed-in verandahs. If properly restored, it could be a typological example.	
5.3	INTRINSIC	The Amlani family (Luhana Gujaratis from Gujarat) who built this, were very well to do and had cloth business in central Bombay. Parts of the house were rented out as there were no legal heirs. However, after the death of Gangaben, the property is in the custody of one Mr. Vasantji Nagj.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 2 and a mezzanine floor.	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, regular and random masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	
7.3	FLOOR	The first & second floor structural system comprises of wooden beams, joists, spanned by wooden planks and supported on load bearing walls. The verandahs consist of wooden joists	

195	AMAR VILLA			
7.3	FLOOR	supported on stone columns on ground & wooden columns on first, second floors.		
7.4	STAIRS	Wooden stairs accommodated in the verandah. On the ground floor, a concrete stair replaced the wooden stair, recently to transport heavy lockers.		
7.5	OPENINGS	Windows – The windows have arched lintels. Each window has 2 divisions – ventilator at the top and simple shutters with glass. The windows were protected by wooden chajjas but most of them are now lost. Doors – The doors have arched lintels with 2 divisions, a ventilator at the top and paneled shutters.		
7.6	ROOFING	The building has an interesting roof profile. The roof over the central spaces is quite high and accommodates an additional mezzanine floor added much later. The structural system is not visible as false ceilings and mezzanine floor have been added.		
7.7	ARTICULATION	The house represents a variation of the typical vernacular cottage typology, popular during this period and characterized by decorative wooden verandahs, balconies and sloping roofs. It is palatial. The exterior is grand and very richly embellished – verandahs with wood work, decorative stucco work etc. The roof creates a dynamic skyline and creates an impact from a distance. The entire block has a single sloping roof that is quite high & accommodates a mezzanine floor. The verandah roof is articulated with dormers. The front façade has verandah on ground & first floor floors, with a colonnade of Corinthian columns and wooden sun breakers. The second floor verandah was open but now has been enclosed. The left façade, although transformed now, has verandahs on all floors. The parapet on the second floor has decorative patterns in stucco. The remaining two facades are plain with windows puncturing the surface at regular intervals. The interiors display the richness in terms of wooden doors & windows, stucco work, coloured mosaic flooring in floral patterns, dado work and exposed structural members.		
7.8	FINISHES	Plinth – Exposed stone joints, rough finish, capped with a basalt stone band. Walls – Lime plaster with smooth finish on both the inside and the outside. The main hall on the first floor has a dado up to sill level in glazed tiles with exquisite patterns/colours. Flooring – Verandah facing the Mathuradas road on the ground floor has Shahbadi stone in a chequered pattern with black border, on the first floor the china mosaic flooring has been replaced by mosaic tiles and on the second floor the china mosaic tiles are intact. The verandah facing the S V Road on the ground floor has marble flooring, while the second floor has mosaic tiles and china mosaic. The main living spaces had china mosaic in beautiful patterns but on the ground floor these have been replaced by marble, on the first floor by mosaic tiles and on the second floor the china mosaic is intact. Roof – Mangalore tiles.		
7.9	INTERIORS	Built-in cupboards in wood and glass with exquisite carving.		
7.10	COMPOUND / FENCE/ GATE	The original compound has been lost in road widening and the margins are encroached by shops on the south & the east. There is a brick compound wall to the north & the west.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	None.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate on the spaces abutting the verandahs, inadequate in the interiors and ground floor and is supplemented by artificial light.		
8.2	VENTILIATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – settlement on the south side, not maintained.		
9.2	WALLS	Fair – structural cracks due to settlement of verandah & growth of trees, not maintained.		
9.3	FLOOR	Bad – structural damage, a verandah on west side has collapsed, verandah has settled.		
9.4	STAIRS	Bad – ground floor to first floor: replaced in concrete, first to second floor given additional support with an I section.		
9.5	OPENINGS	Poor – badly transformed with grills and closed, verandah on the east, is covered.		
9.6	ROOFING	Fair – the roof has been damaged, fascias have come off at several places and there is a problem of water leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – the exterior stucco work is badly damaged, the sun breakers are damaged.		
9.8	SERVICES	Poor – the original toilet block is in poor condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The compound has been severely encroached by shops. The mithai shop on the ground floor at the rear has extended shed-like structure. The verandah facing the S.V. Road is completely covered. Grills have been added on windows. The rear verandah on the first floor has been replaced. Several internal walls/partitions have been added to subdivide the internal spaces, toilets & bathrooms have been added, false ceilings and a mezzanine floor have been added.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The building is not maintained at all and is dilapidated. This is because the ownership is disputed/there is no clarity. The building shows structural damage & has been declared unfit for habitation by M.C.G.M., a notice to this effect has been put up at the entry.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants.		



FRONT LEFT VIEW





LEFT AND FRONT SIDE DETAIL VIEW



REAR VIEW



COLUMN DETAIL



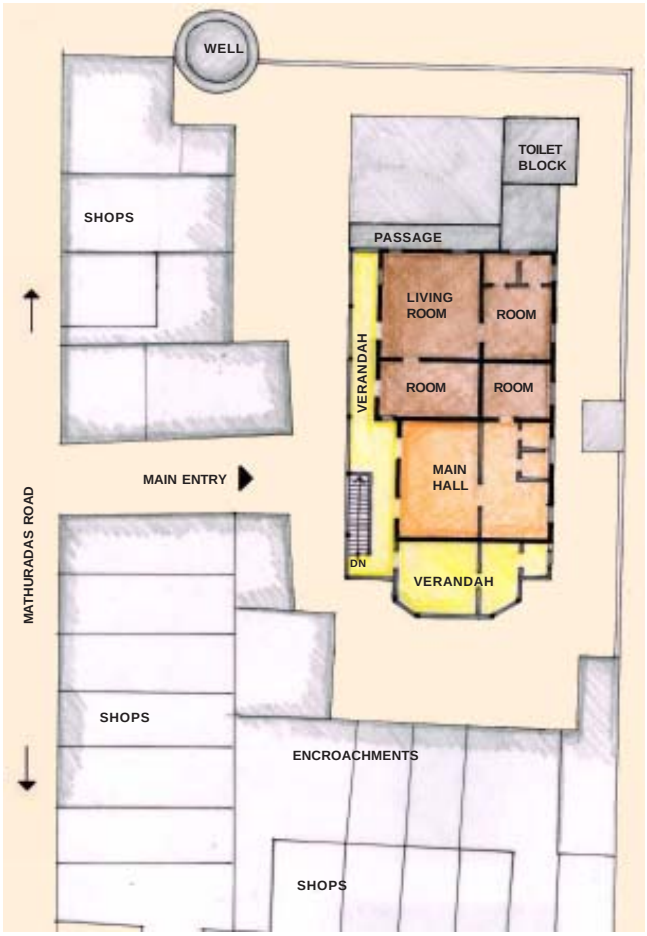
FRONT VIEW



RIGHT SIDE VIEW



VERANDAH - PARAPET DETAIL



PLAN - SECOND FLOOR





WOODEN STAIRCASE; INTERIOR SECOND FLOOR SHOWING ROOF





CHINA MOSAIC FLOORING - SECOND FLOOR



WOODEN FIXED CUPBOARD - FIRST FLOOR



VERANDAH - FIRST FLOOR



WOODEN FIXED CUPBOARD - FIRST FLOOR

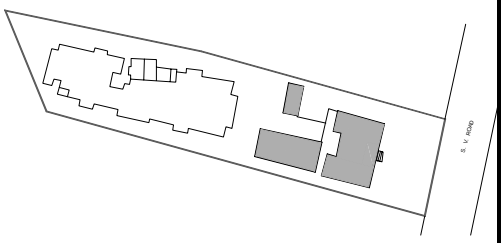


STAIRCASE SECOND - FLOOR

196	JINKU CO-OPERATIVE HOUSING SOCIETY LTD



COMMON REF NO	196
CARD NO.	196
WARD	R
CS NO.	311+10 parts
PLOT AREA	2302.6 sq m
BU AREA	282.6 sq m
DATE	25/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	196 PLATE A 196 PLATE B 196 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Jinku Co-Operative Housing Society Ltd.		
1.2	EARLIER NAME	Gopal Krishna Bhavan (GKB).		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): A new residential apartment (G+3) block was constructed in 1965.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Kandivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Arvind Chandulal Mehta, Mr. Jitubhai Jeevanlal Dalal, Ms. Aruna Trikamlal Marfatia, Mr. Chetankumar, Ms. Kaminiba Trikamlal Marfatia, Mr. Sharayu Maneklal Shah and Mr. Pradeep Ramanlal Shah.		
3.2	PAST	NA.		
3.3	STATUS	Main Gopal Krishna Bhavan Tenants on first floor 2 Tenants on ground floor	Out House 1 Tenants	Out house 2 Tenants
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Out House 1 Residential	Out House 2 Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the S. V. Road. The area had bungalows, which show similar articulation as this house, but most of them have disappeared and new G+3, 4 apartment blocks have developed. The area has housing societies and the neighbourhood is quiet and residential in nature although close to the Kandivali Station Gopal Krishna Bhavan is set in a huge compound and close to the main road. The original compound wall and entrance gate was lost due to road widening. The compound has the main house, 2 out houses, a toilet block and well. The out houses are old and one of them has exquisite stuccowork. The toilet block is non functional and the well has been closed. The property was sold and a cooperative housing society was established in the sixties. A G+3 apartment block is built in the rear of the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a single family mansion and is extremely ornate. The plan is symmetrical with a central bay and two side bays. Both floors have identical layout. The front verandah is centrally placed and leads to a magnificent central hall on the ground floor. On the first floor the central hall opens out on to a balcony above the verandah. A portion of this has fallen off but from the damaged parts it is evident that it must have been curved/at 45 at the ends. The side bays have large rooms. On the first floor the rooms open out into balconies. The services areas – kitchen, washing area and stairs are located at the rear. There is a verandah at the rear also in front of the central hall on both the floors. Toilet were separate, at the rear of the main house. <u>Style and Features</u> Gopal Krishna Bhavan is a colonial villa / mansion typology and is very elaborately articulated with remarkable stucco work. The panel of Gopal / Krishna at the terrace parapet is noteworthy, stucco bands around the doors & windows are ornately laced with motifs, the columns are spectacular and the stucco decoration at the gable end of the roof is beautiful. The wood work is equally intricate – sun breaker panels, doors, windows, roof fascia, railings and brackets are finely done.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G+1, G+2(part)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone on the front façade, rectangular masonry, dressed, capped by a basalt plinth band; Basalt stone on the remaining three sides, rectangular masonry, undressed, capped by a basalt plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. Front windows have wooden cantilevered balconies.		

196		JINKU CO-OPERATIVE HOUSING SOCIETY LTD		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with geometric motifs/designs. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters with motifs/designs.		
7.6	ROOFING	The structural system of the roof is very simple as the spans are not large. On the second floor the roof is flat with wooden beams and joists. The last bay with an additional floor has a simple lean to sloping roof with rafters and wooden battens.		
7.7	ARTICULATION	The house is quite large, represents the typical villa/mansion set in large compounds popular during this period characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, two storeyed block and is richly embellished. Horizontal bands run at various levels, each space / bay is defined by pilasters with Corinthian capitals and has windows in between. Stucco moldings with motifs and a sill panel emphasize the window arches. The front façade has a verandah in the center on both floors. On the ground floor the verandah has an exquisite sun breaker in wooden louvered and glass panels, carved wooden brackets and a cast iron railing. The first floor has collapsed. The side bays have 2 windows on the ground floor and a wooden balcony with intricate wooden work on the first floor. The left and right facades are identical with the typical windows at regular intervals, pilasters and horizontal bands. The rear façade is relatively simple and has been transformed. The interiors are rich with elaborate doors/ windows, stuccowork, built in furniture, coloured mosaic tile flooring and structural woodwork.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a basalt stone band. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The front verandah on the ground floor and the balcony above it have china mosaic flooring with floral patterns. The rear verandah has china mosaic flooring on both the floors. The central hall on ground floor probably had red cement tiles/IPS which has been lost and there is a plain cement floor. The hall on the first floor has china mosaic in floral patterns. The front rooms on the side bays have red hexagonal cement / IPS and rear rooms have Shahbadi flooring on both the floors. Roof – Mangalore tiles on the sloping roof & cement concrete finish on the flat roof.		
7.9	INTERIORS	Built in cupboards in wood and mirrors with carving.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening. The front compound is defined by a wired mesh. The remaining three sides have brick compound wall that is slightly damaged on the front right side. There is on entrance gate defined by brick piers on the left side that provides a vehicular access to the society.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are two outhouses, a well and a toilet block. Part of compound was sold and an apartment block was developed. The residual spaces are not maintained at all. There are a few trees in the front.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate on first floor, inadequate on ground floor, supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Poor – water seepage from roof and outside, not maintained.		
9.3	FLOOR	Poor – beams and joists have been damaged in most of the rooms and verandahs. Additional supporting members have been added at several locations.		
9.4	STAIRS	Poor – structural members have been damaged and additional supports given.		
9.5	OPENINGS	Poor – glasses have broken, not maintained.		
9.6	ROOFING	Poor – structural members show damage, parts have collapsed, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – plaster has peeled off at several places, stucco work is coming off.		
9.8	SERVICES	Poor – original toilet block non functional, added pipes for toilets & water supply are messy.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Poor.
10.0	**TRANSFORMATION**			
10.1	FORM	Toilets/washing areas have been added.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The property was sold and a cooperative housing society was established in the sixties – Jinku Cooperative Housing Society. The tenants in the main house and the two out houses were not shifted / allowed to remain. They continue to pay abysmally low rents to the society. The society does not undertake any maintenance of the original buildings and as a result there is considerable dilapidation and structural damage. Parts of the building have fallen off and most of the floor members are showing signs of collapse. The present society members intend to demolish all the structures and redevelop the place but there is no consensus on the mechanism/modus operandi.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Jinku Co-Operative Housing Society Ltd., secretary – Mr. Nagin Bhai Premchand Gosaliya. The information has been collected in an interview with the tenant.		





FRONT VIEW ; DETAIL OF THE BAY





ENTRY GATE ; LEFT SIDE OUTHOUSE VIEW



REAR VIEW



LEFT SIDE VIEW







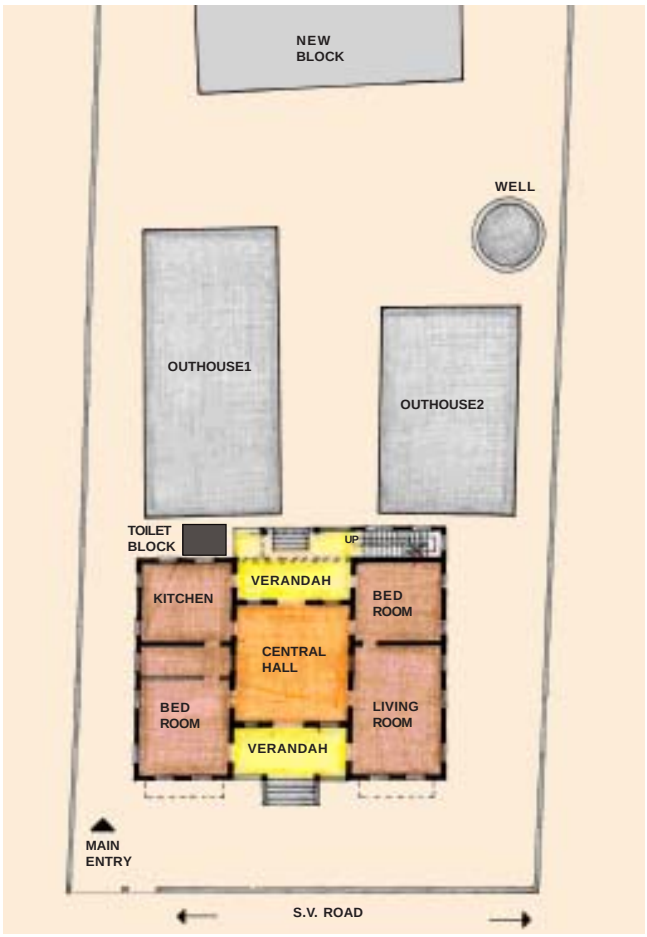
REAR VIEW OF OUTHOUSES & WELL



RIGHT SIDE VIEW



VIEWS OF OUTHOUSE AT THE REAR



PLAN - FIRST FLOOR







FRONT VERANDAH ; DOOR DETAIL F. F. ; DOOR DETAIL G. F.



INTERIOR VIEW - FIRST FLOOR



FLOORING PATTERN



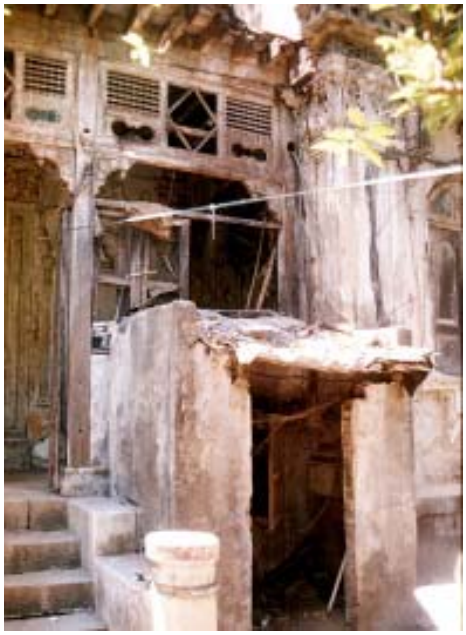
FRONT PARAPET DETAIL



WOODEN STAIRCASE



WOODEN FIXED CUPBOARD



SUNBREAKERS- VERANDAH, GROUND FLOOR









DECO WORK WINDOWS





VERANDAHS REAR FF & FRONT GF ; INTERIOR GF ; REAR VIEW



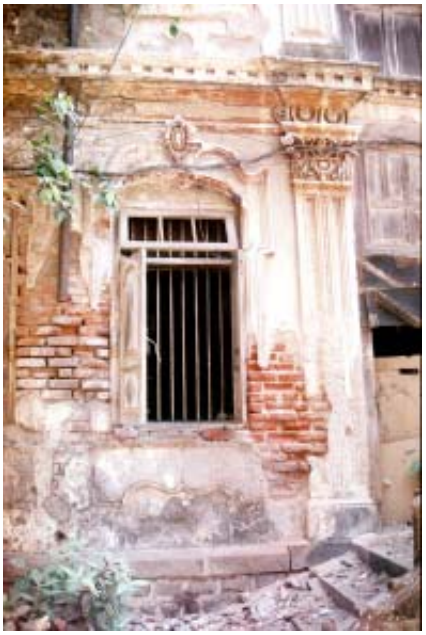
GROUND FLOOR CEILING



WOODEN BRACKET



FIRST FLOOR CEILING



WINDOW DETAIL - RIGHT SIDE VIEW

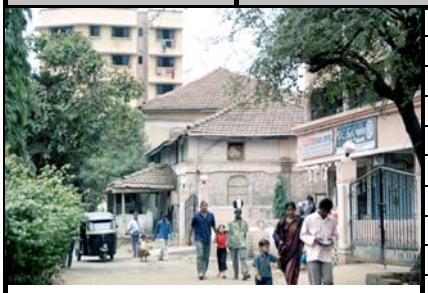


GROUND FLOOR - DOOR DETAIL

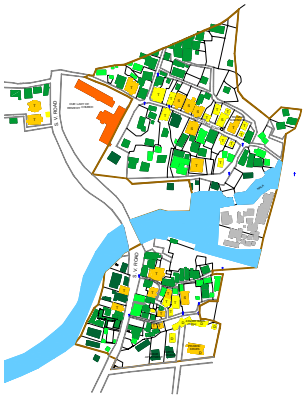


FRONT VERANDAH DETAIL

197	KANDIVALI POINSUR PRECINCT



COMMON REF NO	197
CARD NO.	197
WARD	R
CS NO.	NA
PRECINCT AREA	5.44 Ha
BU AREA	1.31 Ha
DATE	02/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	197 PLATE A 197 PLATE B 197 PLATE C 197 PLATE D



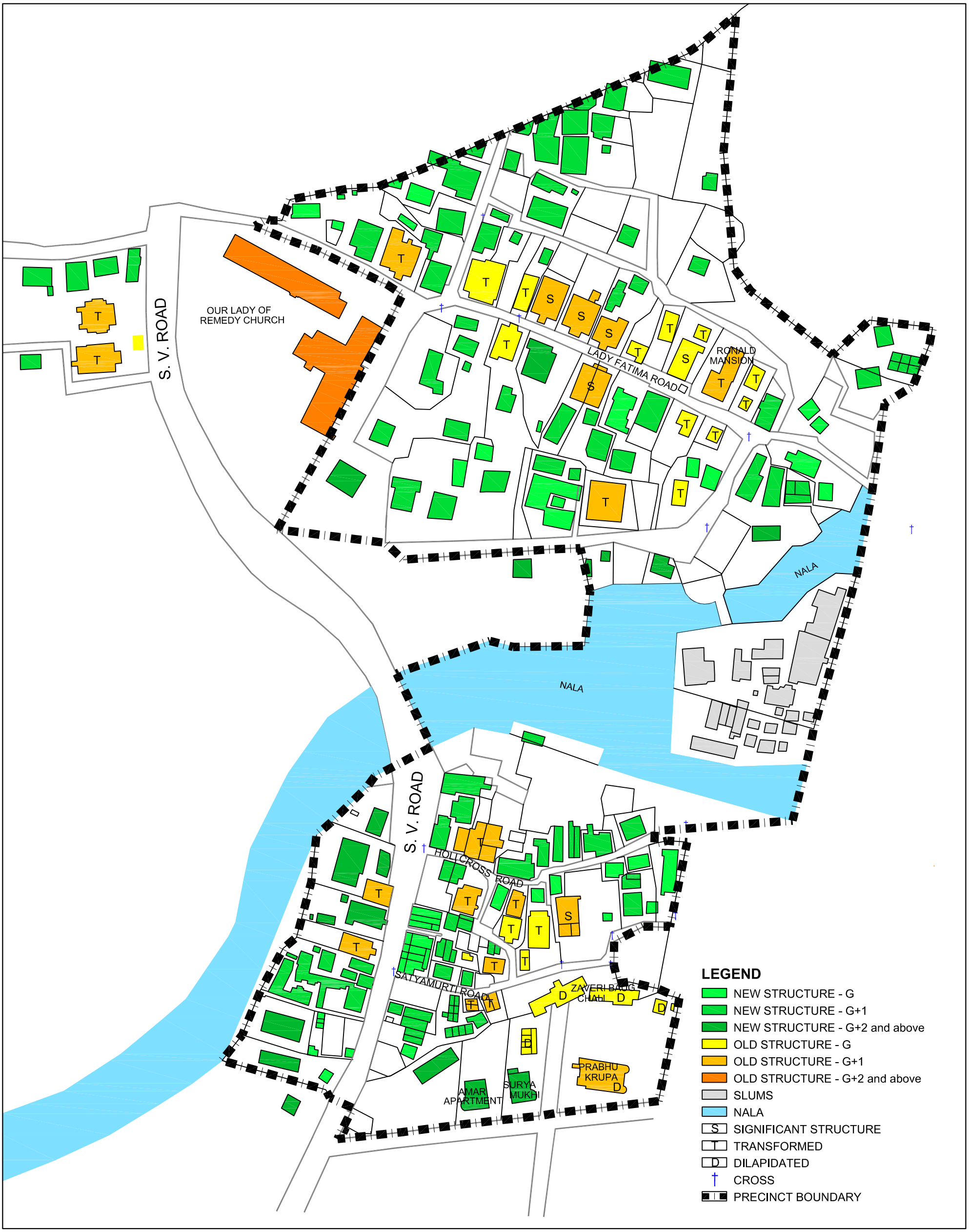
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kandivali Poinsur Village.	
1.2	EARLIER NAME	Kandivali Poinsur Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Encroachments within the nala.
2.0	**ACCESS**		
2.1	MAIN	S V Road, Kandivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Kandivali Poinsur Gaothan lies between S V Road and the railway line in Kandvali (W). It is located along the S V Road, which also serves as the access road. There is a nala, running in the middle that cuts up the settlement in two parts. The settlement is completely engulfed by the new developments; it is an enclave surrounded by roads and the built fabric. Its edge on S.V. Road is being transformed from residential to commercial use. The precinct is defined to encompass the main Kandivali and Poinsur settlements – to the east is the railway track, to the north is the St Anthony Road, to the south are the new developments and on the west is the S.V. Road. The total area is approximately 5.44 ha and has about 134 structures. The predominant community is the East Indians, which is now getting replaced by the Muslims and the Maharastrians.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan has developed along the S.V. Road and follows the curve of the road. Although it appears as a linear development it consists of two distinct clusters of settlements divided by the nala that cuts through the middle. Both the northern and the southern clusters have distinctive road network and built form. The northern cluster/ settlement of Kandivali Poinsur Gaothan has the Our Lady of Remedy Church set in a huge plot along the SV Road. From the church starts the main street – the Lady Fatima Street that runs through the settlement in the east-west direction. Subsidiary lanes break off in the north-south directions providing access to the housing clusters. The built form is organic, homogenous and of low rise-high density. The streets are meandering that widen into open spaces, in turn enlivened by the rich articulations of the facades and plantation. The East Indian Community originally inhabited the houses but there is a change in the demographics, with a lot more Muslims and Maharastrians moving into the area. The southern cluster of Kandivali Poinsur Gaothan is much smaller but is spread on both sides of the SV Road. There are two main streets that run east-west and meet the SV Road – the Holy Cross Road and Satya Murthi Road. The built form is low rise, homogenous and far denser than the northern cluster. The streets are used more intensively for household activities such as washing. The East Indian Community originally inhabited the houses but there is a change in the demographics with a lot more Muslims, Maharastrians and Biharis moving into the area. The land use is predominantly residential with some commercial activities along the S.V. Road and lady Fatima Road such as car garages, cycle repair shops, grocery stores etc.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 134 structures and about half of them are (74, 55.22 %) are G + 1 structures. A major portion of the built fabric has been rebuilt: new structures have replaced the old. Out of the total 134 structures surveyed, about 38 (28.36%) have retained the old character, but again most have them, display varying degrees of transformation. Of these 6 are significant, 27 have undergone varying degrees of transformation and 1 is dilapidated. The remaining 96 structures (71.64%) are newly constructed. The settlement had predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls while most of them abut / define the streets. Each house is a rectangular or a square, single or double storied, block with a well-articulated single / double storied porch: defining the entry. The first set of rooms comprise of a central hall flanked by a staircase/smaller rooms, the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place. The houses on the main roads have	

		witnessed significant transformation.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in the old houses. New structures have brick plinths finished with plaster.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses. The new houses have brick walls with cement mortar and are load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists and are supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs as well as external stairs in wood in most of the East Indian houses, stairs placed in the verandah in other houses. In the structures that have undergone transformation, concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows - East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	East Indian Houses are very well articulated. In most cases, the entire block is roofed by a single hipped roof, a horizontally projecting cornice band at the first floor level and a similar band in plaster just below the roof, highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. Although there are other houses built during other periods, the houses have a collective similarity in terms of elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Most of the houses did not have compound walls; they abutted the street and defined the streets. However, compound walls and gates have been added recently in most of the houses to define territory / property lines.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light and supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units in some of the houses.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	More than two thirds of the built form has been replaced – old buildings have been demolished and new ones have been constructed. The overall formal characteristics of the place have changed although the new structures are built on the older footprints. In the older structures, there are transformations such as enclosure of verandahs, construction of		

197		KANDIVALI POINSUR PRECINCT
		additional rooms in the margins / adjoining open spaces, internal sub-divisions and addition of services. The changes have affected the character of the built environment.
10.2	STRUCTURE	None.
10.3	ARTICULATION & FINISHES	In many cases the original form has been retained but materials and finishes have been replaced.
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. The overall environment is not very well maintained this is particularly evident in the lack of maintenance of public spaces and the condition of houses.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the residents of the Gaothan.

197	KANDIVALI POINSUR PRECINCT	PLATE A



MAP OF KANDIVALI POINSUR PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 02/06/2005

10 5 0 10 20 30 40 50 M

SOURCES : City Survey Sheet, Goregoan Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



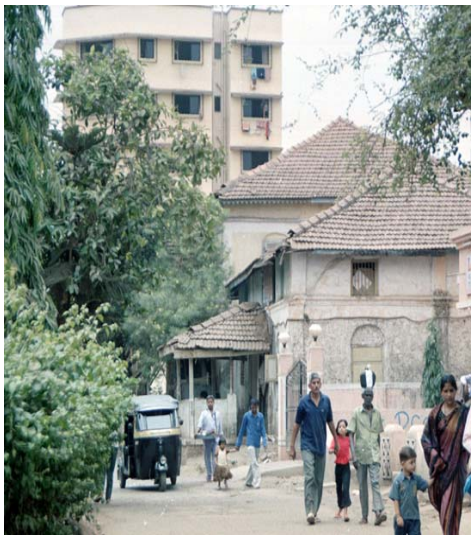
AN EDIFICE ON S. V. ROAD



VIEW OF SATYAMURTI ROAD



VIEW OF HOLY CROSS ROAD



VIEW OF LADY FATIMA ROAD

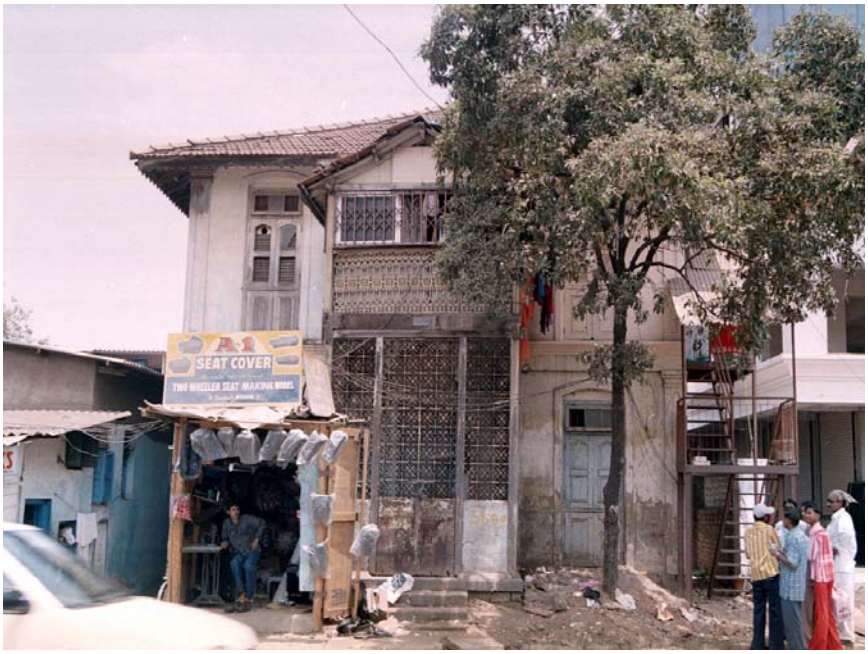


AN OLD EDIFICE ON LADY FATIMA ROAD





AN OLD EDIFICE



VIEW OF AN EDIFICE FACING S.V. ROAD





EDIFICES ALONG THE STREET



OLD EDIFICE FACING THE RAILWAY TRACK



VIEW OF A CROSS



AN EDIFICE ON LADY FATIMA ROAD



CORNER VIEW OF AN EDIFICE



VIEW OF THE FRONT COURTYARD



VIEW OF AN EDIFICE



VIEW OF FRONT VERANDAH OF AN EDIFICE



VIEW OF A CROSS



VIEW OF EDIFICE IN THE INTERIOR LANE

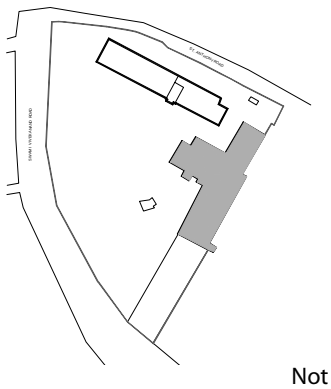


BALCONY DETAIL

198	OUR LADY OF REMEDY CHURCH



COMMON REF NO	198
CARD NO.	198
WARD	R
CS NO.	33 + 7 parts
PLOT AREA	5780.50 sq m
BU AREA	636.80 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	198 PLATE A 198 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Our Lady of Remedy Church.	
1.2	EARLIER NAME	Our Lady of Remedy Church.	
1.3	BUILT-IN	1555 or 1591. Subsequent alterations – 1919, 1928 and 1930.	EXTENSION (If any): A G + 3 administrative wing attached to the church.
2.0	**ACCESS**		
2.1	MAIN	S.V. Road, Borivali (W).	
2.2	SUBSIDIARY	St. Anthony Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trustee – Our Lady Of Remedy Church.	
3.2	PAST	Trustee – Our Lady Of Remedy Church.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the busy S.V. Road in Borivali (W), opposite the Bus Depot and diagonally opposite the Garden Retreat. Near by is the old Kandivali Poinsur village. The area started developing in late 1890's and early 1900's. The surrounding area had many large mansions houses mostly belonging to Gujarati and Marwadi families and of which only a few remain. Many multi storied residential societies have come up in the area. It is predominantly a residential area with commercial activities along the roads. The church is located on a large triangular shaped plot. The church is placed on right side of the plot with hardly any margin. The plot also has a school with play ground. There is one gate in front of the church on S.V. Road. This gate is used by both the church and the school.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original Church consists of the main hall and an apse. The main hall / nave have 7 bays defined by the pointed arched doors and roofed by scissor shaped wooden trusses. On one end, is the semi circular apse roofed by a semicircular dome that houses the altar. On both sides of the main altar are smaller altars. The entrance is a simple high pointed arched doorway flanked by smaller doors. The main hall has a high volume. Two structures have been added: one to the left side that houses the administration, and another at the rear / behind the apse that houses kitchen/canteen. <u>Style and Features</u> The Lady of Remedy Church originally an early Portuguese Church has been rebuilt in Gothic style. This is amply evident from the arched doors and windows with the coloured glass panes in the trifoliate patterns, the altar and internal church furniture.	
5.3	INTRINSIC	This parish had jurisdiction over two villages – Poinsur and Ancolualy. There is some controversy regarding its foundation. In one opinion, it is believed that the church was founded in 1555 although there are no records to confirm this and all records before 1618 perished in a storm. The church was built by the college of (Jesuit) of Bassein and it continues to contribute to its expanses when needed. However, according to another opinion / story, a rich widow named Donna Isabel D' Aguiar came to India from Ormuz before 1951, married in Bassein, but was childless. She became a great benefactress of the Society of Jesus to which she left all her wealth and which was subsequently used to build the church. She died in 1591 and the donation could have taken place only around that time. Hence, the church could not have come into existence before that. There are two inscribed tablets, the first reads as follows – This Padroado Church was built in 1555. In 1917 Fr. Ernest Telles renewed the roof built the new parochial house and in 1929. Fr. Ellias D Souza paved the church both by public support and donations. The second one above reads as follows: 1555 souvenir 1955 on the commemoration of the fourth centenary of the church of Our Lady of Remedy celebrated on the 1st May 1955 by the parishioners of Poinsur under the distinguished presence of his eminence Valerian Cardinal Gracias Arch Bishop of Bombay during the Vicarship of the Rev. Fr. Amaral Pereira De Andrade.	

198	OUR LADY OF REMEDY CHURCH			
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have pointed arches as lintels. Each window is full length and has 3 divisions – pointed arch with fixed colored glass on top and glass/paneled shutters till the sill and paneled shutters till the floor. There is a circular window with fixed color glass in the gable in the front (entry). Doors – The doors have pointed arches as lintels. Each door has 2 divisions – The main entrance door has pointed arch with fixed wooden panels and paneled shutters. Other doors on both sides have pointed arches with fixed colored glass panes and paneled shutters.		
7.6	ROOFING	The nave / main hall is roofed by a sloping roof. The span is large and scissor shapes trusses span across only to be supported on load bearing walls. Purlins span across the trusses and wooden boards span across the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The plan / form is very simple – the church is one large hall with an apse and a simple sloping roof. The structure is plain but elegant; there is hardly any ornamentation / embellishment on the exterior or interior. The building is painted in a light pink color with elements such as the pilasters, some motifs on the gable and the cross above in a dark maroon color. The front façade has three doors: the main one in the center, emphasized by bands and pilasters. The gable has a cross at the top and two small pinnacles that probably symbolize the towers, which do not exist. There is also a circular colored glass window and a decorative parapet. The remaining three sides are plain and have nothing of significance. The main prayer hall is articulated with pointed arched doors, is painted in a bright blue color with fixtures / trusses in dark brown / black color. It also continues to retain the old original furniture, fixtures and the ambience.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – All the spaces have IPS colored cement in geometrical patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	Old original typical church furniture – pews, crosses, statues carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by brick wall on all three sides with one gate on S.V. Road.		
7.11	CURTILAGE / INBUILT SPACE / LANDSCAPE OUTBUILDINGS	Pathways from the gate lead to the church and the administrative building and have plantation along it. There are quite a few trees. Most of the compound is hard finish – concrete paving. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good –maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A new G + 3 administrative wing has been constructed abutting the church.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the Parish Father.		



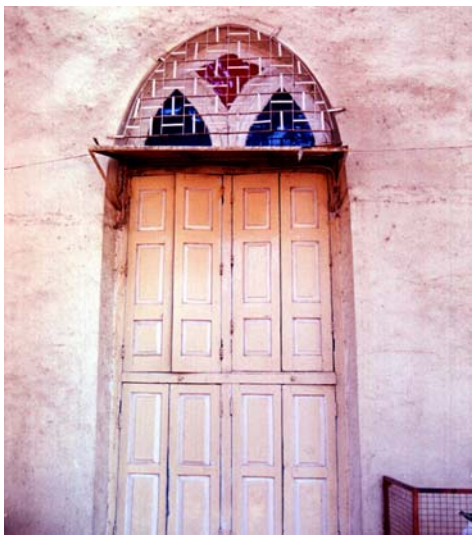
FRONT VIEW ACROSS THE ROAD



TABLET AT THE MAIN ENTRANCE



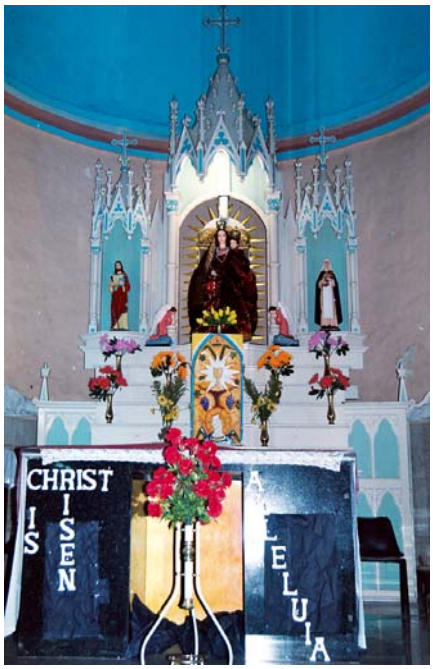
MAIN ENTERANCE TO THE CHURCH



DOOR ON THE LEFT SIDE



VIEW OF ALTAR FROM NAVE



DETAIL VIEW OF ALTAR



VIEW FROM ALTER TO MAIN ENTRANCE



PLAN - GROUND FLOOR





NAVE INTERIOR ; ROOFING DETAIL



FLOORING PATTERN



JUNCTION OF TWO PATTERNS



PATTERN DETAILS



CHURCH ALTAR



WOODEN FURNITURE

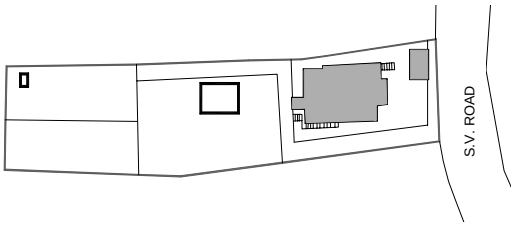


WINDOW FROM INSIDE

199	JOHN D'SOUZA HOUSE



COMMON REF NO	199
CARD NO.	199
WARD	R
CS NO.	8, 8/1,9,10, 10/1, 11
PLOT AREA	1733.50 sq m
BU AREA	199.73 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	199 PLATE A 199 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	John D'Souza House.		
1.2	EARLIER NAME	John D'Souza House.		
1.3	BUILT-IN	Early 1920s, approximately 80 years old.	EXTENSION (if any): Rooms added to the rear of the house.	
2.0	**ACCESS**			
2.1	MAIN	S. V. Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr John D'Souza.		
3.2	PAST	Private – Mr. Benny D'souza & Mrs. Mary D'Souza.		
3.3	STATUS	Owner of both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the main S V Road just opposite Our Lady of Remedy Church in Borivali. The area started developing in the late 1890's and the early 1900's. The surrounding area had many large mansions mostly belonging to Gujarati and Marwadis families of which only a few remain. Many multi storied residential societies have come up in the area. It is predominantly a residential area with commercial activities along the roads. John D'Souza House is located in a very large compound with the main entrance gate from S V Road. The front portion of the plot was lost in road widening. It is placed close to the road and there is some space in front of the house. The plot is deep and there is a huge open space at the rear. The compound has plenty of trees. There is a flourmill in the front, it is an old structure.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is quite likely that the house was built for 2 occupants – one on the ground floor and the other on the first floor – this is evident from the main stair in the front that clearly differentiates the two entries. The house is close to the Kandivali Poinsur Gaothan and the plan and form are similar to the East Indian House found in the coastal gaothans. The plan is a rectangular, 2 storeyed block of rooms organized in a series of lateral bays, with no corridors / internal passages, and one room leading to another. There is an entrance porch in the front. It leads to the central hall flanked by rooms. The next set of rooms are the more private living/dining areas followed by the service spaces such as the kitchens and storage spaces. It is quite probable that the front staircase was in wood and later on replaced in concrete. A room, toilet block and a staircase have been added to the rear. <u>Style and Features</u> The house is similar to the East Indian typology, characterized by a projecting porch, bays and floors and articulated by pilasters and bands, bright colours and sloping roofs. The decorative pilasters, stuccowork around the windows and on the facades are the key elements that are further enhance by the bright colour scheme.		
5.3	INTRINSIC	The house represents the typical East Indian House typology found in the coastal gaothans particularly in Gorai and Manori.		
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

199	JOHN D'SOUZA HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, regular masonry, undressed.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards and supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns, on the other three sides.		
7.4	STAIRS	Concrete staircase both in the front and the rear.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters. The projected eaves of the roof, protect the first floor windows. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	A single hipped roof, roofs the entire block. It is not possible to describe the structural system of the roof as there was no access to the interior of the house. The front verandah has a lean to roof with wooden rafters supported on wooden beams and columns. Asbestos sheets have replaced the Mangalore tiles.		
7.7	ARTICULATION	The plan and form of the house is similar to the East Indian House found in the coastal gaothans. It's a rectangular, elegant, two storeyed block with a single hipped roof in a light blue colour. A projecting cornice band and a similar band emphasize the two storeys with floral patterns in stucco, just below the roof. Each vertical panel/bay is defined on the exterior by projecting pilasters with a Corinthian capital. Each bay / panel is punctured by the typical window with stucco mouldings / bands and sill projections. The front façade has the porch in the center and typical windows on the sides on both floors. The stucco band at the floor level has flower motifs highlighted in a bright red colour. The remaining three facades are simple – articulated by horizontal bands, windows and a decorative fascia.		
7.8	FINISHES	Plinth – Exposed Stone Joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – All the spaces have the shahbadi flooring. Roof – Mangalore tiles, GI Sheets.		
7.9	INTERIORS	Old furniture such as beds, tables, chairs.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening and hence the original sense of the compound and entry is lost. In the front, there is fencing and the rest of the three sides have stonewalls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has two out structures – one is flour factory, in the front, and the other is kutchha structure, for storage, in the rear. The compound is compacted earth. It has some trees and shrubs planted on the periphery of the boundary wall and just outside the verandah. There are a few old trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Fair – original in fair condition, maintained.		
9.4	STAIRS	Fair – maintained.		
9.5	OPENINGS	Fair – original in fair condition, maintained.		
9.6	ROOFING	Fair – original in fair condition, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A room, toilet block and a staircase have been added in the rear. Asbestos sheets have replaced the Mangalore tiles on the front porch.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the interior of the house. The information has been collected in an interview with the owner – Mr. Benny D'Souza.		



FRONT VIEW ACROSS THE ROAD





LEFT SIDE VIEW ; REAR VIEW



FRONT VIEW



RIGHT SIDE VIEW



VERANDAH IN THE FRONT

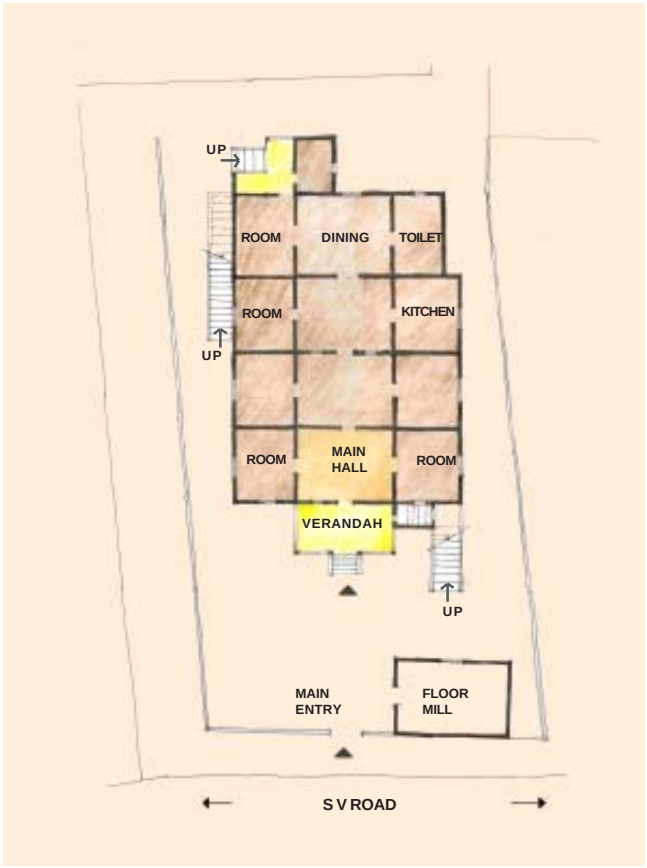




ROOF CORNER ; VERANDAH DETAILS



CORNER TREATMENT IN THE FRONT



PLAN - GROUND FLOOR







FRONT DETAIL'S ; FLOUR MILL IN THE COMPOUND



SHED IN THE REAR



CORNER DETAIL



LEFT SIDE VIEW



VIEW OF FRONT LEFT BAY



VIEW OF LEFT BAY

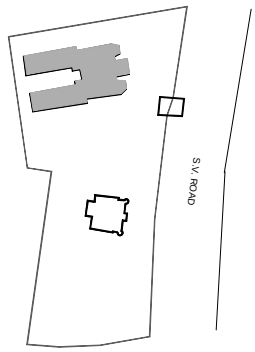


ENTRANCE DETAIL

200	GARDEN RETREAT



COMMON REF NO	200
CARD NO.	200
WARD	R
CS NO.	13+2 parts
PLOT AREA	7579.10 sq m
BU AREA	644.53 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	200 PLATE A 200 PLATE B 200 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Garden Retreat.	
1.2	EARLIER NAME	Moolji House.	
1.3	BUILT-IN	Early 1900.	EXTENSION (if any): The front portion – octagonal bays and the verandah – was extended but as it has been done long back, it merges with the main house well.
2.0	**ACCESS**		
2.1	MAIN	S V Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Bhagwandas Goverdhandas.	
3.2	PAST	Private - Mr. Moolji Laxmidas.	
3.3	STATUS	Used for film and ad shooting.	
4.0	**USE**		
4.1	PRESENT	Commercial (Film Shooting).	
4.2	PAST	Residential.	
4.3	USAGE	Main Structure Ground Floor – Commercial (Film Shooting) First Floor – Commercial (Film Shooting)	Shed Cow Shed
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the busy S.V. Road in Borivali (W) diagonally opposite the Poinsur Church and Ruttonsee Mooljee Bungalow. The area started developing in late 1890's and early 1900's. The surrounding area had many large mansions houses mostly belonging to Gujarati and Marwadis families, of which only few remain. Many multi storeyed residential societies have come up in the area. It is predominantly a residential area with commercial activities along the roads. The Garden Retreat is a magnificent structure set in a large plot with main access from S.V. Road. The original plot was much larger but almost reduced to one third when it was sub divided and probably another bungalow / out structure was lost. The front portion of the plot was also lost in road widening. At present the plot is almost rectangular, the edifice is set towards the back of the plot with a large front margin. There were two entrance gates on the sides with driveway leading to the central porch. There is a cow shed in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice is a very large palatial mansion set in a huge compound. There two clear spatial divisions articulated both in terms of plan and form, creating a C shape with an enclosed courtyard at the rear. The front portion has a symmetrical plan, consisting of three bays. The central bay has an elaborate entrance porch and verandah that leads to a large central hall and a rear verandah. The side bays have the living areas and the stair case. The bays are octagonal shaped with windows on all sides, imparting a wonderful quality of space and light to the front rooms. The rear portion consists of a series of rooms linked by a verandah and connected to the two side bays by a stair case on the right side, and a passage on the left side. The plan is identical on both floors. Toilets are not a part of the main structure but it is not clear where they were located. At present they have been added to the rear. <u>Style and Features</u> Garden Retreat is a house with a well maintained façade that can be called a period piece of the early 20th century. The car porch with circular arches and an open terrace above, the railing balustrades at the first floor & at the roof line level, the ornate sun breakers and the exquisite stucco work are some of the key features.	
5.3	INTRINSIC	This was the first house to be built in the area. The owners used to live in the Fort area and this house was developed as a vacation house. During that time the area was completely wooded with no development. It is said that the owner was Mr. Moolji Laxmidas, and the bungalow was known as Moolji Bungalow. Hence the name of the area, is Moolji Nagar. The property changed hands and the house was renamed Garden Retreat.	
5.4	VALUE CLASSIFICATION	A (arc), B (per), B (des), E	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	

200	GARDEN RETREAT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, regular masonry, undressed, plastered at places and capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah and entrance porch have wooden beams, joists and wooden boards supported load bearing walls and columns. The rear verandahs have wooden beams, joists and wooden boards supported on load bearing walls on one side and wooden columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – fan shaped ventilator at the top with glass panes and paneled shutters. The external windows, (from where the courtyard begins) on the ground floor and first floor, have wooden chajjas. Doors – The doors have segmental arched lintels with 2 divisions – fan shaped ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Each bay/major space is roofed by a sloping roof. The two side bays in the front have sloping roofs, the central hall has a sloping roof in direction perpendicular to the side bays. The rear bays also have sloping roofs. It is not possible to describe the structural system of the roof as the central hall had a false ceiling and the other rooms on the upper floor were locked.		
7.7	ARTICULATION	The edifice is quite a large, sprawling structure and represents the typical villa/mansion set in a large compound and characterized by a central verandah/porch flanked by octagonal bays, 2 storeys and symmetry. The exterior is very richly embellished with decorative parapets, roof gables, stuccowork (bands along the windows with floral motifs, pilasters with columns & capitals along each space/bay, rustication at turnings along each space/bay and the treatment of the rear courtyard door way, stair case door way are note worthy), projecting balconies supported on intricately carved brackets, window chajjas etc. The woodwork is also very decorative – exquisitely carved wooden sun breakers, jalis/railings, brackets, fascia etc. have been liberally used. The interior is equally stunning – elaborate doors/windows, decorative false ceilings, grand stair cases with dado in coloured tiles and colored tile flooring.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – China mosaic in entrance verandah, around the stairs and corridors. The entrance porch and the central courtyard have shahbadi flooring. The rooms have colorful IPS flooring in geometrical pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	Built in cupboards.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall with two entrance gates is lost in road widening. The present wall is in stone and there is one main entry from the right corner. The remaining three sides have a simple stone wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound was much larger but has been substantially reduced. There used to be garden in the front, which is no longer there. The compound has one cow shed. The compound has hard finish – compacted earth. There are many large trees and plantation at rear of the house. The compound not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good - original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Plaster coming out at few places.		
9.8	SERVICES	Good.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front portion was extended, however as the extension was done long ago it is very much in keeping with the overall form. Toilets have been recently added in two of the rear rooms.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Colours of the walls are frequently changed depending on the requirements of the shoots.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The bungalow is used extensively for shooting of films and advertisements. This has detrimental effect on the structure and its rich articulation, as no care is taken when putting up the sets.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the Mr. Guddu Pandey, handling the renting of the place for film shooting. It was not possible to contact/trace the owner. Name of the owner from the survey – Mr. Moolji Laxmidas.		



FRONT VIEW FROM THE ROAD





RIGHT SIDE VIEW ; LEFT SIDE DETAIL



FRONT FACADE



BAY WINDOW IN THE FRONT



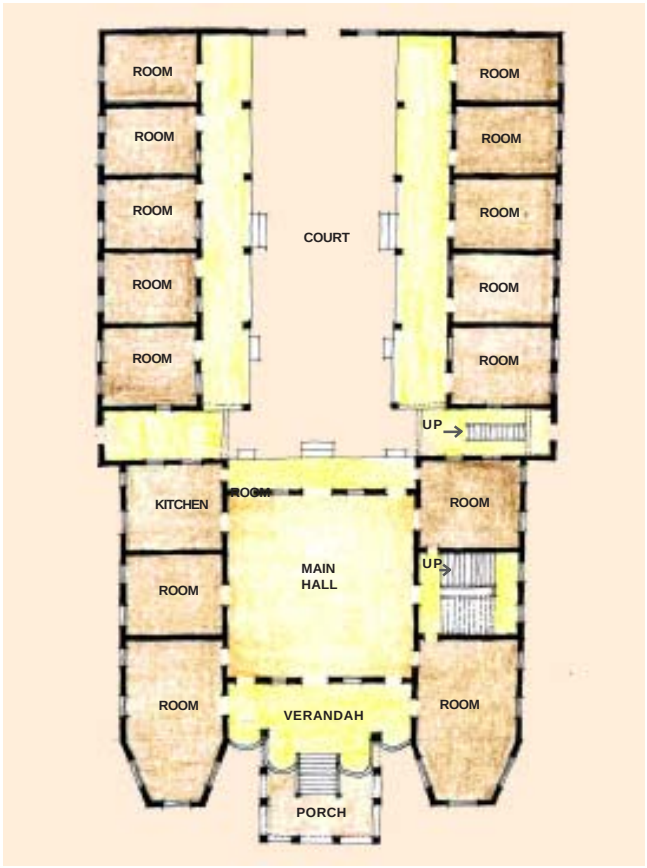
RIGHT SIDE VIEW



LEFT SIDE VEW



SIDE ENTRY DOOR DETAIL



PLAN - GROUND FLOOR





MAIN HALL INTERIORS



BAY WINDOW FROM INSIDE



INTERNAL STAIR



INTERIOR DETAILS OF MAIN HALL



ENTRANCE PORCH



ENTRANCE VERANDAH



EXTERNAL STAIR BAY



VIEW OF MAIN HALL FROM COURTYARD





VIEWS OF COURTYARD



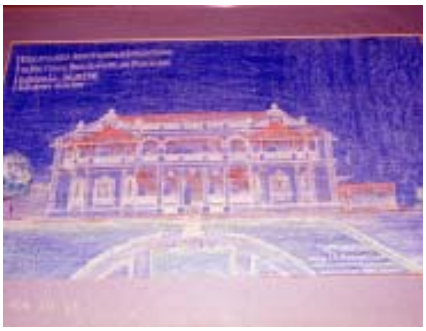
EXTERNAL STAIR



ROOMS OPENING IN COURTYARD



REAR ENTRY INTO COURTYARD





EXTENSION DRAWING ; INTERNAL STAIR



WOODEN RAILING



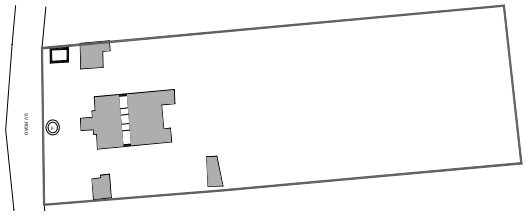


FLOORING PATTERNS

201	RUTTONSEE MOOLJEE BUNGALOW



COMMON REF NO	207/252
CARD NO.	207/252
WARD	R
CS NO.	47+12 parts
PLOT AREA	7746.40 sq m
BU AREA	561.90 sq m
DATE	26/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	207 PLATE A 207 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Ruttonsee Mooljee Bungalow.		
1.2	EARLIER NAME	Ruttonsee Mooljee Bungalow.		
1.3	BUILT-IN	1904.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. Anilkumar Govindji (Son).		
3.2	PAST	Private - Mr. Govindji Ruttonsee (Father).		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the main S.V. Road in Borivali (W) diagonally opposite the Garden Retreat. The area started developing in late 1890's and early 1900's. The surrounding area had many large mansions mostly belonging to Gujarati and Marwadis families of which only a few remain. Many multi storied residential societies have come up in the area. It is predominantly a residential area with commercial activities along the roads. The Ruttonsee Mooljee Bungalow is set in a huge compound and placed towards the front of the plot. The original plot was very large; a substantial area in the front is lost in road widening. The main access is from the S.V. Road, there are two entrance gates on the sides and it can be conjectured that there must have been a driveway leading to the central porch. There is a circular fountain in front of the porch. There used to be garden in front of the house. There are 5 structures / out houses within the compound, 2 consists of a room each, 2 consist of two rooms, toilets and a bathing block. All the structures house tenants. In addition there is one repair garage that is a recent addition.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use. It is apparent that the house was built in two phases. A courtyard separates the two parts and there is a clear difference in volume/formal articulation. The front portion/older part consist of a central hall flanked by rooms on both sides. The entrance porch is elaborately articulated and leads to the central hall. At the rear, there is a staircase and a verandah. The rear block consists of a central hall flanked by a kitchen and rooms. The layout on both the floors is similar. <u>Style and Features</u> Simple plan of this bungalow draws from European architecture for expressing the segmental arch, friezes at different places and especially the embossed plaster work. The expressed quoins at the corner are false and are in plaster. It is a good example of how urban vernacular develops by freely borrowing parts and details without confirming to serious aspects of a classical style.		
5.3	INTRINSIC	The present owner's grandfather - Mr. Ruttonsee Mooljee bought this huge chunk of land in the year 1897. The construction of the house started only 4 years later in 1901 and was completed in the year 1904. His son Mr. Govindji Ruttonsee and his brother's son Mr. Chandrsen Ruttonsee inherited this property. The house currently belongs to Mr. Anilkumar Govindji son of Mr. Govindji Ruttonsee. This was the second house that came up in this locality, the first being the Garden Retreat. There used to be a garden in front of the house. The surroundings were wooded and had many orchards.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

201	RUTTONSEE MOOLJEE BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random rubble masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes. As the ceiling is high, there is an additional opening above each window / door that has a wooden louvered ventilator. The eaves of the roof protect the windows. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled double shutters.		
7.6	ROOFING	Each room/space has a hipped roof as can be inferred from the outside. As there was no access to the interior of the house it is not possible to describe the roofing system.		
7.7	ARTICULATION	The house is large but has a residential scale – the volumes are not stacked but spread horizontally. In the main / front block, the front rooms are single storeyed and it is only the central block that has rooms above. The rear block is single storeyed and spread out. Each space is expressed by individual roofs. The exterior is very richly embellished with stuccowork – bands along the windows with floral motifs, pilasters with columns capitals, rustication along each space/bay and the porch. The woodwork on the exterior is very decorative – exquisitely carved wooden brackets, fascia, jalis have been liberally used. The rear verandah has wrought iron grills. The interior is very simple and displays none of the rich treatment on the exterior with the exception of the bands around the openings.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – All spaces on two levels, have Shahbadi flooring in a chequered pattern. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	Old furniture such as chairs, tables cupboards etc. in teak wood.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening and thus, the original sense of the compound and entry is lost. In the front, there is a fencing of barbed wire and the rest of the three sides also have brick walls. There are two entrance gates.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Part of the front compound was lost in road widening. There was a garden in the front which no longer exists. The compound has about 5 other structures, which house the tenants and one car repair garage. The compound has hard finish – compacted earth. There are many large trees and plantation at rear of the house. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILIATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security guard.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good - original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – both external and internal plaster on the wall is peeling and has been patched with cement plaster that does not merge with the original lime plaster, the stucco work around the windows shows considerable damage, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	N A.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Toilets and washing areas have been added on the outside and within the house. Grills have been added on some of the windows, which are quite unsympathetic to the structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Some of the flooring and internal wall finishes is changed at a few places.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Part of the property is under reservation – green and institutional zone in the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the first floor of the house was not allowed. The information has been collected in an interview with the owner's wife.		



FRONT VIEW





REAR COURT ; LEFT SIDE VIEW



CORNER DETAIL



CENTRAL COURTYARD



RIGHT SIDE VIEW









VIEWS & DETAILS OF ENTRANCE PORCH





BALCONY FIRST FLOOR ; RIGHT SIDE VIEW



PLAN - GROUND FLOOR





MAIN HALL INTERIOR ; ENTRANCE DOOR DETAIL



ENTRANCE VERANDAH DETAIL



WINDOW DETAIL



RAILING DETAIL



DOOR DETAIL



ENTRANCE VERANDAH

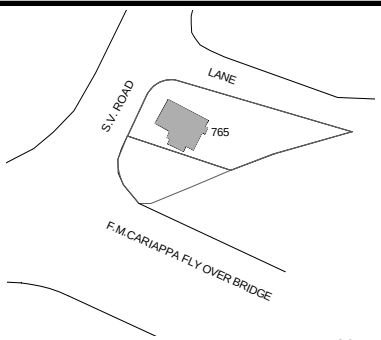


DOOR OPENING IN STAIR BAY

202	SUNDERS CANDLE VILLA



COMMON REF NO	202
CARD NO.	202
WARD	R
CS NO.	FP.765, TPS-3
PLOT AREA	1964.8 sq m
BU AREA	85 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	202 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Sunders Candle Villa.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): A long tapering structure has been added at the rear abutting the old structure, which had been leased for commercial activities.
2.0	**ACCESS**		
2.1	MAIN	S V Road, Borivali (W).	
2.2	SUBSIDIARY	By Lane.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Ramnarayan Gangadhar Manudhani.	
3.2	PAST	Private - Mr. Vasantji.	
3.3	STATUS	Main Building Tenants on both floors	Extension. Part Commercial (Bank and other shops). Rear occupied by owners.
4.0	**USE**		
4.1	PRESENT	Residential + Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential First Floor – Residential	Extension. Part Commercial (Bank and other shops). Rear occupied by owners.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the busy S.V. Road nr. the junction of S.V. Road & Kora Kendra Road/F.M. Cariappa Flyover. The surrounding is predominantly residential with commercial activities and offices and banks on the S.V. Road. There are lots of commercial activities in the premises also. The building is situated in a long plot and is defined by a boundary wall. The plot was much larger but due to the widening of the S.V. Road in the front and the F.M. Cariappa Flyover on the right side, a significant amount of land is lost. The building is situated on the right side of the plot. A new structure abutting the existing old structure has been constructed which has been leased out for commercial purposes (bank and other shops). The owners live at the end of this new block. The compound has some old trees.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	When this property was purchased, it had the house with wadis (orchards of mango, chiku and guava) all around. There was a well in the property, which was plugged long back.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	

202	SUNDERS CANDLE VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, rectangular masonry, dressed, painted and capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with wooden panels. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints and painted. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – China mosaic at the entrance verandah, the rooms have colorful IPS flooring in geometrical patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost in road widening hence the original sense of the compound and entry is lost. There is a brick compound wall on all four sides. There is one entrance gate for the vehicle while the pedestrian entry is on the left side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The margins are completely paved. There is some plantation along the compound wall and the house. There are a few large trees. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	OTHER	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition maintained.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	An entire new extension has been done at the rear to accommodate shops, bank etc. Ground floor verandah has been enclosed by grills.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner's daughter. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW FROM OUTSIDE THE GATE



FRONT RIGHT VIEW



FRONT FACADE



RIGHT SIDE DETAIL



REAR SIDE VIEW



FRONT VIEW

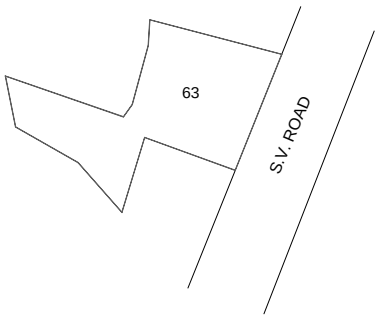


MAIN HALL INTERIOR

203	KALATI HALL



COMMON REF NO	203
CARD NO.	203
WARD	R
CS NO.	F.P. 64 TPS-3
PLOT AREA	7007.55 sq m
BU AREA	90 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	203 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kalati Hall.	
1.2	EARLIER NAME		
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): Wall at the entrance of the house and a stage.
2.0	**ACCESS**		
2.1	MAIN	Lane off S.V. Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Shanakar Gajanan Velkar.	
3.2	PAST	Private – Velkar family.	
3.3	STATUS	Owner on both floors.	
4.0	**USE**		
4.1	PRESENT	Commercial.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Commercial (Marriage Hall). First Floor – Commercial.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a lane off the S.V. Road. The area started developing in late 1890's and early 1900's. The surrounding area had many large mansions mostly belonging to Gujarati and Marwadis families, of which only few remain. Most of the properties along the S.V. Road have converted from residential to commercial use. Many multi storeyed residential societies have come up in the area. It is predominantly a residential area with commercial activities on all the roads. The Kalati Hall is set in a rectangular shaped plot. The plot is defined by compound wall. The structure is placed towards the back of the plot, leaving a lot of space in the front. This area is completely paved and a stage is constructed at the entrance of the house. This area is presently used for marriage ceremonies. The plot has few old trees.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	

203	KALATI HALL			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, regular masonry, undressed, plastered at places and capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with wooden panels. The first floor windows have 3 divisions (full height) – ventilator at the top, glass/paneled shutter till the sill and paneled shutters till the floor. Some of the windows on the ground floor are protected by tin chajjas and the first floor windows are protected by the eaves of the roof. Doors – The doors have straight lintels with 2 divisions – ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth –Stone plinth, plastered. Walls – Lime plaster with smooth finish on the outside. Flooring –All the spaces have colorful IPS flooring in geometrical pattern. Roof – Mangalore tiles on the roof.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Brick compound wall on all four sides. There is only one entrance gate, which is on the left side from the access road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front margin is paved and there is a high platform built in front of the entrance porch. Rest of the margins have compacted earth. There are few plants on the front verandah and few old trees in the plot. The compound is not well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – original in poor condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Poor – original in poor condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	On the ground floor, the verandah has been covered with grills. A room has been added on the right corner of the verandah, which is now used for activities related to ceremonies held/organized in the premises. All the changes are unsympathetic to the structure.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site – Trust, Narayandas Premanand Sanitarium Trust (Gopaldas Karla – main trustee). Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



FRONT VIEW



LEFT SIDE VIEW



FRONT RIGHT VIEW



ENTRANCE PORCH DETAIL



VIEW OF ENTRANCE PORCH



REAR VIEW

204	KAJARIA KUNJ



COMMON REF NO	204
CARD NO.	204
WARD	R
CS NO.	F.P.64 TPS-3
PLOT AREA	7007.55 sq m
BU AREA	144 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	204 PLATE A 204 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kajaria Kunj.		
1.2	EARLIER NAME	Tej Mahal.		
1.3	BUILT-IN	Late *1880's.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	By lane from S. V. Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shankar Gajanan Velkar.		
3.2	PAST	Private – Mrs. Vali Bai.		
3.3	STATUS	Relatives on the ground floor. Owners on the first and second floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a lane off from the S.V. Road in Borivali (W). The area started developing in late 1890's and early 1900's. The surrounding area had many old houses mostly belonging to Gujarati / Marwadi families of which only a few remain. Most of these houses were built amidst wadis/orchards with plenty of open spaces and several out houses / structures. At present however, given the pressure of development, several of the properties have been subdivided and redeveloped into commercial complexes and multi storeyed residential apartments. The area is predominantly a residential area with commercial activities on all the roads. Kajaria Kunj is located in a rectangular plot, the original plot was perhaps much larger and been sub divided. There is no boundary wall/fencing defining the plot except on the left and on the rear side of the property. There is a servant quarter with three rooms at the rear, which are not in use any more. The main structure is placed towards the main access road. There is one old defunct fountain in front of the house. There are plenty of old fruit trees within the plots.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan consists of a series of rooms with verandahs in the front, on the ground and the first floor. There is verandah at the rear on the first floor and the space below it on the ground floor is occupied by rooms. There is one stair case on the left side from the ground floor to the first floor and another on the right side to go from the first floor to the second floor. Services were never a part of the main structure and have been added later – in the front verandah (right corner) on the first floor. As the house has been sub divided, the use of spaces has changed and spaces such a kitchens and toilets / bathrooms have been added. <u>Style and Features</u> Kajaria Kunj is a very simple structure with no specific stylistic references. It however has the typical features / elements found in the Colonial vernacular cottage typology and the chawl typology – rooms bounded by the verandahs that have the typical wooden slate louvers, decorative wooden fascias and simple horizontal / vertical bands in plaster / stucco that articulate the exterior.		
5.3	INTRINSIC	The original property was much larger, had a wadi with mango, chiku and few coconut trees of which some still survive. There were many houses (Chawls) behind this house. Only one chawl remains which is in a very dilapidated condition. A part of the property was bought by the present owner with the existing structure from a widow named Vali Bai for Rs. 9000.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 2		

204	KAJARIA KUNJ				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone with lime mortar plastered, capped by stone plinth band finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first and second floor structural system comprise of wooden beams, joists and wooden boards supported on load bearing walls. The joints of the wooden boards are strengthened with steel strips. The verandahs have wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.			
7.4	STAIRS	Wooden Stairs.			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. There are two types of windows used. The windows on the ground floor have 2 divisions – ventilator at the top with paneled shutters. The windows on the first and second floor are full height with three divisions – ventilator, paneled shutters till the sill and paneled shutters till the floor. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The bay of rooms has a sloping roof. The spans are not large, a simple A truss spans the load bearing walls, rafters/inclined members run between trusses, wooden members run across the rafters on which the Mangalore tiles are supported. The verandahs have lean to roofs supported on a load bearing wall on one side and wooden beams and columns on the other.			
7.7	ARTICULATION	The edifice is similar to the chawl typology in a sense that it is a rectangular block consisting of a series of rooms and bound by verandahs on both sides but is single family dwelling. It is also representative of the vernacular cottage typology during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The building has a stepped section that creates an interesting profile on the sides – the front has a verandah on two floors and the rear has a terrace on the first floor and the bay of rooms has three floors and is roofed by a single gable roof. Horizontal bands run at various levels – plinth and floors. The entire front façade has a wooden verandah with a wooden colonnade, decorative sun breaker with louvers and decorative fascia. The rear façade is plain. The interiors are very simple / plain and the spaces get a fine character owing to the exposed structural wood work , doors & windows.			
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have coloured mosaic flooring with black border. Roof – Mangalore tiles.			
7.9	INTERIORS	Fixed cupboards on the walls and some furniture – chairs, benches, tables, beds.			
7.10	COMPOUND / FENCE/ GATE	The front and the right side abut the access road, there are no compound walls. The left and rear sides have brick compound wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house, which is not in use and is in a dilapidated condition. A paved path leads to the main verandah. There is a small fountain in the front of the house. The marginal spaces have a hard finish – compacted earth. There are many large trees and plantation within the plot. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate.			
8.2	VENTILATION	Adequate.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Fair – water seepage from the ground, plaster has peeled off at several locations, strengthened at four corners, not maintained.			
9.2	WALLS	Good – original in good condition, not maintained.			
9.3	FLOOR	Good – original in good condition, maintained.			
9.4	STAIRS	Fair – original in a fair condition, not maintained.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Fair –exterior plaster has some damp and is peeling of at some places, not maintained.			
9.8	SERVICES	Good – original in good condition, maintained.			
9.9	OUTBUILDINGS	Poor.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The ground floor verandah has been enclosed by parapet wall (brick wall infill between wooden pillars). The right side corner of the verandah is enclosed and converted into kitchen. The first floor front verandah is enclosed by parapets and windows. The right corner of the verandah is converted into bathroom and a toilet. In some rooms the ventilator portions of the doors and windows have been closed.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	The building has not been maintained very well and this is affecting the condition.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The name of the owner from site – Mrs. Induben Kajaria. The information has been collected in an interview with the present owner – Ms. Kajaria.			



FRONT VIEW



FRONT RIGHT CORNER



RIGHT SIDE VIEW



PLAN - FIRST FLOOR



INTERNAL STAIR DETAILS



FIRST FLOOR PASSAGE IN THE REAR



FIRST FLOOR BALCONY IN FRONT



ROOFING DETAILS



ROOM INTERIOR



WALL DETAIL

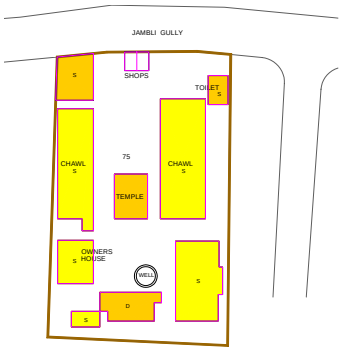


FULL LENGTH WINDOW

205	BHATT CHALI PRECINCT



COMMON REF NO	205
CARD NO.	205
WARD	R
CS NO.	FP 75 TPS-3
PRECINCT AREA	1.52 Ha
BU AREA	0.62 Ha
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	205 PLATE A 205 PLATE B 205 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Bhatt Chali Precinct.	
1.2	EARLIER NAME	Bhatt Chali Precinct.	
1.3	BUILT-IN	1925.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Jambli Gully, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Trust – Shrimati Leelavati Laxmidas Family Trust, Mr. Suresh Chandra Bhatt, Ms. Meena Maheshchandra Bhatt, Mr. Mishrilal Shringarlal Ozha. Private – Mr. Bhatt.	
3.2	STATUS	Private 1st Structure 1 tenant on the ground floor 1 tenant on the first floor 2nd Structure 6 tenants on the ground floor 3rd Structure Owners on the ground floor 4th structure Unoccupied 5th Structure 6 tenant on the ground floor 6th structure Temple on the ground floor 1 tenant on the first floor 7th Structure Two shops 3 toilet blocks behind these structures	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – Residential + Religious + Commercial.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Jambli Gully provides access to the Bhatt Chali Precinct. Jambli Gully connects the Factory Lane and S.V. Road. It is about a kilometer away from the Borivali Station. The area is planned under the framework of the Town Planning Scheme No. 3 and this precinct falls in the FP No. 75. The precinct is spread in an area of 1.52 Ha and has about 7 major structures. Approximately about 60-70 persons reside within these structures in the precinct.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form and Land Use</u> The surrounding area of the Bhatt Chali Precinct had many older houses mostly belonging to Gujarati / Marwadi families of which only a few remain. Jambli Gully in particular has many properties belonging to Gujaratis. Many multi-storeyed residential societies have come up in the area. It is predominantly a residential area with commercial activities on all the roads. The whole area is well shaded with very old trees. Bhatt Chali is set in a very large rectangular shaped plot. The plot is defined by compound wall on three sides. The side abutting the road does not have a wall or gate. Most of the structures are along the periphery of the precinct. All residential blocks are around the periphery. The Shiva temple is placed in the middle of the plot. There is an old and large well, on the left corner, in front of the houses at the rear. This used to be the source of water for the people living in Bhatt Chali. Now this well is no more in use. The service blocks (toilets) are placed behind the residential blocks. There is lot of space in the center, which is used by all the residents in Bhatt Chali. Only one of the structure/house is occupied by the owners, rest are tenanted. One house (G + 1 structure at the rear) is unoccupied, as it has been declared unsafe for habitation by BMC due to structural problems. Part of the compound is paved with shahbadi stone at the rear. Rest of the compound is in soft finish with loose soil.	
5.3	ARCHITECTURAL DESCRIPTION	The precinct has total of 7 main structures, of which 4 are G structures and 3 are G + 1 structures. Almost all the structures are old and have not undergone much transformation. One new structure with 2 shops has been added in the front near the road. Most of the structures are linear with rooms in line. Most of the houses are constructed in brick and lime mortar, have load-bearing walls with sloping roofs and Mangalore tiles. Only one house has random rubble masonry. The G + 1 structures have the first floor structural system with wooden beams, joists and wooden planks supported on load bearing walls.	

205	BHATT CHALI PRECINCT			
5.4	INTRINSIC	It is said that Jambli gully initially has high concentration of Gujaratis and Gujarati families owned all the properties around this. There were large wadis (mango, chiku, guava, jamun and tamarind orchards) here and the street name – Jambli gully is derived from color of the fruit of jamun tree, which once used to line this street. Now, none of the old jamun trees remain. The property was known as Bhatt Chali as the past owners surname was Bhatt. This property was sold to Pandya family with all the existing structures. The Pandya family wanted to change the name of the property, but the name Bhatt Chali was so known and popular that the Pandya family decided to change their surname instead (from Pandya to Bhatt). Among the existing structures, the floor above the temple used to house a library, which for the last 40 years has been rented out.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 4 houses (57.15%), G + 1 – 3 houses (42.85%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Brick wall with lime mortar, load bearing in majority of houses and stone masonry, random rubble with lime mortar in one house.		
7.3	FLOOR	Structural system in the G + 1 houses comprises of wooden beams and joists and supported on load bearing walls.		
7.4	STAIRS	Stairs are placed in the verandah in wood in all the G + 1 structures.		
7.5	OPENINGS	Windows – All the houses have windows with segmental arched lintels. Each window has 2 divisions – a ventilator at the top and paneled shutters. Doors – All the houses have doors with segmental arched lintels. Each door has ventilator on the top with glass panes and paneled shutters.		
7.6	ROOFING	Most of the structures have simple gable sloping roofs. Inclined members span across the load bearing walls, purlins/wooden members run across the inclined members on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The entire society is a low rise, low-density development. None of the structures are defined by individual compounds and each structure is differently articulated. Most of the structures have sloping roofs and some of them even display a play of levels. Most of them belong to the vernacular cottage typology and are richly articulated with wooden verandahs, wooden railings, intricate cast-iron railings, sun breakers etc. The interiors are relatively plain.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets.		
7.9	INTERIORS	Most of the houses have old moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	A brick compound wall on all three sides of the plot except on the side facing the road (Jambli Gully).		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A well is situated at the back of the plot behind the temple, which is not in use now. The compound is partly hard finish and partly soft – Shahbadi paving at the rear till the temple and rest is loose soil. There is some plantation near the temple and behind the shop and along the house occupied by the owner. There are few old trees in the compound. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore wells.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Fair – In some of the structures flooring has been changed.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Fair – Roofing on some of the structure have been changed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	An additional floor was added on the temple, which was a library and now is tenanted.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Information has been collected in an interview with the owners.		

205	BHATT CHALI PRECINCT	PLATE A



MAP OF BHATT CHALI PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 22/02/2005

10 5 0 10 20 30 40 50

SOURCES : City Survey Sheet, Borivali Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



FRONT VIEW OF AN EDIFICE





ROOF DETAIL ; VIEW OF AN EDIFICE



FRONT VIEW OF A SINGLE STOREY EDIFICE



TERRACE OF AN EDIFICE



RIGHT SIDE VIEW OF AN EDIFICE



FRONT VIEW OF AN EDIFICE



MAIN HALL OF THE SINGLE STOREY EDIFICE





WELL ; OLD WOODEN CUPBOARDS



INTERIOR OF FIRST FLOOR HALL



FIXED CUPBOARD



FRONT VERANDAH OF AN EDIFICE





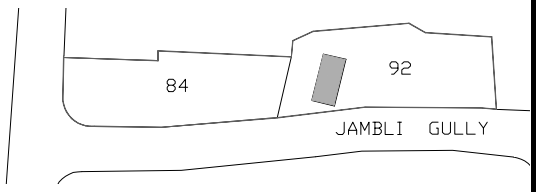


TEMPLE ; KITCHEN DETAILS ; OLD COPPER VESSELS

206	PETHE WADI



COMMON REF NO	206
CARD NO.	206
WARD	R
CS NO.	FP 92 TPS-3
PLOT AREA	1238.30 sq m
BU AREA	108 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	206 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Pethe Wadi.		
1.2	EARLIER NAME	Patel Bungalows.		
1.3	BUILT-IN	1925.	EXTENSION (if any): An entire bay of living areas has been added to the right side of the edifice.	
2.0	**ACCESS**			
2.1	MAIN	Jambli Gully, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shivabhai Ashabhai Patel.		
3.2	PAST	Private – NA.		
3.3	STATUS	Main Structure + extension 1 tenant on ground floor Owner on the first floor and second floor	Structure 1 1 shop (tenant)	Structure 2 New Building
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Main Structure + extension Ground Floor – Residential First Floor – Residential. Second Floor – Residential.	Structure 1 Commercial	Structure 2 Residential/Commercial
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Jambli gully that breaks off from the S.V. Road. The surrounding area had many old houses mostly belonging to Gujarati / Marwadi families of which only a few remain. Jambli Gully in particular has many properties belonging to the Gujarati's. Many multi storeyed residential societies have come up in the area. It is predominantly a residential area with commercial activities on all roads. The whole area has old trees and is well shaded. Pethe House/Wadi is set in a large rectangular shaped plot. The plot is defined by compound wall on three sides (both sides and rear). There is no definition of the front compound. There is a G + 4/5 residential building in front of Pethe House, which roughly defines the front margin. There is some space in between these two structures. There is a toilet block and Photo Shop (G) in the right side margin of Pethe House. Pethe House is placed towards south-west corner of the plot, facing east. The plot was probably sub-divided and sold off and this G + 4/5 residential building has been constructed.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	It is said that Jambli gully initially had a high concentration of Gujaratis and all the properties around this were owned by Gujarati families. There were large wadis (mango, chiku, guava, jamun and tamarind orchards) here and the street name - Jambli gully is derived from colour of the fruit of jamun tree, which once used to line this street. Though none of the old jamun trees remain. The property was known as Patel Bungalows. This property was very large and had many mango and chiku trees. A part of this property was bought from Mr. Patel by the father of the present owner in 1963 and was renamed as Pethe House.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G + 1, G + 2 (part)		

206	PETHE WADI			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is covered and the ground is raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with coloured glass panes and paneled shutters. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shahbadi flooring on both the floors in a chequered pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by brick compound wall on three sides. There is only part compound wall towards the roadside. The front margin is defined by G + 4/5 residential building in the front.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a Photo Shop (G) and a toilet block on the right side margin. There are a few large trees in the compound. The compound is hard finish – cemented/paved. The compound is not well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light and supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	NA, Survey not allowed.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – openings have been transformed, enclosed, not maintained		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – the stucco work and plaster coming off at several places, cornice band at first floor is broken, exteriors have not been painted for a long time, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Additional living areas (G + 2) have been added on the right side of the main edifice. Further, the verandahs on both the floors have been covered and converted into rooms, the area next to the stairs is covered with grills and the ground floor windows are covered with grills. All the changes are unsympathetic to the structure.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Mr. G.M. Pethe and three brothers. The information has been collected in an interview with the owner – Dr. Sailesh Pethe. Access to the interior of the house was denied and photography was not allowed. The information in the proforma is filled on the basis of observations made on site and photographs.		



VIEW FROM THE ROAD



STAIRCASE BAY



FRONT FACADE



CORNER DETAIL





FRONT VIEW ; LEFT SIDE VIEW

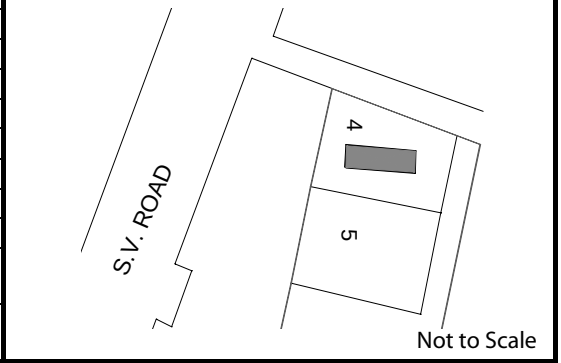


VIEW OF STAIR LANDING

207	MATHURA BHUVAN



COMMON REF NO	207
CARD NO.	207
WARD	R
CS NO.	FP 4 TPS-3
PLOT AREA	593.10 sq m
BU AREA	96 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	207 PLATE A 207 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Mathura Bhavan.		
1.2	EARLIER NAME	Mathura Bhavan.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	By lane off S. V. Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Dr. Ravindra Kapadia.		
3.2	PAST	Private – Mr. Manubhai Govardhandas Kapadia.		
3.3	STATUS	Owner on the ground floor. 1 tenant on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential and Commercial (cookery classes and clinic). First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located between Borivali Railway Station and S.V. Road, the main access road in front also is an entry/exit to Borivali Station. There are few old houses in the surrounding wherein the ground floors house commercial activities and the first floors are residential. The surrounding is a mix of residential and commercial. The area is a high activity zone with high traffic and intense commercial activities due to proximity to the railway station. Mathura Bhavan is set almost centrally in a rectangular plot. The plot now is part of the Borivali Town Planning Scheme and hence, the original configuration of the compound and entry has undergone transformation. The original entry was from the center of the side, abutting the bylane and the house faces this road. The railway track was on the left side. After the planning of the TPS, a road was added in between the railway track and Mathura Bhavan to give access to the rear plot however this road is not implemented and this property is accessed through the Mathura Bhavan. The right side margin is used for parking of vehicles. The present entry is from the right side compound facing the by lane and it continues to provide access to the rear plot.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan:</u> The building was built as a single-family dwelling. The overall plan is a rectangular block with 2 bays and a continuous verandah, running along the northern and the eastern sides. The main entry is from the front verandah and leads to a large central hall. On the right side are two spaces – a bedroom and a kitchen. The toilet and the stair case block are located in the southeast corner as the verandah terminates on the eastern side. The plan on both the floors is similar. Above the verandahs, were terraces on to which the upper rooms opened out but now these have been covered and converted into living areas. <u>Style and Features:</u> Mathura Bhavan belongs to the cottage typology that has emerged from the Indian vernacular types, which became slowly urbanized. Though there is certain treatment in plaster that is European / colonial, its essence is more regional in the plan form. The L shaped verandah with wooden sun breakers and the stucco work on the façade are some of the key elements, although the transformations have reduced the impact.		
5.3	INTRINSIC	This is one of the first few houses that came up in the area. This was built by the grandfather of the present owner for his family. The original plot was much larger than what remains today. The existing lane that is used by people to come out on to the S.V. Road from the station was part of this property, which was voluntarily given by the owner's grandfather to the railway department. After this the main entry into the plot was shifted for the center to the present place.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

207	MATHURA BHUVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of I sections with stone slabs and mortar finished with flooring, supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arch lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and paneled shutters on the ground floor and paneled shutters with glass panes in the upper panes on first floor. The windows are protected by chajjas with wooden framework and tin sheets on the west and south facades. Doors – The doors have segmental arch lintels. Each door has 2 divisions –a ventilator at the top and paneled shutters. The main door had double shutters – the interior shutter is paneled and the exterior shutters have grill/bars to allow for ventilation.		
7.6	ROOFING	The main spaces are roofed by a single gable roof. King post trusses span across the main load bearing walls, rafters run across the trusses, wooden boards span the rafters on which the Mangalore tiles are placed. The north and east verandahs have lean to roofs that slope in both directions, are supported on a load bearing wall on one side and wooden beams and columns on the other.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period and characterized by decorative wooden verandahs, balconies and roofs. The exterior is embellished with restraint – verandahs with woodwork, decorative stuccowork, windows etc. A horizontal projecting cornice band, at the first floor level and a similar band in plaster, just below the roof, highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. Stucco moldings emphasize the window and door arches with motifs at the center and springing points. The gable portion of the roof on the eastern side has an intricate frieze in stuccowork.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a basalt stone band. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandahs and the main living areas have Shahbadi stone in chequered pattern with edges defined by black stone bands. The central points have star shaped motifs in black stone. The room made by covering the verandah has vitrified tiles. Roof – Mangalore tiles on sloping roof and cement finish/tiles on the flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by a brick compound wall on three sides and fencing on one side. As the plot now forms a part of the Borivali Town Planning Scheme, the original configuration of the compound and entry has undergone transformation. The main gate/entry is from the right corner of the compound facing the bylane.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is hard finish - compacted earth. There are a several large trees and plantation along the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	On the ground floor, the verandah has been covered with grills and parapet walls have replaced jalis. An additional room has been added on the northwest corner of the verandah, which is now used as an office. On the first floor, the terraces above the verandah have been covered. All the changes are unsympathetic to the structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The owner has a problem with the tenant, is unable to raise rent because of the rent control act. In addition, as the area is facing development pressures, various builders have been pressurizing him to sell the property. Owing to this the owner did not respond well to the survey and refused interior photography. The information has been collected in an interview with the owner – Dr. Ravindra Kapadia.		



FRONT VIEW



FRONT DETAIL



FRONT VERANDAH & MAIN HALL



PLAN - GROUND FLOOR



FRONT VIEW



LEFT SIDE VIEW



FIRST FLOOR DETAIL



RIGHT SIDE VIEW

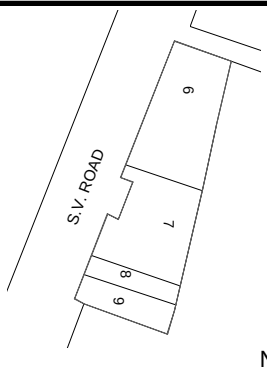


ENTRY TO THE STAIRCASE

208	LAXMI BHUVAN



COMMON REF NO	208
CARD NO.	208
WARD	R
CS NO.	FP 6 TPS–3
PLOT AREA	832.80 sq m
BU AREA	400 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	208 PLATE A 208 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Laxmi Bhuvan.		
1.2	EARLIER NAME	Malani Estate.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): The three structures abutting each other have been connected.	
2.0	**ACCESS**			
2.1	MAIN	S.V. Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Jadhav Enterprises, Mr. Manilal Khimji Rambhia.		
3.2	PAST	Private – Mr. Malani.		
3.3	STATUS	Tenants on all floors.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the busy S.V. Road near the Borivali Railway station. The area is a mix of commercial and residential use. There is a high concentration of commercial activities due to proximity to the station. Most of the properties along the S.V. Road are commercial (Shops, restaurants and hawkers etc). The area is heavy activity zone with high traffic and commercial activities what with the railway station attracting large amount of people. Laxmi Bhuvan is set in a rectangular shaped plot with main access form S.V. Road. There is no compound wall defining the plot except at the rear. The compound has three main structures, which are connected by a small passage.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	It is said that it is one of the first houses to be built in Borivali. These were built by Malani family. These were built for residential purpose but over the period of time, being on the S.V. Road and near to the railway station, it was converted into commercial use.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (des)	RECOMMENDED GRADE	III*
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

208	LAXMI BHUVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is coverd as the ground is raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls.		
7.4	STAIRS	Wooden stairs, wrought iron spiral stair.		
7.5	OPENINGS	Windows – The windows have pointed/segmental arch lintels. Each window has 2 divisions – ventilator with glass panes at the top and shutters with glass panes/wooden panels. Doors – The doors have straight lintels with 2 divisions – ventilator with glass panes at the top and shutters with wooden panels.		
7.6	ROOFING	NA, Survey not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on the inside and the outside. Flooring – The rooms of the residential area, on the first floor, have IPS colored flooring in geometric pattern. Many spaces have shahbadi flooring while the flooring of some spaces has been replaced by vitrified tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	The original compound has been lost in road widening. The rear of the plot has a brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	All the structures are abutting the main road. The ground floor has been transformed into shops, new shops have been added in the spaces between the structures and there is no clue of the original compound.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – rickety stairs, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, original windows have seen changes at many places, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	There is a significant amount of transformation. Three different structures have been connected. Many internal changes have been made. A floor has been added in one of the structures. Original windows have been changed, collapsible shutters added etc.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The structure has been significantly transformed and is not maintained at all, yet has some fine features in the interior that merit conservation.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The name of the owner from the survey – Laxmi Associate (Group of existing tenants). The information has been collected in an interview with one of the resident - Mr. Amish Gangar. Survey of this property was not allowed. There was partial access but was not adequate to record observations/study the structure properly. Parts of the proforma are filled on the basis of observations on site and photographs taken from outside the premises.		



VIEW OF A PASSAGE IN THE REAR



VIEW OF A CORNER IN THE REAR



FRONT VIEW ACROSS THE ROAD



WOODEN STAIR



PASSAGE THROUGH THE BUILT-UP



PASSAGE ON THE FIRST FLOOR



VIEW OF THE WALL SEPARATING TWO STRUCTURES



WINDOW DETAIL



MAIN HALL INTERIOR



BRACKET DETAILS



FRONT DETAIL





CORNER DETAIL ; SPIRAL STAIR

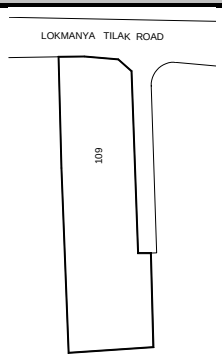


KITCHEN INTERIORS

209	CHIKAL VILLA



COMMON REF NO	209
CARD NO.	209
WARD	R
CS NO.	FP 109 TPS-3
PLOT AREA	6254 sq m
BU AREA	140 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	209 PLATE A 209 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Chikal Villa.		
1.2	EARLIER NAME	Not known.		
1.3	BUILT-IN	1890s. Extension – 1935.	EXTENSION (if any): Two rooms have been added to the main structure on the ground floor and first floor was constructed anew. A car repair garage in the premises has been constructed. Left corner of the verandah is covered and converted into a small spare part shop for the garage.	
2.0	**ACCESS**			
2.1	MAIN	By lane Lokmanya Tilak Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Vanashree, Central Bank Employees Society.		
3.2	PAST	Private – NA.		
3.3	STATUS	Owner on the both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential + Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a by lane off the busy Lokmanya Tilak Road and quite close to the Borivali Railway Station. The whole area is predominantly residential with commercial (shops, eating joints, hospital land, banks) along all the roads (main and internal roads). There were many old houses around, of which only a few remain. The Chikal Villa was set deep in a very large rectangular shaped plot. Part of the plot in the front and rear has been sold off and there are new structures constructed. There are no clear cut definitions of properties. The building is not visible from the main road and access was given by creating a bylane within the left side margin. Nothing of the original compound remains, expect for trees that indicate extensive plantation. A car service garage is constructed in front of the house and the front space is used to servicing and parking.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a single family dwelling. The overall plan can be divided in to two distinct blocks. The main block consists of the living areas and is a square block with 5 bays. The central bay has the main entry, rear entry, passages, a wooden staircase while the 2 bays on each side constitute the living rooms. Both floors have similar layout, the only exception is at the rear, which earlier had a terrace above the verandah but in 1935, two additional rooms were added keeping in with the overall form and plan. The verandah is a well articulated block, creating an elaborate sense of entry – there is a large hall surrounded by a verandah on three sides. <u>Style and Features</u> Chikal Villa is a colonial vernacular building that looks like a cottage type due to the fact that the hall and the 'C' shaped verandah around have a wooden structure and a tiled roof. The rear verandah has simple columns without any stylistic references. The treatment of the front façade and roof structure as well as the wooden detailing in the interior/exterior is interesting.		
5.3	INTRINSIC	This one of the first few houses that came up in the area. This house was bought from the owner who originally built the house. The house was built in 1890s by Mr. Karsandas Hardas and bought by the Chikal family in 1912.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

209	CHIKAL VILLA			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. Wooden battens span the joists. The rear verandah consists of joists supported on load bearing walls on one end and wooden beams resting on brick columns on the other end.		
7.4	STAIRS	Wooden stair.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. There are two types of windows used. The windows in the front and rear have 2 divisions – ventilator at the top with paneled shutters. The windows at the rear are full height with three divisions – ventilator, louvered shutters till the sill and paneled shutters till the floor. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	The verandah block has a double roof – a simple pitched roof over the hall consisting of rafters and wooden battens and lean to roof over the verandah. Two sloping roofs, roof the main bays of the block. There was access to the first floor.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is embellished with restraint and there is a play of volumes / forms. The overall form is simple – the main block of living areas have two sloping roofs: the front verandah block has a hipped roof that is lower and a roof on the verandah. At the rear, there is another verandah with rooms above. The entire composition generates an extremely interesting profile on the left and the right facades. The front façade has a full-length verandah at two levels articulated with wooden railing and a decorative fascia. The rear façade is plain punctured with windows at regular intervals. The interiors also display the richness in terms of wooden doors and windows, stuccowork, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandah has Shahbadi stone in chequered pattern with edges defined by black stone and geometric patterns at the central point; the entry hall has Shahbadi tile flooring in a chequered pattern interspersed with black granite stones; main living rooms and passages have Shahbadi stones. Roof – Mangalore tiles.		
7.9	INTERIORS	Fixed cupboards on the walls and some furniture – chairs, benches, tables.		
7.10	COMPOUND / FENCE/ GATE	As part of the part of the plot has been sold off, the original compound is lost. At present there is a brick compound wall in the front and on the right side. The rear side kerb and the left side has the access lane.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a car service garage in the front towards the right side and the front margin is used for servicing and parking. The compound has plenty of trees. The front margin is paved and the remaining three sides have loose earth and some plantation. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good condition, maintained.		
9.2	WALLS	Good – original in a good condition, maintained.		
9.3	FLOOR	Good – original in a good condition, maintained.		
9.4	STAIRS	Good – original in a good condition, maintained.		
9.5	OPENINGS	Good – original in a good condition, maintained.		
9.6	ROOFING	Good – original in a good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – recently painted, maintained.		
9.8	SERVICES	Good – original in a good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	In 1935, two additional rooms were added keeping in with the overall form and plan. More recently, part of the rear verandah has been covered to create an extra room.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was access to the all the interior portions and the upper floor. The name of the owner from site - Mr. Dinesh K. Chikal and Mr. Randhir K. Chikal. The information has been collected in an interview with the present owner – Mr. Dinesh K. Chikal and Mr. Randhir K. Chikal.		



FRONT VIEW



REAR VIEW



FRONT FACADE



RIGHT SIDE VIEW

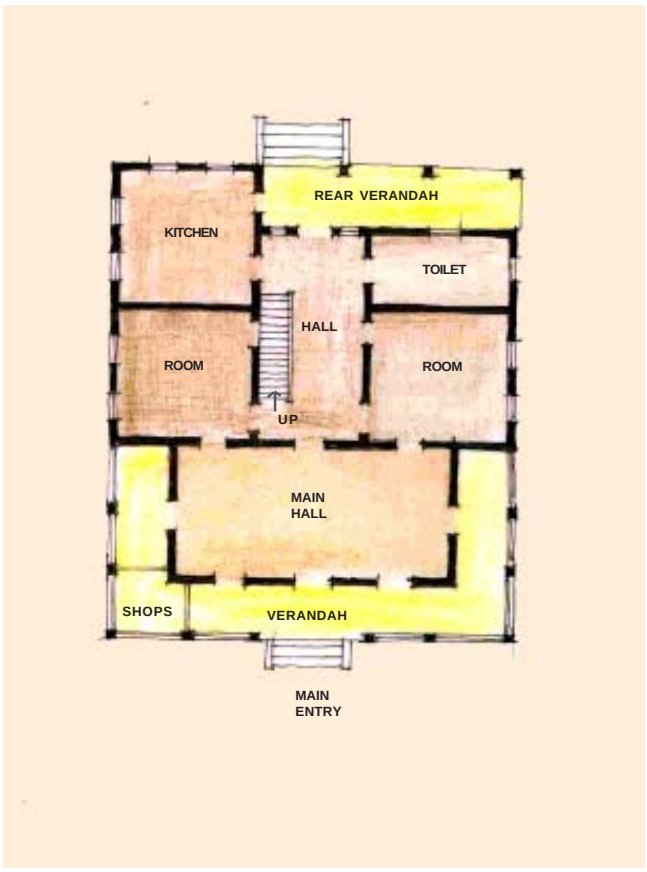


REAR FACADE





RIGHT SIDE VIEWS



PLAN - GROUND FLOOR



STAIR IN THE REAR MAIN HALL



BALCONY ON THE REAR



WOODEN WORK ON THE ROOF EDGE



FURNITURE DETAIL



FRONT PASSAGE



WOODEN DETAIL

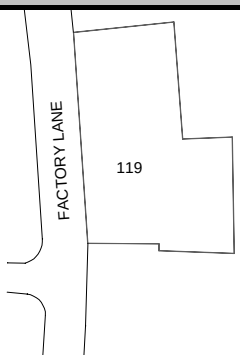


MAIN HALL INTERIOR

210	KHOT BUNGALOW



COMMON REF NO	210
CARD NO.	210
WARD	R
CS NO.	FP 119 TPS-3
PLOT AREA	7252 sq m
BU AREA	90 sq m
DATE	22/ 02/ 2005
RECORDED BY	Bindu, Nikunj
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	210 PLATE A 210 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Khot Bungalow.	
1.2	EARLIER NAME	Khot Bungalow.	
1.3	BUILT-IN	Early – *1900.* New Building – *1995.*	EXTENSION (if any): A new 5 storeyed residential building has been built in the premises.
2.0	**ACCESS**		
2.1	MAIN	Factory Lane, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mahavirnagar Society, Ms. Gamankumari Bhalchandra Sheth, Ms. Hansamati.	
3.2	PAST	Private – NA.	
3.3	STATUS	Main Building 6 tenants on both floors	New Building. 10 families (2 on each floor).
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Factory Lane off Lokmanya Tilak Road. Lokmanya Tilak Road directly leads to the Borivali Railway Station. The whole area is predominantly residential with retail commercial (shops, eating joints, hospital, and banks) along all the roads (main and internal roads). There were many old houses around, of which only few remain. Khot Bungalow is set in a very large rectangular shaped plot. Part of the plot in the front has been sold off and a G + 5 residential block has been developed. The plot is defined by compound walls. There are three structures in the compound. The main structure (Khot Bungalow) is situated to the back of the plot leaving a lot of space in front of the house. A toilet block (not in use) is placed on the left side between the building and the compound wall. A new five storeyed residential building is constructed right in front of the Khot Building with parking in front of it. There are quite a few old trees in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a multi family dwelling. The overall plan is square shaped with 5 bays. The central bay has the main entry, which is little larger than the other 2 bays on each side. This bay leads into the building and to the wooden stairs leading to other floors. All the floors have similar layout except the second floor where the veranda is missing. Each floor has 2 separate units. There is ornamentation around the doors and windows on the front facade of the building. Originally the services – toilets and bathing spaces were located in the compound, however the tenants have added toilets, washing areas /bathrooms in each unit at the rear of the building in each floor. <u>Style and Features</u> Khot Bungalow is a simple colonial vernacular house with a large verandah in the front. The inside façade is articulated by way of festoons on the columns, which is an unusual gesture. The full length verandahs with wooden railings, sun breakers, decorative fascias, the roofs and the decorative stucco work on the facades are some of the features that distinguish this building.	
5.3	INTRINSIC	It is said that the freedom fighter Shri Veer Sawarkar and Swami Vivekananda stayed in this house.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), D (bio)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 2	

210	KHOT BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed in the front and cement plastered on rest of the three sides.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The structural system of first and second floor comprises of wooden beams and joists supported on load bearing walls. The joists are spanned by wooden battens/boards. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each typical window has 3 divisions – ventilator at the top, double shutters between the lintel and sill, the exterior shutters are paneled and the interior are louvered and paneled shutters between the sill and floor, there is a wooden railing on the inside. In many instances the lower division has been enclosed. The windows in the front are protected by the verandah and the eaves of the roof and the windows on the west side are protected by wooden chajjas. Doors – segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	Each bay is roofed by individual roofs. The rear bay has a hipped roof, the front bay has a simple sloping roof, the stair case block has a hipped roof and the front verandah has a lean to roof sloping in both directions, supported on a load bearing wall on one side and wooden beams and columns on the other. It is not possible to describe the structural system of the roof, as there was no access to the interior.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period and characterized by decorative wooden verandahs and sloping roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden windows etc. The front façade has full verandah on two floors with delicate wooden railings, louvered sun breakers, carved brackets, decorative stucco work bands around doors / windows and pilasters. The right and the left façades have interesting skyline because of the profiles of both the sloping roofs and the stepping back of the front verandah. The walls are articulated with pilasters at each bay and wooden windows in between. The rear façade is relatively simple with pilasters at each bay punctured with the typical windows. The interiors are plain and the only significant feature is the central staircase with a decorative railing.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The front verandah on the ground floor has mosaic tiles and rest of the area has Shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The present entrance gate is on the Factory Lane, in between the Khot Bungalow and the new multi storeyed building. The original gate must have been from the front at one point in time. The compound has brick wall on all four sides.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound is lost as part of the plot has been sub divided and new building has been constructed in front. There is one toilet block that is not functional any more. Parking has been created right in front of the Khot Bungalow. There are quite a few old trees in the compound. The compound has both hard and soft finish – concrete paving and loose earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security personnel, window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in good condition, not maintained.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	Fair – not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interior portion of the house was not allowed. The information has been collected in an interview with one of the tenants – Mr. Desai.		



FRONT FACADE OF THE BUILDING



VIEW FROM TOP





COLUMN DETAIL ; STAIRCASE





DOOR & STAIR DETAILS



RIGHT SIDE VIEW



LEFT SIDE VIEW

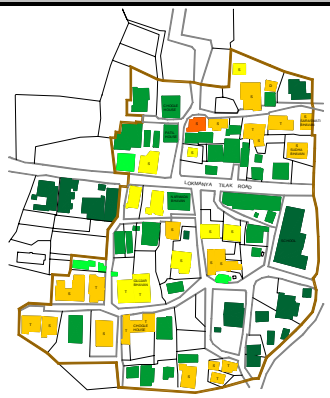


FRONT VERANDAH DETAIL

211	BABHAI VILLAGE PRECINCT



COMMON REF NO	211
CARD NO.	211
WARD	R
CS NO.	NA
PRECINCT AREA	2.17 Ha
BU AREA	0.67 Ha
DATE	02/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	211 PLATE A 211 PLATE B 211 PLATE C 211 PLATE D

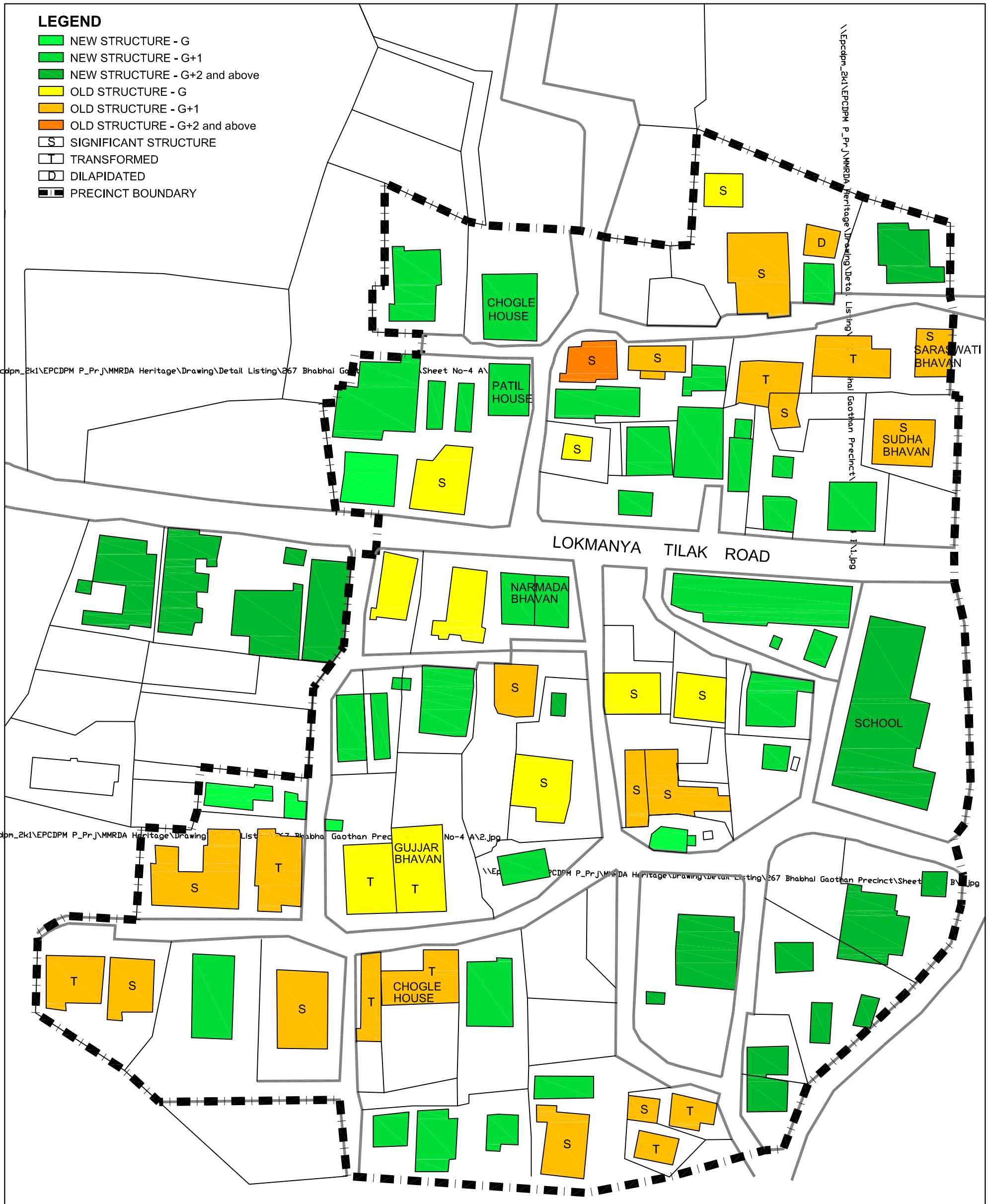


Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Babhai Village.	
1.2	EARLIER NAME	Babhai Village.	
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Lokmanya Tilak Road, Borivali (W).	
2.2	SUBSIDIARY	Babhai Gaothan Marg 2.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The Lokmanya Tilak Road passes through the Babhai Gaothan. This road acts as the main access to the Gaothan. The settlement is completely engulfed by the new developments. The built fabric on both sides of L.T. Road is being transformed from residential to commercial use. The precinct is defined to encompass the main Babhai settlement – on the northeast is 18 m road and on rest all the sides are new developments. It is predominantly a residential area. The total area is approximately 2.17 ha and has about 83 structures. The predominant community is Maharashtrians, but there is a change in the demographics as many other people form outside have settled in the Gaothan.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is spread on both the sides of the Lokmanya Tilak Road and it is quite possible that the road was built much later only to divide the settlement in two parts. At present the Gaothan is a node / cluster along the Lokmanya Tilak Road: a small settlement surrounded by residential areas but clearly visible / perceived along the Lokmanya Tilak Road on account of the unique buildings along the edge. A network of smaller lanes perpendicular to the LT Road run in the north-south direction and parallel to the LT Road in the east-west direction, creating an informal grid through the settlement and providing access to the housing clusters. The streets are meandering and widen into chowks. The built form is organic, homogenous and of low rise-high density. The edges are completely commercial but the interior is relatively intact with some very good houses that create quiet courtyards enlivened by the rich articulation on the facades and plantation and thus, creating a very rural ambience. Nonetheless, quite a few structures have undergone redevelopment and there are multi storeyed structures to the south of LT Road. The interior units which are residential and were originally inhabited by the Maharastrian community are now witnessing the advent of diverse ethnic communities.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 83 structures and majority of them are (55, 66.27 %) are G + 1 structures. A major portion of the built fabric has been rebuilt; new structures have replaced the old. Out of the total 83 structures surveyed, about 31 (37.35 %) have retained the old character and are in a good condition. Of these 20 are significant, 10 have undergone varying degrees of transformation and 1 is dilapidated. The remaining 52 (62.65%) are newly constructed. There is one dominant housing typology. The houses are free standing with or without compounds, built along the streets with few meters of margin space on all sides. Most of houses have a full frontal verandah. The first room generally accommodates a multi purpose room, followed by bedrooms/family rooms and finally spaces such as kitchen, washing areas and toilets. The houses also open out to the rear. In case of G + 1 units, the staircase is generally placed inside. Many of the ground structures have attics for storing grains/coconuts etc. The houses have very well articulated with roof fascias and porches that impart a unique character to the place.	
5.3	INTRINSIC	It is said that the present day Babhai Gaothan and the nearby Vazira Gaothan, were one large village. This village had 3 predominant communities – the Koli's (fisherman), the Panchkalsi's (the Somvanshi Kshatriyas who separated themselves from Pathare Prabhu community) and Somushi's. Presently Koli's inhabit Vazira and Panchkalsi's inhabit Babhai. There were paddy fields all around the village. Development intensified around the village in last 20 years. Now the pressures have been felt within the village too. Almost 90% of the people are Chogle's and the rest have come from outside and settled in the village. It is said that Chogle's held high positions in the British Government.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE: NA

211	BABHAI VILLAGE PRECINCT			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 15 houses (18.07%), G + 1 – 55 houses (66.27%), G + 2 and above – 13 houses (15.66%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone / brick masonry, load bearing in majority of the houses.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the houses. In the structures that have undergone transformation, concrete / cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – Older houses (approximately before 1925) have windows with segmental arched lintels. The houses (approximately after 1930) and the new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. The first floors of the old houses have full-length windows with paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – Older houses (approximately before 1925) have doors with segmental arched lintels. The houses (approximately after 1930) and the new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses as the spans are not very large. It usually consists of a frame work of wooden members supported on wooden columns/load bearing walls. The verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The built form is quite mixed and built over different time periods. However, most of the houses represent the vernacular housing typology characterized by decorative wooden verandahs, balconies and sloping roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, windows etc. The overall forms create interesting / varied skylines and impart a distinctive character to the settlement. The interiors also display the richness in terms of wooden doors and windows, staircase and exposed structural members.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Most of the houses do not have compound walls but some have well defined compounds with brick walls/fencing/hedges. The houses define the streets and create chowks at junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets and chowks. Such spaces are used for common activities. The streets are well shaded by trees. There is lot of greenery all around.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Fairly maintained.
10.1	FORM	Most of the old houses have been demolished and rebuilt and even the surviving ones display transformation. In most cases verandahs have been completely covered or grills have been put. Windows have been changed and grills have been added. Roofing materials have been changed from Mangalore tiles to tin sheets /asbestos sheets.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases, the original form has been retained but materials & finishes are replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and high land values in the surrounding is leading to redevelopment of several old houses. In particular, the builders are pressurizing the residents to sell their units so that they can redevelop the properties.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in interviews with local residents and Mr. Vijay Gujar.		

211 BABHAI VILLAGE PRECINCT PLATE A



MAP OF BABHAI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 02 / 06 / 2005

10 5 0 10 20 30 40 M

SOURCES : City Survey Sheet, Borivali Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



LOKMANYA TILAK ROAD

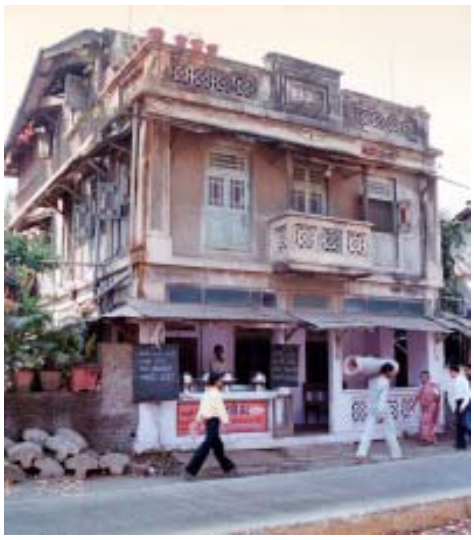




BAZAAR ON LANE CONNECTING MAIN ROAD



COMMERCIAL DEVELOPMENT ALONG L.T.ROAD



VIEW OF NARMADA NIWAS



VIEW OF INTERNAL LANES OF BABHAI VILLAGE





VIEW OF PATIL HOUSE



BRACKET DETAIL OF CHOGLE HOUSE



VIEW OF SARASWATI NIWAS



AN OLD EDIFICE IN THE INTERNAL LANE



VIEW OF A TYPICAL EDIFICE IN THE PRECINCT



ENTRANCE VIEW OF GUJJAR HOUSE



VIEW OF CHOGLE HOUSE



GUJJAR HOUSE VERANDAH







FENCE DETAIL ; DOOR DETAIL



FRONT AND RIGHT SIDE VIEW OF AN OLD EDIFICE IN THE INTERIOR LANE

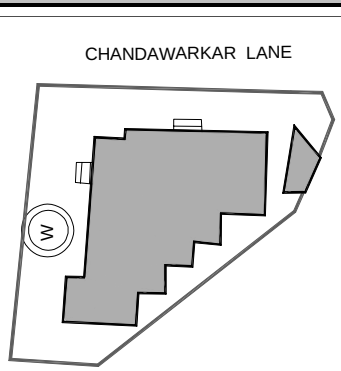


DOOR DETAIL

212	ISMAILJI KARIMBHAI LATHIWALA HOUSE



COMMON REF NO	212
CARD NO.	212
WARD	R
CS NO.	35 + 3 parts
PLOT AREA	432.60 sq m
BU AREA	169.90 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	212 PLATE A 212 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ismilji Karimbhai Lathiwala House.	
1.2	EARLIER NAME	Ismilji Karimbhai Lathiwala House.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Chandawarkar Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Mois Badruddin Poonawala, Mr. Mohammed Badruddin Poonawala, Mr. Zoher Ibrahim Karajiwala.	
3.2	PAST	Private - Bagasrawala Family.	
3.3	STATUS	1 Tenant on Ground Floor. Owner on First Floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Chandawarkar Road in Borivali (W). The entire area developed in 1920s and 30s. The surrounding area had concentration of many Bora houses. Most of the houses have been redeveloped as multi storey residential apartments. The area is predominantly residential and peaceful. The Ismailji Karimbhai Lathiwala House is placed centrally in a triangular plot. The house covers most of the plot with marginal spaces all around. The main access is from the Chandrawarkar Road. Presently there are three entrance gates in the front compound. The middle and the left side entry original and the right side entry gate are new created for vehicular access. A paved path from the central gate leads to the main entrance of the house. This is not in use anymore and the main entry into the house is now from the right side. There is one out building on the left side in the front. There is a well in the premises on the right side.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as single-family dwelling and as a vacation house. The triangular plot affects the plan and the form – the entire block is splayed at 45 degrees. The plan consists of three bays – front, middle and rear. The front bay has a full-length verandah that leads to the living rooms, the middle bay has a room and a kitchen and the rear bay has toilets and a staircase. The house has two entries – from the front verandah and from the right side. On the first floor there is an open terrace in the middle bay. The house has now been subdivided and spaces like toilets and kitchens have been added. <u>Style and Features</u> Ismailji Karimbhai Lathiwala house belongs to the cottage typology that has emerged from the Indian vernacular types, which became slowly urbanized. Though there is certain treatment in plaster that is European / colonial, its essence is more regional in stylistic references. The full length verandahs with delicate wooden railing, decorative fascias, the roofs and the decorative stucco work on the facades are some of the features that distinguish this building.	
5.3	INTRINSIC	The Bagasrawala family built this house as a holiday home. There were many such houses around with large wadis belonging to Bora community in the area. The Bagasrawala family and the Poonawala family were close relatives. The Poonawala family used to visit them from Surat every vacation. The house was later on bought by Poonawala family in 1952, who later shifted base from Surat to Bombay.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by exposed stone plinth band.	
7.2	WALLS	Brick with lime mortar, load bearing.	

212		ISMAILJI KARIMBHAI LATHIWALA HOUSE		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top and shutters with glass panes in the upper division and wooden panels in the lower division. The front verandah windows have shutters with glass panes. The windows facing the inside verandahs have paneled shutters. The windows on the front/ north and west façades are protected by continuous chajjas and the windows on the east and south are protected by individual chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator on the top with glass panes and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs have been used. All major spaces / bays have individual roofs. The front bay is roofed by a single hipped roof that has been cut off / sliced off in one corner. A simple triangular truss / frame is created. Purlins span across the main wooden members, wooden boards run across the purlins on which the tiles are placed. The stair cabin has an individual sloping roof. Both the front verandah and the rear verandah facing the internal court/terrace has separate lean to roofs at a level lower than the main roof. The middle bay has a flat roof with wooden beams and joists finished with lime concrete and IPS.		
7.7	ARTICULATION	The form is a result of the triangular shape plot. The front and right side façades appear solid/2 storeyed but the form breaks along the triangular edge. The edifice has a rich exterior in wood. Horizontality is emphasized - continuous verandahs, cornice bands, fascia bands, parapets, chajjas, windows etc. The edifice has a long two storeyed façade with verandahs. The ground floor verandah had a wooden colonnade (now enclosed), wooden railings and sun breakers with glass panels. The first floor verandah has a brick parapet, windows and a dormer above the entry. The left façade is a solid surface with a cornice band, chajja band, remains punctured with windows and has a stair block at the end. The left façade is staggered and the roof creates an interesting profile. The interior is comparatively plain, the structural woodwork and organization of spaces are a key feature.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – All the spaces have IPS cement flooring (maroon) in chequered pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	It is quite likely that the front compound wall was in stone – parts of it still remain and in the remaining portion has brick wall finished in plaster. There are three entrance gates. The main entry is in the center of the entrance verandah: defined by piers with a pathway that leads to the steps. There were two smaller pedestrian entries on the sides defined by a doorway and a circular element. The left one survives while a new wide gate has replaced the one on the right side. The remaining three sides have brick walls, recently constructed by adjacent properties that have been redeveloped.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is one out building on the left side and a well in the right side of the premises. The structure is not occupied and the well is not in use any more. The compound has hard finish - compacted earth & pebbles. There are a few trees and some plantation on the periphery of the building. It is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/BMS/SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Fair – water leakage from the roof, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places, not maintained.		
9.8	SERVICES	Good – original in fair condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The ground floor verandah has been closed. Toilets and kitchen have been added on the first floor. There is a small storage shed added behind the front room on the ground floor.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access into the ground floor interiors were not allowed by the tenants. The information has been collected in an interview with the owner – Ms. Poonawala.		



FRONT VIEW OF THE HOUSE



FRONT RIGHT CORNER DETAIL



LEFT SIDE VIEW



WINDOW DETAIL





REAR VIEW ; LEFT SIDE VIEW

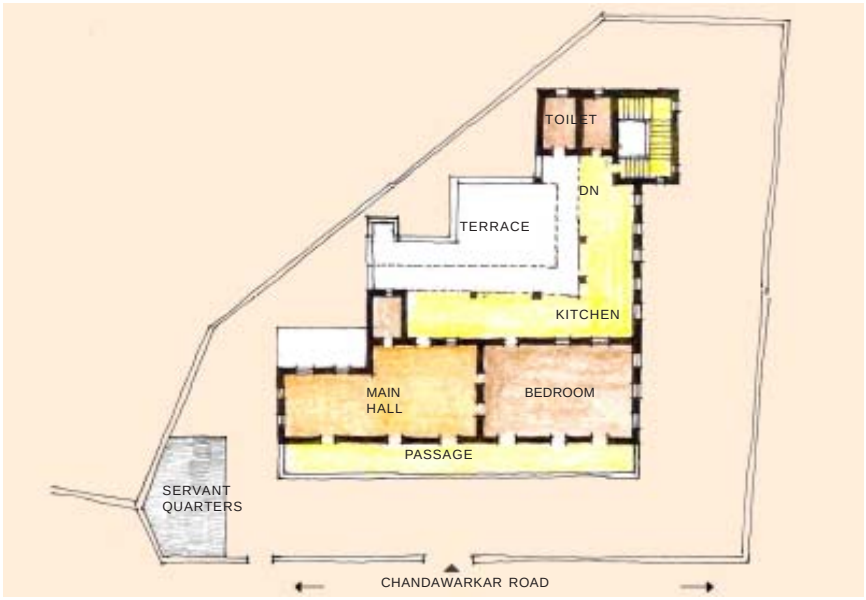


FRONT - GROUND FLOOR





VIEW FROM ROAD ; RIGHT SIDE VIEW



PLAN - FIRST FLOOR



MAIN HALL INTERIOR



FIRST FLOOR TERRACE



SEMI-OPEN PASSAGE ON FIRST FLOOR





WOODEN STAIR ; ROOFING DETAIL



TOILETS

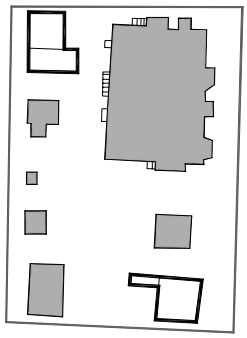


WINDOW ON FIRST FLOOR

213	KAHAN BHUVAN



COMMON REF NO	213
CARD NO.	213
WARD	R
CS NO.	566
PLOT AREA	438.70 sq m
BU AREA	438.70 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	213 PLATE A 213 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kahan Bhuvan.		
1.2	EARLIER NAME	Kahan Bhuvan.		
1.3	BUILT-IN	1914.	EXTENSION (if any): 2 rooms are added abutting the main house on the north/left façade.	
2.0	**ACCESS**			
2.1	MAIN	By lane off Lokmanya Tilak Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Ishwarlal Pranjiwandas Daftari, Mr. Mohanlal Pranjivandas Daftari.		
3.2	PAST	Private – Mr. Goculdas Jadhavji.		
3.3	STATUS	Main House Ground Floor – 1 Tenant (Purohit Hospital). First Floor – Owner and 1 Tenant.	Outhouse 1. 1 Tenant.	Outhouse 2. 1 Tenant.
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located off on the Lokmanya Road near Borivali Railway Station. The area started developing in late 1890's and early 1900's. The Lokmanya Road leads to the Bhabhai Gaothan which large and deep rectangular plots on both sides, and had many old houses, predominantly belonging to Gujarati and Marwadi families. Most of these houses were built amidst wadis/orchards with several out houses / structures and plenty of open spaces around. At present however, given the pressure of development, several of the properties have been subdivided and redeveloped into commercial complexes and multi storeyed residential apartments. Kahan Bhuvan was set in a very large compound but the original compound is lost due to several developmental plan proposals – a road and reservation for institutional and commercial purpose. It is not possible to figure out the original access/approach. The present approach is from a small lane along the Lokmanya Tilak Road that can be missed out and which leads to the rear of the main structure. The compound has several out buildings - 3 out houses, 2 toilet blocks, a shed and an old baodi/well.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use, set in a large wadi surrounded by several out structures. The main house has a symmetrical plan; it's a square block consisting of three bays. The central bay has an entrance verandah, a large central hall and service spaces at the rear. The side bays have the living areas. The bays are octagonal shape in plan and have windows on all sides that ipart a wonderful quality of space and light to the bedrooms. The toilets are at the rear. There is a staircase in the rear of one of the bays, which provides access to the first floor. There is a magnificent Puja room enclosed in the stairwell with exquisitely carved entry element with columns & brackets. Both the floors have similar layout except for a projecting verandah at the rear. The plan has been transformed because of multiple occupancy – toilets/bathrooms have been added, verandahs have been covered & a room has been added abutting the main house. <u>Style and Features</u> Kahan Bhuvan is a colonial villa / mansion typology that is very richly articulated although there are no significant European stylistic references; a lot of vernacular elements especially in the wood work are used. The bay windows, rear wooden verandah and the rich interiors with wood work and flooring patterns are some of the key features.		
5.3	INTRINSIC	The owner of the house is a Kutchi Bhatia (Gujarati) family who moved to Bombay for business in late eighteenth century. They were staying in the island city and used this chunk of land in the outskirts, as a wadi/garden. Hence this house was built as a facility to be used during picnics and holidays. The family was involved in film production once upon a time, and the house and the compound was used for film shooting.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

213	KAHAN BHUVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, random masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Stone slabs span the joists. The front verandah consists of wooden joists, spanned by stone slabs and is supported on a load bearing wall on one side and wooden beams & columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each typical window has 2 divisions – ventilator and shutters with glass panes. A few of the windows have louvers. Doors – The doors have segmental arched lintels with 2 divisions – a ventilator on top and paneled shutters.		
7.6	ROOFING	The front portion has C shaped hipped roof but the structural system is not visible as a false ceiling covers it. The rear set of rooms has a simple sloping roof with rafters/joists supported on load bearing wall; wooden boards span the rafters on which Mangalore tiles are placed. The extension portions have flat roofs.		
7.7	ARTICULATION	The main house is quite large and represents the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah flanked by octagonal bays, 2 storeys and symmetry. The massing of spaces is compact; the main block is a square, 2 storeyed block and is richly embellished on the exterior & interior. The lower storey is relatively less ornamental than the upper. The front façade has a verandah in the center on both floors. On the first floor, the verandah has exquisitely carved wooden columns, capitals, brackets and railing. The side bays are octagonal in shape with the typical windows on each panel. The left façade had a very interesting profile created by the roof, projecting verandah & wooden balconies. Enclosing off of the balconies & transformation of the windows has destroyed most of the original appeal. The right façade was similar but is lost because of the extensions. The rear facade has a projected verandah along the entire upper floor with exquisitely carved wooden columns, capitals, brackets, and railing. Stucco moldings with motifs emphasize the doors and window arches on the first floor. The interiors are rich with elaborate doors/windows, decorative false ceiling in wood, plenty of old furniture, staircase and coloured flooring.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The main hall, front verandah and the kitchen have coloured cement tiles in geometric patterns. The bedrooms have cement tiles / IPS tiles in deep brown colour with borders. The staircase landing space has china mosaic flooring in floral patterns. In the rear rooms and the verandah, cement vitrified tiles have replaced flooring. Roof – Mangalore tiles on the sloping roofs.		
7.9	INTERIORS	Inbuilt cupboards and other furniture such as beds, chairs, tables, a jhula etc. in teak wood and fixtures such as chandeliers. An interesting piece of furniture is fire resistant safe fixed on a wooden base.		
7.10	COMPOUND / FENCE/ GATE	There is no definition of a compound wall / edge on the approach side from the Lokmanya Tilak Road. The remaining three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has several out buildings - 3 out houses, 2 toilet blocks, a shed and an old baodi/well. Tenants occupy the out houses, one of the toilet blocks is dilapidated and the tenants use the other. The baodi is not maintained and in a bad condition. The compound has several large trees, most of the finish is compacted earth and is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	Fair – the rear verandah shows some damage and has been provided additional support; not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Poor – most of the opening have been transformed, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Poor – indiscriminate transformation of windows and additional punctures have destroyed the stuccowork around the windows on the exterior, the finishes in the interior are in a good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.

213	KAHAN BHUVAN	
10.0	**TRANSFORMATION**	
10.1	FORM	The front verandah has been transformed and the side verandahs have been enclosed to accommodate toilets. A toilet has been added in the rear bedroom. Two rooms have been added to the right of the main house. Most of the windows have been transformed to accommodate AC units, grills have been added and additional windows have been made. All the changes are unsympathetic and have destroyed the facades.
10.2	STRUCTURE	None.
10.3	ARTICULATION & FINISHES	Flooring has been replaced in some of the rooms.
11.0	**DP REMARKS / PERCEIVED THREATS**	None.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The property was huge, apparently was spread between Lokmanya Tilak Road and Chandawarkar Road but has been subdivided over generations. Parts of the house were given to tenants earlier and though the tenants do not reside here anymore they have locked the premises and refuse to vacate the space. The rents are low because of the rent control act and this is affecting the maintenance of the building. There was access to the areas occupied by the tenants. Name of the owner from survey – Mr. Pratap B Kapadia. The information has been collected in an interview with the owner – Mr. Pratap B Kapadia.



REAR VIEW OF THE BUILDING WITH ENTRY TO THE FIRST FLOOR





EXTERNAL STRUCTURES



ENTRY TO THE COMPOUND



FRONT VIEW



LEFT SIDE VIEW





TENANT OCCUPIED PORTION ON RIGHT SIDE



PLAN - GROUND FLOOR





INTERIOR'S OF MAIN HALL ; BEDROOM INTERIOR



PUJA ROOM



VIEW FROM PASSAGE



FALSE CEILING IN MAIN HALL



CANTILEVERED PASSAGE AT FIRST FLOOR



ENTRANCE FOYER - ROOF DETAIL



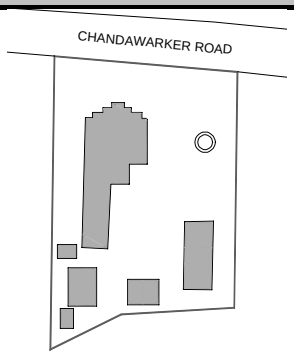


STAIR DETAIL ; WOODEN JHULA

214	KARA HOUSE



COMMON REF NO	214
CARD NO.	214
WARD	R
CS NO.	590 + 6 parts
PLOT AREA	2290.3 sq m
BU AREA	448.66 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	214 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kara House.		
1.2	EARLIER NAME	NA, Survey not allowed.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Chandawarkar Road, Borivali (W).		
2.2	SUBSIDIARY	Chandawarkar Cross Road No.1.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Mahendra Jamnadas Kara.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential + Commercial. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Chandawarkar Road and Chandawarkar Cross Road No. 1, near Borivali Railway Station. The area started developing in 1900's and is well planned. On one side of Chandawarkar Road is the Borivali Town Planning Scheme 1 and on the other side, are huge and deep rectangular plots. At present however, given the pressure of development, several of the properties have been subdivided and redeveloped into commercial complexes and multi storeyed residential apartments. Kara House is set in a large compound. The main access is from Chandawarkar Road. The compound has two out buildings.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

214	KARA HOUSE				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone finished with plaster, capped by the plinth band.			
7.2	WALLS	Brick walls with lime mortar, load bearing.			
7.3	FLOOR	NA, Survey not allowed.			
7.4	STAIRS	Wooden stairs.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top with glass panes and paneled shutters.			
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.			
7.7	ARTICULATION	NA, Survey not allowed.			
7.8	FINISHES	Plinth – Plastered. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.			
7.9	INTERIORS	NA, Survey not allowed.			
7.10	COMPOUND / FENCE/ GATE	There is a simple brick compound wall on the left and the rear. The front and the right sides have barbed wire fencing fixed with m. s. angles. There are two gates in the front. One gate on the left corner providing pedestrian and vehicular entry into the compound and leading to the rear of the house; while the other, a pedestrian entry right in alignment of the front door of the house, and now being used as a nursing home.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Other than the main house, there are 4 other outhouses in the compound. There are some trees in the compound. The compound has soft finish – loose soil. The compound is fairly maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	NA, Survey not allowed.			
8.2	VENTILATION	NA, Survey not allowed.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.			
8.6	FIRE PRECAUTION	NA, Survey not allowed.			
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.			
9.0	**CONDITION**				
9.1	PLINTH	Fair – original in fair condition, not maintained.			
9.2	WALLS	Poor – original in poor condition, not maintained.			
9.3	FLOOR	NA, Survey not allowed.			
9.4	STAIRS	Fair – original in fair condition, not maintained.			
9.5	OPENINGS	Good – original in good condition, well maintained.			
9.6	ROOFING	NA, Survey not allowed.			
9.7	ARTICULATION & FINISHES	Poor – original in poor condition, not maintained.			
9.8	SERVICES	NA, Survey not allowed.			
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	NA, Survey not allowed.			
10.2	STRUCTURE	NA, Survey not allowed.			
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.			
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.			



RIGHT SIDE VIEW



FRONT VIEW



RIGHT CORNER



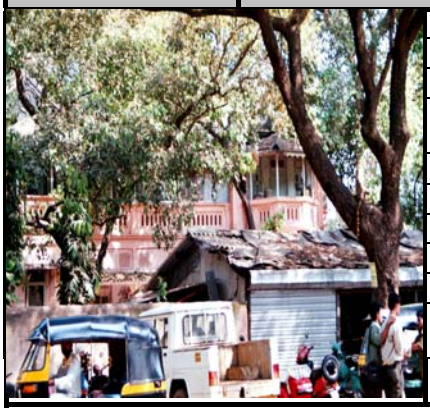
REAR OUT HOUSE (RIGHT SIDE)



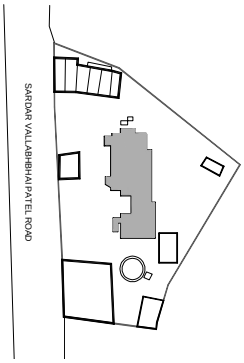


OUT HOUSES

215	NAVLAKH BUNGALOW



COMMON REF NO	215
CARD NO.	215
WARD	R
CS NO.	555 + 10 parts
PLOT AREA	2409.1 sq m
BU AREA	116.2 sq m
DATE	02/ 12/ 2004
RECORDED BY	Bindu, Sejal
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	215 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Navlakh Bungalow.		
1.2	EARLIER NAME	NA, Survey not allowed.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA, Survey not allowed.	
2.0	**ACCESS**			
2.1	MAIN	Sardar Vallabhbhai Patel Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Jagdishchandra Ramjilal Jain.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Sardar Vallabhbhai Patel Road near Borivali Railway Station. The area started developing in 1900's and is well planned; it comes under Borivali Town Planning Scheme No. I. The area is predominantly residential. Proxiity to the station has led to commercial activity along the road. At present however given the pressure of development, several of the properties have been subdivided and redeveloped into commercial complexes and multi storeyed residential apartments. Navlakh Bungalow is set in a large irregular plot. The main access is from Sardar Vallabhbhai Patel Road. The compound is defined by walls. There are many other structures within the compound.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

215	NAVLAKH BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – Windows have straight lintels. Each window has 2 divisions – a ventilator at the top with glass panes, and shutters with glass panes on the upper part and wooden louvers on the lower part. Doors – Doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	There is a simple brick compound wall on all four sides. Along the front compound wall there is a line of few small shops. There is one large gate placed in the center of the front compound wall, providing pedestrian and vehicular entry into the plot.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a small ground structure on the right side of the main structure that has been built recently and which functions as the office of the owner. There is a well on the right side. There are few shops in the front, which opens out on the road. There is a small dwelling unit on the left side There are many large old mango trees in the compound. The compound has soft finish – loose soil. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	NA, Survey not allowed.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	NA.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The owners absolutely refused to talk about the edifice and disallowed to take any photograph of the building. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

215	NAVLAKH BUNGALOW	PLATE A

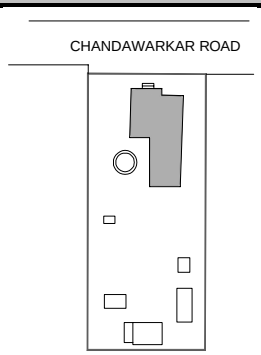


FRONT VIEW

216	VASANTSEN DWARKADAS HOUSE



COMMON REF NO	216
CARD NO.	216
WARD	R
CS NO.	607
PLOT AREA	1512.2 sq m
BU AREA	151.29 sq m
DATE	28/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	216 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Vasantsen Dwarkadas House.		
1.2	EARLIER NAME	NA, Survey not allowed.		
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): The house has been extended at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Chandawarkar Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Vasantsen Dwarkadas Bhatia.		
3.2	PAST	NA, Survey not allowed.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the cross of Chandawarkar Road and Punjabi Lane near Borivali Railway Station. The area started developing in 1900's and is well planned. On north of Chandawarkar Road is the Borivali Town Planning Scheme 1 and on the south side, are huge deep rectangular plots. At present however, given the pressure of development, several of the properties have been subdivided and redeveloped into commercial complexes and multi-storeyed residential apartments. Vasantsen Dwarkadas house is set in deep rectangular compound. The main access is from Chandawarkar Road. There is an entrance gate defined by the piers. A portion of the plot in the front has been lost in road widening. It is also possible that the rear of the plot has been sold off and a multi storeyed structure has been constructed.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.		
5.3	INTRINSIC	NA, Survey not allowed.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

216	VASANTSEN DWARKADAS HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA, Survey not allowed.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each typical window has 2 divisions – ventilator on the top with glass panes and shutters with wooden panels. The windows are protected by wooden chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator on top with glass panels and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – NA, Survey not allowed. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is a brick compound wall with iron fencing on top on all four sides. There are two entries - one is in the front right corner, which provides pedestrian and vehicular entry. There is another small gate on the right sidewall at the rear, which is not used.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The plot was larger and some portion from the front has gone under road widening. It is also probable that the plot may have been sub-divided and sold – there is a multi storeyed residential building in the rear of the plot. There is a landscaped garden on the right side margin. Rest of the area is paved. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE / WATER SUPPLY	M. C. G. M.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH	NA, Survey not allowed.		
9.2	WALLS	Good – original in good condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		



BALCONY DETAIL



WINDOW DETAIL

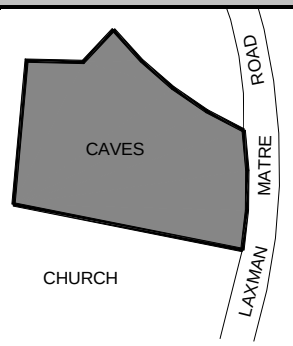


FRONT VIEW

217	MANDAPESHWAR CAVES



COMMON REF NO	217
CARD NO.	217
WARD	P (N)
CS NO.	NA
PRECINCT AREA	0.87 Ha
BU AREA	NA
DATE	03/ 12/ 2004
RECORDED BY	Bindu, Sejal
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	217 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Mandapeshwar Caves.		
1.2	EARLIER NAME	Mandapeshwar Caves.		
1.3	BUILT-IN	NA.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Laxman Matre Road, Borivali (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Archeological Survey of India.		
3.2	STATUS	Archeological Survey of India.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – Religious, Recreational.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	Laxman Matre Road provides access to the Mandapeshwar Caves. The Mandapeshwar Caves are 2 km north in a straight line from the Borivali Railway Station. The precinct is defined to encompass the Caves – on the west is the Laxman Matre Road, on the south is St. Francis Church, on the west is the St. Francis school and on the north are multi storeyed residential buildings. The total area is approximately 0.87 Ha.		
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Mandapeshwer Caves lie on the west side of the Laxman Matre Road. The Caves are completely surrounded by development all around and are not clearly visible from the road due to the bus stand and the auto stand, in the proximity. There is open space in front of the Caves.		
5.3	ARCHITECTURAL DESCRIPTION	The temple / caves consisted of a central hall, 2 irregular aisles and a portico/vestibule at the north end. The east aisle is a verandah about 9' wide and the inside surface has 4 pillars and 2 pilasters, about 12' high. The pillars are plain, look slim, the surface of figured ornaments has been hidden by mud mortar while small figures of Parvati and Shiva can still be seen. Then comes the central hall that measures 23' by 50', has a channel 15' deep at the north end and is cut off by a railing on the south end. The western aisle is irregular and is just a passage about 4' wide. The west wall opens into three chambers. The southern chamber is entered by 2 steps via a plain opening and is about 9 square feet and 7' high. The Portuguese filled up the back wall and the original cave was deeper. The central chamber is entered by doorway and is about 15 square feet and 8' high. The north chamber is entered by 2 steps via a plain opening. The chamber in the center has a shivlinga. Just outside its door in the central hall is a small nandi and a small deep sthamb. The wall on the extreme left of the verandah has carvings of Shiva dancing the Tandava. Above on the right is the Vishnu on his bird carrier or Garud with attendants, and below are three worshippers, two men and a woman. Above is the Indra on his elephant, and below are seers and a male figure, perhaps the man who bore the expense for cutting the group.		
5.4	INTRINSIC	The Portuguese also knew Mandapeshwar as Montpezier or Monpacer or Mount Poinsur. The Brahmanic caves here were turned into churches by the Portuguese. The Portuguese occupied Mandapeshwar some time in 1538, expelled the Hindu Yogis and defaced the paintings/sculptures on the caves wall. They built a wall in front of the cave and screened off or covered with plaster most of the Shiva sculpture although at some places, they did not damage it. The Portuguese priests also converted a lot of people to Christianity and educated the children of the converts. In 1760, after the Maratha conquest, the Portuguese churches and buildings were abandoned. The churches had some rich elements carved out in wood. The Marathas destroyed the buildings & took the wood to Thana. The rock cut temples, which were under the church, were uncovered and people started worshipping the deities.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des)	RECOMMENDED GRADE	I
6.0	**TOPOGRAPHY**			
6.1	FLOORS	None.		

217	MANDAPESHWAR CAVES			
7.0	**CONSTRUCTION**			
7.1	PLINTH	None.		
7.2	WALLS	Stone (Rock cut).		
7.3	FLOOR	Stone (Rock cut).		
7.4	STAIRS	None.		
7.5	OPENINGS	Stone (Rock cut).		
7.6	ROOFING	Stone (Rock cut).		
7.7	ARTICULATION	NA.		
7.8	FINISHES	Plinth – NA. Walls – NA. Flooring – NA. Roof – NA.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	There is no compound wall but it is defined by the level difference from the rest of the area around it.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is an open area in front of the caves. There are a few trees in the front.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Not Adequate.		
8.2	VENTILATION	Not Adequate.		
8.3	ELECTRICITY	None.		
8.4	WATER SUPPLY	None.		
8.5	DRAINAGE	None.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	NA.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	NA.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The caves are under existing/public utilities zoning as per the Development Plan. The caves are not maintained at all. There is a need to prepare a Comprehensive Restoration Plan for the Caves that take into account not only the actual caves but the surrounding area also.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Information is collected from various sources.		



FRONT VIEW



INTERIOR VIEW OF THE CAVES



CARVING DETAIL

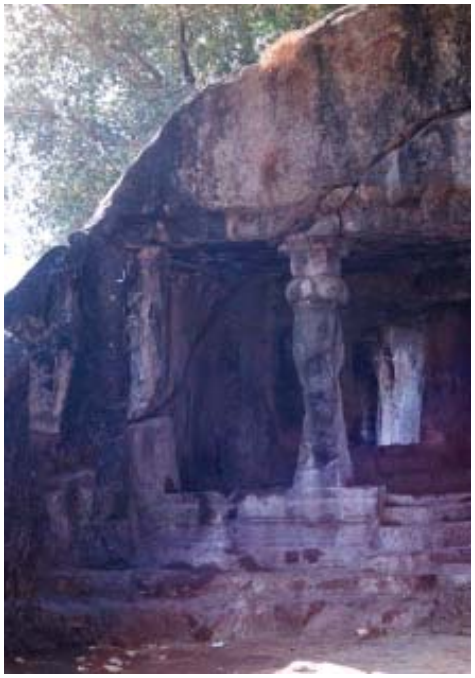




DEFACED COLUMNADE AT THE ENTRANCE



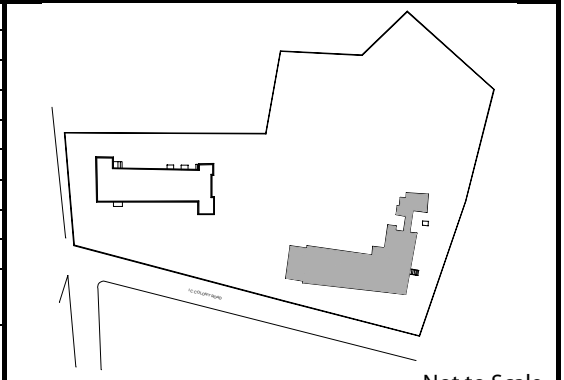
DETAIL OF THE COLUMNS



218	ST. FRANCIS CHURCH



COMMON REF NO	218
CARD NO.	218
WARD	R
CS NO.	167
PLOT AREA	11644.90 sq m
BU AREA	700.83 sq m
DATE	25/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	218 PLATE A 218 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St. Francis Church.	
1.2	EARLIER NAME	St. Francis Church.	
1.3	BUILT-IN	First Church and Monastery – 1544. Rebuilt – NA.	EXTENSION (if any): A porch has been added in the front, extensions at the rear, next to the altar bay and sheds on both sides.
2.0	**ACCESS**		
2.1	MAIN	I C Colony Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Parish Priest Church of Our Lady of the Immaculate Conception.	
3.2	PAST	Trust – Parish Priest Church of Our Lady of the Immaculate Conception.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	St. Francis Church is located on I.C. Colony Road in Borivali (W) opposite the Our Lady of Immaculate Conception (Mt. Poinsur). The area is predominantly residential with concentration of schools/junior colleges around the church. All the main roads have commercial activities. The site is on a higher elevation; the ground begins to rise at the point where the I.C. Road breaks off from the Laxman Mhatre Road. The plot is quite large and the ruins of the old Church abut the new Church building. Several structures have been added over a period of time. Next to the altar bay at the rear is the administrative wing. Sheds have been added on both sides of the Church and there is a small structure next to the old wall. The compound is quite large.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The Church consists of the main hall / nave, the apse, the transepts and the entrance bay. The main hall / nave has 7 bays defined by trusses and full length arched openings in between. On one end is the apse / altar roofed by semi-circular coffered vault, above which is the sloping roof. The transepts are small and are also roofed by semi-circular coffered vaults. Additional mezzanine floors have been added that destroy the space. At the entrance, a porch has been added while in the last two bays, mezzanine floors have been added: both destroying the internal ambience. The central hall has a high volume, with huge pointed arched openings that have stained glass panels, depicting biblical images, and windows for light and ventilation. These impart a wonderful quality of light to the interior. <u>Style and Feature</u> Church of St. Francis is almost entirely rebuilt with the two main walls and the altar areas supposedly being the original components. Original plan seems to be of a Basilica church. Also, there is significant rebuilding in the Gothic style, amply evident from the arched doors and windows, the altar and internal church furniture.	
5.3	INTRINSIC	In 1544 Portuguese built a church and monastery for priests and brothers. During the Maratha invasion, the church and the monastery was destroyed. The Christian community in Bandra contributed / collected funds and rebuilt it adjacent to the earlier church. The ruins of this Church are still visible – a portion of the stonewall remains.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE: IIA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.	
7.2	WALLS	Stone with lime mortar, load bearing.	
7.3	FLOOR	Mezzanine and porch – RCC beams and slabs.	
7.4	STAIRS	Wrought iron spiral stairs to access the mezzanine floor in the main hall. Concrete stairs to access the mezzanine floor on both sides of the altar.	

218		ST FRANCIS CHURCH		
7.5	OPENINGS	Windows – The windows have pointed arch lintels. Each window is long and has 3 divisions – fixed stain glass panel at the top in the pointed portion of the arch, a long stained glass panel and a window at the bottom. Doors – The doors have pointed/segmental arches as lintels. Each door has 2 divisions – fixed ventilator on the top with stained glass and paneled shutters.		
7.6	ROOFING	Individual sloping roofs over each major space have been used. The nave is spanned by trusses, purlins span across the hip trusses, wooden members span across the purlins and wooden boards span the wooden members on which the asbestos sheets are placed. The altar and the transepts also have sloping roofs but here, a coffered false ceiling conceals the structural system.		
7.7	ARTICULATION	The plan / form is very simple – the church has one large hall with an apse and transepts. The exterior is quite plain but elegant with hardly any ornamentation / embellishment. The building is painted in a light pink color with elements such as the pilasters, some motifs on the gable and the cross above in dark maroon / brown color. The front façade has three doors, the main one in the center, now completely hidden behind the new porch. The gable has a cross at the top and two small pinnacles that probably symbolize the towers that are not there. There is also a circular colored glass window and another colored glass window below. The remaining three sides are plain and have nothing of significance. The interior is far more richly articulated with huge semicircular arches leading to the altar and transepts having coffered false ceilings, painted in a bright blue color. On both the sides of the altar are huge stained glass panels.		
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The central isle has glossy granite tiles in maroon color with black bands on both sides. The altar and the first bay have marble flooring interspersed with black granite. Rest all the spaces have mosaic flooring. The newly added porch in the front has cement flooring. Roof – Asbestos sheets.		
7.9	INTERIORS	Altar, old wooden pews, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost. The plot has brick wall on all four sides. There are three gates. The main gate is aligned right in front of the church with a pathway leading to the main entry. The other two are on the left side compound wall – one at the rear and the other in the center.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a cemetery on the right side of the plot. There is a remnant of the old monastery wall and a new structure in front of the wall on the right side of the church. A new administrative building is constructed abutting the church on the left, at the rear. The compound has hard finish – cement/concrete. There are quite a few old trees in the compound. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – roofing tiles and flooring have been replaced, in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A porch has been added in the front that completely destroys the impact of the Church entry. Internal mezzanines have been added both in the transepts and above the entry: again negatively impacting the interior space. Further, there are external additions – an administrative wing abutting the church on the left at the rear and a small addition on the rear wall, behind the Altar.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with Parish Priest – Fr. Hugh Fonseca.		



FRONT VIEW OF THE CHURCH



REAR VIEW



OLD MONASTERY WALL



TYPICAL WINDOW





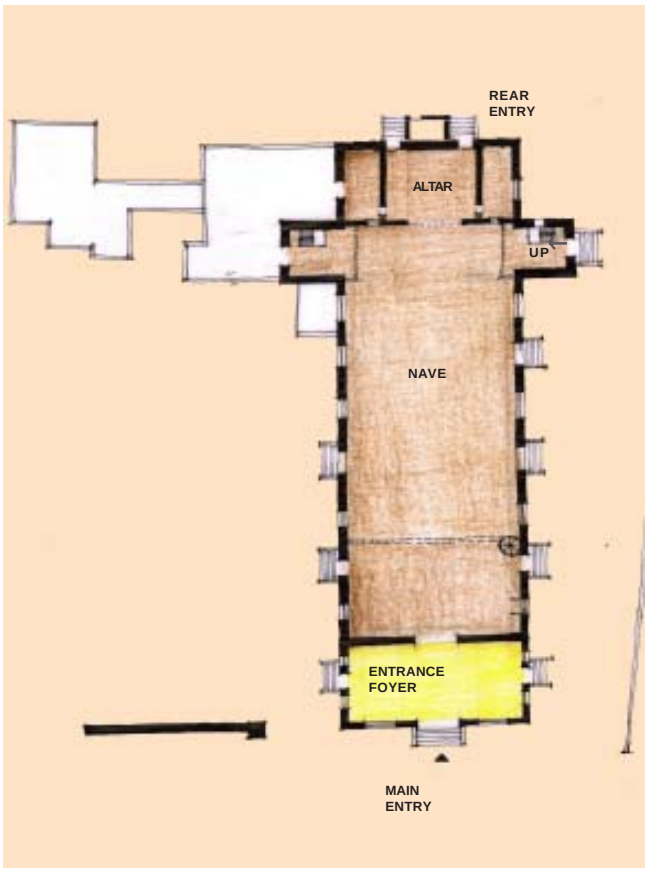
ENTRANCE DOOR ; ROOF DETAIL



RIGHT SIDE VIEW



DOOR ON THE RIGHT SIDE



PLAN - GROUND FLOOR

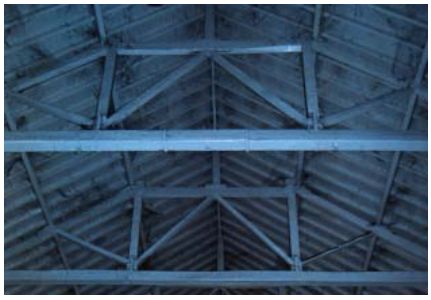




VIEWS OF ALTAR



WOODEN PEWS



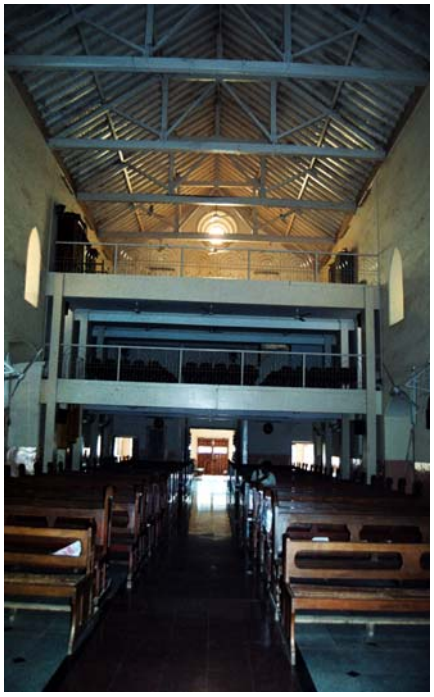
WOODEN TRUSSES



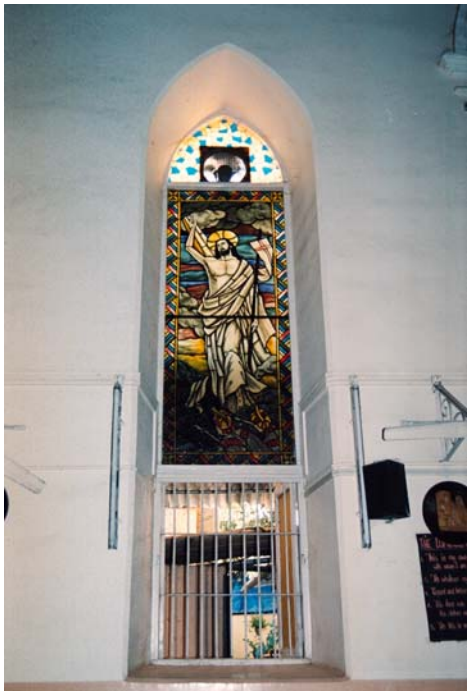
SPIRAL STAIRS TO MEZZANINE FLOOR



VIEWING GALLERIES ON THE SIDE



VIEW OF UPPER FLOOR FROM NAVE

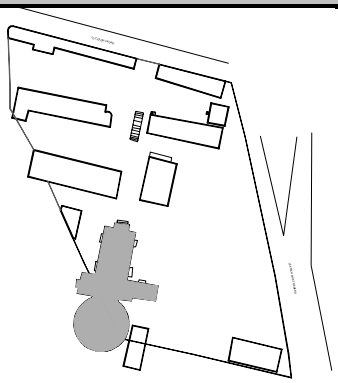


TYPICAL WINDOW DETAIL

219	OUR LADY OF THE IMMACULATE CONCEPTION, MT. POINSUR



COMMON REF NO	219
CARD NO.	219
WARD	R
CS NO.	221 + 11 parts
PLOT AREA	17115.68 sq m
BU AREA	716.70 sq m
DATE	25/ 04/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	219 PLATE A 219 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Our Lady of Immaculate Conception, Mount Poinsur.	
1.2	EARLIER NAME	Church of OL of Piety.	
1.3	BUILT-IN	1544, rebuilt in 1888, major repairs in 1912 and 1960.	EXTENSION (if any): NA
2.0	**ACCESS**		
2.1	MAIN	I C Colony Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	The Society of the Franciscan Brothers – Borivali (Trust).	
3.2	PAST	NA.	
3.3	STATUS	The Society of the Franciscan Brothers – Borivali (Trust).	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	Our Lady of Immaculate Conception is located on I. C. Colony Road, opposite the St. Francis Church in Borivali (W). The area is predominantly residential with concentration of schools/junior colleges around the church. All the main roads have commercial activities. The site is on a higher elevation; the ground begins to rise at the point where the I.C. Road breaks off from the Laxman Mhatre Road. The Church is set in a huge compound and several structures have been added over time such as school buildings, residences of the brothers, administrative wing etc. The church is located on a high point that overlooks the surroundings and the Mount Poinsur, which is the highest location and just abuts the edifice. A series of steps leads to the Church entry. The compound is well landscaped with gardens at different levels, statues, crosses, paved pathways, steps etc. leading to various structures.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The Church has been completely transformed and this is reflected in the reinterpretation of the previous organization or typology and in new materials. Its scale has dramatically changed. There is a huge central hall / nave, transepts that are unequal and the apse / altar is expressed as a shallow niche. The main hall / nave has a double height volume and is spanned by concrete beams. There are 7 bays defined by the windows and a mezzanine floor on three sides. The mezzanine floor in fact breaks the side windows – two rows of windows unlike that seen in any other church. The transepts are single storeyed and clear storey windows are formed at these points / junctions. The altar is placed in a niche in the center against the backdrop of a huge wall. All windows have colored glasses that impart a wonderful quality of light to the interior. <u>Style and Features</u> The Church of Our Lady of Immaculate Conception, Mt. Poinsur, as it stands now is a modern building that has no traces of original architecture. It was completely rebuilt in the 60s using modern materials: literally translating the past elements in new materials in a very simplistic manner.	
5.3	INTRINSIC	Mount Poinsur, before 1534, was known as Mandapeshwar and was a part of the Salsette Island. After the arrival of Portuguese in early 16th century, it was famous as Mon – Pezier or Mount Poinsur. It was then a village in Thane District, which was granted to Franciscans by the Governor George Cabral, in the name of John III, King of Portugal for their work in 1534. The Church was founded by Fr. Antonio do Porto, a Franciscan missionary in 1544 about 10 years later. There is, however, some contradiction in the foundation date, for the church could have been founded only after Fr. Antonio arrived in 1547. By October 1548, Fr. Antonio and his companion Joao de Goa had made a large number of converts and founded a hermitage at Mount Poinsur. The Church was then known as Our Lady of Piety. Adjoining the Church they also built a Royal College / School in 1549. Soon the Franciscans bought the two villages of Pare (Goregaon) and Errangal around 1556 – 1559. The 400 Christians converted by Fr. Do Porto grew in number and soon a settlement was built, opposite the Church. Around 1630 there were some 1500 parishioners from the villages of Poinsur, Dhainsa (Dahisar), Simpor, Canary (Kanheri) and Cassor. At the Kanheri Caves there was a Chapel dedicated to St.	

219		OUR LADY OF THE IMMACULATE CONCEPTION, MT. POINSUR		
		Michael. It was also around at this time the name of the Church was changed to Our lady of Immaculate Conception. The Church was destroyed during the Maratha invasion in 1739. Adjoining were the Mandapeshwar Caves that the Franciscans had taken over only to be converted into a crypt of the Church. After 1739 the Caves were reconverted into a Brahmanic Temple. In 1774 when the British took over Salsette, the Caves again began to serve as a Chapel. In 1888 the Church was rebuilt by the people of Bandra under the guidance of Fr. Joao Braz Fernandes. The Church underwent major repairs in 1912 and 1960.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone plinth with a plinth band, finished with plaster.		
7.2	WALLS	Brick walls with cement mortar, load bearing.		
7.3	FLOOR	Mezzanine – RCC beams and slabs.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – The main hall has wide semicircular openings divided in two parts by a concrete band. The upper row of windows has two divisions – a ventilator at the top with colored glass panes and shutters with glass panes. The lower row of windows has shutters with glass panes. The transept windows are narrower and semicircular openings are divided into two parts by a concrete band. The upper portion is a ventilator and the lower portion has shutters with glass panes. Doors – The doors have straight lintels and paneled shutters.		
7.6	ROOFING	RCC beam and slabs, the entire span of the hall is probably spanned by portal frames. However the structural system is concealed by the false ceiling. The transepts have waffle beam and slab roof.		
7.7	ARTICULATION	The Church has been completely transformed and the allusion to the past typology / form is abstracted and reinterpreted in new materials and modern building vocabulary. The edifice is located on an undulating and high site and this has been used to create an impact of awe/grandeur as one enters the compound despite the structure itself being plain and lacking in ornamentation / embellishment. A huge flight of steps leads to the entry porch. The front façade has a huge semicircular archway in the center with an entry, a window above and a cross on the top. The sides are articulated with huge arched opening of windows. The rear, behind the altar on the exterior, has a semblance of a tower with a bell constructed in RCC. The interior is simple with a very fine light quality that contributes to the ambience.		
7.8	FINISHES	Plinth – Plaster. Walls – Plaster with smooth finish on both the inside and the outside. Flooring – All the spaces have mosaic flooring. Roof – Cement concrete finish on the transepts and asbestos on the main hall.		
7.9	INTERIORS	Altar, old wooden pews, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	The compound is defined by brick compound walls. The main entrance into the premises is from the I.C. Road, a series of steps and terraces from the gate leads to the main entry of the church. Along the way are landscaped patches, statues and other external structures.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Several other structures have been added within the compound – school, church offices and residential quarters for the priests. The compound is well landscaped with terraces / gardens at different levels, statues, crosses, paved pathways, steps etc. leading to other structures. There are many old trees within the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The premises in under institutional zoning as per the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with one of the Franciscans brothers.		



THE MOUNT



FRONT ENTRANCE DOOR









RIGHT SIDE VIEW ; REAR VIEW

VIEWS OF THE LEFT SIDE



WINDOW DETAIL

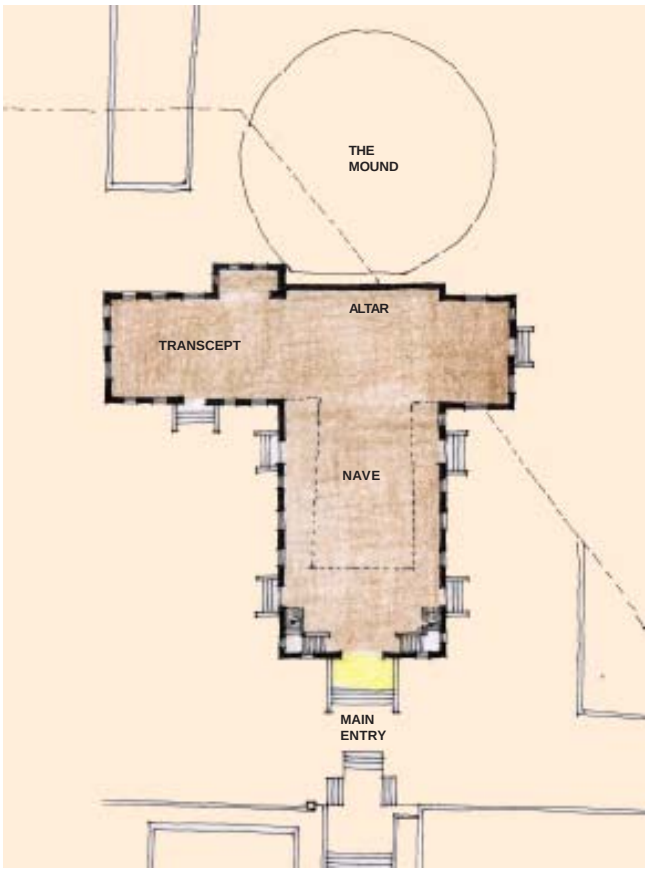


VIEW OF THE APPROACH FROM THE ENTRANCE OF THE CHURCH





TOP VIEW OF CHURCH FROM MOUNT



PLAN - GROUND FLOOR





VIEWS OF NAVE INTERIORS



CHURCH ALTAR



VIEW FROM TOP OF THE MOUNT



INSIDE NICHE ON THE MOUNT



DETAILS OF SIDE WALLS





INTERIOR'S OF NAVE



VIEW OF TRANSCEPT

220	RATHODI VILLAGE PRECINCT



COMMON REF NO	220
CARD NO.	220
WARD	P (N)
CS NO.	NA
PRECINCT AREA	1.93 Ha
BU AREA	0.45 Ha
DATE	14/ 09/ 2005
RECORDED BY	Bindu, Ambica Keval
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	220 Plate A 220 Plate B 220 Plate C 220 Plate D

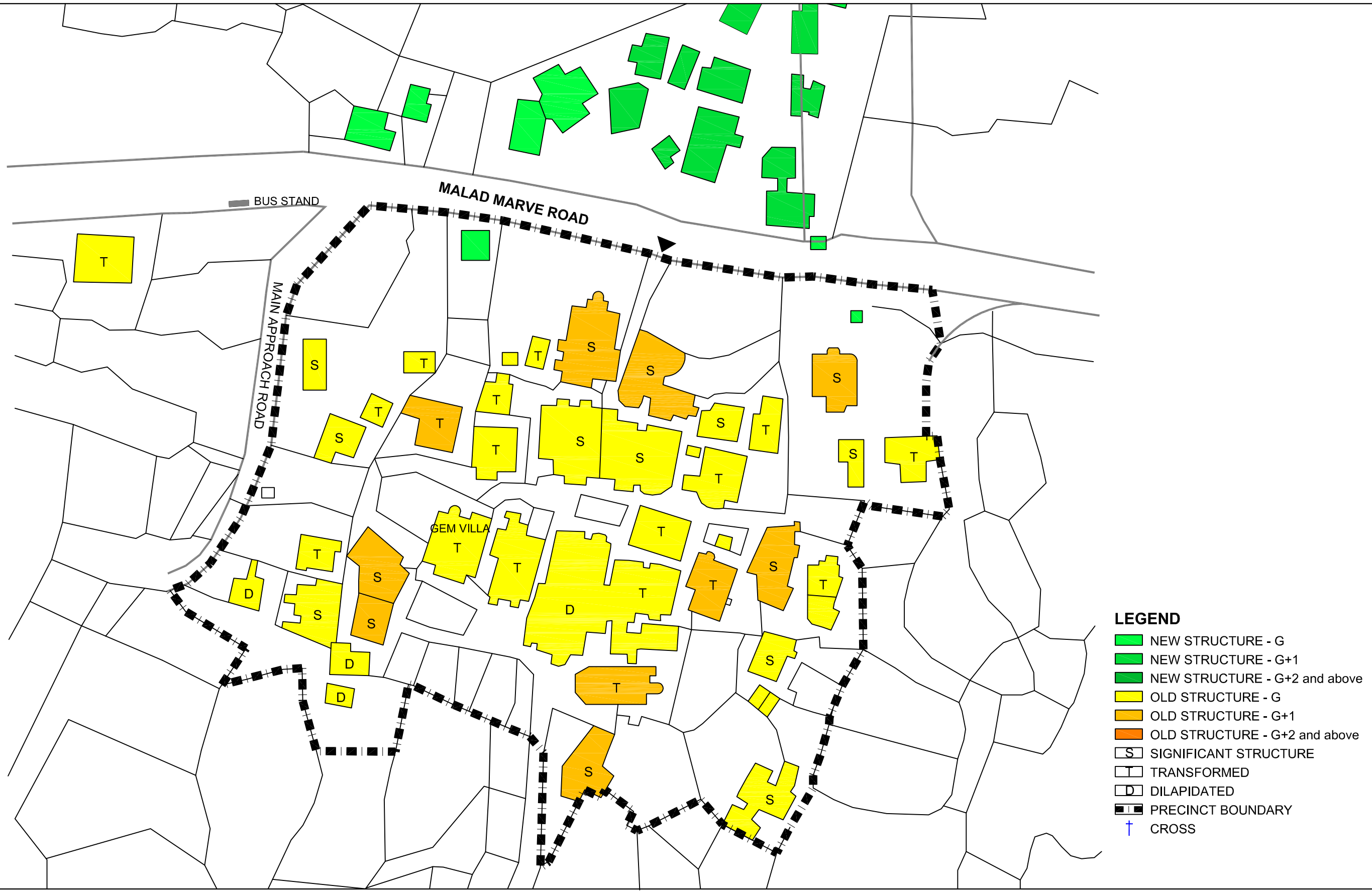


Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Rathodi Village.	
1.2	EARLIER NAME	Rathodi Village.	
1.3	BUILT-IN	16th century.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Malad Madh Road, Malad (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Residential.	
4.3	STATUS	Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The villages of Rathodi, Malavni, Marve, Akse, Errangal and Madh are all important coastal villages linked by the Malad – Madh Road. Rathodi is the first village in the sequence and the Malad – Madh Road provides the main access. In fact the village is along the road. The original settlement was on the left side of the road, but now has grown across the road and this growth mainly consists of slums / encroachments on government / private lands. The precinct is defined to encompass the main Rathodi settlement – to the north is the Madh – Malad Road, to the east and west are agricultural lands and to the south are illegal settlements / encroachments. The village is a Portuguese settlement with predominantly East Indian Christian population. There are also other communities such as the Goans and Anglo Indians. The total area is approximately 1.93 ha and has about 33 structures. Earlier the basic economic activity was agriculture, but now most of the people are engaged in the service sector.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that developed along the Malad– Madh Road. It is a small settlement surrounded by open fields. It is clearly visible / perceived along the Malad – Madh Road on account of the unique buildings along the edge. A lane breaks off from the Malad – Madh Road into the center of the Gaothan, further breaking into paths that lead to individual house clusters. The built form is organic, homogenous and of low rise-low density. The houses are placed wide apart with plenty of open spaces in between. The settlement is predominantly residential with a few commercial activities along the road.	
5.3	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 33 structures and about two third of them (22, 66.66%) are G + 1 structures. Most of the built fabric is intact; the old character of the spaces is retained while about 50% of the structures have undergone transformation. Out of the total 33 structures surveyed, all are intact. Of these 15 are significant, 16 have undergone varying degrees of transformation and 1 is dilapidated. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls while most of them abut / define the streets. Each house is a rectangular or a square, single or double storeyed block with a well articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place.	
5.4	INTRINSIC	This was a Portuguese settlement, an agrarian village, having the predominant community comprising of the East Indians. All around the village there were fields. The major crop was paddy during the monsoon and vegetables for the rest of the year. This was a self-sufficient village. From 1960s onwards the villagers started selling their land. As one piece of land was sold, the adjoining landholder came under pressure from the builders or encroachments to dispose off the land. At present there are hardly 2-3 families who still do some farming. Rest whole of the village has moved into the service sector. The village came under the BMC jurisdiction in 1958. The assessment of houses was done in 1962.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE NA

220	RATHODI VILLAGE PRECINCT			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 22 houses (66.67%), G + 1 – 11 houses (33.33%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in most of the old houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing in majority of the houses.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the houses. In the structures that have undergone transformation, external cast iron stairs / concrete stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – Older houses (approximately before 1925) have windows with segmental arched lintels. The new houses (approximately after 1930s) have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass, have replaced the windows. Doors – Older houses (approximately before 1925) have doors with segmental arched lintels. The new houses (approximately after 1930s) have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. Inclined and tie members supported on wooden columns have been used. Purlins / rafters span the inclined members; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and/or concrete slabs are used.		
7.7	ARTICULATION	East Indian houses are very well articulated. In most cases the entire block is roofed by a single hipped roof. A horizontal projecting cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	Most of the houses did not have compound walls; they abutted the street and defined the streets. However compound walls and gates have been added recently in most of the houses to define territory / property lines.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good to fair.		
9.2	WALLS	Good to fair.		
9.3	FLOOR	Good to fair.		
9.4	STAIRS	Good to fair.		
9.5	OPENINGS	Good to fair.		
9.6	ROOFING	Good to fair.		
9.7	ARTICULATION & FINISHES	Good to fair.		
9.8	SERVICES	Good to fair.		
9.9	OUTBUILDINGS	Good to fair.		
9.10	OVERALL CONDITION	Good to fair.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	All the houses are intact and the transformations are in terms of change in flooring, asbestos sheets on the roof etc. These changes have not had a negative impact on the built form.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the President of Rathodi Residents Welfare Association – Mr. Heubert Dias.		

220	RATHODI VILLAGE PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Goregaon Office, Mumbai

MAP OF RATHODI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 14/09/2005

10 5 0 10 20 30 40M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



STREET LEADING TO VILLAGE FROM THE MAIN ROAD





LANES IN THE INTERIOR OF THE GAOTHAN



VIEW OF TYPICAL WALKWAY LEADING TO HOUSES



HOLY CROSS ON A NARROW STREET



VIEW OFA TYPICAL LANE CONNECTING MANY HOUSES





VIEW OFHOUSES ON INTERIOR LANES



FRONT VIEW OF A HOUSE



ENTRANCE PORCH OF A HOUSE



FRONT VIEW OF A HOUSE



FRONT PASSAGE OF A HOUSE



FRONT VIEW OF A HOUSE



ENTRANCE OF A HOUSE



FRONT FACADE OF A HOUSE



WOODEN STAIR



LIVING ROOM



VIEW OF A LIVING ROOM



VIEW OF KITCHEN



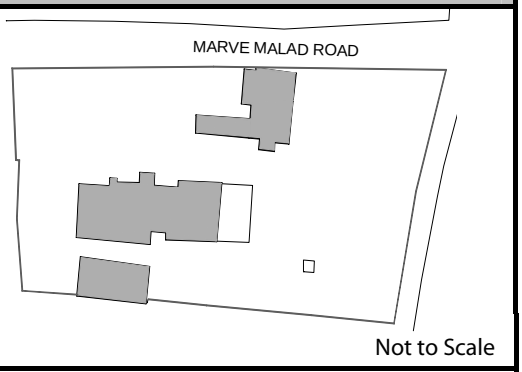


VIEW OF ROOF ; FLOORING PATTERN

221	ST. ANTHONY CHURCH, MALAVNI



COMMON REF NO	221
CARD NO.	221
WARD	P (N)
CS NO.	1667
PLOT AREA	4957.70 sq m
BU AREA	732.74 sq m
DATE	03/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	221 PLATE A 221 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St Anthony Church.	
1.2	EARLIER NAME	St Anthony Church.	
1.3	BUILT-IN	1630.	EXTENSION (if any): The open court in front of the church is covered.
2.0	**ACCESS**		
2.1	MAIN	Malad Marve Road, Malavani Village, Malad (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	NA.	
3.2	PAST	Past Owner- St. Anthony Church.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The church is located on the Malad Marve Road, opposite the Malavni Village. The area is predominantly residential / agricultural with Malavni Village on the eastern side of the church, across the road and the agricultural land and much beyond. The area on the western side of the church is completely agricultural with no development around. The concentration of the commercial activities is all along the main roads. The plot is large and consists of 3 other major structures – a priest's house on the right side, another structure on the left and the school to the rear of the church. In addition there is a cemetery. The plot has a compound wall all around with two entry gates. There is plenty of open area. The area between the church & the school is used as a play ground.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan is simple & consists of the nave and the altar. The plan is symmetrical along the central axis. The open space at the entrance was covered to accommodate additional seating and is currently being renovated along with the re-plastering of the front facade. The main hall / nave has a high volume and a long rectilinear plan. There are 5 bays defined by windows, the center bay has an entrance on both walls. The left side has full-length colored glass windows that light the space. As the span is not large, inclined wooden members roof it & there are wooden tie beams. On one end, is the altar set in a deep vaulted niche & there are statues – relics of St. Anthony – set in niches on both sides. At the other end is the entrance with a mezzanine floor. <u>Style and Features</u> St. Anthony Malavni is an early Portuguese Church with a very simple plan and exterior. The typical façade of a Portuguese Church is retained – the central portion in front of the nave that has the three arched entries (the center one being larger) and the gable portion with a round motif, the typical parapet with curved profile and a cross at the top. At the sides are walls that are solid with the right one having the Church Bell. None of the predominant church elements are developed – bell towers on sides of the entrance, transepts, the cross plan etc. The sides have the pointed arched windows. The open space that is usually seen in the Portuguese churches has been enclosed in a rather careless way, blocking in the process, the fine front façade. The interiors are in a good condition.	
5.3	INTRINSIC	Before developing into an independent parish in the 17th century, the village of Malavni (Maluana) was one of the several villages that formed part of the parish of OL of Assumption at Magathana. It is difficult to say in which year Malavni was separated from the parish of Magathane to become an independent unit. According to Fr. Meersman, this separation took place sometime in 1630, when Fr. Paulo do Trindade mentions Malavni as part of the Magathane Rectorate, and in 1642, when its name was listed among the Residences established before the year. The Franciscan church of St. Anthony must have been destroyed at the time of Maratha conquest of the island as from 1739, like Magathana, Malvani too passed under the jurisdiction of the Vicar of OL of Remedy, Poinsur and lost its independence. In 1835 a new church was built in baroque style and the parish of St. Anthony had a fresh beginning. In the pages of "The Examiner" (1935:105) this note appeared – "St Anthony's parish is keeping its first centenary this year. This church was built in 1835 and separated from the church of Poinsur, the first parish priest being Rev. Fr. Gomes of Amboli. On March 3, the Parish of Malavni will be solemnly consecrated to the Sacred Heart of the Jesus by his Grace, the Archbishop of Goa. In 1835 the parish of Malavni comprised of four villages: Marve, Malavni, Rathodi and Kharodi. In the course of time many people from these villages moved to Orlem, Bandra, Andheri and Girgaum.	

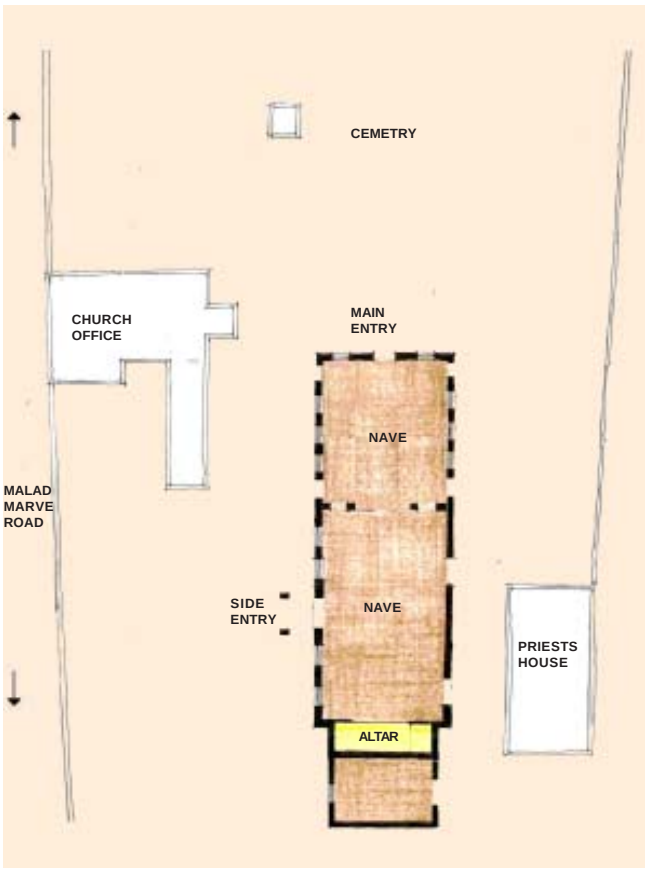
221		ST. ANTHONY CHURCH, MALAVNI		
		On the main altar of the church stands a 4-feet statue of St. Anthony, which dates from 1835. The parish feast is celebrated in June each year, to which the faithful come from Dahisar, in the north, to Girgaum, in the south, bringing salt, bread, oil, flowers, candles etc. as offerings in the honor of the Saint.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone, most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Stone with lime mortar, load bearing.		
7.3	FLOOR	Mezzanine – wooden beams and joists.		
7.4	STAIRS	None, the stairs leading to the mezzanine were probably removed as the building was being renovated.		
7.5	OPENINGS	Windows – The main nave has pointed arch lintels. Each window has a full height with 3 divisions – fixed ventilator at the top with colored glass & two divisions of shutters with glass panes. In the front portion, windows have straight lintels with glass shutters. Doors – The doors have straight lintels. Each door has collapsible wooden paneled shutters.		
7.6	ROOFING	All the spaces have sloping roofs. The main hall has a frame of inclined members with tie beams on the lateral load bearing walls. This could be a false ceiling as the roof from the exterior is a pitched roof. The altar has a vaulted ceiling and there is a wooden pitched roof above it.		
7.7	ARTICULATION	This is an early Portuguese Church with a very simple plan / form; there is hardly any ornamentation / embellishment. There is one long nave and a space for the altar. The front façade has three entrances emphasized by pilasters and windows above. The gable has a cross at the top, a decorative parapet, a circular motif and is flanked by walls on both sides that have arched openings for bells. The side facades are articulated with pointed arched windows. Of significance in the interior is the old Portuguese altar with exquisite decorative stuccowork.		
7.8	FINISHES	Plinth – Plastered but mostly not visible. Walls – Lime plaster with smooth finish on the inside and the outside. Flooring – All the spaces have IPS cement flooring (maroon) with a granite band defining the aisles. Roof – Mangalore tiles.		
7.9	INTERIORS	Most of the old church furniture is intact – pews, crosses, statues, pictures etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost. The plot has brick wall on all four sides. There are two gates on the Malad Marve Road, one on the right corner and the other in the center. An asphalt road from the right gate corner leads to the church. The gate in the center leads between the rear of the church and the school, thus providing access to the school.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a cemetery in the south corner of the plot and in front of the church. On the right side is the priests' house, on the left is another structure & to the rear, is a school. The compound has both hard & soft finish – it is paved in parts, but most portions have loose earth. The compound has a few old trees. It is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	NA.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The open space in the front of the Church was originally paved and defined by piers with low walls. This space has been recently covered with a roof and is currently undergoing further renovation. This change has obscured / hidden the main entry.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected through an interview with a local person working in the church.		



FRONT VIEW OF THE CHURCH



RIGHT SIDE VIEW



PLAN - GROUND FLOOR







ALTAR DETAILS



FRONT VIEW OF THE CHURCH



WINDOW DETAIL



INTERIOR DETAIL



NAVE INTERIORS

222	MARVE VILLAGE PRECINCT



COMMON REF NO	222
CARD NO.	222
WARD	P (N)
CTS NO.	NA
PRECINCT AREA	0.93 Ha
BU AREA	0.28 Ha
DATE	03/ 06/ 2005
RECORDED BY	Chaitali, Shirley
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	222 PLATE A 222 PLATE B 222 PLATE C 222 PLATE D



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Marve Village.		
1.2	EARLIER NAME	Marve Village.		
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Malad-Madh Road, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private, Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The villages of Rathodi, Malavni, Marve, Akse, Errangal and Madh are all important coastal villages linked by the Malad – Madh Road. Marve is located between the villages of Malavni and Akse and the Malad – Madh road provides the main access. Infact the village is along the road. The precinct is defined to encompass the main Marve settlement – on the east side is the Malad – Madh Road, on the west side is the Manori Creek and on both the north and the south, are the agricultural lands. The total area is approximately 0.93 ha and has about 48 structures. The predominant community is the East Indian Christians.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The settlement abuts the Malad – Madh Road. It is a very small settlement with one narrow street that breaks form the Malad – Madh Road and runs through and re-joins the other end of the road, creating a loop. The built-form is organic and homogenous with low rise-high density. All the houses open on to the internal street, in turn marked by crosses at turnings. There is no commercial activity, however.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 48 structures and about little more half the structures (26, 54.17%) are ground storeyed. Majority of the built fabric has been transformed or newly constructed and only some of the old houses are intact. Out of the total 48 structures surveyed, about 21 (43.75 %) have retained the old character and are in a good condition. Of these, only 3 are significant and 6 have undergone varying degrees of transformation. The remaining 27 (56.25%) structures, are new. The settlement has predominantly East Indian community and the housing typology reflects their lifestyles / living patterns. The houses are set in individual compounds defined by stonewalls. Each house is a rectangular or a square 2 storeyed block with a well-articulated single / two storied porch defining the entry. The first set of rooms comprise of a central hall flanked by a staircase/smaller room; the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The houses also open out onto the rear. Single hipped roofing roofs the entire block; a horizontal projecting cornice band at the first floor level and a similar band in plaster just below the roof, highlight the 2 stories. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of the horizontal bands and vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades.		
5.3	INTRINSIC	The village is said to be over 150 years old. The East Indian Catholic community occupied the village. D'Limas and D'Costas dominated the belt between Marve to Akse. The village was evacuated during the Second World War. The village was reconstructed again after five years. This was an agrarian village. The major crop was paddy. Vegetables were also grown. It is said that each house had two wells. The village has two important crosses. One cross is at the entrance to the village – Anna Felecia Ferreira that was erected in 1906.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 26 houses (54.17%), G + 1 – 22 houses (45.83%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar in majority of the houses.		

222		MARVE VILLAGE PRECINCT		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation, steel sections and concrete have been used.		
7.4	STAIRS	External stairs in wood in most of the houses. In the structures that have undergone transformation, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	All of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. Inclined and tie members supported on wooden columns have been used. Purlins / rafters span structurally inclined members on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian houses are the most elaborate / well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontally projecting cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands & vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings & Doric columns. An interesting addition are the construction of small shrines with statuettes of Mary just outside the houses, done after the Tsunami, especially because there were several instances where the members of family felt trapped. The houses have a collective similarity in terms of the elements and the use of color & scale; generating fantastic public spaces.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc. and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	None of the houses have a compound wall although this is a feature observed in other coastal villages where there is a mix of housing typologies.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None		
9.0	**CONDITION**			
9.1	PLINTH	Fair to good.		
9.2	WALLS	Fair to good.		
9.3	FLOOR	Fair to good.		
9.4	STAIRS	Fair to good.		
9.5	OPENINGS	Fair to good.		
9.6	ROOFING	Fair to good.		
9.7	ARTICULATION & FINISHES	Fair to good.		
9.8	SERVICES	Fair to good.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair to good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	About 67% of the total structures are new and have been completely rebuilt mostly on the same footprint. The new structures are not in total contrast with the old structures – the scales are similar although the materials are new and the architectural vocabulary has changed and is more in line with modern building methods.		
10.2	STRUCTURE	Most of the houses have undergone transformations including redevelopment. In some cases the brick piers / concrete columns have replaced the original timber posts. In other instances, the verandahs have been enclosed.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected through interviews with the residents of the Gaothan.		



LEGEND

- NEW STRUCTURE - G
- NEW STRUCTURE - G+1
- NEW STRUCTURE - G+2 and above
- OLD STRUCTURE - G
- OLD STRUCTURE - G+1
- OLD STRUCTURE - G+2 and above
- S SIGNIFICANT STRUCTURE
- T TRANSFORMED
- D DILAPIDATED
- † CROSS
- PRECINCT BOUNDARY

SOURCES :
- City Survey Sheet Goregaon Office, Mumbai

MAP OF MARVE VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

10 5 0 10 20 30 40M

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



LANE ENTERING THE GAOTHAN



VIEW OF HOLY CROSS



VIEW OF A CHOWK



TYPICAL STREET



AN EAST INDIAN HOUSE



VIEW OF AN INTERNAL STREET



STATUE OF MOTHER MARY



ENTRANCE OF A TYPICAL HOUSE



BALCONY & ROOFING DETAIL



FRONT VIEW OF AN OLD EDIFICE



ENTRANCE DETAIL



INTERIOR OF A HALL IN A HOUSE



ROOFING DETAIL



WOODEN RAFTER SUPPORTING ROOF

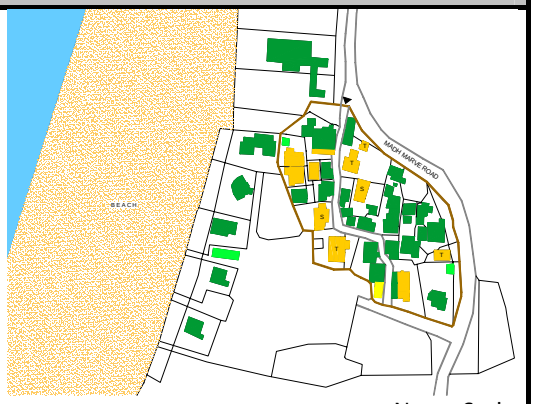


FRONT OF A HOUSE IN THE INTERIOR LANE

223	AKSA VILLAGE PRECINCT



COMMON REF NO	223
CARD NO.	223
WARD	P (N)
CTS NO.	NA
PRECINCT AREA	0.87 Ha
BU AREA	0.28 Ha
DATE	03/ 06/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	223 PLATE A 223 PLATE B 223 PLATE C

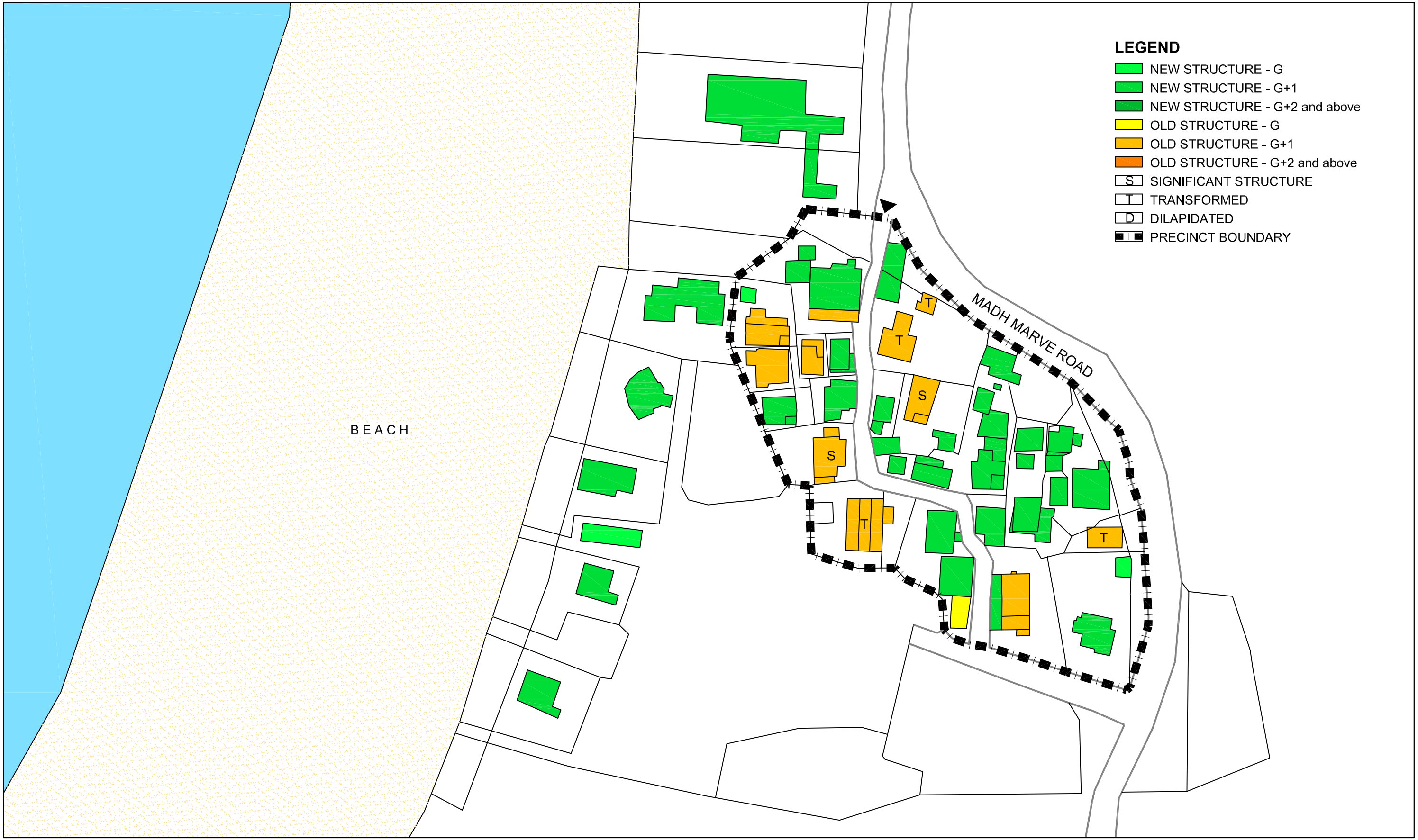


Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Aksa Village.		
1.2	EARLIER NAME	Aksa Village.		
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Malad-Madh Road, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private, Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The villages of Rathodi, Malavni, Marve, Akse, Errangal and Madh are all important coastal villages linked by the Malad – Madh Road. Akse is located between the villages of Errangal and Marve and the Malad – Madh road provides the main access. In fact, the village is along the road. The precinct is defined to encompass the main Akse settlement – on the east side is the Malad – Madh Road, on the west side is the sea and on both the north and the south side, are agricultural lands. The total area is approximately 0.87 ha and has about 40 structures. The predominant community is the Bhandaris.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Malad – Madh Road defines / determines the shape of the settlement, the road curves and the settlement is placed within. It is a very small settlement. There is one narrow street that breaks from the Malad – Madh Road and runs through and re-joins the other end of the road creating a loop. The built form is organic, homogenous and of low rise-high density. There are incidental open spaces within the settlement, which act as public interaction places. Very few commercial activities happen on the edge of the Malad-Madh road: one tea stall and two general stores.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 40 structures and majority of them (37, 92.5 %) are G + 1 structures. Most of the built fabric has been transformed or newly constructed and very few old houses are intact. Out of the total 40 structures surveyed about 12 (32.5%) are intact. Of these, 2 are significant and 4 have undergone varying degrees of transformation. The remaining 28 (70.00%) are new. The settlement has predominantly the Bhandari community and the housing typology reflects their lifestyles / living patterns. The Bhandaris are toddy tapers and their houses are much smaller and set in clusters creating common open spaces. The Bhandari community is less prosperous as compared to the Kolis and the East Indians and hence, the houses are smaller and less articulate. The houses have a simple plan; most of the them having a verandah in the front, followed by living areas and services areas. The verandahs are usually large and are used to store / keep toddy fruits, coconuts or simply as workspace. The common open spaces usually have Tulsi planters.		
5.3	INTRINSIC	Pre-Industrial vernacular settlement with low rise, organic built form pattern, predominantly belonging to the Bhandari community. The houses that have retained their original state impart a unique character to the settlement. During the Second World War, the whole island was requisitioned by government for defense purposes and the villagers were forced to vacate the village and scatter all over Salsette. After the war however, the lands were returned and the villagers returned as well. Akse village is inhabited by Kshatriya Bhandaris. They are into toddy tapping and farming and are the followers of Chhatrapati Shivaji Maharaj. A bust of Shivaji Maharaj is also installed in one of the main squares in the village.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 3 houses (7.5%), G + 1 – 37 houses (92.5%)		

223	AKSA VILLAGE PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar and load bearing in old houses; brick walls in new houses; load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Most of the old Bhandri houses have internal wooden stairs from the living room to the upper living areas. In the structures that have undergone transformation, external cast iron stairs / concrete stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – The older houses and the new houses both have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass and steel have replaced the windows. Doors – The older houses and the new houses both have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	All of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. Inclined and tie members, supported on wooden columns, have been used. Purlins / rafters span structurally inclined members on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation, I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	Typical houses have the main spaces roofed by a single hipped roof and a verandah articulated separately. The verandah of the Bhandari house is well articulated with the main structure, both functionally and architecturally. It reflects the lifestyle of the Bhandaris and also imparts a typical character of that part of the settlement. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and chowks.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Coloured cement / IPS tiles, shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	None of houses have a compound wall; they directly abut the street.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as tulsi planters, trees with plinths etc. Most of the spaces are used for common activities. Most houses have their own wells and septic tank that are located close to the toilets.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to good.		
9.2	WALLS	Fair to good.		
9.3	FLOOR	Fair to good.		
9.4	STAIRS	Fair to good.		
9.5	OPENINGS	Fair to good.		
9.6	ROOFING	Fair to good.		
9.7	ARTICULATION & FINISHES	Fair to good.		
9.8	SERVICES	Fair to good.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair to good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	About 67.5% of the total structures are new, they have been completely rebuilt and although they have been rebuilt on the same foot print, they are in total contrast with the old structures – the scales have changed, the material are new and the architectural vocabulary has changed.		
10.2	STRUCTURE	Most of the houses have undergone major transformation including redevelopment. In some cases, the brick piers have replaced the original timber posts. In other instances, the verandah has also been enclosed, completely changing, in the process, the character of the street.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information is collected through interviews with the local villagers.		

223	AKSA VILLAGE PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Goregaon Office, Mumbai

MAP OF AKSA VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



A TYPICAL HOUSING TYPOLOGY



APPROACH LANE



TYPICAL STREET VIEW WITH TULSI PLANTERS



HOUSE UNDER RENOVATION



VIEW OF THE ENTRANCE VERANDAH



INTERNAL STREET



VIEW OF THE CHOWK





OLD EDIFICE



FRONT VIEW OF THE HOUSE



INTERNAL LANE





STREET VIEW ; OLD FLOORING



INTERIOR VIEW OF A TYPICAL HOUSE



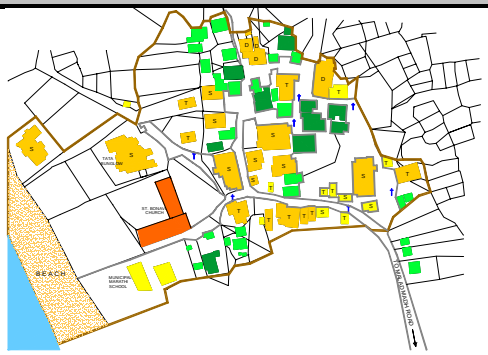


INTERIOR VIEWS

224	ERRANGAL VILLAGE PRECINCT



COMMON REF NO	224
CARD NO.	224
WARD	P (N)
CS NO.	NA
PRECINCT AREA	3.31 Ha
BU AREA	0.63 Ha
DATE	03/ 06/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	224 PLATE A 224 PLATE B 224 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Errangal Village.	
1.2	EARLIER NAME	Erragal Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Along the Madh Road.
2.0	**ACCESS**		
2.1	MAIN	Malad Madh Road, Malad (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.3	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, and institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The villages of Rathodi, Malavni, Marve, Akse, Errangal and Madh are all important coastal villages of the Salsette island linked by the Malad – Madh Road. Errangal is located between the villages of Akse and Madh with the Malad – Madh road providing the main access. The access road further bifurcates at the start of the village – one road leads to the main settlement and the other leads to the St. Bonaventure Church. The precinct is defined to encompass the main Errangal settlement – on the east side is the Malad – Madh Road, on the west side is the sea and on both the north and the south are agricultural lands. The total area is approximately 3.31 ha and has about 73 structures. The total population is estimated at 500 and the predominant communities are Kshatriya Bhandari's. There used to be East Indians in the village earlier but now there is only one East Indian family in the village.	
	TOWNSCAPE (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a cluster, which has developed along the Malad – Madh Road and the sea. It is a small settlement; the main access road breaks off from the Malad – Madh Road and then further branches to provide access to the clusters of houses. It a tree – branch road network pattern. The built form is organic, homogenous and low rise-high density. There are incidental open spaces within the settlement, which act as public interaction places. Very few commercial activities happen at the edge of the Malad – Madh Road. A very important feature in the settlement is the St. Bonaventure Church, a 16th century magnificent structure facing the sea. Most of the structures are residential belonging to the Kshatriya Bhandari community.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 73 structures and about half of them (46.58 %) are G + 1 structure. About half of the built fabric is intact and the old character of the spaces is retained. However quite a few structures have undergone transformation. Out of the total 73 structures surveyed, about 36 (49.32%) have retained the old fabric and are in a good condition. Of these 13 are significant, 16 have undergone varying degrees of transformation and 4 are dilapidated. The remaining 37 (50.68%) are new. The settlement has predominantly the Bhandari community with the housing typology reflecting their living patterns. The Bhandaris are toddy tapers and the houses are set in clusters creating common open spaces. The Bhandari community is less prosperous as compared to the Kolis & the East Indians and hence the houses are smaller & less articulate. The houses have a simple plan; most houses have a verandah in the front, followed by living and service areas. The verandahs are usually large & are used to store toddy fruits, coconuts or simply as workspace. The common spaces usually have Tulsi planters.	
5.3	INTRINSIC	The first church to be built on Madh island was in the village of Errangal (Yarangal). The village of Errangal was acquired by the Franciscans between 1554-57 as an investment for the upkeep of the school at Mt. Poinsur. There they built a church, in honor of St. Bonaventure in 1599 (St. Bonaventure Church) for the people of the surrounding villages. At one time Errangal may have accounted a large number of Catholic families: today there is only one catholic family there. Presently the predominant cast is Kshatriya Bhandaris. According to them, they are successors of a Chimnaji Appa who was a warrior and was one of the first people to come on the island. Chimnaji Appa was brother of Peshwa Bajirao & a general of the Maratha army. He fought with the Portuguese rulers & governors many times and it was during one of those battles that he came here, along with the Kshatriya Bhandari's, and settled in the place. During the Second World War the whole island was acquired by the Government for defense purposes and the Catholic population was forced to vacate the village and scatter all over Salsette. After the War however, the lands were returned and the villagers returned. The remnants of the walls/bastions built by the Portuguese can be still seen on the beach between Akse and Errangal.	

224	ERRANGAL VILLAGE PRECINCT			
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G + 1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation steel sections & concrete have been used.		
7.4	STAIRS	Wooden stairs are placed in the verandah in most of the houses. In the structures that have undergone transformation, cast iron/concrete stairs have replaced wooden stairs.		
7.5	OPENINGS	Windows – Bhandari houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass and aluminum/steel have replaced the old. Doors – Bhandari houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	Typical houses have the main spaces roofed by a single hipped roof and a verandah articulated separately. The verandah of the Bhandari house is well articulated with the main structure, both functionally and architecturally. It reflects the lifestyle of the Bhandaris and also imparts a typical character of that part of the settlement. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Colored cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	Most of the houses do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions. Few of them that were acquired later have proper compound walls segregating them from the village.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as tulsi planters, trees with plinths etc. Most of the spaces are used for common activities. Most houses have their own wells and septic tank that are located close to the toilets.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – original in fair condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Fair – original in fair condition, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Poor – original in poor condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	Fair.		
9.9	OUTBUILDINGS	N A.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	About 51.36% of the total structures are new. They have been completely rebuilt and although they have been rebuilt on the same foot print, they are in total contrast with the old structures – the scales have changed, the materials are new and the architectural vocabulary has changed.		
10.2	STRUCTURE	Most of the houses have undergone major transformation including redevelopment. In some cases the brick piers have replaced the original timber posts. In other instances, the verandah has also been enclosed completely changing the character of the street.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials / finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Information has been collected in interviews from the local villagers.		

224	ERRANGAL VILLAGE PRECINCT	PLATE A

TATA BUNGLOW

ST. BONAVENTURE CHURCH

MUNICIPAL MARATHI SCHOOL

BEACH

TO MALAD MADH ROAD

LEGEND

- NEW STRUCTURE - G
- NEW STRUCTURE - G+1
- NEW STRUCTURE - G+2 and above
- OLD STRUCTURE - G
- OLD STRUCTURE - G+1
- OLD STRUCTURE - G+2 and above
- S SIGNIFICANT STRUCTURE
- T TRANSFORMED
- D DILAPIDATED
- PRECINCT BOUNDARY
- † CROSS

SOURCES :

- City Survey Sheet Goregaon Office, Mumbai

MAP OF ERRANGAL VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

10 5 0 10 20 30 40 M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



VIEW OF MAIN STREET LEADING TO THE CHURCH





VIEW OF STREET ; GATE OF ELECTRA HOUSE



INTERNAL LANES OF THE VILLAGE





VIEW OF A TYPICAL CHOWK





VIEWS OF INTERIOR STREETS



TYPICAL GAOTHAN HOUSING TYPOLOGY





FRONT ELEVATIONS OF THE HOUSE



VIEW OF A HOUSE WITH COMPOUND



CHURCH BELL



VIEW OF FRONT OPEN SPACE



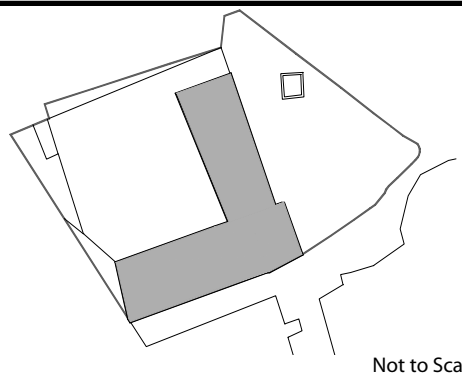


OLD BASTIAN ; BONAVENTURE CHURCH

225	ST. BONAVENTURE CATHOLIC CHURCH



COMMON REF NO	225
CARD NO.	225
WARD	P (N)
CS NO.	1374
PLOT AREA	37.6 Sq m
BU AREA	624.16 Sq m
DATE	03/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	225 PLATE A 225 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St. Bonaventure Catholic Church.	
1.2	EARLIER NAME	St. Bonaventure Catholic Church.	
1.3	BUILT-IN	1575. Rebuilt / repaired – 1976.	EXTENSION (if any): Residential / Office structures abutting the apse.
2.0	**ACCESS**		
2.1	MAIN	By lane from Malad – Madh Road, Errangal Village.	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Government of Maharashtra.	
3.2	PAST	St. Bonaventure Church.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious + Commercial (Film and serial shoots).	
4.2	PAST	Religious.	
4.3	USAGE	Religious + Commercial (Film and serial shoots).	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The church is located along the sea-coast near the municipal school in Errangal village. A village road breaks off from the Malad Madh, providing access to the church. The surroundings are predominately residential / agricultural and quite typical to a rural environment. The Church is an imposing structure, painted in white and faces the sea; the pure white façade against a blue sky creating a dramatic impact. The church is placed in a large plot with a huge fore ground that gently slopes towards the sea. There is another structure abutting it to the rear.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan is elementary / simple and consists of the main hall / nave and the apse / altar. The plan is symmetrical along the central axis. The main hall is huge and has a high volume. Steel trusses roof it and windows on the left wall with stained glass illuminate the space. The main entry leads to the hall; a porch has been recently added to the front / main door. The apse / altar is at the other end and is roofed by a barrel vault. There are subsequent additions at the rear, behind the altar on the out side. <u>Style and Features</u> St. Bonaventure Church seems to be a unique example of a simple hall type church that has no stylistic references. It is an example of an unaltered early Portuguese architecture in this part of India.	
5.3	INTRINSIC	This was the first church to be built on Madh island in the village of Erangal (Yarangal) some 2 kilometers from Our Lady of Sea, Madh at the northern end of the island. The village of Errangal was acquired by the Franciscans between 1554-57 as an investment for the upkeep of the school at Mt. Poinsur. They built a church, in honour of St. Bonaventure in 1599 for the people of the surrounding villages. "This date is certain" says Fr. Meeran (1971:205) "not withstanding the recent marble slab with year 1575 inscribed on it and inserted in the arch which separates the nave from the sanctuary". The Franciscans cared for this parish until the Maratha invasion in 1739, after which it passed into the care of the Vicars of Versova until around 1839 (Humbert, II: 36). Fr. Humbert states (II: 65) that "with the building of the church of St. Antonio of Malavani (in 1835), St. Bonaventure of Arangal was abandoned and a small church was built at Aldeamar for Catholics of Madh island". It is said that when church at Malavni was erected across the creek in 1835, the church of Ol of Sea at the southern end was developed while the church of St. Bonaventure at the northern end was abandoned. Till recently the church of St. Bonaventure was in ruins. In 1976, through the efforts of Peter Bombacha, Assistant at Madh, this ruined church, measuring 98 ft by 30 ft was repaired and brought into use. Each year on the Sunday after Epiphany, the feast of this church is celebrated and is attended by many. A statue of St. Bonaventure has been standing on the high altar for years in spite of wars and strong winds. At one time, Errangal may have had a large number of Catholic families but today there is only one. The stone plaque on the door of the church has inscription in Marathi and English which states the following: "This imposing church was built in 1575. The regular Catholic activity was carried out over here till the time of the Maratha invasion in 1739. The annual celebrations called Baravi were held at these abandoned ruins for generations. In 1976 the parish priest of	

225		ST BONAVENTURE CATHOLIC CHURCH		
		Madh Church got these dilapidated ruins repaired and renovated. Once again the Catholic activity was reintroduced by Rev Fr. Joseph, January 1987".		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible.		
7.2	WALLS	Random rubble stone masonry, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – 5 rectangular openings with splayed edges on the right side wall of the church, of which one is closed and the remaining 4 are fixed with stained glass. Doors – The main door has semicircular arched lintel. The door is large and has 2 divisions – ventilators with wooden louvers at the top and paneled shutters. There is a small shutter / opening on the left shutter akin to a door seen in the fort.		
7.6	ROOFING	As mentioned the original roof has been lost. The main hall / nave is spanned by steel trusses, with steel purlins running across the trusses and asbestos sheets resting on the purlins. A masonry barrel vault roofs the apse.		
7.7	ARTICULATION	The church is painted in bright, pure white colour and set against the deep blue sky, giving a feeling of a very pristine / pure form. The structure is in stone and quite imposing. It is a very simple form – one large hall roofed by a simple gable roof. The composition of the front façade is interesting – plain stone wall with a crenellated gable and an entrance door in the center, defined by a high semi circular arch. The side wall is projected, has bell above and houses another entry with a teak wood door (articulated with a exquisitely carved wooden panel and a marble tablet above that gives brief information on the church). The interiors have nothing significant left and are completely transformed in terms of finishes and fixtures.		
7.8	FINISHES	Plinth – Not visible. Walls – Stone wall with lime wash. Flooring – Shahbadi flooring in all the spaces. The aisle is painted and defined by white thick lines. Roof – Asbestos sheets.		
7.9	INTERIORS	Old statue of St. Bonaventure.		
7.10	COMPOUND / FENCE/ GATE	There are stone compound walls on three sides - the rear, left and front side of the plot. There are two entry points into the plot – the gate in the front provides access into the open courtyard, while the gate at the rear, along the rear wall, nears the well.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a well to the rear, a toilet block on the rear left corner of the plot and a small house on the front left corner abutting the stone compound wall. Another long structure abutting the church perpendicularly, gives the open area a sense of courtyard. There is a cement dais on the right side corner near the left wall of the church. The courtyard /the open area on the left side of the church has some plantation. There is a paved pathway from the main door. Most of the compound has loose soil.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light and supplemented by artificial lights.		
8.2	VENTILATION	Inadequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – repaired and replaced, maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Fair – original is replaced by asbestos sheets.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The roof has been replaced because the original one was completely destroyed during the Maratha invasion. An extension has been done at the rear and a small porch has been added in front of the main door that is in complete contrast to the original structure.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	In the interior, high dados of ceramic tiles have been added.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information is collected in interviews with the residents of the village.		



FRONT FACADE OF THE CHURCH



SLITS ON THE SIDE WALL



LEFT SIDE VIEW



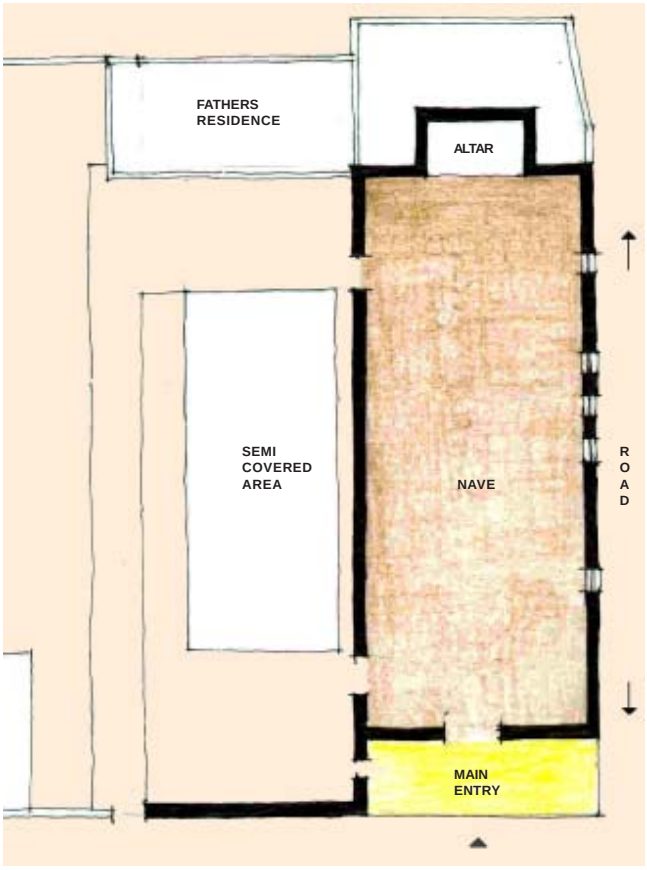
MARBLE PLAQUE



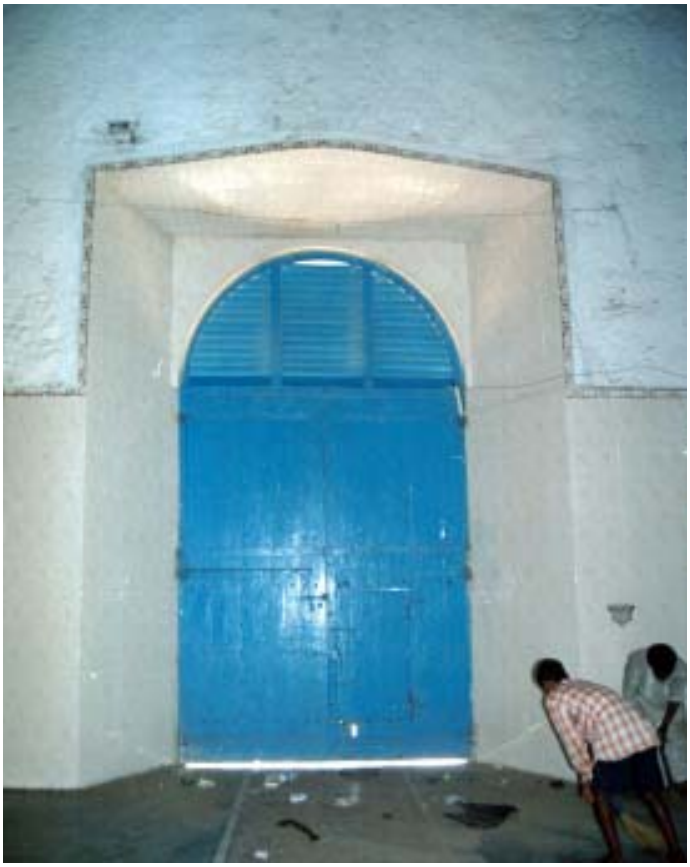
LEFT SIDE COURT



MAIN ENTRANCE DOOR



PLAN - GROUND FLOOR



MAIN DOOR FROM INSIDE



WELL AT THE REAR



LEFT SIDE VIEW



CHURCH BELL



BELL TOWER



SIDE ENTRY DOOR WITH MARBLE PLAQUE

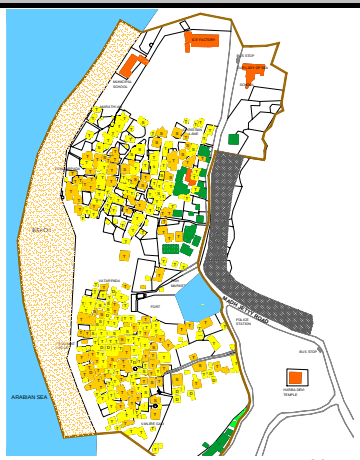


SLIT WINDOW FROM INSIDE

226	MADH VILLAGE PRECINCT



COMMON REF NO	226
CARD NO.	226
WARD	R
CS NO.	NA
PRECINCT AREA	18.07 Ha
BU AREA	3.23 Ha
DATE	05/ 12/ 2004
RECORDED BY	Bindu, Ambica, Keval
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	226 PLATE A 226 PLATE B 226 PLATE C 226 PLATE D



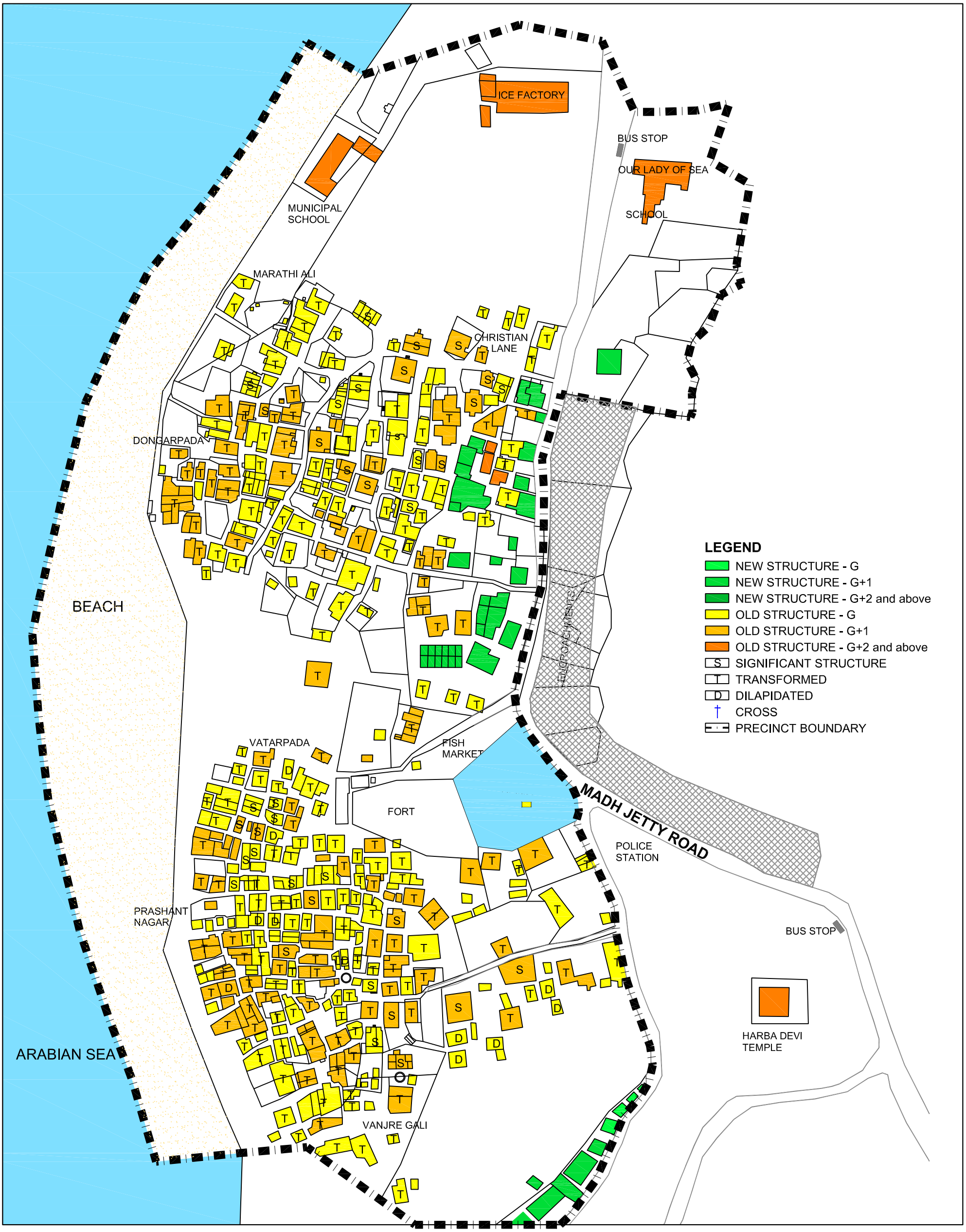
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Madh Village.	
1.2	EARLIER NAME	Aldeamar Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): New developments / encroachments are happening on the western side of the main road and both side of Jetty road after the temple.
2.0	**ACCESS**		
2.1	MAIN	Malad – Madh Road.	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, and institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The villages of Rathodi, Malavni, Marve, Akse, Errangal and Madh are all important coastal villages of the Salsette island linked by the Malad – Madh Road. Madh is located at the end of the Malad – Madh Road and is the at end of the island / peninsula. The peninsula is very close to the Versova village across the Malad Creek – the approximate distance being 1.5 km and easy accessibility ensured by a regular ferry service. The precinct is defined to encompass the main Madh settlement – on the west side is the Arabian Sea, on the east is the Malad – Madh Road, on the north is Our lady of Sea Church and fish drying grounds and to the south is the defense area. The total area is approximately 2.35 Ha and has about 270 structures. The predominant communities are – the Kolis, the East Indians and Marathis.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan has developed along the Malad – Madh Road. Though it looks like a linear development, there are two distinct clusters of settlements – one on the north near the Our Lady Of Sea Church and the other in the south, near the Harba Devi Temple (deity of the Koli community). The northern cluster of Madh Gaothan comprises of houses of Marathi's and East Indians, where as the cluster in the south comprises of houses of Kolis. The built fabric in the Koliwada is dense; the streets are narrow and full of activities related to fishing. In the northern cluster where there exist the East Indian houses, the built fabric loosens up. From the main Malad – Madh Road, a road breaks off near the pond towards the beach. This road defines the seperation between the two clusters. In the northern cluster, a lane passes through the center. On the west side of this road is the Marathi Gali and Dongarpada (concentration of Marathi people) and to the west is the Christian Lane (concentration of the East Indians). In the southern cluster lanes run perpendicular east west from the main road. Some of the main areas are Vatarpada, Madhopada, Dariya Gali and Vanjre Gali, Nawa Nagar, Patwadi. The Main road has concentration of commercial activities – small shops, vegetable market, and groceries shop. Small eating joints etc. Some of the main landmarks in the gaothan are the - Church, Ice Factory, the Municipal School and the Harba Devi temple.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 270 structures and a little over half of them are (138, 51.11 %) G structures. Most of the built fabric is intact; the old character of the spaces is retained. However major portions of the structures have undergone transformation. Out of the total 270 structures surveyed, about 242 (89.63%) are intact, have retained the old character with some changes and are in a fair condition. Of these, 54 are significant, 176 have undergone varying degrees of transformation and 12 are dilapidated. The remaining 28 (10.37%) are new. There are 2 basic housing typologies – Koli, and the East Indian. <u>East Indian House</u> – Belonging to the Roman Catholic community, the houses are set in individual compounds defined by walls/fencing in most cases. Each house is a rectangular or a square 2-storied block with a well-articulated single storied porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The houses also open out onto the rear.	

226	MADH VILLAGE PRECINCT			
		Koli Houses – Belonging to the Koli fishing community, the houses are free standing, placed parallel to each other, closely built along the streets with either a couple of meters of margin space on all sides or abutting each other. Most of the houses have a full frontal verandah and a balcony above. The first room generally accommodates a general multi purpose room, followed by bedrooms/family rooms and finally spaces such as kitchen, washing areas and toilets. The houses also open out onto the rear. The staircases are generally placed outside in the verandah.		
5.3	INTRINSIC	Madh was earlier known as Aldeamar village. It was under Portuguese rule for a long time. As told by the villagers – Madh is one of the oldest island of Sahasashti. It is said that in 1294 a king name Bimba came to Devgiri and established his capital on an island known as Mahikawati in Mahim. With him came the Dhever' (Koli), Prabhu, Pachkalshi, Pathare, Palshikar, Kshatriya, Kothari, Somvanshi, Suryavanshi, Bhandari, etc. These people settled with the Kolis who were already living in Madh and seven other islands. During the Second World War, the whole island was requisitioned by government for defense purposes and the population was forced to vacate the village and scatter all over Salsette - Versova, Worli, Naigaon, Vasai, Borivali. After the War however, the lands were returned and some villagers returned. The remnants of the walls/bastions built by the Portuguese can be still seen on the beach between Akse, Errangal and Madh. A fort built buy the Portuguese is there at the southern tip of Madh.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 138 houses (51.11%), G + 1 – 128 houses (47.41%), G + 2 and above – 4 house (1.48%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.3	FLOOR	Teakwood bridging joist flooring with wooden boarding.		
7.4	STAIRS	Internal stairs in wood in most of the East Indian houses, stairs placed in the verandah in wood in most of the Koli Houses. In the structures that have undergone transformation, particularly the Koli houses concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian houses are the most elaborate / well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projecting cornice band at the first floor level and a similar band in plaster just below the roof, highlighting the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades. The Koli houses have well articulated verandahs.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Some of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	The Koli houses do not have any compounds; many of the East Indian houses have well defined compounds by stone walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE/ OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses and trees. Most houses have their own wells and septic tank that are located in the rear court near the toilet.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		

226		MADH VILLAGE PRECINCT		
9.6	ROOFING	Fair to Poor.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Although nearly 90% of the structures are old, majority of them display varying degrees of transformation. In most cases particularly in the Koli houses, an additional floor has been added, verandahs have been rebuilt, and brick piers have replaced the original timber posts. In some cases, the verandah has also been enclosed, which has completely changed the character of the street. The Mangalore tiles have been replaced by asbestos cement sheet covering.		
10.2	STRUCTURE	Majority of the houses have undergone major transformation, especially along the fringe abutting the main Madh Jetty – Malad road.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the villagers.		

226	MADH VILLAGE PRECINCT	PLATE A



MAP OF MADH VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60 80 M

SOURCES : City Survey Sheet, Versova Office, Mumbai

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



PANORAMIC VIEW OF THE VILLAGE



VIEW OF A MAIN ROAD JUNCTION FROM THE BUS STAND



MADH JETTY



VIEW OF A CHOWK AT THE JUNCTION OF THE ROADS - AN ACTIVITY NODE





MUNICIPAL SCHOOL ; BEACH



VIEW OF CHRISTIAN LANE FROM THE BEACH





VIEWS OF BAZAAR LANE



VIEW OF VATARPADA FROM THE BEACH



LANE ALONG THE BEACH - MARATHI AALI



ROAD LEADING TO THE BEACH IN KOLIWADA





AN INTERNAL LANE ; ROAD TO THE BEACH



JOSAPHINE VILLA





HOUSES ON CHRISTIAN LANE & MARATHI AALI



A TYPICAL HOUSING TYPOLOGY IN CHRISTIAN LANE



KOLIWADA



HOUSES IN MARATHI AALI



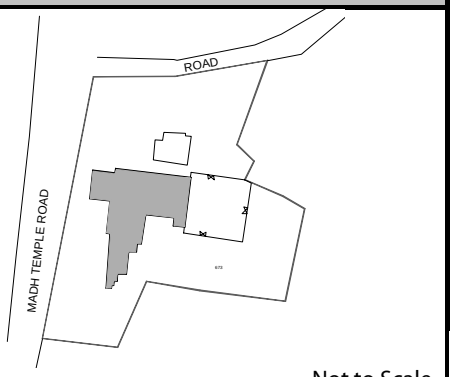


INTERNAL LANE ; TOWARDS CHRISTIAN LANE

227	OUR LADY OF THE SEA, MADH



COMMON REF NO	227
CARD NO.	227
WARD	P (N)
CS NO.	673
PLOT AREA	4287 sq m
BU AREA	521.56 sq m
DATE	13/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	227 PLATE A 227 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Our Lady of Sea, Madh.		
1.2	EARLIER NAME	Aldeamar Church.		
1.3	BUILT-IN	1817 – First church. 1908.	EXTENSION (if any): The school building was added on the right side of the church in 1988.	
2.0	**ACCESS**			
2.1	MAIN	Malad – Madh Road, Madh Village, Malad (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Our Lady of Sea Church's Parish Priest.		
3.2	PAST	Trust.		
3.3	STATUS	Our Lady of Sea Church's Parish Priest.		
4.0	**USE**			
4.1	PRESENT	Religious, Institutional.		
4.2	PAST	Religious, Institutional.		
4.3	USAGE	Religious, Institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Our Lady of Sea church is located on Malad Madh Road opposite the ice factory and the municipal school. The area is predominantly residential / agricultural with Madh Village on the southern side of the church along the road going to Madh jetty. The area on the northern side of the church is completely agricultural with no development around. There is concentration of the commercial activities all along the main road. The plot is quite large and consists of 2 other major structures – It has cemetery in the front and priest's house with a primary school on the right side of the church. The plot has compound wall all around with entry gates on both sides. The entry into the compound is actually to the rear of the church, that is, along the apse. There is plenty of open space within the compound. There is another school on the right side but that falls outside the plot.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The Plan is roughly 'L' shaped which is due to the attached priest's house/office and the school. There are two towers with pitched roofs on both the sides of the entrance. The main entrance door is flanked by two smaller doors. The church consists of main hall/nave and the apse. The hall/nave consists of 4 bays spanned by A shaped wooden trusses and 2 bays, accommodating the apse. The hall/nave has a high volume, with pointed arch windows and coloured glass imparting a fine quality of life in the hall/nave. There is a gallery at the mezzanine level near the entrance and access into the hall/nave is from the priest's house. <u>Style and Features</u> Although originally a Portuguese church, it has been rebuilt in the Gothic style. The rear portion has been recently remodeled in a popular and whimsical manner that has nothing to do with the original style.		
5.3	INTRINSIC	The Franciscans originally built the church in 1817; it was rebuilt in 1875 A.D. in the form of a small Chapel. It was renovated in 1905. During World War – I, the whole village was shifted. After 7 years of gap people came back and perhaps the church was renovated. The Church started a school for the children of villagers in 1975 in the compound. The Altar of the church is remodeled on the basis of the Altar at the Mount Mary Church.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE	IIA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

227	OUR LADY OF THE SEA, MADH			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Plinth is not visible, as the ground has been raised.		
7.2	WALLS	Brick walls with cement mortar, load bearing.		
7.3	FLOOR	The church has a mezzanine floor above the entrance. It consists of wooden beams and joists.		
7.4	STAIRS	Wooden stairs and ladder.		
7.5	OPENINGS	Windows – The openings in the nave have pointed arch lintels. Each window is of full height and has 2 divisions – fixed ventilator at the top with the typical three divisions / panes with frosted glass and two divisions of shutters with frosted glass panes. It has a simple iron grill inside. Doors – The doors have pointed arched lintels. Each door has collapsible shutters with wooden panels.		
7.6	ROOFING	All the spaces have sloping roofs. The sloping roof of the altar is at a level lower than the roof of the nave. The altar space has a smaller span and is spanned by inclined members and wooden tie members. King post trusses supported on semi-circular arches span the nave. Purlins run across the trusses on which GI sheets are placed. The towers on both sides in the front have octagonal roofs.		
7.7	ARTICULATION	The church has a very simple plan and form. It has a very human scale and neat proportions. It is an elegant structure without too much of ornamentation / embellishment except for the renovated altar wall that has a very loud treatment. The nave and the altar have pitched roofs at different levels, the apse roof being lower. The front façade has a pointed archway entry in the center, flanked by smaller doors. 3 pointed arched windows exist above each entry at the mezzanine level. The two towers at the entrance are articulated with pitched/conical roof with a cross on the top. This gives the church a grand façade. The side walls are simple, punctured with pointed arched openings. The interior is rich in classic light yellow colour, articulated with semicircular arches & king post trusses, carved wooden railing, statuettes, altars, pews etc. Of significance in the interior is the stepped up altar, where an attempt has been made to replicate the altar at the Mount Mary church in Bandra.		
7.8	FINISHES	Plinth – Not visible as the ground has been raised. Walls – Cement plaster with smooth finish on both the inside and the outside, dado/ mosaic tiles on the walls up till the sill level. Flooring – Marble flooring around the altar and mosaic tiles & granite in the nave. Roof – GI sheets on the sloping roofs and concrete conical roof on towers.		
7.9	INTERIORS	Old wooden pews, dividers, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on all sides. The front compound wall and the main entry is actually at the rear of the church, that is, on the apse side. The front compound wall is in stone and the rest of the three sides have brick walls articulated with piers. There are two gates on the left and right sides of the front wall that lead to the main entry of the church. The right gate is also used by the children to access the school building.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS REWRTEN BY ME	There is a cemetery in front of the church. To the right side are the priests' house and a primary school. These structures are later additions. There are plenty of large trees within the compound. The compound has both hard and soft finish – it is paved in rear part near the entry, but most of the portions have loose earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Supplied by BSES, adequate but irregular.		
8.4	WATER SUPPLY	NA.		
8.5	DRAINAGE	Septic tanks and soak pits.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in fair condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The church has been rebuilt several times and has undergone significant transformation. Several structures have been constructed within the compound – school, church office and priest's house.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	NA.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Several buildings have been added in the compound; these are new structures which are not included in the list. Only the main Church building is included in the list. The information has been collected in an interview with the Fr Malcolm D'souza.		



FRONT VIEW ACROSS THE ROAD



FRONT FACADE



RIGHT SIDE VIEW



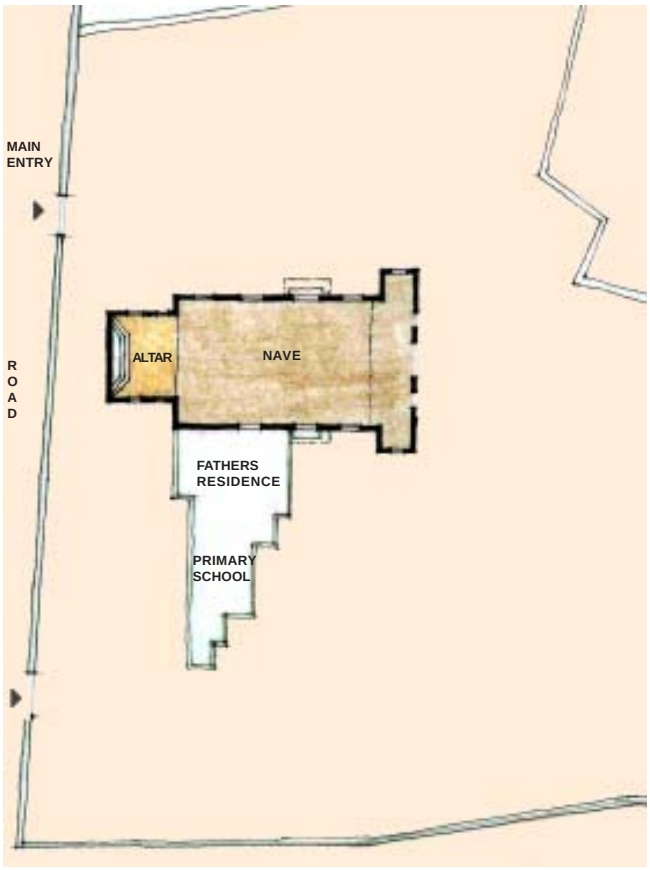
LEFT SIDE DETAIL



LEFT SIDE VIEW



RIGHT SIDE DETAIL



PLAN - GROUND FLOOR



ALTAR DETAILS



ROOF TRUSS





DETAILS OF WOODEN PEWS



VIEW OF THE NAVE



INTERIOR DETAIL



VIEW OF THE MEZZANINE

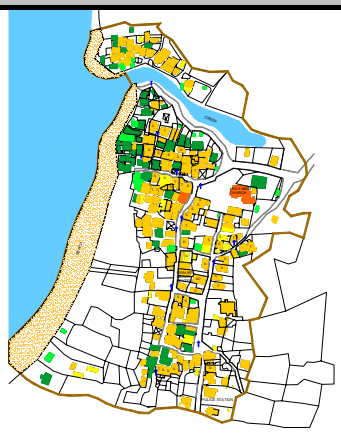


VIEW OF MEZZANINE FROM NAVE

228	GORAI VILLAGE PRECINCT



COMMON REF NO	228
CARD NO.	228
WARD	R
CS NO.	NA
PRECINCT AREA	13.62 Ha
BU AREA	2.39 Ha
DATE	03/ 06/ 2005
RECORDED BY	Shirley, Gyan Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	228 PLATE A 228 PLATE B 228 PLATE C 228 PLATE D



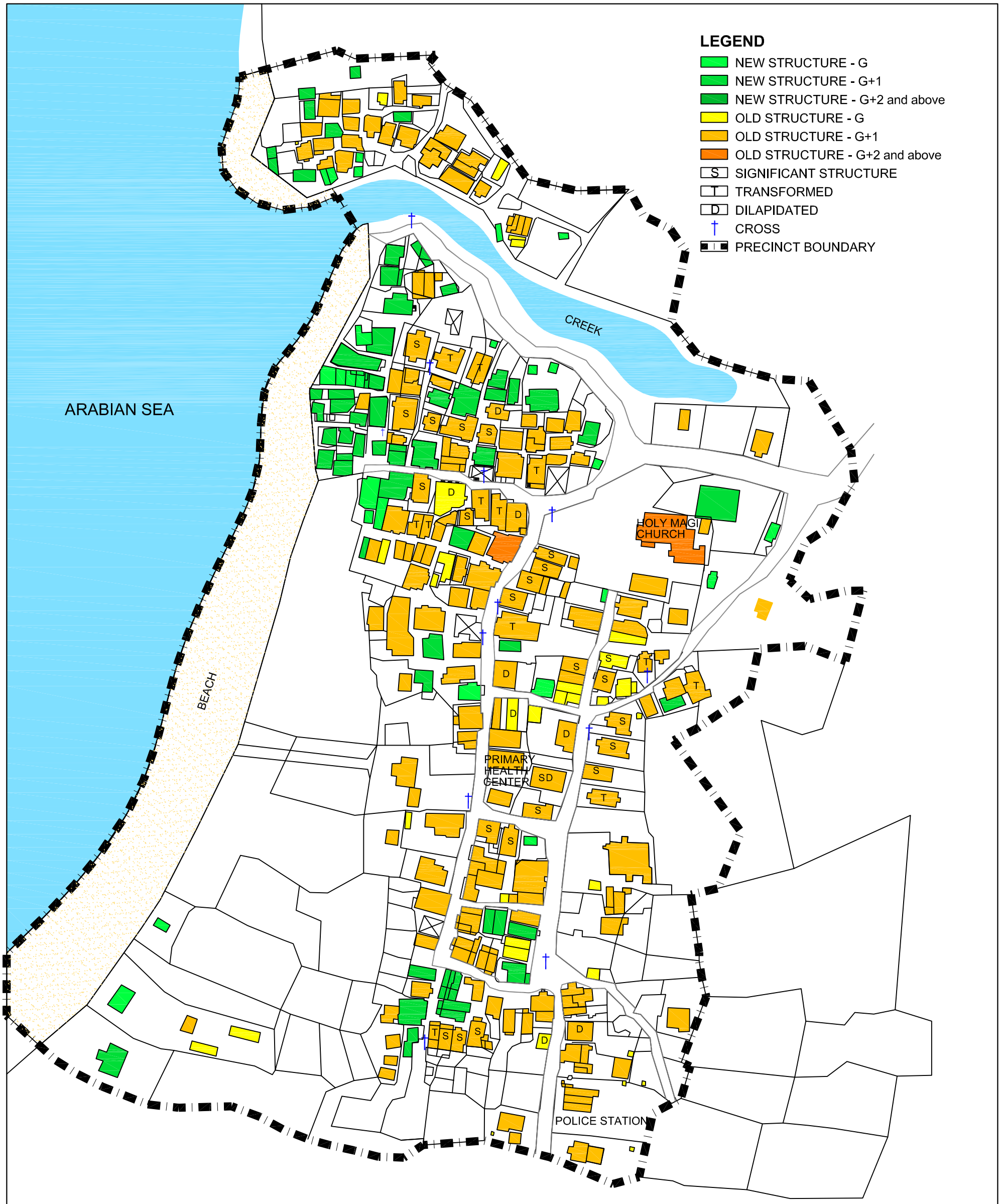
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Gorai Village.	
1.2	EARLIER NAME	Gorai Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Towards the sea face in upper northern side of the core village.
2.0	**ACCESS**		
2.1	MAIN	Manori Jetty – Gorai Road, Borivali (W).	
2.2	SUBSIDIARY	A subsidiary access from the Borivali – Gorai Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Gorai Village lies at the northern extremity on the western side of Mumbai Municipal limits. The Manori Jetty – Gorai Road is the major access road, which passes through the settlement. The precinct is defined to encompass the main Gorai settlement – on the east side are the agricultural lands, on the west side is the sea, to south is the Culvem village and to the north is the creek. The total area is approximately 13.62 ha and has about 265 structures. The predominant communities are the East Indians and Kolis.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is linear; it has developed on both sides along the Gorai-Manori road with sea as the western edge. The built form is organic, homogenous and low rise-high density. The Gorai-Manori road approximately runs through the middle of the village with one more road running parallel to it. Down south, these two roads merge forming a public node. The next level of streets run perpendicular towards the sea. The settlement starts from the Holy Magi Church and extends till the Sacred Heart Church. The settlement can be broadly divided into two areas – the Koliwada (in the north) and the Taljan Pakhari (towards the south). The built fabric in the Koliwada is dense; the streets are narrow and full of activities related to fishing. Here the streets widen into squares / open spaces that are used for various activities like fish drying and processing. In the Taljan Pakhari the built fabric loosens up. There are few commercial activities near the Holy Magi Church like eating joints and general stores. There are three other major landmarks in the village – Holy Magi Church, Primary Health Center and a police station.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 265 structures and majority of them (212, 80 00%) are G + 1 structures. Most of the built fabric is intact, the old character of the spaces is retained although quite a few structures have undergone transformation. Out of the total 265 structures surveyed about 169 (63.77%) are intact, have retained the old character and are in good condition. Of these 24 are significant, 12 have undergone varying degrees of transformation and 8 are dilapidated. The remaining 96 (36.23%) are new. There are two basic housing typologies – Koli and East Indian. <u>Koli Houses</u> – Belonging to the Koli community, the houses are free standing, placed parallel to each other, closely built along the streets with a couple of meters of margins on all sides. Most of the houses have a full front verandah and a balcony above. The first room usually accommodates a multi purpose room, followed by bedrooms/family rooms and finally spaces such as kitchen, washing areas & toilets. The houses also open out onto the rear. The staircases are generally placed outside, in the verandah. <u>East Indian House</u> – Belonging to the Roman Catholic community, the houses are set in individual compounds defined by stonewalls. Each house is a rectangular or a square 2 storeyed block with a well articulated single storeyed porch, defining the entry. The first set of rooms comprise of a central hall flanked by a staircase/small room, the next set of rooms are more private: living areas/dining areas/bedrooms followed by service spaces - kitchens, toilets & bathrooms. The houses also open out onto the rear.	
5.3	INTRINSIC	The first church of Gorai, whose ruins lie concealed by trees by the side of Vairala tank, is located about three-quarters of a mile north of the present church. It was built by the	

228		GORAI VILLAGE PRECINCT		
		Franciscans sometimes between 1595 & 1602, was badly damaged during the Maratha invasion, and has since then, fallen into decay. In 1630, the parish comprised of three villages of Gorai, Uttan & Manori and counted a Catholic population of 720 adults & 120 children. The new parish church of Gorai was built in 1810. The villages of Uttan and Manori were separated from Gorai and became independent parishes in the 17th century.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 51 houses (19.25%), G+1 – 212 houses (80.00%), G+2 and above – 2 houses (0.75%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar in majority of the houses, load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation/transformation, steel sections & concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the East Indian houses, stairs placed in the verandah in wood in most of the Koli Houses. In structures that have undergone transformation, particularly the Koli houses, concrete/cast iron stairs have replaced wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels & windows have wooden frames & paneled shutters. In the structures that have undergone transformation new windows in wood/aluminum/steel have replaced the earlier windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian Houses are the most elaborate / well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projecting cornice band at the first floor level and a similar band in plaster, just below the roof, highlighting the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings. The Koli houses have well articulated verandahs and are also painted in bright colors. The houses have a collective similarity in terms of the elements as well as the use of color & scale, generating in the process, fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth – Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Colored cement / IPS tiles, shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc and some houses have built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	The Koli houses do not have any compounds; the East Indian houses have well defined compounds by stonewalls with entrance gates.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good.		
9.2	WALLS	Good.		
9.3	FLOOR	Good.		
9.4	STAIRS	Good.		
9.5	OPENINGS	Good.		
9.6	ROOFING	Good.		
9.7	ARTICULATION & FINISHES	Good.		
9.8	SERVICES	Good.		

228	GORAI VILLAGE PRECINCT			
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Quite a few of the structures display varying degrees of transformation. In most cases particularly in the Koli houses, an additional floor is added & verandahs are rebuilt.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The village has still not witnessed a dramatic or significant transformation, the original fabric and the ambience are still intact and make a very strong case for preservation. Some of the houses are remarkable. The pressure of development is likely to catch up and can lead to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information is collected in interviews with the residents of the Gaothan.		

228	GORAI VILLAGE PRECINCT	PLATE A



MAP OF GORAI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60 80 M

SOURCES : City Survey Sheet, Borivali Office, Mumbai

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



HOUSES ON THE MAIN STREET OF GORAI



BHANDARWADA - INSIDE VIEW OF THE STREET



VIEW OF THE MAIN STREET



BHANDARWADA - TYPICAL STREET VIEW



KOLIWADA - INTERIOR LANE



VIEW OF THE MAIN ROAD





STREETS ALONG HOLY MAGI CHURCH



VIEW OF THE APPROACH ROAD



VIEW OF AN INTERNAL LANE



FRONT PORCH OF A TYPICAL EAST-INDIAN HOUSE



MAIN CHOWK



TYPICAL EAST-INDIAN HOUSES





STREET VIEWS



MAIN CHOWK WITH CROSS





HOUSE FORMS



VIEW OF CATHERINE'S HEAVEN





AN OLD EDIFICE



TYPICAL HOUSE FORM









VIEW OF THE HOUSES ON INTERNAL STREETS

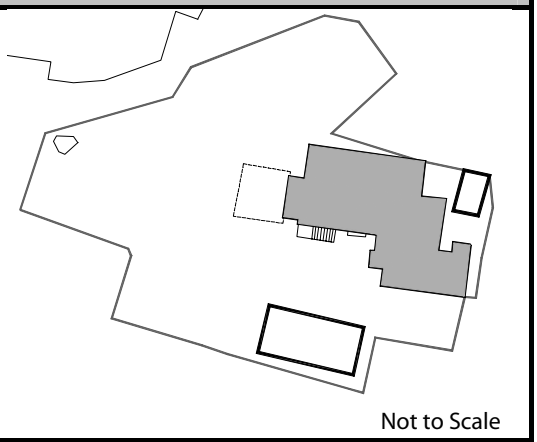


ROOFING SYSTEM OF THE KOLI HOUSE

229	HOLY MAGI/VAIRALA TALA CHURCH, GORAI



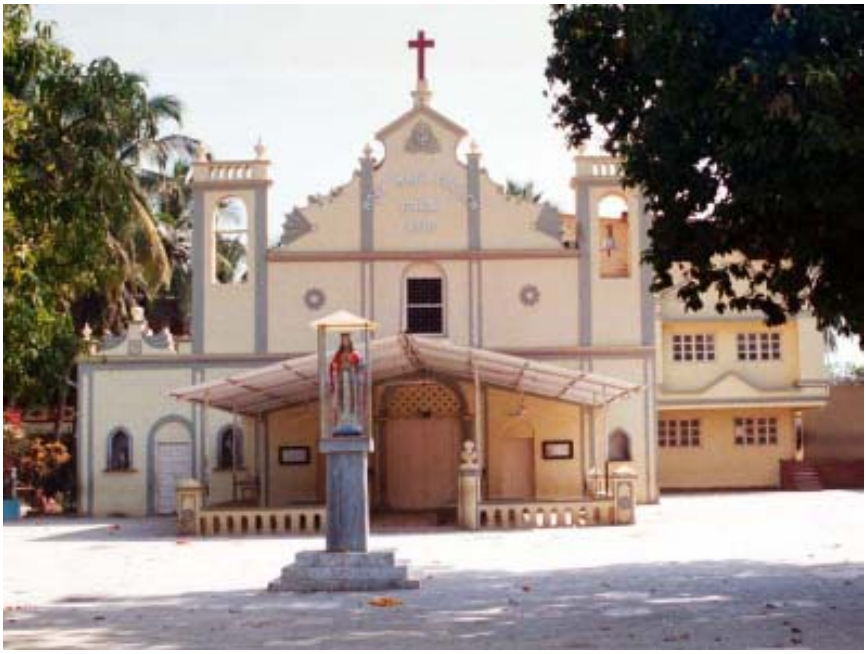
COMMON REF NO	229
CARD NO.	229
WARD	R
CS NO.	1342
PLOT AREA	162.9 sq m
BU AREA	362.14 sq m
DATE	03/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	229 PLATE A 229 PLATE B 229 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Holy Magi Church.	
1.2	EARLIER NAME	Holy Magi Church.	
1.3	BUILT-IN	Original at Vairala Talav in1595. Present church in 1810.	EXTENSION (if any): Additional spaces such as administrative offices, priest's residence and a school.
2.0	**ACCESS**		
2.1	MAIN	Gorai Borivali Road, Borivali (W).	
2.2	SUBSIDIARY	Lane form Gorai Borivali Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Christian English School, Holy Magi Church.	
3.2	PAST	Trust – Holy Magi Church.	
3.3	STATUS	Trust.	
4.0	**USE**		
4.1	PRESENT	Religious, institutional.	
4.2	PAST	Religious, institutional.	
4.3	USAGE	Religious, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The church is located at the entrance of the Gorai village and the junction of two major roads – the Church Road, the major spine that runs through the village leading to the Culvem Chapel and a lane off the same. It is a magnificent structure with a humane scale unlike the several other churches built around at the same time. Although the church is set in a large open plot the settlement has a dense built form and narrow streets with the church providing a contrast to the townscape. The church is set in a huge, irregularly shaped plot, oriented east – west with large front and side open spaces. There are several structures in the compound. In the front is a grotto, statues of Christ mounted on a marble pedestal and trees with plinths. On the left side is a cemetery / burial ground and on the right side is a school. Abutting the apse at the rear are the administrative spaces and residences.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan / form is very simple, typical to all the Portuguese churches built at this time – the church has one large hall and an apse and a corridor on the left side. There is an open court defined by a low parapet that is now covered by a temporary shed. The main hall / nave has a high volume, consisting of 3 bays and defined by pointed arched openings on sides and spanned by magnificent A shaped wooden trusses with inclined members and semicircular arches. On the eastern end is the apse also roofed by similar trusses but with a lower ceiling. The apse is much deeper than normally observed and houses an exquisitely carved Portuguese altar. On both sides of the main altar are subsidiary altars placed in the nave. The altars and the nave are separated by an intricately carved wooden grill / railing. On the western end is an entrance bay with a mezzanine floor. The main entry is through a large semi circular arched opening, flanked by smaller entries on both sides. <u>Style and Features</u> Holy Magi is an early Portuguese Church with a very simple plan and simple exterior. The typical façade of a Portuguese Church is retained. The central portion in front of the nave has the three arched entries: the center one being larger, while the gable portion has the name of the church, a motif in place of the round window, a typical parapet with curved profile & a cross at the top. The sides are walls defined by pilasters and pinnacles & the left one has the Church Bell. None of the predominant church elements are developed – bell towers on both sides of the entrance, transepts, the cross plan etc. The sides have the pointed arched windows.	
5.3	INTRINSIC	The first church of Gorai was built between 1595 and 1602 about a kilometer away near the Vairala Talav / tank. It was built by the Franciscans and served the villages of Gorai, Uttan and Manori. However both Manori and Uttan were separated by mid 17th century itself. The church was badly damaged during the Maratha invasion in 1739. This site was abandoned and a new church was built in 1810 in the present location. Subsequently in 1859 the Sacred Heart Chapel was built in Culvem that serves as its sub center.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), E	RECOMMENDED GRADE: IIA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

229	HOLY MAGI/VAIRALA TALA CHURCH, GORAI			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone, most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Stone with lime mortar, load bearing.		
7.3	FLOOR	Mezzanine and the side corridor – wooden beams and joists, new additions – RCC beams and slabs.		
7.4	STAIRS	External stair in masonry, RCC stairs in the extensions / new structures.		
7.5	OPENINGS	Windows – The windows are set in semi circular openings. Various types of windows are used. The right side of the nave has full height openings with three divisions – fixed colored glass on top and glass/paneled shutters till the sill and paneled shutters till the floor. The left side is divided by a corridor and has two rows of openings at both levels. There is a rectangular window with fixed color glass in the gable at the front (entry). Doors – The doors are set in semicircular openings. Each door has 2 divisions – The main entrance door has pointed arch with fixed wooden panels and paneled shutters. Other doors on both sides have pointed arches with fixed colored glass panes and paneled shutters.		
7.6	ROOFING	Both sloping and flat roofs have been used. The older structures have sloping roofs and the new additions have flat RCC roofs. A shaped wooden trusses consisting of inclined members and semicircular arches span the nave and apse. Purlins run across the trusses and wooden members span the purlins on which the Mangalore tiles are placed.		
7.7	ARTICULATION	This is an early Portuguese Church with a very simple plan / form. It has a very human scale and neat proportions. It is an elegant structure without too much of ornamentation / embellishment. The nave and the altar have pitched roofs at different levels – the apse roof is lower. The front façade has a semicircular archway in the center with an entry, flanked by smaller doors, a window above and the entire faced is articulated with pilasters and a cross on the top. The gable portion of the roof is typically Portuguese with curved parapets and a cross at the top. At the sides is a wall with arched openings and a parapet symbolizing the towers. The right side opening has the church bell. The remaining sides are plain. The interior is rich and classic in white, articulated with semicircular trusses, carved wooden railing, statuettes, altars, pews etc. Of significance in the interior, is the old Portuguese altar with exquisite wooden carving.		
7.8	FINISHES	Plinth – Not visible. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – The nave and apse have coloured tiles in geometric patterns interspersed with marble plaques, marking the graves. In between spaces have marble flooring. The extensions have ceramic tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	The most significant features are the altars. The main altar is the original Portuguese altar with exquisite carving in teakwood. The side altars are in wood. Most of the typical church furniture is intact – pews, crosses, statues, railings, pictures etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is irregular in shape and is defined by low brick compound walls. The main entry is from the Church Road and has cast iron gates.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are several structures in the compound. In the front is a grotto, a statue of Christ mounted on a marble pedestal and trees with plinths. On the left side is a cemetery and on the right side is a school. Abutting the apse at the rear are the administrative spaces and residences. The open space in the front is paved and interspersed with marble tablets that indicate the people buried. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Wells.		
8.5	DRAINAGE	Septic tanks and soak pits.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	Good – original in good condition, well maintained.		
9.3	FLOOR	Good – original in good condition, well maintained.		
9.4	STAIRS	Good – original in good condition, well maintained.		
9.5	OPENINGS	Good – original in good condition, well maintained.		
9.6	ROOFING	Good – original in good condition, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, well maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None except for additions / extensions and covering of the open court in front of the church with a shed.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with Fr. Gonsalves.		



FRONT VIEW



VIEW OF THE ALTAR



ENTRANCE GATE



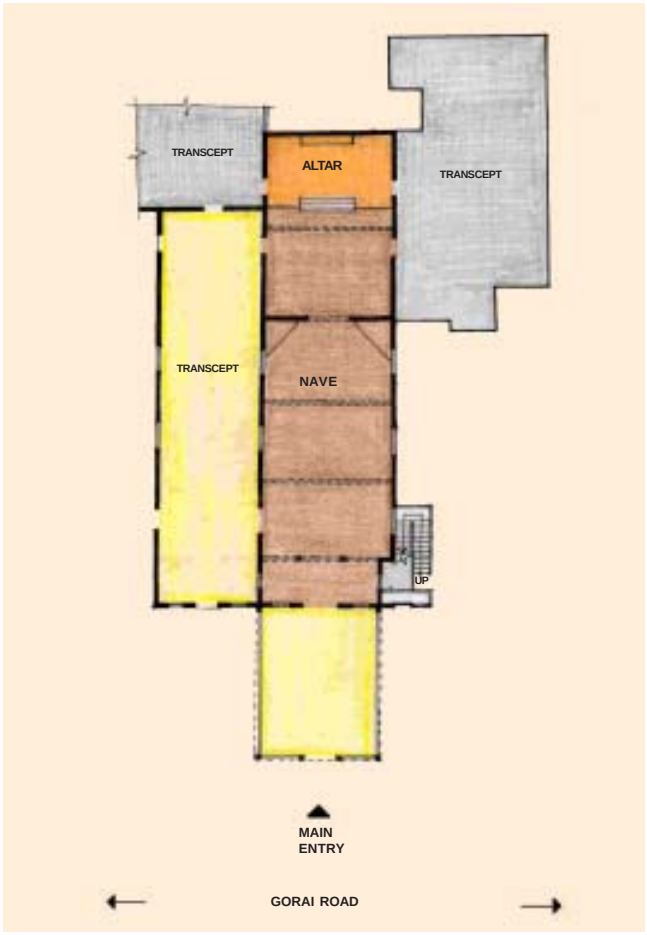
LEFT SIDE CORRIDOR



FRONT RIGHT VIEW



INTERIOR VIEW OF THE ENTRANCE



PLAN - GROUND FLOOR







VIEW OF MEZZANINE FLOOR ; STATUE OF HOLY MAGI



MOULDING DETAIL



RAILING DETAIL



FLOORING DETAIL



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



FRONT VIEW - THE RUINS OF THE OLD CHURCH





BROKEN RETAINING WALL ; SITE VIEW



DILIPIDATED WALL





DETAIL - STEPS TO THE POND



OPENING DETAIL

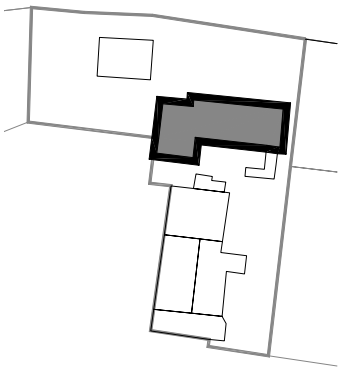


CURRENT CONDITION OF THE STRUCTURE

230	SACRED HEART CHAPEL, CULVEM



COMMON REF NO	230
CARD NO.	230
WARD	R
CS NO.	NA
PLOT AREA	NA
BU AREA	NA
DATE	03/ 06/ 2005
RECORDED BY	Shirley, Gyana, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	230 PLATE A 230 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Sacred Heart Chapel.	
1.2	EARLIER NAME	Sacred Heart Chapel.	
1.3	BUILT-IN	1859. Enlarged/rebuilt – 1871. Renovated – Late 1970s.	EXTENSION (if any): Additional spaces such as administrative offices, residences and services.
2.0	**ACCESS**		
2.1	MAIN	By lane off Manori Gorai Road, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	NA.	
3.2	PAST	NA.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The church is located at the entrance of the Culvem village along the Manori Church Road, which is the same as the Manori Gorai Road. It is a magnificent structure with a brick façade. The nearby areas are residential; the Culvem settlement has low density and low rise built form. To the north is the settlement of Gorai and towards the south is the settlement of Manori. The church is set in a huge, rectangular shaped plot, oriented east – west with large open spaces around. There are several structures in the compound. To the left is the Fatima Convent and to the right is another ancillary structure. To the rear is the burial ground.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The plan / form is very simple and similar to the churches built at this time – the church has one large hall and an apse. The main hall / nave has a high volume, consisting of 6 bays defined by arched openings on sides and spanned by king post trusses. On the western end the king post trusses also roof the apse and house the altar with a pointed arched niche. On both sides of the main altar are arched openings with fixed glass that provide light into the space. On the eastern end is an entrance bay with a mezzanine floor that is the viewing gallery. The main entry is through a large semi circular arched opening flanked by smaller entries on both sides. The staircase leading to the mezzanine / gallery is on the outside. On both sides of the apse, extensions have been made. On the left side, extra seating has been created that abuts the Fatima Convent. The church, the seating extension, Fatima Convent and the exterior stair create a nice courtyard with an intimate scale. At the rear, facilities like toilets have been added in the compound. <u>Style and Features</u> Sacred Heart Church at Culvem is a nondescript example of a functional Church where the façade does not follow any established style, scales or proportions. It is rather eclectic in nature.	
5.3	INTRINSIC	Father Mascarenhas, a Goan priest had been the Vicar of Holy Magi Gorai from 1837 till 1853 and refused to surrender the Parish to his successor who finally took possession in December 1853. Frustrated Fr. Mascarenhas threatened to pass over to Propaganda with the neighboring village of Culvem where he had land. He gave his allegiance to the Vicar Apostolic in 1856 and received faculties in the same year. By that time he had managed to get 300 parishioners on his side and in 1859 built a chapel dedicated to the Sacred Heart on his own land. He was appointed the Vicar of the new church on the condition that he would give the property and church to the Vicar Apostolic of Bombay. Thus, two jurisdictions were established in this area. The church, house and land passed into the possession of the Vicar Apostolic by 1870. In 1871 the chapel was enlarged or rebuilt. Culvem remained under Propaganda as an exempt church. The double jurisdiction ended in 1928, Culvem ceased to be a parish and became filial to the older church of Gorai. It was renovated in the late 1970s.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

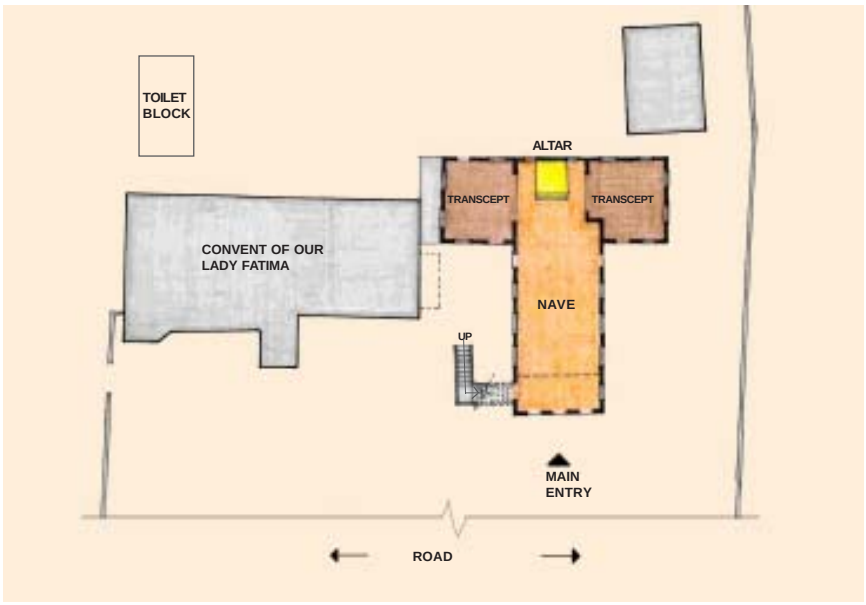
230	SACRED HEART CHAPEL, CULVEM			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, finished with plaster, most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Stone with lime mortar, load bearing.		
7.3	FLOOR	Mezzanine – wooden beams and joists, new additions – RCC beams and slabs.		
7.4	STAIRS	External stair in masonry, RCC stairs in the extensions / new structures.		
7.5	OPENINGS	Windows –Various types of windows have been used. The nave has two rows of openings. The windows are set in semicircular openings. The upper windows are smaller and have shutters with glass panes/ wooden panels. The lower windows are large and have two divisions – a ventilator at the top with coloured glass and paneled shutters below. The windows on the facades are set in semicircular arched openings with 2 divisions – fan shaped ventilator with fixed glasses at the top and shutters with glass panes in the upper division and panels below. Flanking the altar is a pointed arched opening with fixed glass. Doors – The doors are set in semicircular openings. Each door has 2 divisions – The main entrance doors have wooden ventilators and paneled shutters. Other doors on both sides have ventilators with glass panes and paneled shutters.		
7.6	ROOFING	Each space is roofed by individual sloping roofs. The nave and apse is spanned by king post trusses, purlins run across the trusses and wooden members span the purlins on which the asbestos sheets are placed. The other spaces are small and are roofed by wooden members and asbestos sheets.		
7.7	ARTICULATION	The church has a very simple form – both the nave and apse are roofed by a sloping roof. It is an elegant structure without too much of ornamentation / embellishment. The sidewalls are painted in an off white colour and the bays are emphasized by pilasters in a deep red/maroon colour with the typical windows in between. The front façade has a semicircular archway in the center with an entry, flanked by smaller archways with subsidiary doors. Above the doorways is a row of three arched windows. Pilasters run between the arches and at the edges. At the top are curved parapets that form an arched opening with the church bell and a cross above. At both the corners are smaller arched openings with crosses above. The interior is plain and classic in white, articulated with trusses, carved wooden railings, statuettes, altars, pews etc.		
7.8	FINISHES	Plinth – Plaster, mostly not visible. Walls – Lime plaster with smooth finish on both the inside and outside. The exterior has been given exposed brick finish in portions. Flooring – Mosaic tiles in the nave and marble in the apse. Roof – Asbestos sheets.		
7.9	INTERIORS	Most of the typical church furniture is intact – pews, crosses, statues, railings, pictures etc.		
7.10	COMPOUND / FENCE/ GATE	The compound is defined by a low compound wall with piers on all sides. The main entry is from the Church Road and is just a simple opening defined by piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are several structures in the compound. To the left is Fatima Convent and the space between the chapel and convent is the extension – space created to accommodate additional people. All the three form an intimate courtyard. To the right is another ancillary structure. At the rear is the burial ground. The compound has shrubs, bushes, a few trees and has loose earth as finish. The compound is fairly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Wells.		
8.5	DRAINAGE	Septic tanks and soak pits.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Good.
10.0	**TRANSFORMATION**			
10.1	FORM	No significant transformations except for the addition of additional congregational space on the left side.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with some of the staff present in the Church and parishioners.		



FRONT VIEW



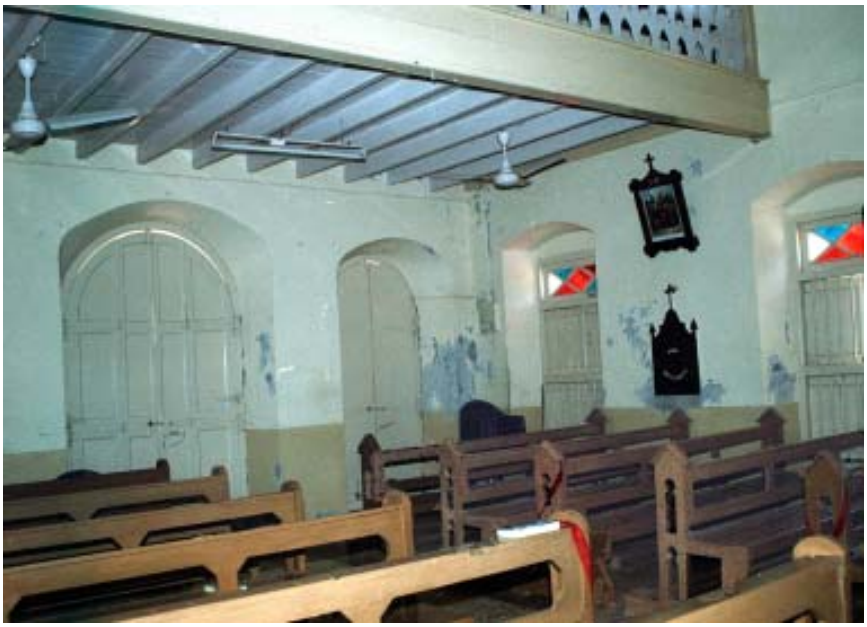
FRONT LEFT VIEW



PLAN - GROUND FLOOR



LEFT SIDE VIEW



VIEW OF INTERIOR



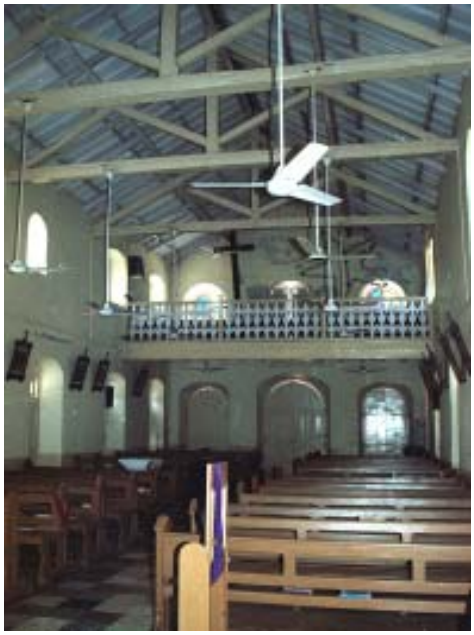
DETAIL OF NICHE



INTERIOR VIEW



VIEW OF MAIN ALTAR

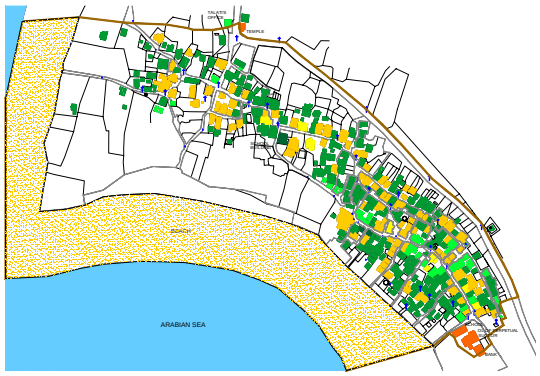


VIEW OF MEZZANINE

231	MANORI VILLAGE PRECINCT



COMMON REF NO	231
CARD NO.	231
WARD	P (N)
CS NO.	NA
PRECINCT AREA	26.23 Ha
BU AREA	3.19 Ha
DATE	03/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	231 PLATE A 231 PLATE B 231 PLATE C 231 PLATE D



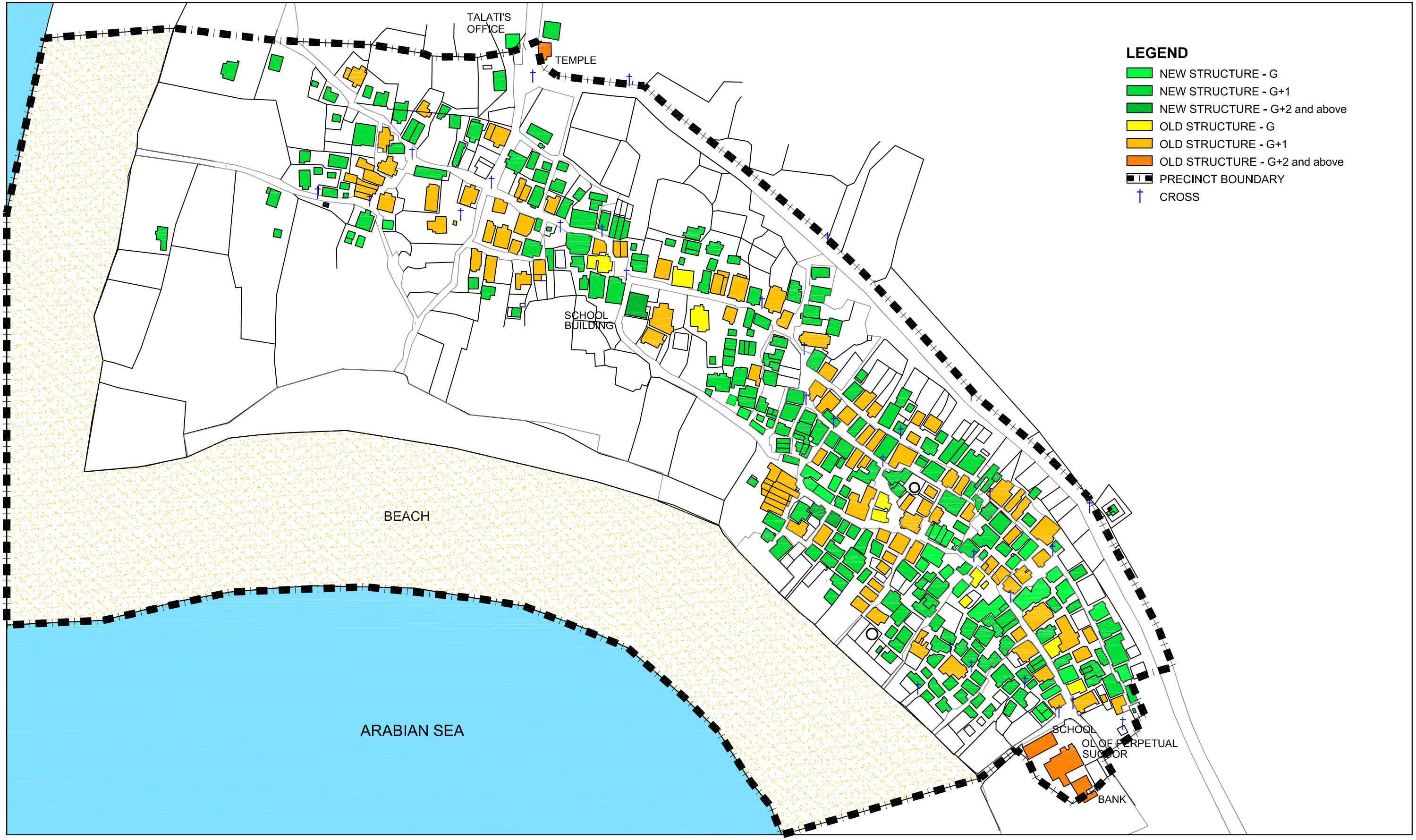
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Manori Village.	
1.2	EARLIER NAME	Manori Village.	
1.3	BUILT-IN	Pre 16th Century.	EXTENSION (if any): Along the Gorai Manori Road.
2.0	**ACCESS**		
2.1	MAIN	Manori Jetty – Gorai Road, Borivali (W).	
2.2	SUBSIDIARY	Malad – Marve Road and Ferry across the Creek.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The Gorai – Manori Road, accesses Manori a sub island of Salsette. There is also another access from the Malad Marve Road. There is a regular ferry between Marve and Manori. After crossing the creek, the Gaothan is about 1.5 km in the interior. The precinct is defined to encompass the main Manori settlement – on the east side is the Gorai Manori Road, on the west side is the Arabian Sea, to south is the Our lady of Succour Church & agricultural lands and to the north are agricultural fields. The total area is approximately 26.23 ha and has about 350 to 400 structures. The total population is estimated at 1800 and the predominant communities are Kolis, East Indians, Bhandaris and Kunbis. Most of the population consists of Christian Kolis.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is linear; it has developed between the sea edge and the Manori Road. The built form is organic, homogenous and low rise-high density. A central spine / street runs parallel to the beach/sea edge roughly through the middle of the Gaothan. The next level of streets run perpendicular towards the sea. The settlement starts from the Portuguese Church, which is at the highest point and the land gradually slopes downwards towards the north. The settlement can be broadly divided into two areas – the Koliwada (in the south) and the Bhandarwada (towards the north). The built fabric in the Koliwada is dense; the streets are narrow and full of activities, related to fishing. Here the streets widen into squares / open spaces that are used for various activities like fish drying and processing. In the Bhandarwada the built fabric loosens up, the streets have a few shops and eating joints. Towards this side are resorts and bungalows / holiday homes set in huge compounds and facing the beach. Most of the structures are residential belonging to the Koli, Bhandari, Kunbi and East Indian communities. The commercial activity related to convenience shopping is spread along the main spine and the other commercial activity is in the form of eating joints and resorts located towards the north and facing the sea. There are several other structures such as the Church, bank, school, orphanage, police station, fishing co-operative and a talati office.	
5.3	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 395 structures and a little over half of them are (338, 85.57 %) are G + 1 structures. Most of the built fabric is intact; the old character of the spaces is retained. However major portions of the structures have undergone transformation. Out of the total 395 structures surveyed, about 124 (31.39%) are intact, have retained the old fabric and are in a fair condition. The remaining 271 (68.61%) are new. There are four basic housing typologies – Koli, East Indian, Bhandari and Kunbi <u>Koli Houses</u> – Belonging to the Koli fishing community, the houses are free standing, placed parallel to each other, closely built along the streets with a couple of meters of margin space on all sides. Most of the houses have a full front verandah and a balcony above. The first room generally accommodates a general multi purpose room, followed by bedrooms/family rooms and finally spaces such as kitchen, washing areas and toilets. The houses also open out onto the rear. The staircases are generally placed outside, in the verandah. <u>East Indian House</u> – Belonging to the Roman Catholic community, the houses are set in individual compounds defined by stone walls. Each house is a rectangular or a square 2 storeyed block with a well articulated single storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The houses also open out onto the rear. <u>Bhandari Houses</u> – Belonging to the Bhandari community (toddy tappers), the houses are set in clusters creating common open spaces and are much smaller. The Bhandari community is	

231	MANORI VILLAGE PRECINCT			
		less prosperous as compared to the Kolis and East Indians and hence the houses are smaller and less articulate. The houses have a simple plan; most of the houses have a verandah in the front, followed by living areas and services areas. The common open spaces usually have Tulsi planters. Kunbi Houses – Belonging to the Kunbis, the houses comprise of huts made of palm leaves, wooden members and reeds. These houses are located on the periphery of the settlement.		
5.4	INTRINSIC	The Manori Village is land marked by the ancient Portuguese Church that is seen from across the creek. It was built in 1559 and had also served as ramparts. On its galleries, the Portuguese placed their guns trained towards the sea in case of naval attacks. The church marks the inception of the village. Other landmarks include the police station, temple and a pond/lake. Manori has two beaches – one, directly in front of the village (Koliwada) used for fishing while the other, about a km north of the village.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 51 houses (12.91%), G + 1 – 338 houses (85.57%), G + 2 and above – 2 houses (0.51%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar in majority of the houses.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Internal stairs in wood in most of the East Indian houses, stairs placed in the verandah in wood in most of the Koli Houses. In the structures that have undergone transformation, particularly the Koli houses: concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	Of all the typologies the East Indian Houses are the most elaborate / well articulated. In most cases, the entire block is roofed by a single hipped roof and the 2 storeys are highlighted by a horizontally projecting cornice band at the first floor level with a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. Both the Koli and Bhandari houses have well articulated verandahs and are also painted in bright colours while the Kunbi houses are simple hut structures. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	The Koli houses do not have any compound walls, the East Indian houses have well defined compounds by stonewalls, the Bhandari houses are organized in clusters while the Kunbi houses are also devoid of compound walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc. Most of the spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Municipal supply and bore wells.		
8.5	DRAINAGE	Septic tanks.		
8.6	FIRE PRECAUTION	Most of the houses do not have any.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair to Poor.		
9.2	WALLS	Fair to Poor.		
9.3	FLOOR	Fair to Poor.		
9.4	STAIRS	Fair to Poor.		
9.5	OPENINGS	Fair to Poor.		

231		MANORI VILLAGE PRECINCT		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	Fair to Poor.		
9.8	SERVICES	Fair to Poor.		
9.9	OUTBUILDINGS	Fair to Poor.		
9.10	OVERALL CONDITION	Fair to Poor.	MAINTENANCE LEVEL	Not well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Quite a few of the old structures display varying degree of transformation. In most cases particularly in the Koli houses an additional floor has been added, verandahs have been rebuilt.		
10.2	STRUCTURE	NA.		
10.3	ARTICULATION & FINISHES	In most cases the original form is retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected through interviews with the residents of the Gaothan.		

231	MANORI VILLAGE PRECINCT	PLATE A



SOURCES :
- City Survey Sheet Borivali Office, Mumbai

MAP OF MANORI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60 80 100 120 140 M

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

N



HOUSE NEAR THE CHURCH





VIEWS OF THE STREET



VIEW OF AN INTERIOR LANE



VIEW OF ACTIVITIES IN THE LANE



VIEW OF A CHOWK AT THE JUNCTION OF THE LANES - AN ACTIVITY NODE



USAGE OF STREET



VIEW OF A CROSS IN THE CHOWK





HOUSE AT JUNCTION ; STREET VIEW



VIEW OF A CHOWK - ACTIVITY NODE



LEFT SIDE VIEW OF THE CHILDREN'S HOME



VIEW OF A CHOWK





VIEW OF LANE ; MAIN ROAD ON THE EAST



VIEW OF THE VICTORY FAMILY CENTER



CORNER DETAIL OF THE FAMILY CENTER



DETAIL OF FRONT VERANDAH



MAIN HALL OF THE FAMILY CENTER



VIEW OF THE FISHERMEN SOCIETY OFFICE



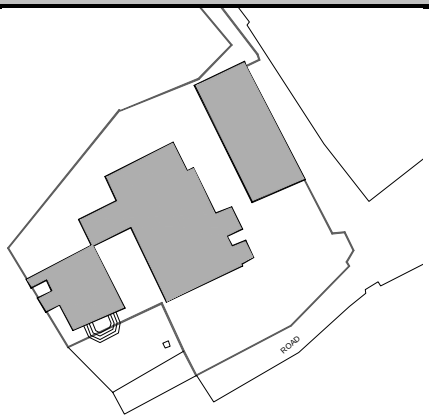


VIEW OF THE COASTLINE ; AN OLD EDIFICE

232	OUR LADY OF PERPETUAL SUCCOUR



COMMON REF NO	232
CARD NO.	232
WARD	P (N)
CS NO.	2938 + 3 parts 2939, 2940, 2941
PLOT AREA	2801.10 sq m
BU AREA	718.3 sq m
DATE	03/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	232 PLATE A 232 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Our Lady of Perpetual Succour.	
1.2	EARLIER NAME	Our Lady of Perpetual Succour.	
1.3	BUILT-IN	1559/1634. Rebuilt – 1815.	EXTENSION (if any): Altar portion has been redeveloped and extended; an additional floor has been built over the left corridor.
2.0	**ACCESS**		
2.1	MAIN	Kolivada Road, Manori Village, Borivali (W).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Our Lady of Perpetual Succour, Parish Priest Manori Church.	
3.2	PAST	Trust – Our Lady of Perpetual Succour, Parish Priest Manori Church.	
3.3	STATUS	Trust.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The church marks the beginning of Manori village. The church is situated on the highest point and the land gradually slopes towards the north, which is where the settlement is. The settlement has a dense built form, narrow streets and the church with its grand scale, dominates the townscape. The church is set in a huge plot, placed centrally with lot of open space around. It has been significantly transformed. There are several structures in the compound. On the left side is an earlier structure that houses the priest's residence on the ground floor and a bank on the first floor. On the right side is an earlier structure that now houses a school. At the rear is a cemetery / burial ground and a large well. There are other elements in the compound such as the grotto and statues.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original church probably consisted of the nave and the altar and two subsidiary structures in the compound – the priest's house and the school. Except for the nave the entire altar portion has been transformed. The nave / hall has 5 bays defined by trusses and arched openings. It has a high volume and is roofed by wooden trusses. On three sides are galleries at the mezzanine level. At one end is the main entrance door flanked by two smaller doors. The altar portion has been replaced with RCC construction. An additional congregational space is created on the left side on the ground floor and there are offices on the first floor. There is a corridor on the left side, also now transformed with an addition of a floor and connected to the priest's house. <u>Style and Features</u> Our Lady of Perpetual Succour at Manori is completely remodeled to the extent of being built a new. The façade has a token gesture to it being a European building by way of Roman arches and a false gable wall. It has been completely rebuilt in the recent times using modern materials, literally translating the past elements in new materials in a very simplistic manner. The only remains of the old church are a few parts; the priest's house and another structure that now houses a school.	
5.3	INTRINSIC	There is some debate about the establishment of the church. A marble plaque on the left wall of the church with an inscription in Portuguese when translated reads the following: "This church was constructed by the Portuguese in 1559. Later the Marathas destroyed it. It was repaired in 1815…" However According to Fr. Meersman, the author of this inscription erred as far as the church's year of foundation is concerned. Manori does not occur in Chapter list of 1595 nor is it mentioned as a separate Rectorate (parish) by Fr. Paulo da Trindade. In 1630, Manori was one of the villages within the parish of Holy Magi, Gorai. "Its name occurs for the first time in a list of residences with the Franciscans founded in these regions before 1642" (1971:207-8). Hence, he concludes that the church was founded between 1634-5, when Paulo da Trindade completes his chronicle. There is also a difference in opinion as to whether the church was destroyed by the Marathas in 1739. According to the information provided by Fr. Humbert (I:142, 188) Vicar, it seems to have functioned at Manori and at Gorai for a good part of the century, until the church was rebuilt in 1815 (at Gorai, a new church was built in 1810).	

232		OUR LADY OF PERPETUAL SUCCOUR		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G, G + 1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Older structure - stone with lime mortar, load bearing and new structure – brick walls with cement mortar, load bearing.		
7.3	FLOOR	Mezzanine – RCC beams and slabs.		
7.4	STAIRS	Concrete stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window is simple opening with sliding glass panels or fixed with stain glass. Doors – The doors have semicircular/segmental arches as lintels. Each door has paneled shutters.		
7.6	ROOFING	The roofing system is composite, as both sloping and flat roofs have been used. The older structure has the nave / main hall, with king post trusses and purlins that run across and on which the asbestos sheets are placed. The new structure has RCC beams and slabs.		
7.7	ARTICULATION	The Church has been significantly transformed at the rear and the allusion to the past typology / form is abstracted and reinterpreted in new materials and modern building vocabulary. The old structure is very simple yet bold. There is no ornamentation / embellishment, the walls are painted in a light pink and the various elements are in a dark shade. The front façade has a huge semicircular archway in the center with an entry, flanked by smaller doors, a window above and a cross on the top. The gable portion of the roof is typically Portuguese with curved parapets. At the sides are walls with arched openings and a parapet symbolizing the towers. The right side opening has the church bell. The remaining sides are plain. The interior is simple yet with a very fine light quality that contributes to the ambience.		
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime /cement plaster with smooth finish on both the inside and outside. Flooring – Shahbadi flooring with brown and black bands defining the aisle. Roof – Asbestos sheets and RCC slabs.		
7.9	INTERIORS	Old pews, crosses, statues etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by compound wall on all four sides. The front has stone compound wall and the right and the remaining sides have brick walls. There are two gates in the front – one is right in front in alignment with the main entry to the church and the other is on the left, in front of the school. There is another gate on the right compound wall, just at the corner.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The church is set in a huge plot and there are several structures in the compound. On the left side is an earlier structure that has the priest's residence on the ground floor and a bank on the first floor. There is a diaz in front of the priest's house. On the right site is an earlier structure that now houses a school. At the rear is a cemetery / burial ground and a large well. There are other elements in the compound such as the grotto and statues. The compound has part hard finish and part soft finish – concrete paving on three sides and loose soil in rear. There are many trees in the rear of the plot. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	BSES.		
8.4	WATER SUPPLY	Wells.		
8.5	DRAINAGE	Septic tanks and soak pits.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – not visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA.		
9.4	STAIRS	Good – maintained.		
9.5	OPENINGS	Good – maintained.		
9.6	ROOFING	Good – maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The church has been significantly transformed; particularly the entire apse has been rebuilt and extended on the left side. Although there is an allusion to the past form / typology, the change is quite drastic and does not confirm to the original structure.		
10.2	STRUCTURE	Significant change in the structure – the new construction is in RCC.		
10.3	ARTICULATION & FINISHES	Both the old and new co-exists.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with a Parish Priest. The church had an old Portuguese altar that was exquisitely carved, it is not known where this was shifted after the rebuilding / redevelopment.		



FRONT VIEW ACROSS THE ROAD





FRONT FACADE OF THE CHURCH



FRONT & RIGHT SIDE VIEW



BANK ON THE RIGHT SIDE



FRONT FACADE DETAIL





HOLY CROSS ; SCHOOL ON THE RIGHT



PLAN - GROUND FLOOR



NAVE INTERIOR



NEW EXTENSION - TRANSCEPT INTERIOR





PASSAGE OUTSIDE ; STAINED GLASSWORK



ROOF TRUSSES

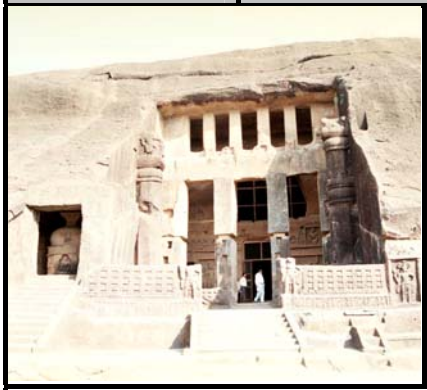


NAVE INTERIOR

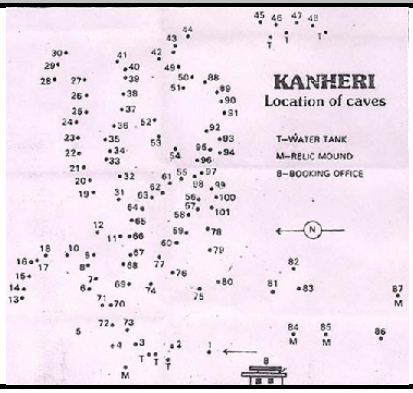


ALTAR DETAIL

233	KANHERI CAVES, BORIVALI NATIONAL PARK



COMMON REF NO	233
CARD NO.	233
WARD	R
CS NO.	NA
PRECINCT AREA	NA
BU AREA	NA
DATE	22/ 12/ 2005
RECORDED BY	Shirley, Bindu
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	233 PLATE A 233 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Kanheri Caves.	
1.2	EARLIER NAME	Krishnagiri.	
1.3	BUILT-IN	1ST Century B.C. to 9th Century A.D.	EXTENSION (If any): None.
2.0	**ACCESS**		
2.1	MAIN	Kanheri Caves Road, Borivali (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	NA.	
3.2	STATUS	Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Religious / Recreational.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Kanheri Caves are situated 42 km north of Mumbai near Borivili, and were once protected by a dense jungle. The Caves are set in the midst of Borivili National Park. There are 109 Caves dating from 1st century B.C. to 9th century A.D., each connected with a flight of steps. The most important one is the Cave No. 3 of the 6th century with the Chaitya Hall in the Hinayana order. Other important caves are: Cave 11, the Darbar Hall or the Assembly hall with a statue of the Buddha, Cave 34 with paintings of Buddha on the ceiling, Cave 41 with other sculptures and a figure of the 11 headed Availokiteshvara and Cave 67: a big cell, with the figure of Availokiteshvara as saviour flanked by two female figures in the verandah.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	The Caves are set in the Borivali National Park amidst picturesque surroundings. Most of the caves are cut in two knolls of bare rock separated by a narrow stream bed.	
5.3	ARCHITECTURAL DESCRIPTION	The caves are scattered over two sides of a high rocky hill, at many different elevations and of various sizes and forms. Except temple or chaityas, and the peculiarly planned Cave 10, which was probably a place for assembly, nearly all the caves bear marks of having been used as dwellings and many of them have stone sleeping beds running around the walls. The doorways were fitted with frames and doors, which were fastened by horizontal bars held in holes in the stone jambs. Cave No. 3 is the largest and architecturally most elaborated cave at Kanheri. It is the most important Chaitya of the Kanheri Caves. It is about 25.60 meters long, 12.15 meters wide (including the aisles) and 10.56 meters in height. In front is a spacious court. The front parapet wall is decorated with the rail pattern festoons along the top. At the extreme bottom a hunting scene has been carved. Thick massive pillars support the spacious verandah, which supports the other edge of the end walls. Huge figures of Buddha on the side are carved on raised plinth. The shape of the main Chaitya is designed as per elephant's back. There are fine sculptures of seven Buddha accompanied with Maitreya Buddha. Cave No. 10 has ample water cisterns along with ovens cut in the rocks, which indicates that it may have been a kitchen. Just opposite Cave no. 41, one can mark the two existing dam walls. Cave no. 84 to 87 are considered as burial ground cemetery. The other important caves are, Cave 11, the Darbar Hall or the Assembly hall with a statue of the Buddha occupying the central place as in the case of idols in Hindu temples and also a number of cells for Buddhist monks. Cave 34 is a dark cell and has paintings of Buddha on the ceiling. Cave 41 has, besides other sculptures, a figure of 11 headed Availokiteshvara. Cave 67 is a big cell, with the figure of Availokiteshvara as saviour flanked by two female figures in the verandah. There are also images of the Buddha depicting the miracle of Sravasti.	
5.4	INTRINSIC	The word Kanheri is originated from the Sanskrit word Krishnagiri. Krishna generally stands for black mountain. The other name of Kanheri in vogue was 'Khanderi' which also means black mountain. The following three inscriptions in the caves mention "Krishna-Saila", "Kanha-Shele", "Krishnagiri" (Caves Nos.21, 98,101, respectively.) Kanhagiri, the old name of the hill that was perhaps a corruption of the word Krishnagiri or Krishna's hill rose to fame and holiness during the rise of Buddhism since 5th century BC. The building of the caves starts at around 100 BC and some of the earliest caves are Nos. 5, 8, 9, 58 and 59. The activity of building continues till about 9th century AD. Kanheri remains undisturbed by the political changes in the larger region right until the middle of 16th century which saw the arrival of Portuguese and the subsequent conversion of the Buddhist monks by force, into Christianity. The caves have inscriptions that record the details of the rulers, dates of construction in some cases and the names the donors, grants by kings, ministers and trades that made the construction of the caves, cisterns in terms of land and money possible.	

233	KANHERI CAVES, BORIVALI NATIONAL PARK			
		The caves were discovered by the Portuguese in 1534 and attracted several foreign travelers and have been described by them in their accounts vividly. In 1860 Dr. Bhau Daji Lad numbered the caves. Also, the present numbers given by the ASI do not tally with the original ones.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des)	RECOMMENDED GRADE	I
6.0	**TOPOGRAPHY**			
6.1	FLOORS	NA.		
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA.		
7.2	WALLS	NA.		
7.3	FLOOR	NA.		
7.4	STAIRS	NA.		
7.5	OPENINGS	Windows – NA. Doors – NA.		
7.6	ROOFING	NA.		
7.7	ARTICULATION	NA.		
7.8	FINISHES	Plinth – NA. Walls – NA. Flooring – NA. Roof – NA.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	NA.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA.		
8.2	VENTILATION	NA.		
8.3	ELECTRICITY	NA.		
8.4	WATER SUPPLY	NA.		
8.5	DRAINAGE	NA.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	NA.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	NA.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	NA.	MAINTENANCE LEVEL	Nor maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	At the main entrance of the cave large iron grill gates have been put in a very unsympathetic manner.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	It is in the boundary of Sanjay Gandhi National Park. It is a protected ASI monument. There is a need to prepare a Comprehensive Restoration Plan for the Caves that take into account not only the actual caves but the surrounding area also.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been extracted from the Gazetteer of India, Maharashtra State, Greater Bombay District, Volume III		



FRONT VIEW



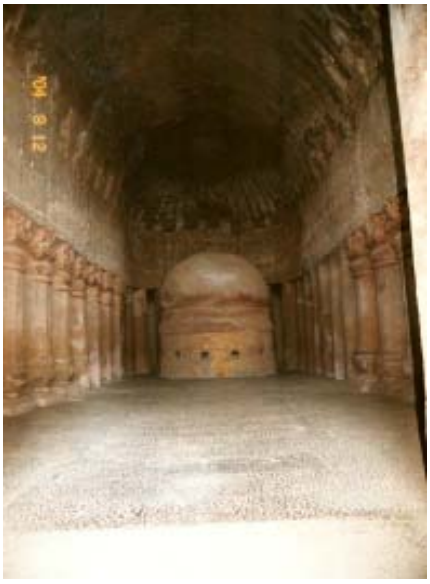
SIDE VIEW



CAVE NO. 1- FRONT VIEW



INTERIOR OF ROCK CARVED CAVES



VIEW OF THE ROCK CUT STUPA

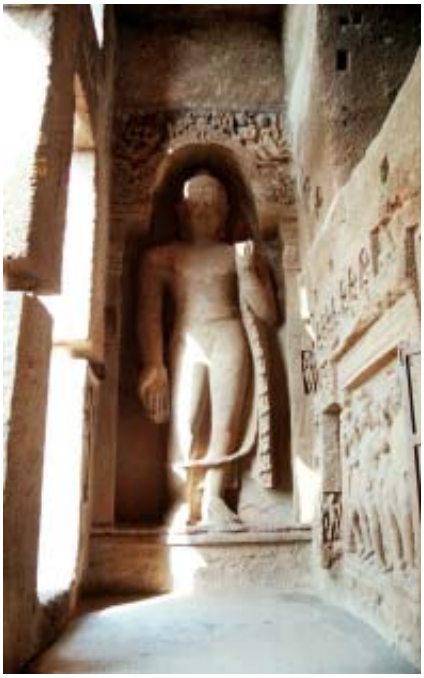


ROCK CARVING AT THE ENTRANCE





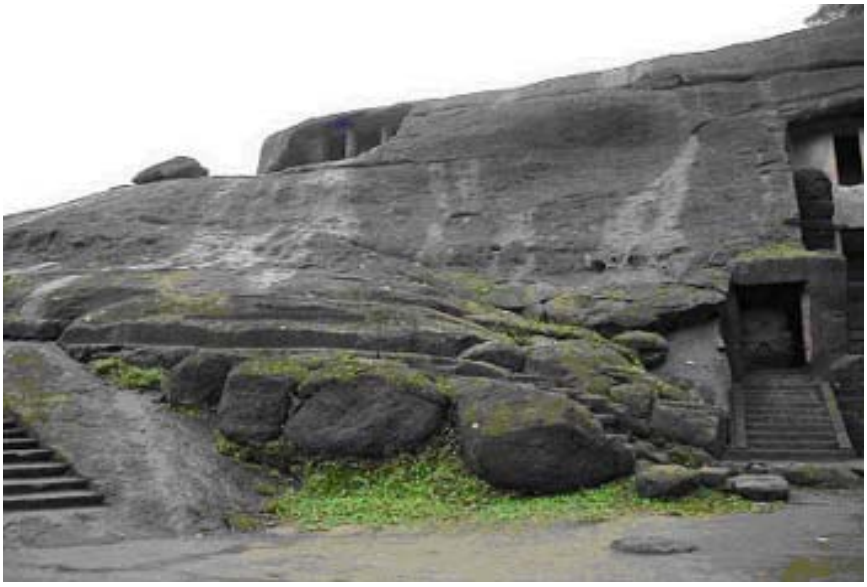
VIEWS OF THE ROCK CUT CAVE



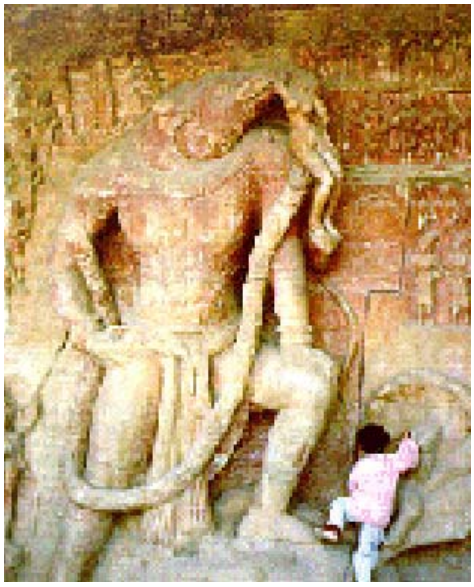
CARVING DETAILS - STANDING BUDDHA



FRONT DETAIL



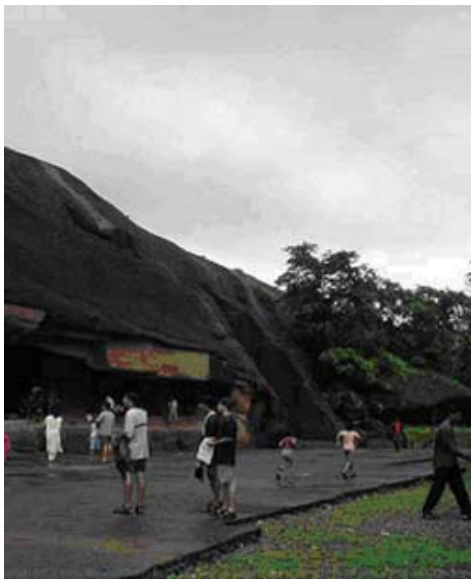
FRONT VIEW



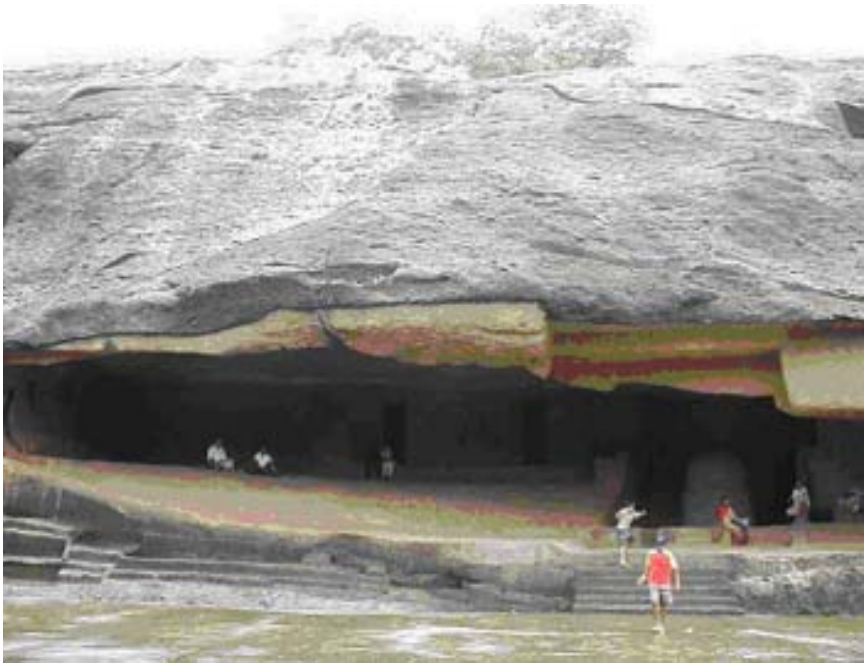
DETAIL OF CARVING



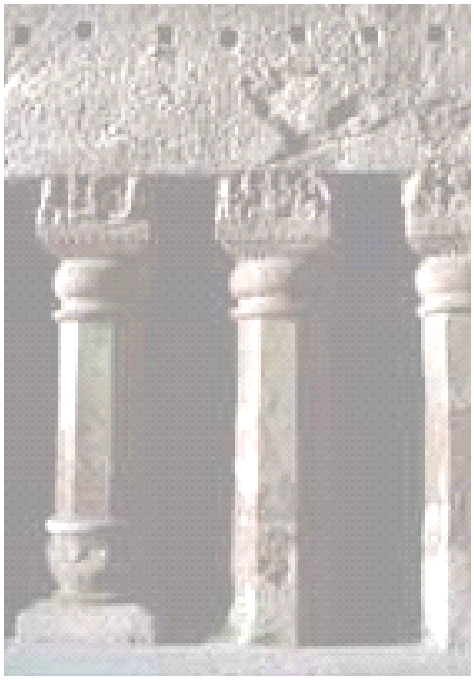
CARVING DETAIL



TOURISTS AT KANHERI CAVES



PANORAMIC VIEW OF THE CAVE

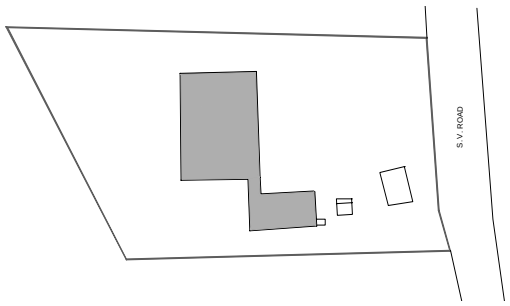


DETAIL OF COLUMNS

234	TRIMURTI BUNGALOW



COMMON REF NO	234
CARD NO.	234
WARD	R
CS NO.	148
PLOT AREA	2476.60 sq m
BU AREA	330.64 sq m
DATE	11/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	234 PLATE A 234 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
31.1	NAME OF THE PREMISE	Trimurti Bungalow.		
1.2	EARLIER NAME	Trimurti Bungalow.		
1.3	BUILT-IN	*1920s.*	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	S V Road, Dahisar (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Trimurti Films Pvt. Ltd., Mr. Gulshan Rai Sachdev.		
3.2	PAST	Private – Mr. Premnath Manchanda.		
3.3	STATUS	Owner on both floors.		
4.0	**USE**			
4.1	PRESENT	Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Commercial (Film Studio). First Floor – Commercial (Film Studio).		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on S V Road in Dahisar (E). The surroundings have low-rise development. It is predominantly a residential area that has been developing in a haphazard manner. There are commercial activities along the road such as garages, repair shops etc. Trimurti Bungalow is set in a large trapezoidal plot placed between S V Road and the railway line. The structure is centrally placed with a slightly large front margin. The compound has high wall in the front and has large gates.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The use of the property has changed and there was full access into the premises hence it not possible to figure out the original use of spaces. There two clear spatial divisions articulated both in terms of plan and form. The main house is a rectangular block, has a symmetrical plan and consists of three bays. The central bay has a large central hall and the side bays have the living areas. A verandah runs on all four sides and the staircase is placed in the rear verandah. Connected to the main house by a bridge is a set of rooms with an independent staircase. This could have been meant for the servants but at present is used as an office and storage space. This structure has a verandah in the front. Both the main house and the subsidiary block form an L shape and define the front / fore court. <u>Style and Features</u> Trimurti Bungalow is a building fairly close to the stylistic description of a bungalow especially due to the verandah on all four sides and a proper outhouse that is now used as a servant's quarter. It has a wooden façade with tall sun breakers. The horizontal wooden slats of the sun breakers are repeated in the part of the railing which produces a broad band above the verandah.		
5.3	INTRINSIC	The house has been purchased by Mr. Gulshan Rai, proprietor of Trimurti Films for the purpose of shooting films and television serials.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		

234	TRIMURTI BUNGALOW			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in stone.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden battens span the joists. The verandah consists of wooden beams and joists supported on the load bearing wall on one side and a wooden colonnade on the other. The bridge connecting the two structures is supported on a framework of wooden columns.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have pointed arched lintels. The windows in the outbuilding have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes, shutters with glass panes on the upper division and louvers at the lower division. Doors – The doors have pointed arched lintels with 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper division, louvers in the middle and wooden panel at the bottom.		
7.6	ROOFING	Both the main house and subsidiary block have separate roofs. In case of the main house the hall and the living areas have higher volumes and are roofed by a single hipped roof. The verandah has a lean to roof that is at a much lower level. The subsidiary block has a pitched roof and the connecting bridge also has simple sloping roof. It is not possible to describe the structural system, as the there was no access to the first floor.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and roofs at different levels. The exterior is richly embellished – verandahs with wood work, stuccowork, wooden balconies, windows, decorative fascias etc. The front façade has full verandah on both floors with delicate wooden railings, wooden balconies, sun breakers with colored glass panels and louvered panels. The roofs are at different levels create interesting profiles. The wooden elements are in white and walls are painted in bright colors that create a great visual impact. The interiors also display the richness in terms of wooden doors and windows, colored flooring, stucco work, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The entire house has cement tile flooring with various colors and patterns. Roof – Mangalore tiles.		
7.9	INTERIORS	Movable furniture.		
7.10	COMPOUND / FENCE/ GATE	All four sides have brick compound walls and the original gate is still retained.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is large and there is plenty of space all around. There are several trees within the compound. Most of the compound has hard finish – compacted earth, and is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The interior finishes are changed frequently depending on the requirements of the filming / shooting.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The property is under reservation – institutional zone in the Development Plan. The bungalow is used extensively for shooting of films and advertisements. This has had a detrimental effect on the structure and its rich articulation, although care is exercised while putting up the sets.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no full access into the premise. The information was provided by Mr. Bholanath, care taker of the premises.		



FRONT VIEW





LEFT SIDE VIEWS



REAR VIEW



WOODEN STAIR IN THE REAR



FRONT BALCONY DETAIL

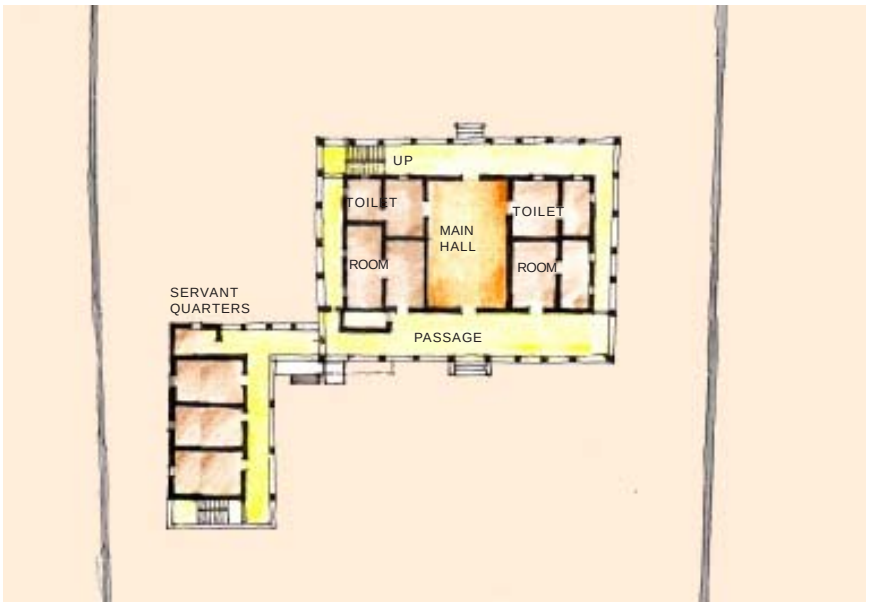




FRONT VIEW ; REAR FACADE DETAILS



VIEW OF CONNECTING WOODEN BRIDGE



PLAN - GROUND FLOOR



MAIN ENTRANCE DOOR



MAIN HALL INTERIOR



STAIR AT THE REAR



FRONT PASSAGE DETAIL





SUNBREAKERS ; MAIN HALL FLOORING

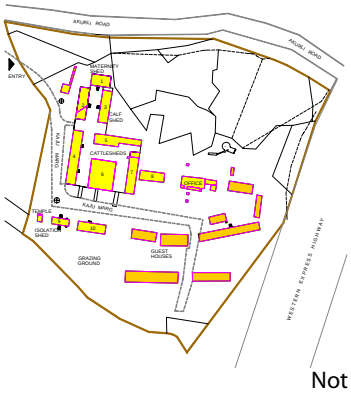


MAIN HALL DOOR

235	BOMBAY GOWSHALA PRECINCT



COMMON REF NO	235
CARD NO.	235
WARD	R
CS NO.	146 + 7 Parts
PRECINCT AREA	4.78 Ha
BU AREA	0.45 Ha
DATE	11/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	235 PLATE A 235 PLATE B 235 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Bombay Gowshala Precinct.	
1.2	EARLIER NAME	Bombay Gowshala Precinct.	
1.3	BUILT-IN	1887.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Kandivli - Akurli Road, Kandivali (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Agricultural Land.	
3.2	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT/PAST	Commercial + Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Bombay Gowshala is located on the cross of the Station Road and the Western Express Highway in Kandivali (E). The Gowshala is spread across several survey numbers – 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6 and 146/7 and the precinct is defined by the Akurli Road on the north, Western Expressway to the east, open land to the south and housing societies to the west. The total area is approximately 4.78 ha and has about 22 structures under various uses. It has about 10 cattle sheds with 434 cows. Other structures include offices, residences and services.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gowshala faces the Akurli Road, which also provides the main entry into the Gowshala on the north. There are about 10 cattle sheds. A zigzag road from the gate leads into the plot along the cattle sheds to the office block. All the cattle sheds are laid out in an "L" shape. To the south of the this main cluster of cattle sheds across the internal road are two more cattle sheds, a temple, guest houses, some other structures and grazing grounds. The west of the main cluster of cattle sheds is the main office and few residential quarters. A paved path from the internal road leads to the main entrance of the office. There is some plantation around the office block. There is a lot of open space around, which is lying unused.	
5.2	ARCHITECTURAL DESCRIPTION	The Gowshala has approximately 22 structures that are a part of the original development, of which there are 10 cattle sheds and other structures include offices, residences and services. The most unique are the cow sheds – long / linear semi-open structures with sloping roofs supported on columns / piers. Low compound walls define some of the sheds. The cattle sheds have large spans roofed by wooden and steel trusses (only in structure no 7). Each cattle shed has fans and mosquito repellant devices, which are used in the night. Though there are 10 cattle sheds, each has specific purpose – The cattle shed no.1 is the maternity shed which is totally enclosed to prevent entering of crows and dogs, cattle shed no. 2 is for keeping pregnant cows, cattle shed no.3 is to keep the calves, cattle shed no. 4, 5, 6, 7, 8 & 10 are for keeping adult cows. The cattle shed no.9 is in isolation to keep cows in case of disease etc. The offices are G structures, simple rectangular blocks with sloping roofs. The guest houses are G + 1 structures, simple rectangular blocks with sloping roofs.	
5.3	INTRINSIC	The complex was built by the Bombay Gowrakshak Mandli with the help of British officers in order to protect and increase the milk yielding capacity of the cows. There were other complexes set up in other parts in Mumbai at the same time by the trust. Now only two of these are functioning, this Gowshala and the other on Charni Road. All the activities in the premises are related to the cows, their protection and preservation. Each cow shed has fans and mosquito repellant devices are used in the night. There are separate sheds for adult cows, calves and pregnant cows. There are separate sheds for the delivery, which are totally enclosed to prevent entering of crows and dogs. There is also an isolation shed to keep cows in case of disease etc. All the cows are let out in the open within the compound for 4 hours in shifts separately – calves first, then the adult cows etc. Many dignitaries have visited the premises – Dr. Rajendra Prasad, Dr. Shankar Dayal Sharma, Shri Morarji Desai etc.	
5.4	VALUE CLASSIFICATION	A (arc), B (uu), C (seh), D (bio), G (grp)	RECOMMENDED GRADE: NA
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G – 13 structures (59.09 %), G+1 – 9 structures (40.90 %)	

235	BOMBAY GOWSHALA PRECINCT			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar, plastered in majority of the buildings.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The cattle sheds are ground floor structures. Structural system in the rest of the two storey buildings comprises of wooden beams and joists supported on load bearing walls.		
7.4	STAIRS	Wooden stairs in G+1 structures.		
7.5	OPENINGS	Windows – All the structures (offices and residences) have straight lintels. Each window has 2 divisions - ventilators on the top with glass panes and paneled shutters. The cattle sheds have large openings covered with wire mesh. Doors – All the structures (offices and residences) have straight lintels. Each door has 2 divisions - ventilators on the top with glass panes and paneled shutters.		
7.6	ROOFING	All the cattle sheds have sloping roofs. The structural system of the sloping roof is simple in all the sheds. King post trusses, inclined tie members supported on load bearing walls & columns have been used. Purlins span the trusses; wooden rafters span the purlins, wooden members span the rafters on which the Mangalore tiles are placed. The other buildings such as guesthouses have hipped roofs with the Mangalore tiles.		
7.7	ARTICULATION	The entire complex is a low rise, low-density development. Most of the plot is open with scattered cowsheds and other structures. Each block has sloping roofs and cattle sheds in particular are semi open structures. The exposed woodwork with decorative elements such as the fascias and specialized openings impart a unique rustic character to the place located in the midst of a bustling metropolis with a high demand for land.		
7.8	FINISHES	Plinth –Stone plinths finished with plaster in majority of the buildings. Walls – Lime plaster with smooth finish on both the inside and outside. Some of the buildings have a rough finish outside. Flooring – IPS flooring, mosaic tiles, cement plaster. Roof – Mangalore tiles.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The shape of the precinct is irregular as it is an agglomeration of several survey numbers. A brick compound wall articulated by piers at regular intervals defines the compound. The entrance gate is on the right side of the wall abutting the Akurli Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound is very large and there is plenty of open space, most of which is unused / underutilized. There are plenty of trees and random shrubs / plantation. The area in front of the administration office is landscaped. The compound has hard and soft finish – compacted earth and some plantation. The compound is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M. and bore well.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from site – as Bombay Gowrakshak Mandli. The information was collected from Mr. A B Yadav, a senior staff member in the administration office.		



FRONT OF THE ADMINISTRATION OFFICE



EXTERIOR OF A CATTLE SHED



VIEW OF THE GUEST HOUSE



TRUSS DETAIL



VIEW OF THE CATTLE SHED





ROOF DETAIL ; ISOLATION SHED & TEMPLE





VIEW OF THE CATTLE SHEDS - EXTERIOR ; INTERIORS





ROOFING DETAILS - WOODEN TRUSSES



ROOFING DETAIL - WROUGHT IRON TRUSSES



DETAIL OF ROOF TRUSS

235	BOMBAY GOWSHALA PRECINCT	PLATE A



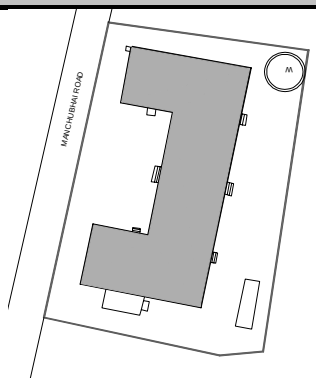
MAP OF BOMBAY GOWSHALA PRECINCT	DATE : 03/11/2005	N
LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS	20 10 0 20 40 60M SOURCES : City Survey Sheet, Goregoan Office, Mumbai	

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649

236	BHADRAN BHUVAN



COMMON REF NO	236
CARD NO.	236
WARD	P (N)
CS NO.	189+18 Parts
PLOT AREA	1994.90 sq m
BU AREA	667.30 sq m
DATE	11/ 03/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	236 PLATE A 236 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Bhadran Bhuvan.		
1.2	EARLIER NAME	Bhadran Bhuvan.		
1.3	BUILT-IN	1928.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Manchubhai Road, Malad (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Sanjuben Manibhai Patel.		
3.2	PAST	Private – Mr. Manibhai Patel.		
3.3	STATUS	18 Tenants on the Ground Floor. 18 Tenants on the First Floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor - Residential + Commercial.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a narrow road, the Manchubhai Road that runs along/parallel to the railway track in Malad on the eastern side. There are few chawls in the vicinity. The immediate surrounding is predominantly residential. Commercial activities are restricted to the main road after crossing the Dattamandir Road. Bhadran Bhuvan is set almost centrally in a rectangular plot. The main access is from the Manchubhai Road. The longer façade faces the access road; the building is "C" Shaped and creates an open court in the front. The entry gate is in the center and a paved pathway leads to the entrance verandah/porch. The compound has a well and a toilet block to the rear. The well is still functional and used to augment the water supply of the residents. The tenant's use the toilet blocks.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a multi family dwelling, to accommodate tenants. The overall plan is C shaped, symmetrical along the central axis and the layout is identical on both floors. The building consists of 3 blocks of rooms connected by verandahs. The central block has 6 units, 3 on each side of a central passage/stair case. The verandah has been projected in the center to define the entry. The left side block has 6 units and the right side has 5 units. The front unit on the right side is configured in a different manner than the left side and the symmetry is compromised. Each unit functions as an independent dwelling unit. The services – toilets are located separately at the rear of the compound. The C shape creates a neat courtyard in front, the space is bounded by the verandah with exquisitely carved cast iron jalis and has plantation. <u>Style and Features</u> A multi family chawl typology that does not have specific stylistic features. It confirms to an institutional type of a building – it is rather solid looking building with stone finish. The various bands at different levels (plinth, floor and lintel), ornate brackets, cast iron grills, concrete grills and stuccowork at the gable are some of the key features.		
5.3	INTRINSIC	The past owner (Mr. Manibhai Patel) was a railway contractor. He bought this land and built the structure for renting the same out.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone and malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Random rubble and rectangular masonry with exposed joints on ground floor and the façade facing the access road on the first floor. The walls on the three sides on the first floor are in brick. All walls are load bearing.		
7.3	FLOOR	The first floor structural system comprises of jack-arched floors. I section beams span the space and are supported on load bearing walls. All verandahs have jack-arched floors and are supported on load bearing walls on one end and wooden beams & columns on the other.		

236		BHADRAN BHUVAN		
7.4	STAIRS	Wooden stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and paneled shutters. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	A single sloping roof runs over the entire C shaped block. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The front verandah has a lean to roof sloping in both directions; it is supported on a load bearing wall on one side and wooden beams and columns on the other.		
7.7	ARTICULATION	The edifice represents the typical chawl typology/multiple dwelling popular during this period characterized by series of bays/dwelling units stacked in a row usually forming a rectangular/E /C shaped block. The edifice has a classic C shaped plan/form and the entire block is roofed by a simple sloping roof. Symmetry is maintained both in the plan and form. The building is given stone finish that imparts solidity. Horizontal bands at different levels all around the building – plinth band, sill band, lintel band and the cornice, enhance this effect. The front façade building is richly embellished on the exterior – cornice band, the verandah has exquisite cast iron jalis & carved wooden fascia boards, the rooms on the side blocks have balconies with carved concrete brackets and stucco work in the gable portion of the roof. The remaining three sides are extremely plain. The cornice band that is decorative on the front façade turns into a flat band on the side. The interior is extremely plain.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – The ground floor walls and the front wall on the first floor have exposed stone joints. The wall/facade facing the road has rectangular masonry and the left and right side walls have random rubble masonry. The remaining three sides on the first floor are brick walls finished with plaster. Flooring – All the spaces on ground floor have shahbadi flooring and the first floor has IPS cement flooring (maroon) in chequered pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original compound is intact. The front compound is ornate, elaborate pier and infill walls with decorative concrete jalis define the main gate and the rest of the wall/boundary definition consists of wrought iron grills/bars. The right side of the compound is defined by wrought iron grills/bars. The remaining two sides – left and rear probably had the same detail but at present there is nothing; probably the grills got stolen.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a well and a toilet block in the rear. The C shaped structure creates a front courtyard that has a few trees and plantation along the compound and there are planters along the verandah. The compound has hard finish - compacted earth and rough stone paving in portions. The compound is not maintained well or regularly.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – original in a fair condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – Exterior plaster has some damp and is peeling of at some places, not maintained. The cornice band at the first floor level running all along the verandah is broken, not maintained.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	Good – original in good condition, not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Addition of a tin door at the stair entrance.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. Haresh Manibhai Patel (son of Mr. Manibhai Patel) who lives in UK. The tenants did not allow interior photography. The information has been collected in an interview with one of the tenants.		



FRONT VIEW



FRONT LEFT VIEW & ORIGINAL FENCING



FRONT RIGHT VIEW



FRONT RIGHT DETAIL



LEFT SIDE VIEW



FRONT LEFT VIEW



PLAN - GROUND FLOOR





FRONT VIEW ; VIEW OF COMPOUND



MAIN ENTRANCE GATE



SIDE DETAIL



GRILL ON FIRST FLOOR VERANDAH



FRONT LEFT VIEW



FRONT PASSAGE ROOFING DETAIL

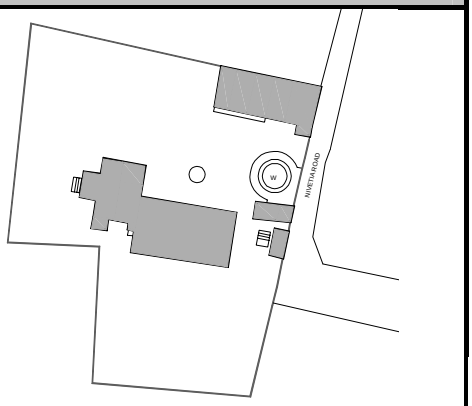


STAIRCASE

237	NEVATIA HOUSE AND TEMPLE



COMMON REF NO	237
CARD NO.	237
WARD	P (N)
CS NO.	557+12 parts
PLOT AREA	3332 sq m
BU AREA	529.77 sq m
DATE	26/ 07/ 2005
RECORDED BY	Bindu, Meera Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	237 PLATE A 237 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Nevatia House.	
1.2	EARLIER NAME	Nevatia House.	
1.3	BUILT-IN	1925. Extension: Approx, 1940's – 50s.	EXTENSION (if any): A new G + 1 structure abutting the main house.
2.0	**ACCESS**		
2.1	MAIN	Nevatia Road, Malad (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Smt. Chandrakanta Nevatia, Smt. Shantibai Chandrakanta Nevatia, Smt. Lalita Chandrakanta Nevatia, Smt. Nirmala Ramratan Agrawal, Smt. Malti Dwarkaprasad Nevatia, Smt. Sushila Dwarkaprasad Nevatia.	
3.2	PAST	Private – Nevatia Family.	
3.3	STATUS	Owners and Tenant on the ground floor. Owners on the First Floor.	
4.0	**USE**		
4.1	PRESENT	Residential/Commercial (Office).	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Part Residential and Part Commercial. First Floor – as Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located abutting the railway track on Nevatia Road in Malad (E). The surrounding area had many large mansions, houses of which only few remain – Ladiya house, Solicitors Bungalow, Kesardev etc. Many multi-storied residential societies have come up in the area. It is predominantly a residential area with commercial activities along the roads. The Nevatia House is set in a huge compound. Originally a large plot, part of the plot was taken for railways and road. The Nevatia Road cuts through the plot and divides it into two parts. One part abutting the railway track has the main house and the other plot has the Rani Sati Temple. This has changed the original layout and access. At present the edifice is placed towards the track and on the right side. It faces the railway track. There is circular fountain in front of the house, a large well, 2 structures/out houses and a watchman's cabin in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> There two clear spatial divisions articulated both in terms of plan and form. One is the original / older structure and the second is the extension built much later. The original structure has simple plan – a rectangular block of rooms and a verandah / porch which seems to be a later addition. The extension abuts the old structure; there is a staircase in between. It is not possible to figure out the original use of spaces, as the house has been sub-divided to accommodate several families, the ground floor in the new / extension block is used as an office. <u>Style and Features</u> Nivetia House is a highly eclectic structure and built over different time periods. This has resulted in a strange mix of elements and styles. The front verandah columns are a mix of the Corinthian capitals and decorative brackets, probably drawing from the Indo-Saracenic tradition. All decorative motifs are highlighted in bright colours. The projected balconies with delicate cast iron railing that echo the jharokha, the fountain, decorative fascia and the verandah are some of the key features.	
5.3	INTRINSIC	Originally the plot was quite large and the structure was quite small. Land was acquired by the railways and later on the family donated land to facilitate the construction of the road that cuts through the plot and hence the road was named as Nevatia Road after the family name. As the Nevatia family hails from Rajasthan, Mr. K. Nevatia's mother worshiped goddess Rani Sati. She used to visit the temple everyday that was across the track. As she was old Mr. K. Nevatia (her son) build a Rani Sati temple within the compound for her. Unfortunately after the construction of the Nevatia Road the road divided the plot and the house and the temple got into separate plots.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

237	NEVATIA HOUSE AND TEMPLE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not Visible.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system in the old structure comprises of wooden beams, joists and wooden planks supported on load bearing walls. In the new structure the structural system consists of RCC beams and slabs.		
7.4	STAIRS	RCC Stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	NA, limited access to the interior.		
7.7	ARTICULATION	The main house is small and represents the typical vernacular cottage typology popular during this period characterized by decorative verandahs, balconies and roofs. The exterior / front façade is richly embellished – an elaborate entrance porch with Indo-Sarcenic columns, decorative capitals and concrete jalis; cornice bands, projecting balconies with cast iron railing etc. The interiors are also richly articulated with motifs / design elements that are borrowed from Rajasthan – elephants, flowers etc.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All spaces have IPS flooring in brown or cement color. Roof – Mangalore tiles on the sloping roofs and concrete finish on the flat portion.		
7.9	INTERIORS	Old furniture such as bed, chairs, tables cupboards etc.		
7.10	COMPOUND / FENCE/ GATE	The large plot got divided into two due to the road. Hence there are two compounds. One, which had the main house and the other with the temple. The original compound is lost. Only the wall abutting the railway track is old with piers and brick infill wall. Rest three sides are new brick wall. Though the house faces the railway track, the present entry into the plot is from the rear/Nevatia Road. The gate is a large wrought iron gate. The compound with the temple has brick wall compound with gate in the Nevatia Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound wall and the entry are lost as land was lost in acquisition for both, the railway and road. This has changed the original layout / use of the compound and the approach to the house. Further the new extension has also affected this. The compound has the main house has about 2 out structure that was probably a servants quarter, which houses the tenants, a room for the watchman, a large well and a fountain. The compound has hard finish – compacted earth. There are many large trees and some plantation along the front margin of the house. The compound is partly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guards, couple of window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Good – original in good condition, maintained.		
9.5	OPENINGS	Good – original in good condition, maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	Good – Maintained.		
9.9	OUTBUILDINGS	Fair – Original in a fair condition, not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The entrance porch in the old / earlier structure appears to be added much later as it follows a different architectural language and construction technology. Further a tin shed has been added to cover the terrace above the porch. A new block was added abutting the old / earlier structure with a staircase in between and it is more or less keeping with earlier structure although it has none of ornamentation / embellishment that the older structure displays.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the interiors of the house was not allowed. The information has been collected in an interview with the one of the owner – Mrs. Shantibai Nevatia.		



FRONT VIEW(OLD HOUSE)



RANI SATI TEMPLE



FRONT VIEW



LEFT SIDE VIEW

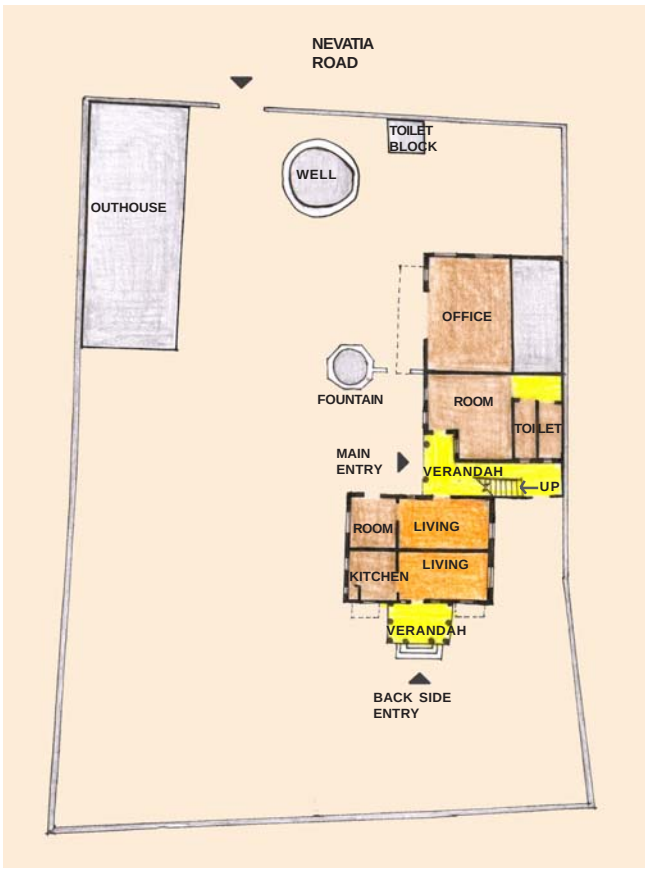


FRONT VIEW (NEW HOUSE)





FRONT VIEW ; REAR VIEW FROM ROAD



PLAN - GROUND FLOOR



FRONT VERANDAH



BALCONY AT FIRST FLOOR



WINDOW DETAIL



COLUMN DETAIL



VERANDAH AT FIRST FLOOR







CONCRETE STAIRCASE



COLUMN DETAIL AT FIRST FLOOR



COLUMN DETAIL- REAR VERANDAH

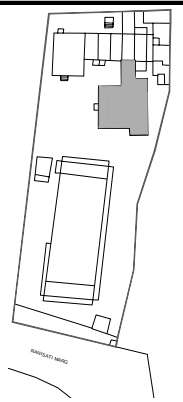


BALCONY AT FIRST FLOOR

238	LADIYA HOUSE



COMMON REF NO	238
CARD NO.	238
WARD	P (N)
CS NO.	426 A+11 Parts
PLOT AREA	2930 sq m
BU AREA	197.06 sq m
DATE	26/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	238 PLATE A 238 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ladiya House.	
1.2	EARLIER NAME	Ladiya House.	
1.3	BUILT-IN	*1900s.*	EXTENSION (if any): Co-Operative Housing Society created and a new residential apartment (G + 6) block was constructed in 1960s.
2.0	**ACCESS**		
2.1	MAIN	Rani Sati Marg, Malad (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private- Sujata Niketan Co-Operative Housing Society.	
3.2	PAST	Private – Ladiya Family.	
3.3	STATUS	Main House Mr. Kantilal Shah on first floor Mr. Ramanlal Shah on the ground floor	Out houses 2 tenant on ground floor
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential/Commercial First Floor – Residential	Out Houses Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located close to the Railway line with the main access from the Rani Sati Marg. The area has quite a few old houses – Nevatia House, Solicitor's Bungalow and Kesardev House. At present the area is quite congested and noisy due to the proximity of Malad Railway Station. Ladiya Bungalow was set in a huge compound and faces the Railway track. A large portion of the compound was lost in acquisition by the Railways and the original sense of entry and the setting of the house within the compound, is lost. The present access is from the Rani Sati Marg. There are several structures close to the main house, which now have been extended / encroached and are occupied by tenants. A Co-Operative housing was established in the sixties. A G + 6 storeyed apartment block is constructed in front of the main house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. There are two clear spatial divisions articulated both in terms of plan and form. The front portion consists of a large central hall surrounded by a verandah on three sides on both the floors. The central hall on the first floor is magnificent with a high volume. At the rear is a bay of rooms and a staircase. The rear bay consists of three floors. The house has undergone substantial transformations as multiple tenants occupy it. The original sense of a large weekend retreat mansion is lost. <u>Style and Features</u> Although substantially transformed, the Ladiya House must have been a handsome mansion when built. Its decorative motifs are from European architecture, however in stucco. The roof articulation, segmental arched windows, woodwork at the verandah and the cast iron railings are some of the key features.	
5.3	INTRINSIC	It was learnt that the house belonged to the Ladiya Family, a Marwadi family from Rajasthan that had its business in Kalbadevi. The Bungalow was designed as a weekend retreat. The last owner Ms Bhagirathi Ladiya died and apparently there were no heirs. A Co-Operative Housing Society was established in part of the plot.	
5.4	VALUE CLASSIFICATION	A (arc), B (des), E	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G, G+1, G+2(part)	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped with a plinth band in plaster. Most of the plinth is covered as the ground has been raised.	
7.2	WALLS	Brick walls with lime mortar, load bearing.	
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. The front verandah, also of wooden joists, is supported on a load bearing wall on one side and wooden columns on the other. The structural system is	

238		LADIYA HOUSE		
		similar for the second floor in the rear block.		
7.4	STAIRS	Wooden stairs in the rear block, one stair from ground floor to the first floor and another from first floor to the second floor.		
7.5	OPENINGS	Windows – Various types of windows have been used. The windows have segmental arched lintels. Each basic window unit has 2 divisions – ventilator at the top and shutters with glass panes / wooden panels. Combinations of the basic window units are used for different spaces / rooms. Further in the central hall where the roof is high and the space has a huge volume there are additional circular openings and gable windows. Doors – The doors have segmental arched lintels, each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The central hall has a sloping roof and trusses which are not visible at the moment on account of a false ceiling. The verandah surrounding the central hall has lean to sloping roof. The rear bay has a sloping roof. As the span is not large, simple A trusses span the space, wooden battens rest directly on the purlins that rest on the trusses.		
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period, characterized by decorative wooden verandahs, balconies and roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, projecting balconies, wooden brackets, windows etc. The front portion of the house has full verandah on both floors and on all three sides with delicate cast iron railings, decorative fascias and stuccowork. The rear portion of the house is a rectangular, 3 storeyed block with a single sloping roof. The surfaces are punctured with windows and are richly ornamented with stuccowork and rustication bands at the edges. Both the left and right facades have an interesting skyline because of the profiles of both the sloping roofs. The interiors also display the richness in terms of wooden doors and windows, built-in furniture, stucco work, staircase and exposed structural members.		
7.8	FINISHES	Plinth – Exposed stone joints, not visible. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring –The original flooring consists of Shahbadi tiles and IPS cement tiles in reddish brown colour but has been replaced by vitrified tiles in many spaces. Roof – Mangalore tiles.		
7.9	INTERIORS	Built-in cupboards with inlay work.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost due to acquisition by railways and construction of a Co-Operative Housing Society. At present there is a brick compound wall on all the sides. The present entry is from the Sujata Co-Operative Housing Society. The compound wall along the Rani Sati Marg has a gate that provides access to the Co-Operative Housing Society.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are several structures close to the main house, which have now been extended/encroached and are occupied by tenants. There is a G + 6 storeyed apartment block constructed in front of the main house. Most of the compound is paved and maintained by the Co-Operative Housing Society.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light on the first and second floors, inadequate on the ground floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – minor seepage from the ground, not maintained.		
9.2	WALLS	Fair– seepage from the roof, not maintained.		
9.3	FLOOR	Fair – cantilevered portion of the verandah in the front shows structural failure and has been given additional support, remaining parts are in a reasonably good condition, not maintained.		
9.4	STAIRS	Fair – not maintained.		
9.5	OPENINGS	Fair – maintained in parts.		
9.6	ROOFING	Fair –leakage from sloping roofs, maintained.		
9.7	ARTICULATION & FINISHES	Fair– not maintained.		
9.8	SERVICES	Fair – not maintained.		
9.9	OUTBUILDINGS	Fair – maintained by individual tenants.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	A brick wall has enclosed verandah on the ground floor, the first floor verandah has been enclosed by a grill, some of the windows have been closed and covered by grills; toilets and bathrooms have been added, and internal partitions have been done to create spaces. All changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There was no access to the ground floor of the house. The information has been collected in an interview with a tenant in one of the out structures, Mr. Pawan Dhanuka. There is litigation between the tenants in the out structures and the Co-Operative Society.		



FRONT VIEW





ROOF PROFILE OUTHOUSE ; SECOND FLOOR



FRONT LEFT VIEW



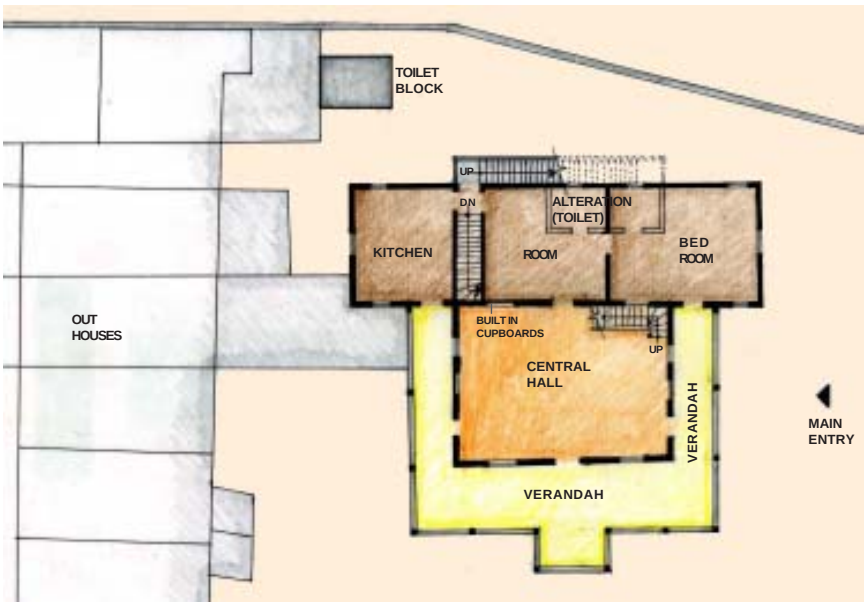
WINDOW DETAIL



RIGHT SIDE DETAIL



RIGHT SIDE VIEW



PLAN - FIRST FLOOR





INTERIOR - FIRST FLOOR ; VERANDAH GRILL



WOODEN STAIRCASE



VERANDAH - FIRST FLOOR





METAL GRILL ; ROOF SYSTEM



INTERIOR - SECOND FLOOR



VERANDAH - FIRST FLOOR

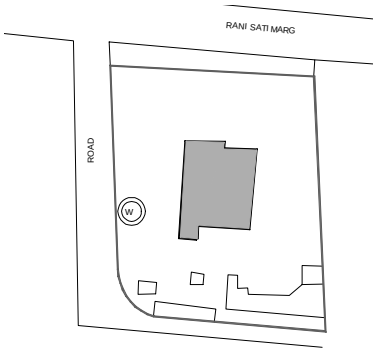


KITCHEN - FIRST FLOOR

239	KESHARDEV HOUSE



COMMON REF NO	239
CARD NO.	239
WARD	P (N)
CS NO.	546A
PLOT AREA	1186.60 sq m
BU AREA	136.88 sq m
DATE	12/ 09/ 2005
RECORDED BY	Bindu, Keval, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	239 Plate A 239 Plate B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Keshardev House.		
1.2	EARLIER NAME	Keshardev House.		
1.3	BUILT-IN	1925.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Rani Sati Marg, Malad (E).		
2.2	SUBSIDIARY	Ahilya Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shrikrishna Narsaria, Mr. Rajkumar Narsaria.		
3.2	PAST	Same family.		
3.3	STATUS	Owner on both the floors.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the junction of Rani Sati Marg and Ahilya Road, in Malad (E) close to the Malad Railway Station. The area is quite congested and noisy due to the proximity of Malad Railway Station. Most of the development consisted of bungalows but most of them have undergone redevelopment and there are new high rise developments built in their place. The area is predominantly residential with concentration of commercial activities near the station and all along the main roads. Keshardev House is set in a large rectangular plot. The house is almost centrally placed in the plot. The main access is from the Rani Sati Road. There are three other structures in the compound – a servant's quarter, a house for the gardener and a toilet block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan:</u> The building was built as a single-family dwelling. The overall plan is a square block and the there are two bays. The left bay is the public zone and consists of an entrance verandah and a large hall. At present the front entrance into the house is closed and the rear door is used as the main entrance into the house. The front verandah is now used as a dining room. The left bay is the more private zone and consists of bedrooms / living areas. There is a verandah at the rear, along both the bays, which has the staircase that leads to the upper floor. Part of the rear verandah is used as a kitchen defined by a wooden partition. The rear verandah provides access to the first floor. Both the floors have a similar layout except that the main hall has been sub divided by a wooden partition. Originally, the toilets were outside but new toilets have been added abutting the rear verandah and the external toilet block is not in use anymore. <u>Style and Features:</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the bay with windows and sloping roofs are the important features that set the stylistic appearance. Stained glass sun breaker panels at the verandah, the railings, the staircase and wood work are typical stylistic elements seen in this typology unique to Bombay.		
5.3	INTRINSIC	The grandfather of the present owner built the house.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

239	KESHARDEV HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists. The front verandah consists of wooden joists, spanned by wooden boards and is supported on a load bearing wall on one side and wooden beams & columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Most of the windows have segmental arched lintels (except on the front right bay). Each basic unit window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden panels in the lower division. All the windows are protected by chajjas with tin sheets and wooden framework. Doors – Most of the doors have segmental arch lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	A single gable roof covers entire structure. The spans are not large and the structural system comprises of purlins supported on load bearing walls; wooden boards span the purlins on which the Mangalore tiles are placed. A dormer is projected over the right bay. The roof extends over the front and the rear verandahs.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period. The massing of spaces is compact. It is an elegant rectangular volume, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The left side has a verandah with glass sun breakers and wooden panels with motifs cut into them. The right side is a solid surface – defined by horizontal bands and windows on both the floors, the upper floors have smaller square panels in relief and simple design/motif in the gable portion of the roof. The left and the right sides are articulated with pilasters, horizontal bands, interspersed with the typical windows. The rear facade is plain. The interior is quite rich with stucco around the doors / windows, staircase with a decorative railing, projected treads and exposed structural wood work.		
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Shahbadi flooring in a chequered pattern in black and grey. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture like cup boards, chairs, tables, wooden trunks etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by stone compound wall on all the four sides. The original compound wall is intact. The main gate is in the center of the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a well in the right margin, which is not used. There are three other structures in the rear margin – a G + 1 servant quarter, a house for the gardener and a toilet block. Both the servant quarters are rented out and the toilet block is no longer used. In addition there is a shed for car parking in the left margin. The compound has soft finish – loose soil. There are a several large trees and plantation along the periphery of the compound and the house. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC unit.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in good condition, cracks in the wall, exteriors are not maintained, affected by termite attacks.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Fair – original in fair condition not maintained.		
9.5	OPENINGS	Good – original in condition, not maintained.		
9.6	ROOFING	Fair–original in fair condition, not maintained, problem of leakage.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	Poor- original in condition – not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front and the rear verandah on the ground floor and the first floors are covered. Toilets are added in the rear verandah of the house on the ground floor. On the first floor, wooden partitions are erected to divide the main hall into two rooms.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the daughter of the owner.		



FRONT RIGHT VIEW





KITCHEN & OUTHOUSE ; WELL IN COMPOUND



FRONT FACADE



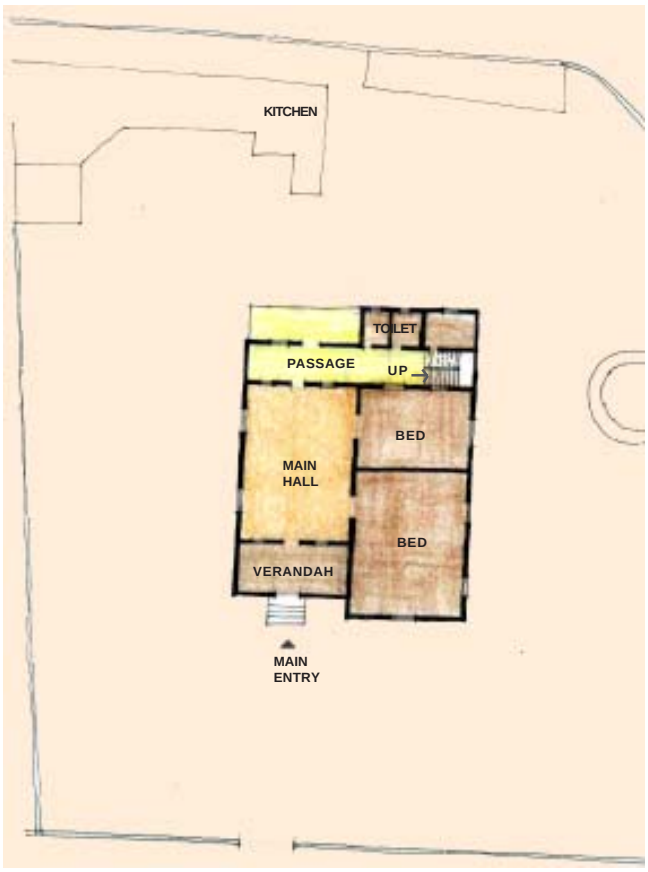
FRONT RIGHT BAY



REAR & LEFT SIDE VIEW



LEFT SIDE VIEW



PLAN - GROUND FLOOR







VERANDAH DETAILS ; STAIR BAY DETAILS



ROOF DETAILS



WOODEN STAIR





TYPICAL DOOR DETAILS



MAIN HALL ON FIRST FLOOR



MAIN HALL ON GROUND FLOOR

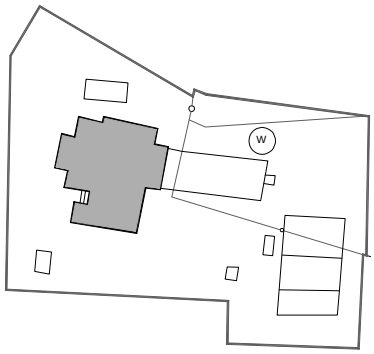


REAR BALCONY ON FIRST FLOOR

240	SAMANT HOUSE



COMMON REF NO	240
CARD NO.	240
WARD	P (N)
CS NO.	70/3, 369 (A) 15
PLOT AREA	2745.90 sq m
BU AREA	147.17 Sq m
DATE	26/ 04/ 2005
RECORDED BY	Shirley, Bindu
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	240 PLATE A 240 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Samant House.	
1.2	EARLIER NAME	Samant House.	
1.3	BUILT-IN	1890. Extension: 1977.	EXTENSION (if any): Kitchen and toilets on the right side of the house and a high rise building at the rear, abutting the house.
2.0	**ACCESS**		
2.1	MAIN	Lane off Station Road, Goregaon (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mr. Padmakar Balkrishan Samant and Mr. Ramchandra Balkrishan Samant.	
3.2	PAST	Private – Same as above.	
3.3	STATUS	Owners.	
4.0	**USE**		
4.1	PRESENT	Commercial (Clinic).	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Part used as a clinic, rest unoccupied. First Floor – Unoccupied.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on a by lane, off the Station Road in Goregaon (E). The area being in proximity of the Goregaon station, has a mix of predominantly residential and commercial activity along the road and around the junction. The area once had many old bungalows but very few remain, as most have been redeveloped either as bungalows or as shops /commercial complexes. Samant House was set in a large plot but has been sub-divided and a high-rise apartment complex has been constructed. Earlier a house now it is un-occupied and only a portion of it on the ground floor is used as a clinic.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built for self-use. The plan is a square block and consists of rooms organized in a series of lateral bays. There are no corridors/internal passages and one room leads to another. On the ground floor, the entrance porch leads to a large hall (now sub-divided to accommodate a clinic). There is another hall behind, followed by a bay that has a staircase in the center, flanked by two rooms. On the upper floor there was an open terrace above the hall that is now enclosed & additional rooms have been created. There are larger rooms over the last two bays. The kitchen & toilets were added in 1977 to the right side. Originally the toilets were not a part of the structure. <u>Style and Features</u> The house is similar to the East Indian typology characterized by a projected porch, bays and floors articulated by pilasters and bands, bright colours and sloping roofs, although the ornamentation is far more restrained in this house. The simple pilasters, horizontal bands, stucco work motifs and the typical window are the key elements that are further enhanced by a bright colour scheme.	
5.3	INTRINSIC	Samant House was built by Mr. Padmakar Balkrishna Samant who was a prominent activist. He was also the Head Master of the Prabhu Seminari School. Mr. P.B. Samant was a well-known and respected personality of Pathare Prabhu Community. This house was also the office of Rashtrya Seva Dal. Many meetings were held in this house. Many prominent leaders of that time have visited the house. The front hall of the house was used as the meeting hall/space. In 1965 the property was passed on to Mr. R. B. Samant and his brother (sons of Mr. Padmakar Balkrishna Samant). In 1977 the brothers separated and built a building to the rear of the house. In the same year a kitchen, two toilets and a small room was added to the existing structure. For some time Ms. Vasuda Pathak – a renowned author and Mr. Mohan Samant – a well-known painter lived on the first floor. A part of this house was given out to the Nagri Niwara Parishad – an NGO in 1981. Later the families moved out into bigger apartments in the vicinity in 1990. A clinic was setup in 1995 in the front part of the house. The clinic is run by the Mrs. Geeta Samant (Daughter in law of Mr. R.B. Samant and wife of Mr. Arun Samant who was a renowned mountaineer). In 1985 the property was given to Samant Developers for redevelopment. Presently only the clinic is functioning in the house.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

240	SAMANT HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by cement plinth band.		
7.2	WALLS	Brick wall with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls in the old structure. The extension portion has RCC beams and slabs.		
7.4	STAIRS	Wooden Stairs.		
7.5	OPENINGS	Windows – The external windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. The ground floor windows on the west and north are protected by GI sheet chajjas on wooden framework. The gable portion has round openings to provide additional light. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top with glass panes and paneled double shutters. Some of the doors have straight lintels with paneled double shutters.		
7.6	ROOFING	The roofing system is composite, both sloping and flat roofs have been used. The front bay has flat roof with wooden joist and beams finished with lime concrete. The extension portion has RCC beams and slabs. The 2 bays of the earlier structure have a sloping roof. King post trusses span the main load bearing walls, purlins span the trusses. The wooden boards between the purlins have been replaced by tin sheets. The entrance porch has a sloping roof.		
7.7	ARTICULATION	The plan and form of the house is a slight variation of the East Indian House found in the coastal gaothans. It is a square, elegant two storeyed block, originally with a stepped section – the front bay had a terrace on the first floor and two rear bays have single hipped roof. The 2 storeys are highlighted by a horizontally projecting cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical bay is defined on the exterior by projecting pilasters and is punctured by the typical window with lintel & sill projections in bright red color. The front façade has the porch in the center and typical windows on the sides with stuccowork. The parapet above is decorated with swastika and geometric patterns. The remaining facades are simple – articulated with horizontal bands, windows and decorative fascia. The interiors are simple, the only key feature is the exposed woodwork & china mosaic flooring on the first floor.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with sand finish on the exterior and smooth finish in the exterior. Flooring – All the spaces on the ground floor have coloured mosaic flooring. The first floor has china mosaic flooring in floral patterns. Roof – The original wooden boards were replaced by tin sheets on sloping roof and concrete on flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original compound wall is lost. There is a compound wall on the north & west sides. Other sides do not have any defining feature. The entry into the plot is from north through a small gate. A paved path leads to the main entrance and to the rear.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front and the left margins have landscaped gardens. The compound has about 2 other buildings. Rest of the compound has hard finish – compacted earth. There are few trees. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light.		
8.2	VENTILATION	Inadequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Good – damp in the wall, original in good condition, not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Fair – original in a fair condition, not maintained.		
9.6	ROOFING	Fair – wooden boards replaced by tin sheets, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, not maintained.		
9.8	SERVICES	Good – added toilets in a good condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A kitchen and toilets were added on the right side of the original structure, additional rooms have been added on the first floor in the front bay and internal partitions have been added on the ground floor to accommodate a clinic.		
10.2	STRUCTURE	A new block added at the rear that abuts the original structure.		
10.3	ARTICULATION & FINISHES	Some doors and windows of the house have been changed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The owners now wish to demolish and redevelop the property. The information has been collected in an interview with Dr. Geeta Samant.		



VERANDAH AT THE ENTRANCE



LEFT SIDE - NEW EXTENTION



LEFT SIDE VIEW ACROSS THE LANE



REAR SIDE - NEW EXTENTION



WINDOW DETAIL - INSIDE



WINDOW DETAIL - OUTSIDE



STEEL GIRDERS PROJECTING FROM LEFT SIDE



VERANDAH AT THE ENTRANCE



LEFT SIDE - NEW EXTENTION



LEFT SIDE VIEW ACROSS THE LANE



REAR SIDE - NEW EXTENTION



WINDOW DETAIL - INSIDE



WINDOW DETAIL - OUTSIDE



STEEL GIRDERS PROJECTING FROM LEFT SIDE

241	JOGESHWARI CAVES



COMMON REF NO	241
CARD NO.	241
WARD	K (E)
CS NO.	182 + 109 parts
PRECINCT AREA	6234.30 sq m
BU AREA	NA
DATE	04/ 12/ 2004 24/ 07/ 2005
RECORDED BY	Bindu, Shirley
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	241 PLATE A 241 PLATE B

NA

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Jogeshwari Caves.		
1.2	EARLIER NAME	Jogeshwari Caves.		
1.3	BUILT-IN	Later half of 8th Century.	EXTENSION (If any): None.	
2.0	**ACCESS**			
2.1	MAIN	Gufa Road, Jogeshweri (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	ASI Monument.		
3.2	STATUS	Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Religious / Recreational.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	The Gufa Road provides access to Jogeshwari caves, which is a subsidiary road from the Western Express Highway. Another by lane from the gufa road leads to the caves. The precinct includes following CS numbers 182 + 109 parts. The area is about 0.62 Ha.		
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Jogeshwari caves are at a distance of about a kilometer from the Jogeshwari Railway Station in a thickly populated surrounding. The precinct is a large Brahmanic Temple of the eighth century. It is cut in a low dome of crumbling volcanic breccias in the limits of the Amboli village. The length of the cave from east to west is 240 feet and including two rocks cut passages, it is 320' and the width is approximately 200'. The area around the structure is densely built. It is all a residential development & slums all around.		
5.3	ARCHITECTURAL DESCRIPTION	From the 2 lamp pillars, a plain rock cut passage, approximately 8 feet wide and 50 feet long, leads to an open court, which is ruined, but still has some remains of carvings. From the court the steps lead down to portico, 20' x 18' with a height of about 20'. Formerly there was a richly carved door to pass through to this portico. The walls of this portico had figures but the low damp site conditions have rotted away almost all traces of carving. At the end of the portico, were two richly ornamented chambers separated by pillars and pilasters now in a totally dilapidated condition. The right chamber had a Shiva figure seated in the form of seated ascetic and the left chamber has a Shiva in the tandava of which nothing remains. In the middle of the back wall of the portico is a highly ornamental door with the remains of large warders on either side, and in other parts, with traces of delicate carving of which only a few glimpses are visible. The central door opens into an immense hall, about ninety feet square and ten feet high. In the middle of the hall is a rock cut shrine, about twenty-two feet square and with an entrance door in the center of each face. Within the shrine on a low altar is a stone that has a pair of feet. At present placed on the altar is an idol of Goddess Jogeshwari. The east outer face of the shrine was once covered with figures of Shiva's attendants, of which only traces remain. The north wall of the hall is blank with no outlet. The south wall has a door which opens on a verandah, 16' x 120', whose outer cave is supported on a row of ten pillars and two pilasters in the Elephanta style, of which, now only one remains. The east door of the great hall opens on a large vestibule or porch. The vestibule is about 30' long, and has a central hall separated from side verandahs, by a row of four pillars and two pilasters. Across the open court is an outer porch with a central hall, rows of pillars and pilasters. Out side of this porch, a rock cut passage about 9 feet wide rises by 30 steps to the level of the rock.		
5.4	INTRINSIC	The old Gazetteer of Thana gives a description of the place, which tells that there were paddy fields around and the caves were covered by grass and bushes. At that time they were noticed by the white washed pillars. Next to Kailash at Ellora this is the second largest cave known in India. A unique fact according to Dr. Burgess is that the cave shows no traces of an arrangement of a Buddhist monastery. Its large porticos and courts point to the development of a style seen in temples of Ambarnath in Kalyan and Somnath Patan in Saurastra.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des)	RECOMMENDED GRADE	I
6.0	**TOPOGRAPHY**			
6.1	FLOORS	NA		

241	JOGESHWARI CAVES			
7.0	**CONSTRUCTION**			
7.1	PLINTH	None.		
7.2	WALLS	Stone (Rock cut).		
7.3	FLOOR	Stone (Rock cut).		
7.4	STAIRS	Stone (Rock cut).		
7.5	OPENINGS	Stone (Rock cut).		
7.6	ROOFING	Stone (Rock cut).		
7.7	ARTICULATION	NA.		
7.8	FINISHES	Plinth – NA. Walls – NA. Flooring – NA. Roof – NA		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	The Cave is now in the midst of a slum. The passage that leads down into the cave has a low wall. The Cave is pretty much open and accessible.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Most of the area around the Cave is encroached by slums. The top of the Cave serves as an open space and is used by slum dwellers to play games / sports.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA.		
8.2	VENTILATION	NA.		
8.3	ELECTRICITY	NA.		
8.4	WATER SUPPLY	NA.		
8.5	DRAINAGE	NA.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	NA.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	NA.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	It is under existing/public utilities zoning as per the Development Plan The Cave surroundings are completely encroached by dense slums and the sewerage and drainage from these areas flows into the cave and is causing incredible amount of damage. The top of the caves is used as a play ground and there is plenty of solid waste dumped on it. There is a need to prepare a Comprehensive Restoration Plan for the Caves that take into account not only the actual caves but the surrounding area also.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Information is collected from various sources.		



TOP VIEW OF THE SITE



GARBAGE ON THE UPPER SIDE OF CAVES



PATH LEADING TO THE CAVES



TOP VIEW OF THE ENTRANCE OF THE CAVES



VIEW OF THE PATH TO CAVES



DRAIN AROUND THE CAVE



DETAILED VIEW



DETAIL SHOWING THE RUINED CONDITION



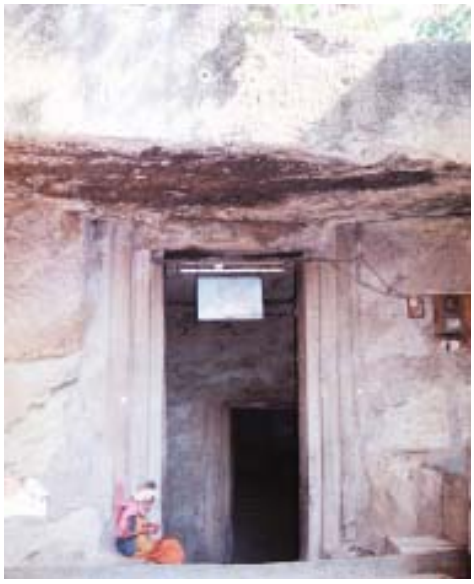
COLONNADE AT THE FRONT



DETAIL OF THE CAVE



CARVING INSIDE THE CAVE & TEMPLE



ENTRANCE TO THE CAVE



ROCK FORMATION INSIDE



VIEW OF INTERIORS

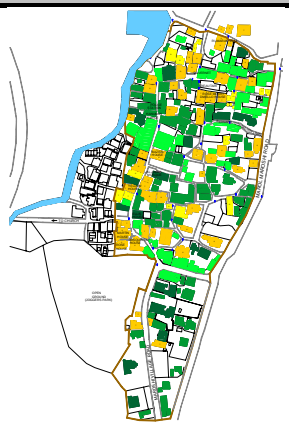


COLUMN DETAIL

242	MAROL VILLAGE PRECINCT



COMMON REF NO	242
CARD NO.	242
WARD	K (E)
CS NO.	NA
PRECINCT AREA	5.73 Ha
BU AREA	2.09 Ha
DATE	02/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	242 PLATE A 242 PLATE B 242 PLATE C 242 PLATE D



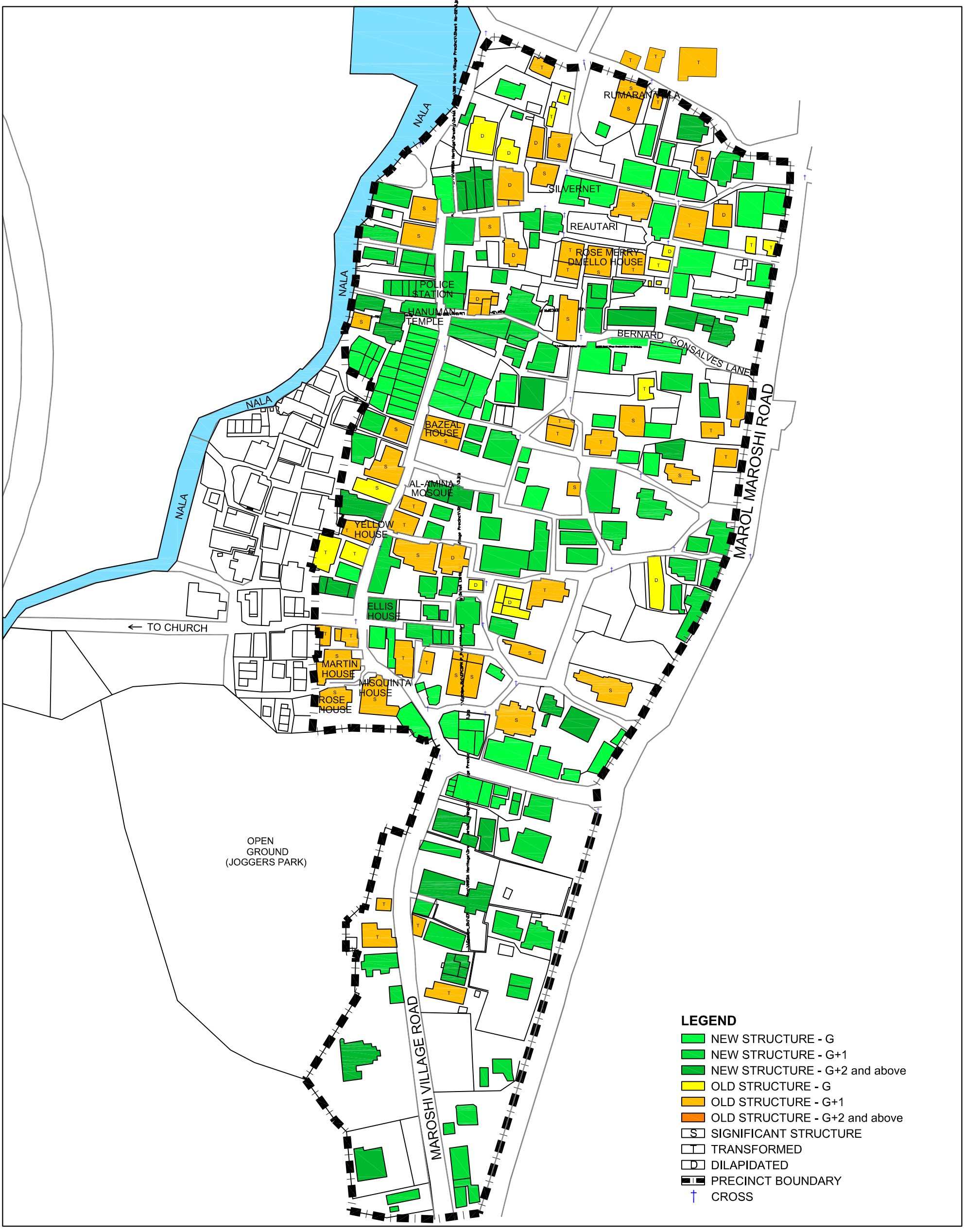
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Marol Village.	
1.2	EARLIER NAME	Marol Village.	
1.3	BUILT-IN	18th Century.	EXTENSION (if any): Towards north direction.
2.0	**ACCESS**		
2.1	MAIN	Marol – Maroshi Road, Andheri (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The Marol Gaothan lies along the Marol – Maroshi Road that also provides the main access into the settlement. It lies on the east side of Andheri near SEEPZ industrial area. This part of the city is not very well planned. The built fabric along the Marol Road edge is being transformed and the structures are being converted to commercial use. The precinct is defined to encompass the main Marol settlement – on the east is the Marol Maroshi Road, to the north are residential developments, to the north-west is the nala, and to the south-west is the Jogger's Park. The total area is approximately 5.73 ha and has about 197 structures. The predominant communities are the East Indians, Bhandaris and Muslims.	
	TOWNSCAPE (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is linear, it has developed along the Marol Maroshi Road to its west. It is still quite organic, homogeneous & low rise, high density. Along the Hanuman Mandir Road some multi-storey residential blocks have come up. Another road/street that runs parallel to the Marol Maroshi road and on the western periphery of the Gaothan is the Hanuman Mandir Road. Next level of streets/lanes form a maze between the Marol Maroshi road and the Hanuman Mandir Road (also referred as Bazaar Road). The streets are narrow. Here the streets widen into squares / open spaces that are used as spaces where people meet, children play etc. In such spaces generally a cross is also erected. The built fabric of the village is dense but it loosens up towards the East Indian Settlements (also known as the Reautari area within the village). The land use is predominantly residential with commercial activities concentrated on both sides of the Hanuman Mandir Road/Bazaar Road and all along the western side of the Marol Maroshi Road. The major landmarks in the village are – Hanuman Temple & mosque on main road, garden & jogging park on the church road.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 197 structures and a little over half of them are (1218, 61.42 %) are G + 1 structures. Most of the built fabric is intact; the old character of the spaces is retained although a major portion of the structures have undergone transformation. Out of the total 197 structures surveyed, about 71 (36.04%) are intact, have retained the old character and are in a fair condition. The remaining 126 (63.96%) are new. There are two basic housing typologies – East Indian, Bhandari and Kunbi. <u>East Indian House</u> – Belonging to the Roman Catholic community, some houses are set in individual compounds defined by stone/brick walls and some have margins all around without compound wall. Each house is a rectangular or a square 2 storeyed block with a well-articulated single storeyed porch, defining the entry. The first set of rooms comprise of a central hall flanked by a staircase/smaller room, the next set of rooms are the more private: living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The houses also open out onto the rear. <u>Bhandari Houses</u> – Belonging to the Bhandari community (toddy tappers), the houses are set in clusters creating common open spaces and are much smaller. Their houses are less articulate. The houses have a simple plan; most of the houses have a verandah in the front, followed by the living and the services areas.	
5.3	INTRINSIC	In the Shaka year 1225 (A.D. 1303) King Bhimdev died, & was succeeded by his son Pratapbimba, as he is sometimes called. He built another capital city at Marol in Salsette, which he named *Pratappur*. (Gazetteer Vol-1). The village of Marol was a well-known agricultural village. It was developed in fifties to become an important industrial area. (Gazetteer Vol-1).	

242		MAROL VILLAGE PRECINCT		
		The early village was a small, segregated settlement surrounded by paddy fields. It was called Pali Grende and had Dhambli & the Old bazaar Peth as its other parts. The early settlement was divided on the basis of cast, which was based on profession they inherited. The casts were mainly Kulbi's (Farmers), Bhandari's, Kumbhars (Potters), Dhobi's, Navi's (Barbers). Then the village grew across the nala dividing them into two parts. The areas were called Oleria (East) & Oleria (West). The west side was called the place of Reautari (Rich farmers place). Across the nala was the Bhandarwada. These were the poor and backward communities. The west side of the village is still intact because they were rich and able to maintain the property. The present village has East Indians, Marathi's & few Muslim families. The old traditions & rituals are still maintained. The Muslims bought properties for the East Indians and started settling in the village. In past 5 to 7 years the village has come under developmental pressures. The residents of the village complain that authorities acquired their land for the extension of the airport, but the land was leased to the hotels. They didn't get any compensation for that. The F.S.I allowed was 0.7 earlier but it was changed to 2.5. That is also one of the reasons why people are selling land to the developers.		
5.4	VALUE CLASSIFICATION	A (arc), A (cul), A (his), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 57 houses (28.93%), G +1 – 121 houses (61.42%), G + 2 and above – 19 houses (9.64%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, regular joints with mud mortar in majority of the houses. Many of them have been plastered as the ground is raised.		
7.2	WALLS	Brick wall in majority of the houses. Many of them are refinished several times.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal and external stairs in wood in most of the East Indian houses. In the structures that have undergone transformation, particularly the East Indian houses, concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation, new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns, have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian houses are the most elaborate / well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projecting pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colors and the infill walls are in more subdued shades. The Bhandari houses have well articulated verandahs. The houses have a collective similarity in terms of the elements & scale and this generates fantastic public spaces – the meandering streets and the chowks.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Some of the East Indian houses have well defined compounds. The Bhandari houses are organized in clusters and the other houses also do not have compound walls.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses. Such spaces are used for common activities.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good to Fair.		
9.2	WALLS	Good to Fair.		
9.3	FLOOR	Good to Fair.		
9.4	STAIRS	Good to Fair.		
9.5	OPENINGS	Good to Fair.		

242		MAROL VILLAGE PRECINCT		
9.6	ROOFING	Good to Fair.		
9.7	ARTICULATION & FINISHES	Good to Fair.		
9.8	SERVICES	Good to Fair.		
9.9	OUTBUILDINGS	Good to Fair.		
9.10	OVERALL CONDITION	Good to Fair.	MAINTENANCE LEVEL	Fairly maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Quite a few of the old structures display varying degrees of transformation such as the covering of the verandah with grills, change in the roofing material etc.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in an interview with Mr. Terrance Fernandes.		

242	MAROL VILLAGE PRECINCT	PLATE A



MAP OF MAROL VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60 80 M

SOURCES : City Survey Sheet, Ville Parle Office, Mumbai

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



STARTING POINT OF HANUMAN ROAD





VIEWS OF HANUMAN ROAD



HANUMAN ROAD





VIEW OF A INTERNAL PART OF THE GAOTHAN



VIEWS OF INTERNAL LANES









MARTIN HOUSE ; MISQUITTA HOUSE



OTHER HOUSES ON HANUMAN STREET



VIEW OF HOUSES IN INTERIOR LANES



VIEW OF CICILIA HOUSE



ENTRANCE DETAIL OF ELLIS HOUSE









ROSE MARY D'MELLO HOUSE ; OLD VILLA



LANE TO REUTARI ; SILVERNET HOUSE



VIEW OF OTHER HOUSES IN REUTARI



VIEW OF AN OPEN AREA IN REUTARI





HOUSES IN REUTARI



FRONT DETAIL OF A TYPICAL HOUSE



VIEW OF THE FRONT ENTRY & BALCONY









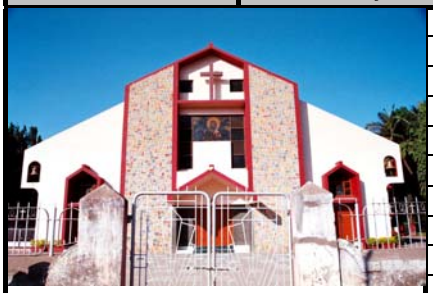
VIEW OF HOUSES ON HANUMAN STREET



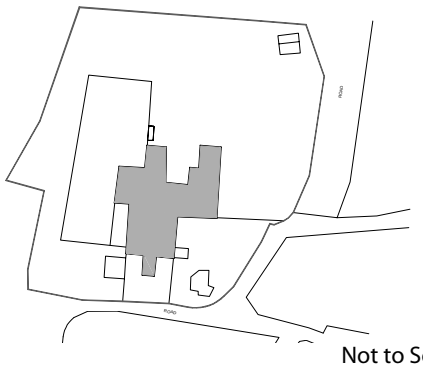
BAZAAR ; JAMIA MOSQUE

EXTERNAL STAIRCASE FOR FIRST FLOOR

243	ST JOHN, THE EVANGELIST / BAPTIST



COMMON REF NO	243
CARD NO.	243
WARD	K (E)
CS NO.	1306 + 5 Parts
PLOT AREA	10809.70 sq m
BU AREA	718.56 sq m
DATE	04/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	243 PLATE A 243 PLATE B 243 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	St. John, The Evangelist.	
1.2	EARLIER NAME	St. John The Baptist.	
1.3	BUILT-IN	1579, rebuilt in 1840, present structure built in 1980's.	EXTENSION (if any): NA.
2.0	**ACCESS**		
2.1	MAIN	Church Road, Andheri (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Marol's Christian Prayer Temple.	
3.2	PAST	Trust.	
3.3	STATUS	Trust – Marol's Christian Prayer Temple.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	St. John, The Evangelist is located on the Church Road that breaks off from the Andheri Kurla Road. It is on the western side of the Marol village next to the Evangelist High School. There is plenty of open area / spaces around the church compound. The Marol village has an organic built form and is a homogenous and low rise-high density settlement. The area is predominantly residential. The Church is set in a huge compound. A new G + 1 building has been constructed at the rear of the church, which houses the administration office, meeting room, library and other utilities etc. The compound has plenty of open space around the church. The ruins of the original church are located in the Santacruz Electronic Export Processing Zone (SEEPZ) in a compound, surrounded by industrial buildings.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original church is in ruins, the church was shifted to its new location in 1840 and even this church was completely rebuilt in the 1980s. The church has been completely transformed and this is reflected in the reinterpretation of the previous organization or typology in new materials. Its scale has dramatically changed. There is a huge central hall that is square unlike a long rectangular hall and the apse / altar is expressed as a shallow niche. The main hall / nave has a double height volume and is spanned by concrete beams concealed by a false ceiling that recreates the effect of a sloping roof. There are 4 bays defined by the windows/ doors and columns. The altar is placed in a niche in the center against the back drop of a huge wall. All windows have coloured glass that impart a wonderful quality of light to the interior. <u>Style and Features</u> St. John the Evangelist Church is a rebuilt structure in place of the original one at another location. As it stands now, it is a modern building that has no traces of original architecture except for the Altar and some of the interior fixtures. It has been completely rebuilt in the recent times using modern materials, literally translating the past elements in new materials in a very simplistic manner.	
5.3	INTRINSIC	The origins of the parish of St. John the Evangelist can be traced back to two mass conversions at Marol. Some of the inhabitants of Marol were among the first 500 people who were converted when the neighboring church at Condita was opened for public worship during the feast of St. John the Baptist, in the year 1579. The second mass conversion took place on the eve of the feast of the Assumption in 1588, when the whole village of Marol followed its example. Marol and the surrounding villages received the Catholic faith through the pioneering efforts of Jesuit Brother Manual Gomes, "The Apostle of Salsette". After Powai, Marol was a stronghold of Christianity in this region of the island. The Jesuit Report of 1669 tells us that the Parish comprised 1380 Catholics in Marol, 302 in Condita, 246 in Gundowli and 219 in Chakala. The original church of this Parish was built in 1579 at Condita, at a point north of the present village of Kondivita and north-west of the present church. The major portion of the church is still standing. One does not know when the name of this church Condita church was changed from "St. John the Baptist" to St. John the Evangelist." According to the information provided	

243	ST JOHN, THE EVANGELIST / BAPTIST			
		by Fr. Humbert (I:53) the name had already changed by 1716. The church at Condita escaped the ravages of the Maratha war, for it continued to have Vicars, now secular priests, appointed to it from 1739 onwards (Humbert, I:141), who also looked after remnant of the Christian community at Powai. Due to the outbreak of the devastating epidemic, Fr. Jose Lourenco Paes, the vicar of Condita at that time, having built a new church in the village of Marol in 1840, " transferred the Parish from Condita to Marol and the old church fell into disrepair, the statues, the baptismal front, the alters and a few pillars were transferred to the new church at Marol. A historic 4-foot statue of Our Lady of Amparo (Help) is there in Marol Church. This statue was once venerated in the church of the same name that now lies submerged under the waters of the Vikar Lake. This statue was bought to Marol between 1842-1853 (Humbert, II:65,85), when the Bombay Municipality acquired the Vihar Valley with the church in it from the Vicar of Marol for compensation of Rs. 1944.10. One of the Baptismal Registrar of the church of OL of Amparo (1804-1832) is still preserved at Marol.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Not visible as the ground has been raised.		
7.2	WALLS	Brick walls with cement mortar, load bearing.		
7.3	FLOOR	None.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows / Doors – There hall has huge openings on the sides sub-divided into two divisions the upper row has windows with fixed coloured glass and the lower row is a series of doors with paneled shutters. The same set of window / door is repeated on the three front doors and the central door has a fixed glass panel above.		
7.6	ROOFING	RCC beams and slabs concealed by false ceiling.		
7.7	ARTICULATION	The edifice has been completely transformed however the allusion to the past typology / form is abstracted and reinterpreted in new materials and modern building vocabulary. The front façade has the typical symbols – central door flanked by side doors, stained glass windows, and gable portion of the roof although here the roof is in concrete with a cross-above. The arched openings for the bell are cantilevered on both sides. The side of the payer hall has huge openings recreated in concrete with angular shape. The interior is lofty; the key feature is the old Portuguese altar with exquisite wooden carving.		
7.8	FINISHES	Plinth – Not Visible. Walls – Cement plaster with smooth finish on the inside and outside. Flooring – The raised platform near the altar has marble flooring, rest of the spaces have Shahbadi flooring with aisle defined by marble flooring and black granite band. Roof – Cement concrete finish.		
7.9	INTERIORS	The church as an exquisite old Portuguese altar and other furniture such as wooden pews, dividers, carved pulpits etc.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost. The plot has brick wall with prefabricated iron grills on top on all four sides. There are 4 gates in total on three sides of the compound. One is right in front of the main church entry, which is opened only during the time of the mass. One on the right side wall in the center which leads to the administrative wing. This gate is kept open throughout the day and used for pedestrian and vehicular entry. Two gates are on the left side compound wall towards the front near the statue and the other in the rear. Both are pedestrian entries.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is cemetery on the left side of the church. At the rear of the church abutting it, is the administrative building. There is another structure (information cell) on the right corner in the front of the plot. There is a statue of Jesus in white marble on the left side in the front of the church. There is a lot of open space all around within the compound. There are large lawns on the right and rear margin. There is some plantation in the front. The rear and the right margins have few old trees. Rest of the compound has hard finish - with concrete paving. The compound is very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Not Visible.		
9.2	WALLS	Good – well maintained.		
9.3	FLOOR	Good – well maintained.		
9.4	STAIRS	None.		
9.5	OPENINGS	Good – well maintained.		
9.6	ROOFING	Good – well maintained.		
9.7	ARTICULATION & FINISHES	Good – well maintained.		
9.8	SERVICES	Good – well maintained.		
9.9	OUTBUILDINGS	Good – well maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.

243	ST JOHN, THE EVANGELIST / BAPTIST	
10.0	**TRANSFORMATION**	
10.1	FORM	The church has been completely rebuilt and in the process transformed. The exterior has nothing significant – it is an interpretation of the traditional elements / features in a new material and modern style of building.
10.2	STRUCTURE	New construction.
10.3	ARTICULATION & FINISHES	New construction.
11.0	**DP REMARKS / PERCEIVED THREATS**	The ruins in the SEEPZ need to be conserved and maintained.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Permission to visit the old ruins in the SEEPZ was not given. The information is collected in interviews with the residents of the village and Parish priest Fr. Jerome Lobo and Chairperson of St. John, The Evangelist Parish, Marol Unit of the BCS - Mr. Terrence Fernandes. As regards the original church at SEEPZ, in 1963 the government of Maharashtra acquired all the properties including the church property for the development of Marol MIDC. The church was open for devotion till 1973 but when the property comprising a picturesque lake and the ruined church was leased out to SEEPZ, entry to the church was totally stopped. After many representations and a gap of 15 years, to be precise in 1988, SEEPZ authorities have been allowing devotees to enter the church once a year i.e. on the feast day which is celebrated on the first Sunday of May and that too only from 9.00 am to 1.00 pm. On 16 July 2004 Mr. Kamal Nath under whose ministry the SEEPZ was at that time suggested the following: • The title of the ownership of the land on which the church stands would continue to remain with the government, as acquisition is not only lengthy but also very costly. The church which is on the periphery will be made independent with its own gate to allow not only the devotees to have an unlimited free access but also to those who would like to visit it as a heritage monument. The SEEPZ will have to build its own boundary wall to secure the zone. • The cost of renovation and preservation of the historic monument will be wholly borne by SEEPZ. A committee consisting of representatives from the Archdiocese of Bombay, Archaeological Survey of India and SEEPZ will have to go into details of the restoration and preservation of the church and other developments into making it a historical tourist site. • The minister instructed SEEPZ to complete all the formalities within 15 days and implement the same as soon as the church authorities confirm their acceptance of the offer. • His Eminence Cardinal Ivan Dias, Archbishop accepted the offer. His Eminence has appointed a committee that will comprise of Fr. Jerome Lobo, Parish Priest, Marol Church, Fr. Thomas from Bombay catholic Sabha. This committee will be a part of the joint committee made up of SEEPZ, The Archaeological Survey of India and The Archdiocese.



FRONT MAIN ENTRANCE GATE DETAIL



ENTRANCE DETAIL



RIGHT SIDE VIEW OF CHURCH & OFFICE



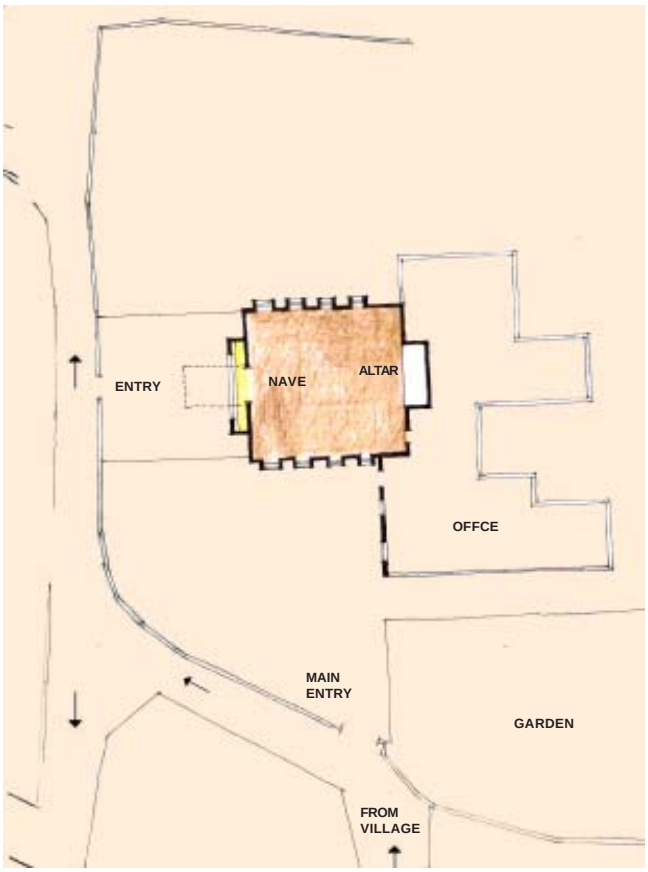
CHURCH ALTAR DETAIL



VIEW OF THE NAVE



DOOR FOR ENTRY FROM SIDE



PLAN - GROUND FLOOR



NAVE INTERIOR



WOODEN PEWS



ALTAR DETAILS



CHOIR DETAIL



LEFT ALTAR



MAIN ALTAR



RIGHT ALTAR



VIEW OF ALTAR FROM NAVE



244	MAHAKALI CAVES



COMMON REF NO	244
CARD NO.	244
WARD	K (E)
CS NO.	1,1A, 1B, 1C,1D
PRECINCT AREA	0.92 Ha
BU AREA	NA
DATE	22/ 12/ 2004
RECORDED BY	Shirley, Bindu
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	244 PLATE A 244 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Mahakali Caves.	
1.2	EARLIER NAME	Mahakali Caves.	
1.3	BUILT-IN	2nd Century - 6th Century, Buddhist Period.	EXTENSION (If any): None.
2.0	**ACCESS**		
2.1	MAIN	Mahakali Caves Road, Jogeshwari (E).	
2.2	SUBSIDIARY	Road from Jogeshwari Vikhroli Link Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private/Public – Ms. Mehnab Like Sheikh, B.M.C., Agriculture Land, M/S Mahal Pictures Pvt. Ltd., Mr. Ravindra Dattaram Waykar, Mr. Mehnab Like Sheikh.	
3.2	STATUS	Private/Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Religious / Recreational.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Mahakali Caves Road leads to the Mahakali Caves. There is another access road from Jogeshawri Vikhroli Link Road. The precinct is defined to encompass all the caves. The precinct includes the following CS Nos. 1,1A, 1B, 1C, 1D. The precinct is bounded by road on the south, west and partly, the east. Rest of the sides have open areas around. The total area is approximately 4.3 ha and there are 19 caves arranged in 2 rows.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	The Mahakali Caves form two rows, the first row has 15 caves that face south-east and the second row has 4 caves that face north-west. They are cut in a low flat topped range of black trap breccia, about 6.4 km from Andheri. The caves are Buddhist, probably between the second and sixth centuries. They are small, many of them little more than cells, and much ruined due to the flawed and crumbling nature of the rock.	
5.3	ARCHITECTURAL DESCRIPTION	The north row has 4 caves dating from 4th to 5th century. The south row has 15 caves numbered from west to east and it is the Cave IX that is significant: Cave I - is a dwelling cave having a verandah (4.14 m x 1.62 m) with two square pillars and two pilasters, now all crumbled, a cistern in the left corner and a stone bench in a recess on the right side. It opens into a hall with a bench on right wall. Cave II - has two doors and two windows in the front wall. It is about 1.39 sq. m. and 1.80 m high, without carvings and pillars. It looks like a dining hall. Cave III - is much like a Kanheri cave. It is entered from a courtyard with a stone bench and cistern on the right. From the court, four steps lead to a verandah, with a low front wall: carved in the Buddhist rail pattern but now defaced, and divided in the center by a doorway, with two eight sided pillars. The verandah has a stone bench at each end. The hall is plain square with two side recesses, and the back wall encloses a niche, about 6 inches deep and 2 feet square, perhaps for a relic shrine. Cave IV - was a dwelling cave having a verandah of 9.44 m x 1.82 m. with ten round capitalled pillars and a cistern at the right. The hall is plane square. It has two side recesses, and the back wall encloses a niche, perhaps for a relic shrine. Cave V – is a small dwelling with a verandah and an inner cell. Cave VI – has a verandah about 1.219 m broad, with a small cell at the left end, two stone benches and a second cell, inside, with one bench. At the back of the verandah wall is a rough chamber and another chamber at the right end, is in disrepair. Cave VII – has a veranda four feet broad opening on a hall 3.657 m X 3.657 m with side cells and a shrine in the back wall. The walls are broken. Cave VIII – is entered from VII; it is small and broken. Cave IX – This is a chapel, the most interesting and probably the oldest in the group. A ruined verandah about 1.21 m broad leads to a hall 7.62m.long, 5.33m broad and 2.74m high. In the right wall were some carved figures now broken & defaced. The back wall is cut into a round tower like shrine with central door and 2 side stone latticed windows. This shrine fills the whole of the back wall, from which it bulges about 1.524 m. forming a semicircle about 6.096 m from end to end: about 2.337 m from the ground and with a round eave about 0.305 m deep. Inside this round hut like shrine measuring about 3.962 m across, is a dome about 4.419 m high. In the centre stands a whitewashed rock daghoba or relic shine: about 7.010 m round the base, ending on a cone about 2.438 m high. About 1.219 m from the floor is a belt, 0.1524 m broad and carved in the Buddhist rail pattern and on the top are four holes for an umbrella. Around the relic shrine is a passage about 0.9144 m broad. About the middle of its top, a flow in the rock splits the relic shrine into two, the cleft passing right to the floor. This rounded hut or shrine is very much like the one of Asoka's (B. C. 250) round huts at Barabar hill near Gaya. It	

		is not found in any other cave in Western India, and occurs only at the Lomas Rishi and the Sudama caves at Barabar in Bihar. Cave X – a little to the east is a monk's dwelling. It is plain and ruined. The only carving is a rough Vandyke belt at the top of the east wall. Cave XI – is a small broken verandah with two plain pillars and an inner and outer chamber for monks. To the east is a passage cut in the rock. Cave XII – is ruined and confused. The outer wall of the verandah has at the top, a belt of carving in the Buddhist rail pattern. The verandah is about 7.620 meters long and seems to have had an image at the left end. The body of the cave is open to the east. It was originally cut off by a wall which is no longer there in piece. In the back were three cells, but the partitions are gone. To the left is a chamber. Cave XIII – was once separated from XII by a wall which has fallen. In front is a courtyard, from which 5 steps lead to a verandah. On the right is a cistern. There is an outer and inner verandah. The outer verandah 5.969 m X 3.962 m has a bench in a recess at the right end. The outer wall of the inner verandah 6.401 m X 29.97 m had 2 pillars and 2 pilasters with rounded cushion-like capitals which have now crumbled. Ruined steps lead about 0.9144 m up into the inner veranda. The outer wall of the hall had a central and 2 side doors. The hall is 8.839 m X 8.737 m has 3 cells opening from each other. The back wall has a central shine and 2 side cells. In the centre of the wall is a square space about 4.724 m with 4 large eight-sided corner pillars and rounded capitals. The shrine door, at the centre of the back wall, has side pilasters and a deep-cut belt of check carving. The shrine measures 3.353 m long by 3.353 m broad and 3.048 m high. At the back is an altar which once had an image fastened to the wall by sockets. Cave XIV – is a small cell. Cave XV – is blocked by a large fallen rock. It had a veranda with two pillars of which now only one remain, and an inner & outer chamber. The door of the outer chamber has side pillars and a belt of carving. An underground cistern beyond cave XV and another to the left of the path down the hill complete the remains of the monastery.		
5.4	INTRINSIC	Mahakal, or the great destroyer, is one of the forms of Shiva. This Brahmanic name may have arisen from the Brahmins telling the people that the relic shrine in the chief cave (IX of the south west line) was a great lingum.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des)	RECOMMENDED GRADE	I
6.0	**TOPOGRAPHY**			
6.1	FLOORS	NA		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Rock.		
7.2	WALLS	Rock.		
7.3	FLOOR	Rock.		
7.4	STAIRS	NA.		
7.5	OPENINGS	NA.		
7.6	ROOFING	NA.		
7.7	ARTICULATION	NA.		
7.8	FINISHES	Plinth – NA. Walls – Rock. Flooring – Rock. Roof – NA.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	There is a compound wall on the rear/west side with a gate, which is not in a good condition. On the left/south side there is fencing. The main entry is from the south-west.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	A paved path leads to the front of the main cave. Near the entrance along the path there is some plantation. The area is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA.		
8.2	VENTILATION	NA.		
8.3	ELECTRICITY	NA.		
8.4	WATER SUPPLY	NA.		
8.5	DRAINAGE	NA.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH	NA.		
9.2	WALLS	NA.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	NA.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		

244	MAHAKALI CAVES	
10.3	ARTICULATION & FINISHES	None.
11.0	**DP REMARKS / PERCEIVED THREATS**	It is under existing/public utilities zone as per the Development Plan. In general, the caves are not maintained. In some of the caves, the rocks have crumbled. There is a need to prepare a Comprehensive Restoration Plan for the Caves that takes into account not only the actual caves but also the surroundings particularly the cisterns, temples and the tomb stones.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Information is collected from various sources. The caves are very frequently visited by sight seers and the area has of recent become an excellent picnic spot.



FRONT VIEW OF THE CAVES



DETAIL OF INTERIORS - TEMPLE



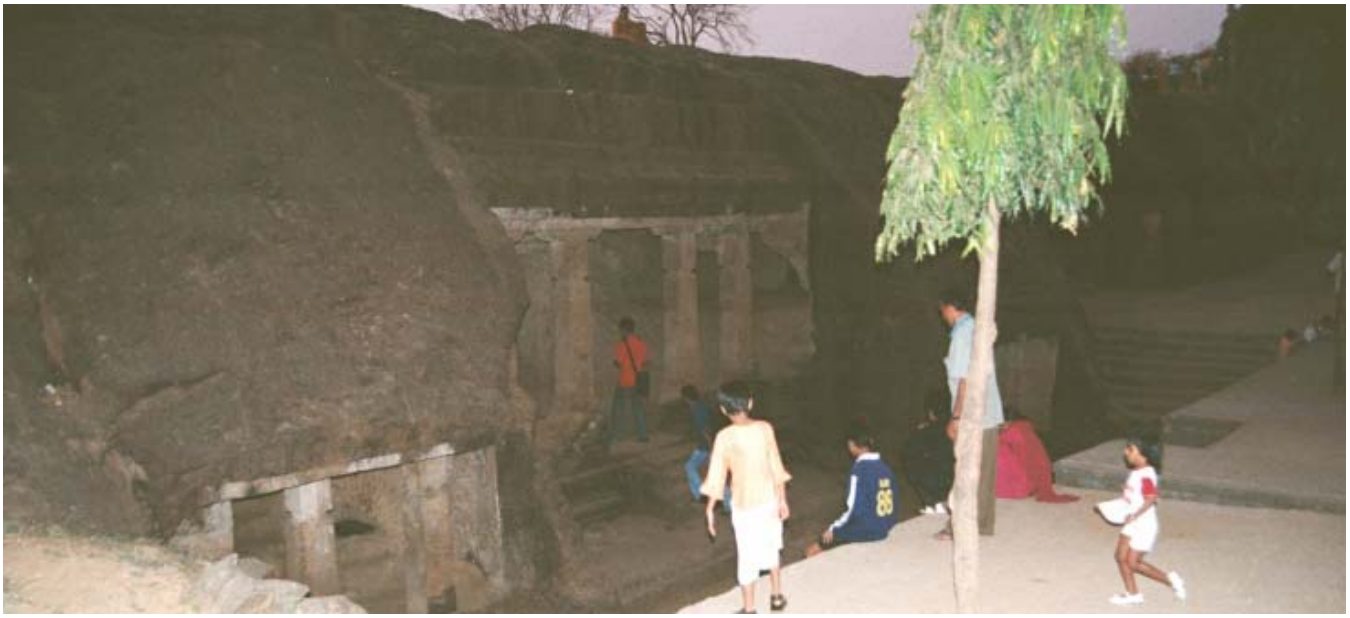
VIEW OF THE CHAMBERS



UNDER-GROUND WATER TANK



MAIN ENTRANCE



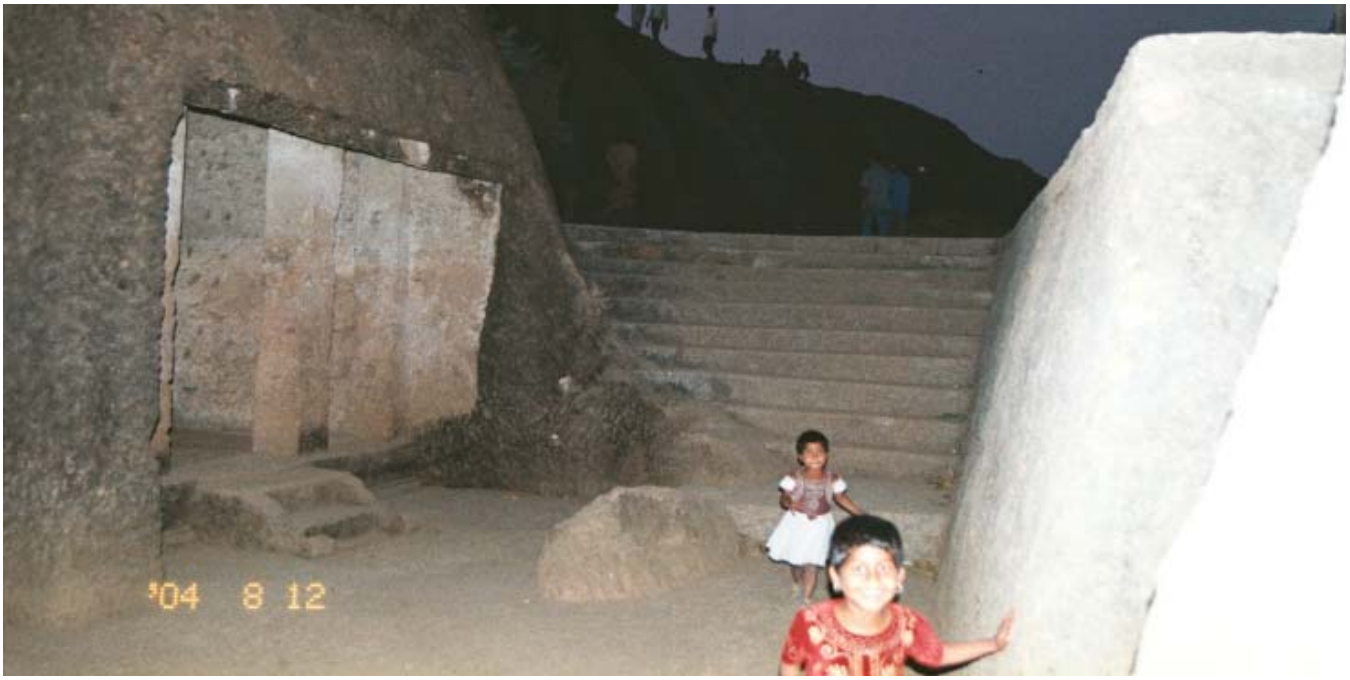
FRONT VIEW



DETAIL OF INTERIORS

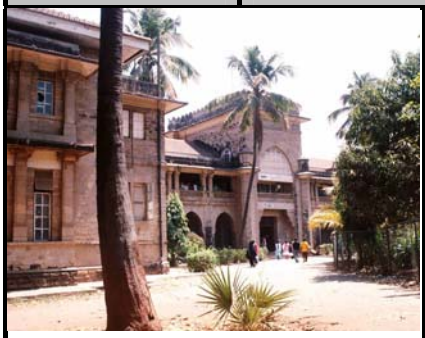


COLUMN DETAIL

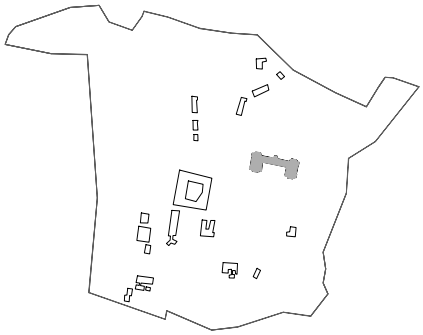


STAIRS LEADING TO THE TOP OF THE CAVES

245	ISMAIL YOUSUF UNIVERSITY / COLLEGE



COMMON REF NO	245
CARD NO.	245
WARD	K (E)
CS NO.	1+ 35 (parts)
PLOT AREA	203848.30sq m
BU AREA	1322.24 sq m
DATE	27/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	245 PLATE A 245 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Ismail Yousuf University College.	
1.2	EARLIER NAME	Ismail Yousuf University College.	
1.3	BUILT-IN	1924 – 1930.	EXTENSION (if any): A new block added at the rear and connected by a covered walkway.
2.0	**ACCESS**		
2.1	MAIN	Hindu Friends Society Road, Jogeshwari (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Ismalia College.	
3.2	PAST	Ismalia.	
3.3	STATUS	Ismalia College.	
4.0	**USE**		
4.1	PRESENT	Institutional – Education.	
4.2	PAST	Institutional – Education.	
4.3	USAGE	Ground Floor – Institutional (Education). First Floor – Institutional (Education).	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located in the large campus of Ismalia College. The campus lies between the Station road on the north Western Express Highway on the east, Road No. 1 on the south and Hindu Friends Society Road on the west. The Ismalia College building is in the interior of a very large plot / campus. There are several structures within, however only the original college building is being listed. The site is undulating and has plenty of trees; the college building is sited on the highest point. It is an imposing and a grand building built in stone.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built primarily to provide education to the Muslim students. The building is an E-shaped block, symmetrical along the central axis. The entrance steps leads to a grand central staircase. On both sides are the classroom wings connected by verandahs. There are large halls at both the ends. Additional stairs and services are located at the ends. <u>Style and Features</u> Ismail Yousuf University College is an important example of Indo-Sarcenic building after the hey-day of the style. It is an effort at making a building in Indian context while borrowing the vocabulary from Indian architectural context. The idea of 'Darwaza' for the entrance and the upper part window imitating the Sidi Sayid Mosque in Ahmedabad is remarkable. The two pillars like structures flanking the entrance are reminiscent of those at Bijapur.	
5.3	INTRINSIC	The plaque indicates that Sir Mohammad Yusuf Ismail constructed the college from the munificent gift of Rs. 8 Lakhs. His Excellency Lt. Col. the Right Honourable Sir Leslie Orme Wilson, Governor of Bombay on the 18th of March 1924, laid the foundation stone. His Excellency the Right Honourable Sir Frederick Hugh Sykes, Governor of Bombay unveiled this tablet on the 19th day of August 1930. Mr. J Mercer, Consulting Architect to the Government, Mr. H J Gleeson, Executive Engineer and Mr. T C Kantawala, Assistant Engineer, designed the building. The college was founded by Sir Ismail Yousuf to encourage the Muslim youth especially women to get higher education and was particularlyset up in this location as there were no major colleges in the area around. Land was given by Sir Ismail Yousuf in 1914 to the British to build this college and the construction began in 1920.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (per), B (des), D (bio)	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G + 1	

245	ISMAIL YOUSUF UNIVERSITY / COLLEGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by Malad stone plinth band.		
7.2	WALLS	Malad stone with lime mortar, load bearing.		
7.3	FLOOR	RCC beams and slabs.		
7.4	STAIRS	Concrete.		
7.5	OPENINGS	Windows – The typical windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes. Doors – The doors are flat with 2 divisions – ventilator at the top with glass panes and shutters with wooden panels.		
7.6	ROOFING	Each space is roofed by individual hipped roofs. The spans are large with king post trusses and two vertical members spanning the main load bearing walls; purlins running across the trusses and wooden boards spanning the purlins on which remain placed the Mangalore tiles.		
7.7	ARTICULATION	The edifice represents the institutional typology typically characterized by symmetry, monumentality, grandeur and a rectangular/E /C/ M shaped block. The edifice has a classic E shaped plan/form and each block is roofed by individual roofs. Symmetry is maintained both in the plan and form. The building is given stone finish and ornamented with restraint and the same imparts solidity / monumentality. Horizontal elements – plinth band, decorative cornice, chajjas and parapets enhance this effect. However the proportions of the edifice do not seem right: the central block is weak and the side halls, dominate. The edifice is articulated with the typical elements of the Indo-Saracenic style – carved jalis and the crenellations atop the central stair-case block. The interiors are rich with high volumes, exposed woodwork, especially on the roof and in the old furniture.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Exposed stone joints and plaster with smooth finish on the interior. Flooring – Shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Movable furniture old cupboards, book shelves, chairs, tables etc.		
7.10	COMPOUND / FENCE/ GATE	The building is a part of a huge complex that is defined by a compound wall. The main entrance gate is from the junction of Hindu Friends Society Road and the Station Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The Ismalia College building in the interior of a very large plot / campus. There are several structures within, however only the original college building is being listed. The site is undulating and has plenty of trees; the college building is sited on the highest point. The campus is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, security personnel.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained, left wing burnt.		
9.2	WALLS	Good – original in good condition, well maintained, left wing burnt.		
9.3	FLOOR	Good – original in good condition, well maintained, left wing burnt.		
9.4	STAIRS	Good – original in good condition, well maintained, left wing burnt.		
9.5	OPENINGS	Good – original in good condition, well maintained, left wing burnt.		
9.6	ROOFING	Good – original in good condition, well maintained, left wing burnt.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, well maintained, left wing burnt.		
9.8	SERVICES	Good – original in good condition, well maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The right wing of the building was recently burned down (February, 2000). Apparently it was the old furniture stored here that caught fire, although the circumstances were said to be suspect. This has damaged the stone considerably and the Public Works Department, who did not allow photographing of the burnt sections, is currently repairing the building. The information has been collected in an interview with the Prof. Zaheer A G.		



FRONT VIEW



MAIN ENTRANCE



LEFT SIDE VIEW





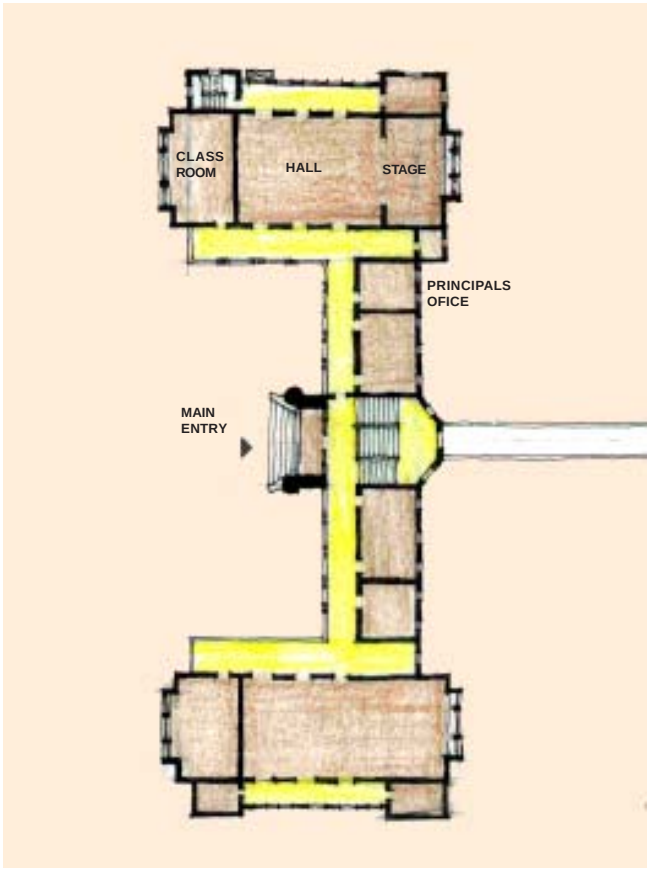
FRONT RIGHT BAY ; REAR SIDE VIEW



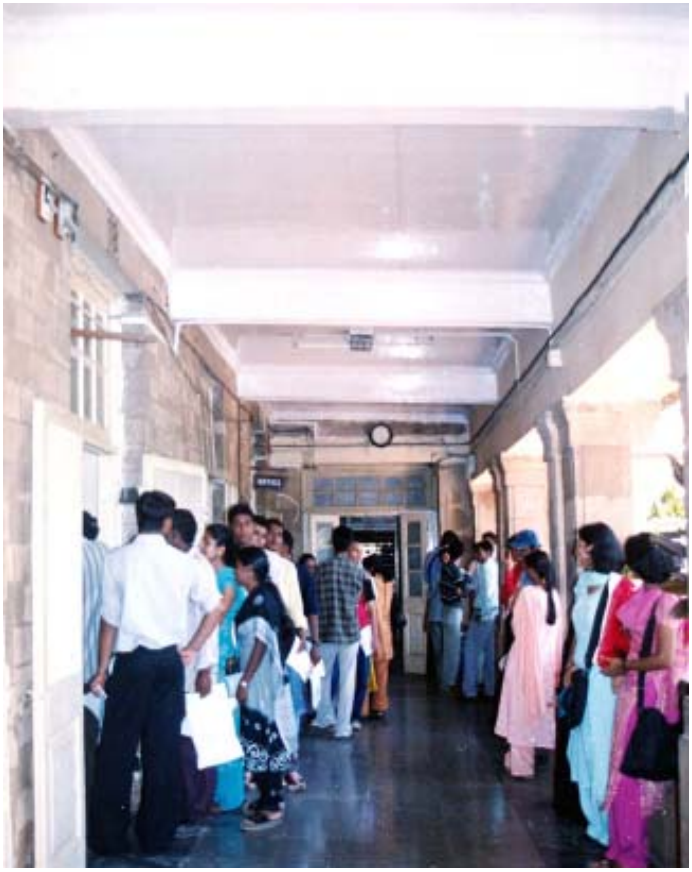
REAR VIEW



VIEW FROM FRONT LEFT



PLAN - FIRST FLOOR



VIEW OF PASSAGE ON FIRST FLOOR



ROOF TRUSS



TABLET



JALI IN STAIR BAY



VIEW OF STAIR



STAIR BAY ROOF DETAIL

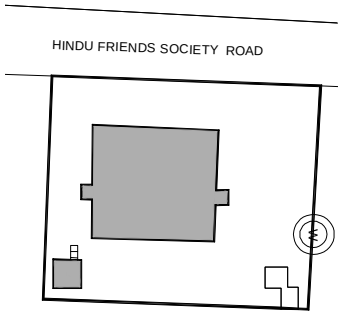


FOYER AT STAIR LANDING

246	LAKDAWALA HOUSE



COMMON REF NO	246
CARD NO.	246
WARD	K (E)
CS NO.	52
PLOT AREA	575.20 sq m
BU AREA	159 sq m
DATE	27/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	246 PLATE A 246 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Lakdawala House.	
1.2	EARLIER NAME	Lakdawala House.	
1.3	BUILT-IN	1925.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Road No. 2, Jogeshwari (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – The Hindu Friends Co-Operative Housing Society Ltd., Lessee – Ms. Shakuntala Mahendrakumar Shah, Ms. Sarala Ramanlal Shah, Mr. Kishan Ramanlal Shah, Ms. Asha Ramanlal Shah and Mr. Mukesh Ramanlal Shah.	
3.2	PAST	Private – Late Mr. Manilal Mathurdas Shah.	
3.3	STATUS	Main House Mr. Kantilal Shah on first floor Mr. Ramanlal Shah on the ground floor	Out house. 2 tenant on ground floor.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential. First Floor – Residential.	Outhouse. Residential.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The house is a part of Hindu Friends Society, which was well planned with roads, open spaces, plots with nearly same average size of about 750 to 1500 sq yards and common wells serving two to three plots. It is a quiet residential area and originally had bungalows built from mid 1920s to 1950s. Quite a few of the old houses have been pulled down and redeveloped. Lakdawala house, Arvind Niwas and a few others are the only ones remaining. On the opposite side is the Saraswat Baug built around 1890's. The compound has the main house, out house, toilet block, bathing area and a well. There were 2 out houses of which one is demolished and the other is occupied by tenants. The toilet is non-functional. The well is functional & the families use the water.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> Built as a single-family dwelling, the overall plan is a square block with 3 bays. The central bay has the front verandah leading to a large central hall and another living room at the rear. The side bays have the bedrooms, kitchen and other rooms. Both the floors have similar layout. There is one main stair in the front verandah & another at the rear. The toilets were not a part of the main house there was a separate toilet block in the compound. At present the house has been subdivided into several dwelling units owing to multiple owners & hence the original sense of space is lost. Kitchens and toilets are added. <u>Style and Features</u> Lakdawala House is a colonial villa / mansion typology that is very simply articulated with the use of grey and white colours. There are no specific stylistic references. The central verandah with glass sun breakers, cast iron grills, coloured flooring and external staircase at the rear are some of the key elements. The roof configuration generates an interesting profile.	
5.3	INTRINSIC	The house is a part of the Hindu Friends Society established in 1921 by Gujaratis – Mr. Natwarlal Desai and Mr. Shankarbhai Amit. During this period Hindu communities were being encouraged to establish houses in a predominantly Muslim area. There are 71 plots with areas ranging from 750 to 1500 sq yards. The society was well planned with wide access roads; sewerage system and common wells between 2 to 3 plots. The late owner Mr. Manilal Mathurdas Shah had a prosperous business of Burma Teak on Ray Road. The house was built using some of the finest materials. Use of Burma Teak gave it the name "Lakdawala House". Imported Portland cement & Italian tiles have been used. The family owns two continuous plots and a plot across the road. It was also mentioned that the house in the adjoining property on the left side had a similar house in Burma Teak but has now been demolished and in its place stands a new G + 4 apartment block.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped with a plinth band in exposed stone.	

246		LAKDAWALA HOUSE		
7.2	WALLS	Brick walls with Portland cement mortar, 12 inches thick.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. The front verandah, also of wooden joists, is supported on wall on one side and wooden columns on the other.		
7.4	STAIRS	The front stair is a doglegged stair in Burma teak. The rear stair also in Burma teak is supported on cantilevered landing and ground.		
7.5	OPENINGS	Windows –The windows have straight lintels. Each typical window has 2 divisions – ventilator with glass panes or louvers in some cases at the top and simple shutters. Typical window units are combined to create large windows in some spaces. Circular windows with coloured glass are set within the roof gable to provide additional light. Doors – The doors have straight lintels, each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The end bays have hipped roofs. King post trusses span the space, wooden battens rest directly on the purlins that rest on the trusses. In the central bay the front verandah has a flat concrete roof, the central hall has a sloping roof that connects with the roofs over the side bays & the rear room has a flat roof. Terraces are articulated by parapets.		
7.7	ARTICULATION	The house represents the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah flanked by bays, 2 storeys and symmetry. The house is a square, solid block with minimal ornamentation. It is an elegant structure with grey walls & elements such as cornice band, window bands, rustication etc. in white. The front façade has a verandah in the center on both floors articulated with sun breakers, wooden jalis, cast iron grills and balusters. Rustication bands & gable roofs define the side bays. There are windows defined by stucco white bands on the ground floor and a projecting balcony on the first floor. The rear façade is similar to the front façade but the verandahs are enclosed and a wooden staircase runs across the façade. Both the side facades are identical and punctured with the typical windows at intervals. The interior is very simple; the only exceptional feature is the rich flooring.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –The front verandah and the central hall on the ground floor have china mosaic flooring with floral patterns. The bedrooms on the ground floor have Italian Galicha tiles in geometric patterns. The rear rooms in the central bay and end bays have Shahbadi stone flooring. On the first floor the verandah has Italian Galicha tiles in hues of maroon, ochre and black set in complex geometric patterns. The rooms have the same tiles but in simple patterns. The kitchen & rear rooms have Shabadi stone flooring. Roof – Mangalore tiles over the sloping portion and cement finish on the flat concrete floor.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front compound is broken and only piers remain. On the left & right sides, there are compound walls but there is no wall separating the rear plot as it belonged to the family.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	One out house and 2 bathrooms, 1 w. c. block (called Topli sandas common in use), open drainage, well within the compound. Green patches, trees, bushes, climbers in the compound. The compound is not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light on the first floor, inadequate on the ground floor.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	Dug well; the family did not go in for the municipal water-supply connection.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYST	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – not maintained.		
9.2	WALLS	Poor – seepage from the roof & ground, white ants, not maintained.		
9.3	FLOOR	Fair – not maintained.		
9.4	STAIRS	Poor – front stair case shows structural damage, given support, not maintained.		
9.5	OPENINGS	Poor – glass panes have broken, closed by ply panels, not maintained.		
9.6	ROOFING	Fair – leakage from roofs, concrete slab over the verandah corroded, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – not maintained.		
9.8	SERVICES	Poor – not maintained.		
9.9	OUTBUILDINGS	Poor – not maintained.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Poor.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	Old wooden balcony collapsed, new balcony constructed in cast iron and Kota in 1995.		
10.3	ARTICULATION & FINISHES	Wall paper on the wall and plywood partitions on the first floor.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Notice from High court Bombay, property awaiting to be sold out to builder: Court receiver, High Court of Bombay.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	At present the third generation descendants of Mr. Manilal Shah live in the house and there is considerable confusion about the shares in ownership, the matter is in court. The rear plot was recently auctioned for a price of Rs. 2 crore and the court is to decide the family shares. The fate of the current plot on which the house is located is expected to be the same and it is likely that it will be demolished once the property is disposed off. The information has been collected in an interview with the owners – the Shah family.		



FRONT VIEW





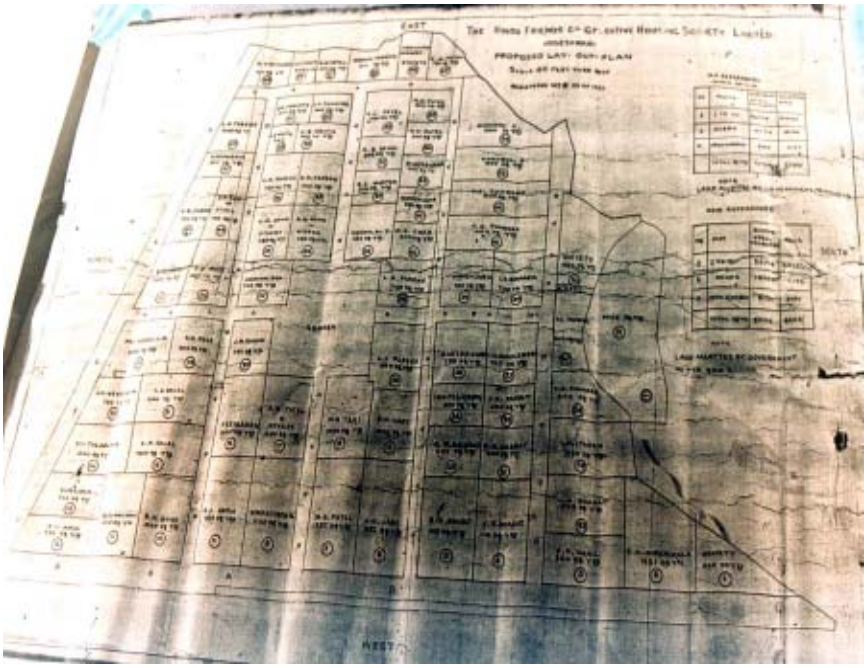
LEFT SIDE VIEW ; WELL BETWEEN HOUSES



REAR VIEW



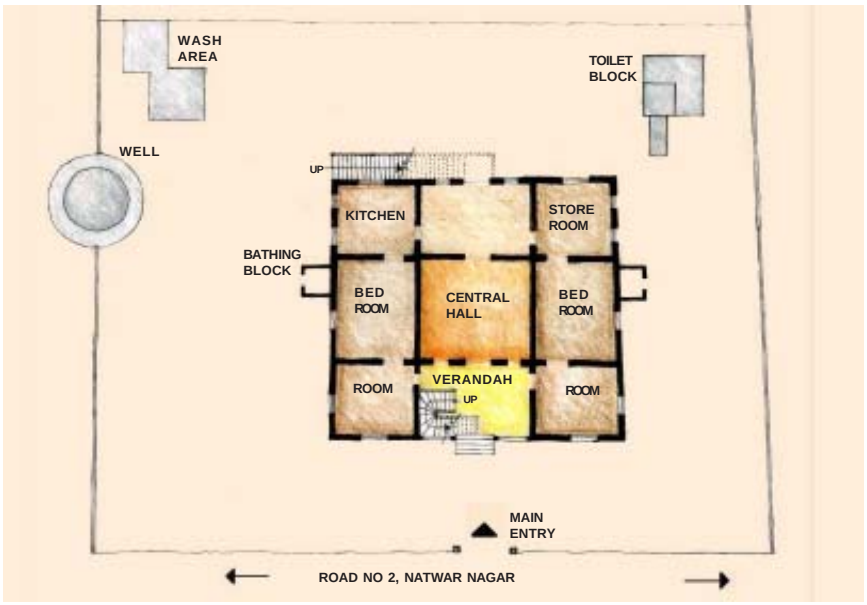
OUTHOUSE



SITE PLAN



DILAPIDATED STAIRCASE AT THE REAR



PLAN - GROUND FLOOR



FRONT VERANDAH STAIRCASE



INTERIOR - GROUND FLOOR



INTERIOR - FIRST FLOOR





FLOORING PATTERNS



STAIRCASE - FIRST FLOOR VERANDAH



FIRST FLOOR - VERANDAH FLOORING





ROOFING SYSTEM ; FLOORING PATTERN



FRONT VIEW OF EDNORE VILLA



FRONT DETAIL OF EDNORE VILLA



FRONT VIEW OF AN EDIFICE



SIDE VIEW OF AN EDIFICE



FRONT OF AN EDIFICE ON V M G ROAD





TEDDY'S HOUSE ; MISQUITTA STREET



EXTERIOR DETAIL OF AN EDIFICE ON V M G ROAD



DETAIL OF DAGDI CHAWL



FIRST FLOOR VERANDAH DETAIL



EXTERIOR DETAIL



FRONT VIEW OF AN EDIFICE AT MISQUITTA STREET



VIEW OF THE STAIR BAY

247	ARVIND NIWAS



COMMON REF NO	247
CARD NO.	247
WARD	K (E)
CS NO.	76 + 8parts
PLOT AREA	1055.20 sq m
BU AREA	224.80 sq m
DATE	27/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	247 PLATE A 247 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Arvind Niwas.		
1.2	EARLIER NAME	Arvind Niwas.		
1.3	BUILT-IN	1939.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Hindu Friends Society Road, Jogeshwari (E).		
2.2	SUBSIDIARY	Road No. 3.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – The Hindu Friends Co-Operative Housing Society Ltd, Lessee – Mr. Arvind Mangaldas Patel.		
3.2	PAST	Private – Mr. Mangaldas Govind Patel.		
3.3	STATUS	Main House Ground Floor – Owner, 1 Tenant. First Floor – 2 Tenants.	Chawl 1. 2 Tenants.	Chawl 2. 3 Tenants.
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Main House Ground Floor – Residential. First Floor – Residential.	Chawl 1. Residential.	Chawl 2. Residential.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The house is a part of Hindu Friend's Society, which was well planned with roads, open spaces, plots with nearly an average size of about 750 to 1500 sq yards and common wells serving two to three plots. It is a quiet residential area that originally had bungalows built from mid 1920s to 1950s. Many old houses have been pulled down and redeveloped into multi storeyed apartments. Lakdawala house, Arvind Niwas and a few others are the only ones remaining. On the opposite side is the Saraswat Baug, consisting of bungalows built around 1900's. Arvind Niwas was set deep into the compound with main access from the Hindu Friends Society Road. However at present this entry is closed and the premise is accessed from Road No. 3 owing to the subsequent additions in the compound. The compound has the main house, two out-houses, toilet block, a well and a hand pump. The out-houses are a much later addition – they were built as chawls in 1950 and 1952 with the intention of housing tenants. The area was sparsely populated and the owners wanted to encourage more people to live there. There was an old fountain in the fore ground, which was closed, and the chawl block was constructed. At present tenants occupy the chawls. The toilet is functional and used by tenants. The well was closed when the Municipal Corporation provided the water supply connection.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The overall plan is a square block with 3 bays. The central bay has the front verandah leading to a large central hall and a verandah, staircase & a toilet to the rear. The side/end bays have the bedrooms, kitchen and other rooms. Both the floors have similar layout. The toilets were not a part of the main house and a separate toilet block was provided in the compound. At present the house has been subdivided into several dwelling units because of tenants and thus, the original sense of space is lost. Areas like kitchens and toilets have been added. <u>Style and Features</u> Arvind Niwas is a colonial villa / mansion typology that is very simply articulated with no significant stylistic references. The central verandah with the Doric colonnade, glass sun breakers & concrete jalis and some stucco motifs on the side bays are some of the key elements.		
5.3	INTRINSIC	The house is a part of the Hindu Friends Society established in 1921 by Gujaratis – Mr. Natwarlal Desai and Mr. Shankarbhai Amin. During this period Hindu communities were being encouraged to establish houses in a predominantly Muslim area. There are 71 plots with areas ranging from 750 to 1500 sq yards. The society was well planned with wide access roads; sewerage system and common wells serving every 2 to 3 plots. Mr. Mangaldas Govindbhai Patel came originally from Dharmaj Taluka, Kheda District in Gujarat, owned a textile business in central Bombay and lived in Badri Chawl. He built this house in the 40's and named it Arvind Niwas, after his son.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III*

247	ARVIND NIWAS			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G + 1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone finished with lime plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls. The front verandah, also of wooden joists, is supported on wall on one side and stone columns on the other.		
7.4	STAIRS	Wooden stair.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and simple openable shutters, below. The windows are wide with 2 sets of shutters. The upper divisions have glass panes and the lower divisions have wooden panels. The windows are protected by chajjas made of wooden brackets covered with galvanized iron sheets. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roof are used. The front has a C shaped hipped roof and the rear and the front verandah, has a flat roof. The structural system of the hipped roof is simple as the spans are not very large. The spaces are roofed with purlins and wooden battens. The flat roofs are in wood and the terraces are articulated by a simple parapet in brick.		
7.7	ARTICULATION	The house is quite large, and represents the typical villa/mansion set in large compounds, having become popular during this period and characterized by a central verandah/bay flanked by bays, 2 storeys and symmetry. The house is a square, solid block with minimal embellishment / ornamentation. Horizontal bands run at various levels – cornice and parapet and the plinth. The front façade has a colonnaded verandah in the center on both floors with Doric columns. Sun breakers, parapets, jalis and windows enclose the verandahs. The side bays have wide windows on both floors with stucco motifs in the gable portion of the roof. The remaining three facades are extremely plain, punctured with windows at regular intervals. The interiors are plain /simple and do not even have the minimal ornamentation seen on the exterior.		
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shabadi stone flooring set in chequered/ diagonal pattern. Roof – Mangalore tiles over the sloping portion cement finish on the flat floor.		
7.9	INTERIORS	Built-in cupboards.		
7.10	COMPOUND / FENCE/ GATE	The road facing walls have brick walls articulated with piers. Remaining two sides have a plain brick wall. The main entry was from the Hindu Friends Society Road – a main gate in the center and a wicket gate on the left corner. This was closed/ not used when the chawl structures were built. There was another entry from Road No. 3, which now functions as the main access.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Two out houses, toilet block, a well and a hand pump. Front and rear portions of the compound are paved; rest of the compound has some shrubs and trees. The compound is not very well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light on the ground floor; supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – some settlement in the ota/platform in the front, water seepage, not maintained.		
9.2	WALLS	Fair – water seepage, not maintained.		
9.3	FLOOR	Good – original in a good shape, not maintained.		
9.4	STAIRS	Good – original in a good shape, not maintained.		
9.5	OPENINGS	Good – original in a good shape, not maintained.		
9.6	ROOFING	Fair – water leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster peeled off at several places, not maintained.		
9.8	SERVICES	Good – original in good condition, maintained.		
9.9	OUTBUILDINGS	Fair – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Nothing major except for collapsible grills added in the ground floor verandah and additional windows /opening have been created at a few places.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Mr. Arvindbhai Patel. Parts of the house were given to tenants earlier and though the tenants do not reside here anymore they have locked the premises and refuse to vacate the space. The rents are low because of the rent control act and this is affecting the maintenance of the building.		



FRONT VIEW





REAR VIEW ; TWO OUTHOUSES



REAR VIEW



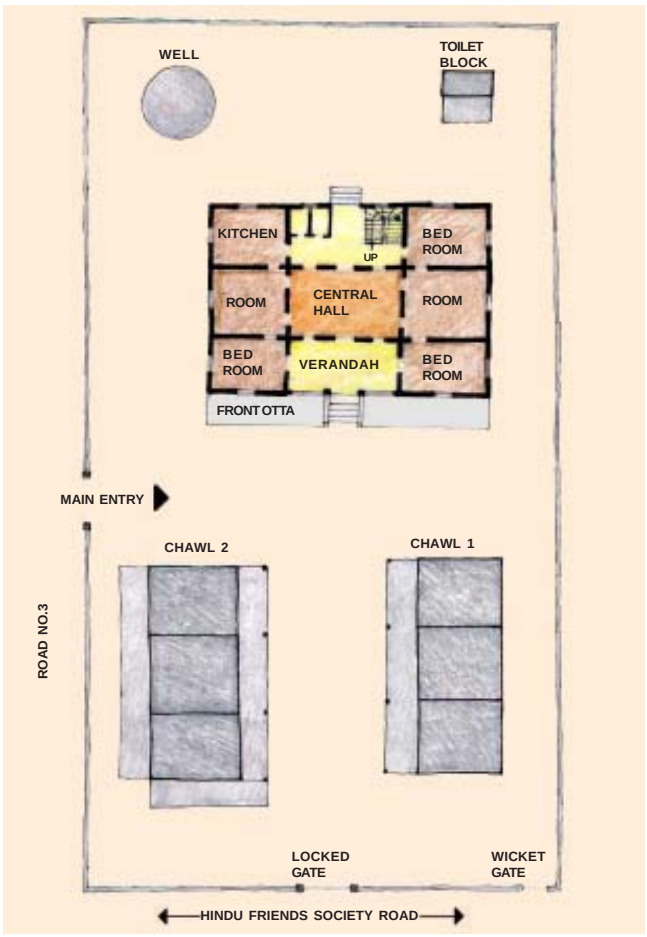
LEFT SIDE VIEW



ROAD SIDE VIEW



RIGHT SIDE VIEW



PLAN - GROUND FLOOR





SIDE AND FRONT ENTRY GATE



TERRACE VIEW



WELL & TOILET BLOCK AT THE REAR



CHAWL 1



FRONT VERANDAH



CENTRAL HALL - GROUND FLOOR



FRONT VIEW

248	SARASWATI BAUG BUNGALOWS PRECINCT



COMMON REF NO	248
CARD NO.	248
WARD	K (E)
CS NO.	87 TO 107, 128 TO 140
PRECINCT AREA	2.88 Ha
BU AREA	0.48 Ha
DATE	27/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	248 PLATE A 248 PLATE B 248 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Saraswat Baug Co-Operative Housing Society Ltd.	
1.2	EARLIER NAME	Saraswat Baug Co-Operative Housing Society Ltd.	
1.3	BUILT-IN	1918.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Hindu Friends Society Road, Jogeshwari (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, institutional.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	Saraswat Baug Co-Operative Housing Society is located in Jogeshwari East close to the Ismalia University. It is accessed by the Hindu Friends Society Road. The entire society is identified as a precinct defined by the railway track on the west, Hindu Friends Society Road on the east, an internal road that breaks off from the Hindu Friends Society Road to the south and DP reservations on the north. The total area is 2.88 ha and the society has 49 plots. The entire society is homogenous and was established for the Goud Saraswat Brahmin Community that came from Bangalore.	
5.2	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Society faces the Hindu Friends Society Road and provides the main entry into the society. The society was well laid out with 49 plots, gridiron road network pattern and a central open space. There are two principal roads running through the center of the society – the main entry road from the Hindu Friends Society Road that runs east west and the road perpendicular to it running north south. At the intersection of both the roads is central oval open space with the community hall that is the focal point of the entire layout. The plots abutting the oval space have been specially shaped and the units are oriented towards the community hall. The plots abutting the Hindu Friends Society Road face the road and brick piers define the edge. There are no compound walls within the society, this was a conscious design decision, hedges define properties. There are two types of building units – 10 large units that accommodate 2 tenant families and 9 smaller units that accommodate 4 tenant families. The community hall is a special structure and occupies the central plot. About 11 plots are still vacant and 18 plots were developed later (by people of the same community) and are new structures that are predominantly G+2 and have no significance. All the structures are residential except for one plot that was given over to BMC to develop a public school.	
5.3	ARCHITECTURAL DESCRIPTION	The society has 20 structures that are a part of the original development, of which 19 are residential blocks and 1 is the community hall. It's a low rise (G+1), low-density development with plenty of trees. There are two types of residential blocks. The larger block accommodates 4 dwelling units, 2 on the ground floor and 2 on the first floor. The plan of a typical unit is simple. There is a central staircase flanked by dwelling units on both floors. Each block has an entrance porch that provides entry to the verandah of each unit. Each unit has one large hall, a kitchen and a bedroom. The services are located at the rear. The plan is identical on both floors. The smaller block accommodates 2 dwelling units that are duplex units. The plan of a typical unit is simple. There is a central staircase flanked by dwelling units. Each block has an entrance porch that provides entry to the verandah of each unit. Each unit has one large hall, a kitchen and 1 bedroom on the ground floor. An internal stair leads to the first floor that has 2 bedrooms and some common space. The services are located at the rear on both floors. The community hall also has a simple plan – a large hall, double storeyed with an entrance porch/verandah in the front and service spaces at the rear.	
5.4	INTRINSIC	Mr. Shantaram Dhabolkar, a Goud Saraswat Brahmin, in 1915 promoted the society to provide housing for the Goud Saraswat Brahmins. It was mentioned that the Goud Saraswat Brahmins originated from north India along Saraswati River basin but have spread all over the country. The Society was established in 1918/19. It was registered under the Societies Act of 1912 (Registration No. 2477), land was obtained from	

248	SARASWATI BAUG BUNGALOWS PRECINCT			
		Bombay Improvement Trust for a 999 year's lease. The society was built to provide rental housing and two types of units were designed. The society framed its own bylaws and till today they govern the development within the society. It was mentioned that there were only 5 such housing societies set up in entire Maharashtra. No other community is allowed to reside in the society nor can the tenants' sub lease the premises to another community. Out of the 49 plots only 20 were developed (19 residential blocks and 1 community hall) in the beginning, as not many were willing to settle here. In 1962 the society was finding it difficult to run/maintain the place, as the rents were nominal, hence decided to sell the vacant plots albeit to the same community. These new plot developments did not confirm to the original construction practices and styles. The community hall was given over to run a municipal school for some time. The building construction technique is unique – hollow stone walls have been constructed. The complex was constructed by Marshall and Company that was also responsible for the construction of Wilson College and Ismalia College buildings.		
5.5	VALUE CLASSIFICATION	A (arc), A (his), A (cul), B (des), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	Old buildings – G+1, new buildings – G+2		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band.		
7.2	WALLS	Exterior walls are in stonewalls, with hollow wall construction, rectangular masonry, undressed. The internal walls are in brick.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Concrete.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top & shutters with glass panes. Some windows are protected by wooden chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	A single hipped roof roofs each residential block. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The services – toilets and bathrooms have concrete slabs.		
7.7	ARTICULATION	The entire society is a low rise, low-density development. Each residential block is placed in an individual plot. Both the types of blocks are identical on the exterior except for size/dimensions. Each residential building is a rectangular block roofed by a single hipped roof. The entrance porch is articulated as a separate volume. Symmetry is maintained both in the plan and form. The building is finished in stone imparting solidity. There is no ornamentation / embellishment of any sort except at the plinth and the first floor level. The interior is extremely plain.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Exposed stoned on the exterior, lime plaster with smooth finish in the exterior. Flooring – Shabadi tiles are the original flooring and have been replaced by some individuals by different types of flooring. Roof – Mangalore tiles on the sloping roof and cement finish on the flat portion.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The society has brick compound walls all around; the front entry is articulated with brick piers although the impact is lost as the road is at a much higher level. All the individual residential blocks within the society are defined with green hedges or wire meshes. The marginal spaces are used to develop gardens and occasional plantation. The common space in front of the houses / internal roads are used for parking.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	In the main compound / complex the central oval plot with the community hall is the focal point. Within each plot there are toilet blocks and water tanks. The compound has hard and soft finish – the streets are paved and the rest of the space has loose earth and landscape. The complex has plenty of trees and is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good shape, not maintained.		
9.2	WALLS	Good – original in a good shape, maintained.		
9.3	FLOOR	Good – original in a good shape, maintained.		
9.4	STAIRS	Good – original in a good shape, maintained.		
9.5	OPENINGS	Good – original in a good shape, maintained.		
9.6	ROOFING	Good – original in a good shape, not maintained.		
9.7	ARTICULATION & FINISHES	Good – original in a good shape, several transformations, maintained.		
9.8	SERVICES	Good – original in a good shape, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.

248	SARASWATI BAUG BUNGALOWS PRECINCT	
10.0	**TRANSFORMATION**	
10.1	FORM	Grills added on windows, internal partition walls added in some units, extension in the rear portions of the houses.
10.2	STRUCTURE	None.
10.3	ARTICULATION & FINISHES	The original flooring has been replaced by several residents.
11.0	**DP REMARKS / PERCEIVED THREATS**	As the society is sparsely built and there is a demand for space, it is being contemplated to redevelop the entire property. The society is unable to maintain the premises, as the rents are very low.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the secretary of the society – Mr. P. S. Bhandarkar and a tenant Mr. D. S. Telang.

248	SARASWATI BAUG BUNGALOWS PRECINCT	PLATE A



MAP OF SARASWATI BAUG BUNGALOWS PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS
AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 27/04/2005

20 10 0 20 40

SOURCES : City Survey Sheet, Versova Office, Mumbai

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



MAIN ENTRY GATE



VIEW FROM THE RIGHT SIDE ROAD



FRONT VIEW SHOWING ENTRANCE PORCH



VIEW FROM THE CENTERAL GROUND



VIEW FROM THE RIGHT SIDE ROAD





VIEWS FROM THE CENTRAL GROUND



VIEW OF THE CENTRAL HALL



FRONT PORCH



ROOFING SYSTEM



INSIDE STAIRCASE



RIGHT SIDE VIEW FROM THE GROUND



FRONT ENTRANCE TO THE SOCIETY

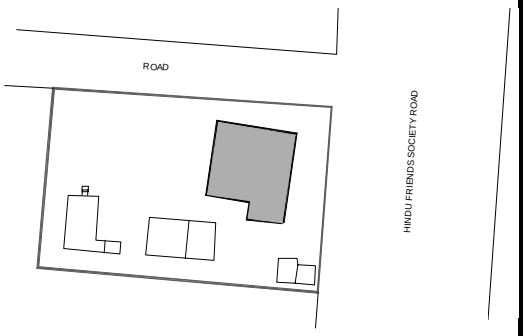


REAR VIEW OF THE BUNGALOW

249	SADBHAKTI MANDIR / SHANKAR LODGE



COMMON REF NO	249
CARD NO.	249
WARD	K (E)
CS NO.	86+ 6 parts, 86A +86B
PLOT AREA	988.10 sq m
BU AREA	118.60 sq m
DATE	27/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	249 PLATE A 249 PLATE B 249 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sadbhakti Mandir.		
1.2	EARLIER NAME	Shri Shankar Lodge.		
1.3	BUILT-IN	1923.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	By-lane off Hindu Friends Society Road, Jogeshwari (E).		
2.2	SUBSIDIARY	Hindu Friends Society Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Shamlabai V. Dalavi.		
3.2	PAST	Private- Shri Ramchandra Taki and Shri Mangesh Ramachandra Taki.		
3.3	STATUS	Trust.		
4.0	**USE**			
4.1	PRESENT	Religious.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Library, Museum. First Floor – Lord Dattatraya Mandir.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Hindu Friends Society Road and the entire area is predominantly residential and institutional. The plot is a part of the Saraswat Baug Society as it was the residents who invited Mr. Ramchandra Taki to stay and generate a religious forum that would attract people to the area. The plot was quite large as is evident from an old photograph; the front had a large garden, which was lost when the subsidiary access road was built. However, recently most of the remaining part of the plot had been sold off and a new apartment building has been built in its place.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built to house religious activities on the first floor and residential rooms for Shri Ramchandra Taki and his family on the ground floor. The overall plan is a square block with large rooms to conduct public activities. The main entry is from the right side, and a staircase directly leads to the first floor. On the first floor the verandah leads to a large prayer hall, the shrine of Lord Dattatreya. There are two smaller rooms housing the personal effects of Shri Ramachandra and Mangesh Taki. On the ground floor the residential rooms have been now converted to house a library and an exhibition area of photographs and personal belongings. <u>Style and Features</u> Sadbhakti Mandir is an institutional building placed in a residential type – colonial vernacular cottage typology. The woodwork in the verandah, roof, doors / windows, staircase and the furniture is of extremely good quality and is well preserved. The flooring is also an important feature.		
5.3	INTRINSIC	The Saraswat Baug Society was established in the late 1910s but people were not willing to come in and settle in the society and in surrounding areas. Some of the residents took the initative to invite a local saint – Shri Ramchandra Taki into the area and gave him a plot to establish base. Shri Ramchandra Taki was an education inspector who after retirement went on to give religious discourses, write on Hindu religious texts and undertake activities such as bhajans/bhakti yoga. He built his house, then called Shankar Lodge and began religious activities on the first floor. His son Shri Mangesh Taki succeeded him and continued the religious activities till his death in 1953. Shri Mangesh Taki built a Shiva temple nearby that was inspired by Mangeshi temple in Goa. After his death there was no successor, his daughter inherited part of the property and the main house went to the trust Sadbhakti Prasaran Mandali to continue the religious activities. The daughter sold the property to a developer and a G+5 residential apartment building has been built that touches the main house at the rear. The trust has recently renovated the main house in a fairly sensitive manner.		
5.4	VALUE CLASSIFICATION	A (arc), A (cul), B (per), B (uu), D (bio)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

249		SADBHAKTI MANDIR / SHANKAR LODGE			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Malad stone with lime mortar, random rubble masonry, undressed, capped with a plinth band in exposed stone, coloured in a bright red colour.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah, also of wooden joists, is supported on wall on one side and wooden columns on the other.			
7.4	STAIRS	Wooden stairs.			
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and simple shutters opening on the right side, rear and on the remaining sides. The upper floor windows are protected by wooden chajjas and verandahs. Doors – The doors have segmental arched lintels with 2 divisions – louvered ventilators and paneled shutters.			
7.6	ROOFING	The structural system of the roof is quite sophisticated – entire block has a single hipped roof. The huge central hall is spanned by 2 king post trusses with purlins runnong across the trusses and wooden battens spanning the purlins. The roof extends over both the verandahs.			
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period and characterized by decorative wooden verandahs, balconies and sloping roofs. The overall form is simple – it is a square block, housing living areas under a large hipped roof. A verandah, articulated with delicate wooden railings, also runs on three sides of the first floor. The ground floor is a more solid surface punctured with windows at regular intervals. The interiors are extremely rich in terms of temple, old furniture, wooden doors and windows, decorative staircase, exposed structural members and coloured flooring.			
7.8	FINISHES	Plinth – Exposed stone joints and painted in a bright red colour. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Verandahs have china mosaic flooring displaying exquisite motifs, all the interior spaces have excellent Italian tiles in bright colours and laid out in intricate geometric patterns. Roof – Mangalore tiles.			
7.9	INTERIORS	The entire old furniture is extremely well preserved – Palki (palaquin), chairs, beds, cupboards, tables, old photographs and the wooden seat in front of the deity.			
7.10	COMPOUND / FENCE/ GATE	The original compound wall and gates are lost. At present there is a compound wall on the front and left side and a fence on right side. There is no separation/definition at the rear.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	None as most of the compound is lost. There is a small temple & Umbar tree on the front corner and well in the front that has religious significance, being considered to contain water from the Ganga.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate natural light in the internal portions and supplemented by artificial light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Excellent – painted in red paint, well maintained.			
9.2	WALLS	Excellent – well maintained.			
9.3	FLOOR	Excellent – well maintained.			
9.4	STAIRS	Excellent – well maintained.			
9.5	OPENINGS	Good – well maintained.			
9.6	ROOFING	Good – well maintained.			
9.7	ARTICULATION & FINISHES	Good – well maintained.			
9.8	SERVICES	Good – well maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Toilets have been added.			
10.2	STRUCTURE	The projected verandah on the first floor on the front side was cantilevered and had suffered structural failure. During the renovation this was given additional support by the way of I section beams and box columns.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from survey – Sadbhakti Prasaran Mandali (trust), Chairman: Mr. V. R. Hebbar, Secretary: Mr. Nagendra. The information has been collected in an interview with the Chairman and other members. . The temple is a local area landmark; the bus stop is called the "Sadbhakti Mandir Bus Stop". The house was recently renovated and the renovation has been done very well.			



VIEW FROM ROAD





FRONT FACADE ; LEFT SIDE VIEW



RIGHT SIDE VIEW



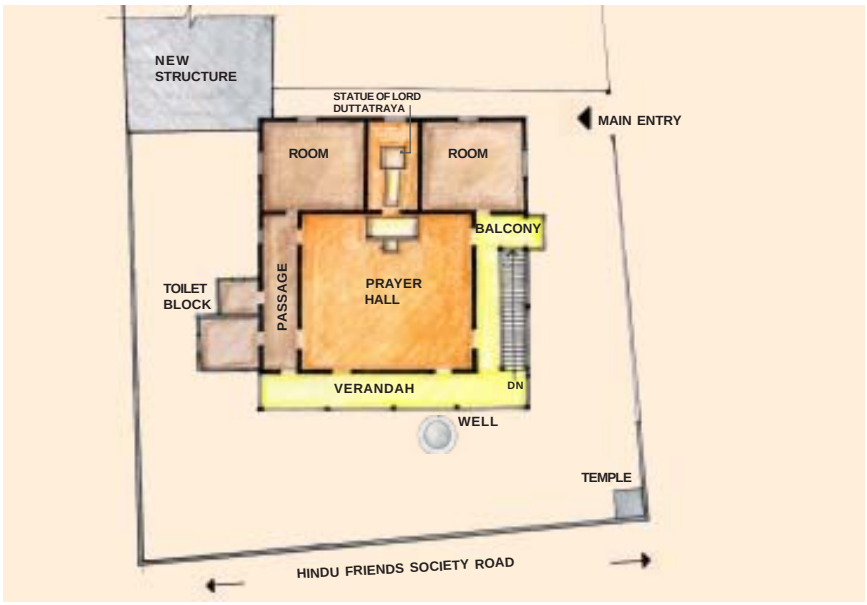
REAR SIDE VIEW



REAR SIDE VIEW



FRONT FACADE



PLAN - FIRST FLOOR



FRONT VERANDAH - FIRST FLOOR



S T A I R C A S E



RIGHT PASSAGE





CEILING DETAILS



CUPBOARD - FIRST FLOOR



PRAYER HALL





FLOORING ; FURNITURE



PRAYER HALL - FIRST FLOOR



INTERIOR VIEW - GROUND FLOOR



BED - FIRST FLOOR



PHOTO DISPLAY - GROUND FLOOR





OLD PHOTO ; INTERIOR OF PRAYER HALL



OLD CUPBOARD - FIRST FLOOR



PASSAGE AREA - FIRST FLOOR

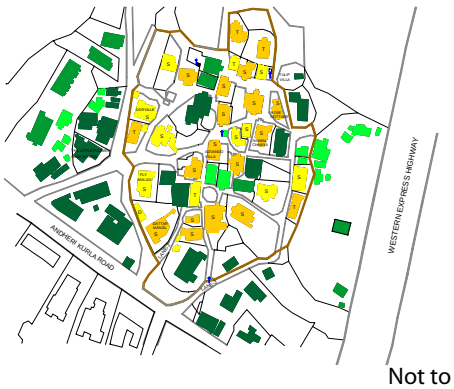


STAIRCASE

250	GUNDAWLI VILLAGE PRECINCT



COMMON REF NO	250
CARD NO.	250
WARD	K (E)
CS NO.	NA
PRECINCT AREA	1.95 Ha
BU AREA	0.52 Ha
DATE	31/ 05/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	250 PLATE A 250 PLATE B 250 PLATE C 250 PLATE D

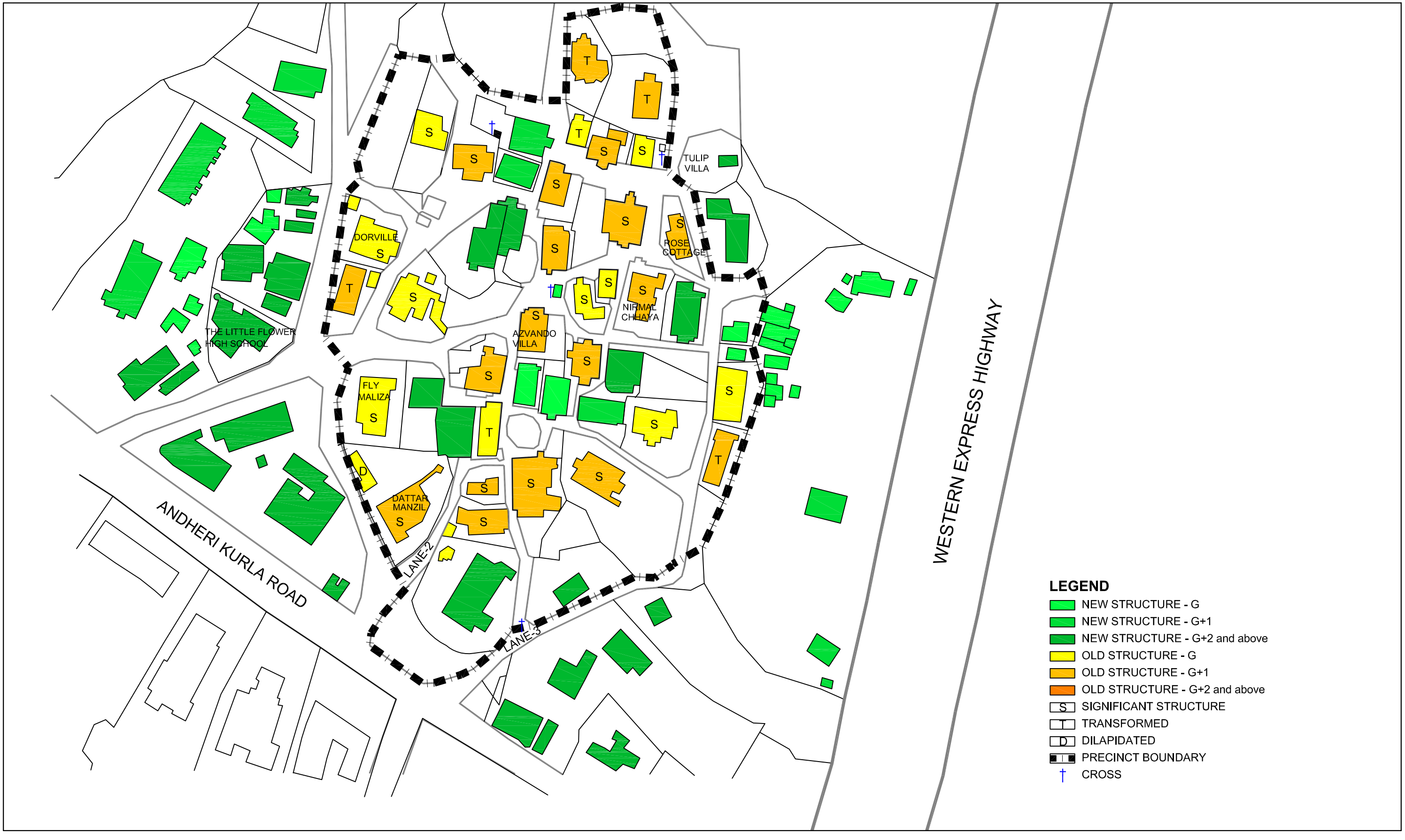


Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PRECINCT	Gundawli Gaothan.		
1.2	EARLIER NAME	Gundawli Gaothan.		
1.3	BUILT-IN	*1800s.*	EXTENSION (if any): NA.	
2.0	**ACCESS**			
2.1	MAIN	Andheri Kurla Road, Andheri (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT/PAST	Private – Individual.		
3.2	STATUS	Private – Public.		
4.0	**USE**			
4.1	PRESENT/PAST	Mixed – residential, commercial, institutional.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	DELINEATION	Gundawli Gaothan lies in Andheri (E) to the north of Andheri Kurla Road and close to the Western Expressway. It is located along the Andheri Kurla Road, which also serves as the access road. The settlement is completely engulfed by the new developments. It is an enclave surrounded by roads and built fabric and has its the edge, transformed and completely converted to commercial use. The precinct is defined to encompass the Gundawli settlement – to the east side is the Lane 3, to the west side is another road, to the south is the Andheri Kurla Road and to the north is a labour welfare center. The total area is approximately 1.95 ha and has about 45 structures. The predominant community is the East Indians, which is now getting replaced by other communities.		
	TOWNSCAPE / SETTLEMENT DESCRIPTION NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that had developed along the Andheri Kurla Road but at a slight set back. It is a small settlement surrounded / almost defined by roads on all sides. It is not visible / perceived along the Andheri Kurla Road on account of new developments around. A small lane breaks off from the Andheri Kurla Road into the Gaothan and further breaks into smaller lanes in a tree branching network pattern providing access to the house clusters. The streets are meandering and widen at intersections to create chowks, which have elements such as crosses and trees and used as interaction spaces. The built form is organic, homogenous and low rise – low density. The edges are commercial but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulations on the facades and plantation. The interior structures are residential and are originally inhabited by the East Indian Community but there is a change in the demographics today, with a lot of other communities moving in the area.		
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 45 structures and nearly half of them are (21, 46.67%) are G+1 structures. A major portion of the built fabric is intact, the old character of spaces is retained and very few structures have undergone transformation. Out of the total 45 structures surveyed about 31 (37.35 %) of them have retained the old fabric and are in a good condition. Of these 20 are significant, 10 have undergone varying degrees of transformation and.1 is dilapidated The remaining 14 (31.11%) are newly constructed. The settlement has predominantly the East Indian community and the housing typology reflects their lifestyles / living patterns. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square 2 storeyed block with a well-articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms is the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place.		
5.3	INTRINSIC	40 East India Families of the Gaothan form a committee. This committee collected funds and built a chapel near by. Earlier there was a pond on the north eastern side of the village which now has illegal buildings and slums.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA

250	GUNDAWLI VILLAGE PRECINCT			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 15 houses (33.33%), G+1 – 21 houses (46.67%), G+2 and above – 9 houses (20%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with mud mortar, finished with plaster in majority of the houses.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing old in the houses structures, the new houses have brick walls, load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation steel sections and concrete have been used.		
7.4	STAIRS	Internal and external stairs in wood in most of the East Indian houses. In the structures that have undergone transformation, concrete / cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian and Older houses (approximately before 1925) have windows with segmental arched lintels. The later houses have straight lintels. Most of the windows have wooden frames and wooden paneled shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian Houses are the most elaborate / well articulated. In most cases the entire block is roofed by a single hipped roof, a horizontal projecting cornice band at the first floor level and a similar band in plaster just below the roof. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings and columns. Although there are other houses built during other periods, the houses have a collective similarity in terms of the elements; use of colour & scale, generating in the process, fantastic public spaces.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Coloured cement / IPS tiles, Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc.		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls while the others do not have the compound wall. They abut the street; in fact, define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supported by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units, dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good to Fair.		
9.2	WALLS	Good to Fair.		
9.3	FLOOR	Good to Fair.		
9.4	STAIRS	Good to Fair.		
9.5	OPENINGS	Good to Fair.		
9.6	ROOFING	Good to Fair.		
9.7	ARTICULATION & FINISHES	Good to Fair.		
9.8	SERVICES	Good to Fair.		
9.9	OUTBUILDINGS	Good to Fair.		
9.10	OVERALL CONDITION	Good to Fair.	MAINTENANCE LEVEL	Fairly Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Not many structures have undergone transformation. At the most, steel poles have replaced the original timber posts, the verandahs are enclosed and asbestos cement sheets have replaced Mangalore tiles.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	In most cases the original form is retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The pressure of development and lack of maintenance is leading to redevelopment of several old houses.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with the local residents.		

250	GUNDAWLI VILLAGE PRECINCT	PLATE A



SOURCES :
- City Survey Sheet
Ville Parle Office, Mumbai

MAP OF GUNDAWLI VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

20 10 0 20 40 60 80 M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



JUNCTION AT LITTLE FLOWER HIGH SCHOOL





LANES IN THE INTERIOR OF THE GAOTHAN



HOLY CROSS AT THE JUNCTION OF LANES



HOUSE ON A NARROW STREET



INTERNAL ROAD OF THE GAOTHAN





VIEWS OF INTERIOR STREETS



FRONT OF FLY MALIZA HOUSE



L B PERIERA HOUSE



FRONT VERANDAH OF AN EDIFICE



VIEW OF THE COMPOUND OF AN EDIFICE



FRONT OF AZVANDO VILLA





VIEW OF HOUSES ON INTERIOR LANES



ENTRANCE OF DORVILLE



ROSE COTTAGE



AZVANDO VILLA



DATAR MANZIL - VIEW ACROSS THE ROAD



DATAR MANZIL DETAIL



STREET VIEW





DATAR MANZIL ; NIRMAL CHAYA



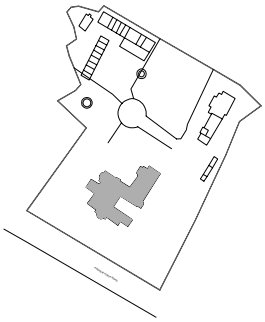


RAILING DETAILS OF PEREIRA HOUSE

251	VISSANJI HOUSE



COMMON REF NO	251
CARD NO.	251
WARD	K (E)
CS NO.	164
PLOT AREA	12770.5sq m
BU AREA	677.77 sq m
DATE	31/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	251PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vissanji House.	
1.2	EARLIER NAME	NA, Survey not allowed.	
1.3	BUILT-IN	*1930s.*	EXTENSION (if any): NA, Survey not allowed.
2.0	**ACCESS**		
2.1	MAIN	Andheri Kurla Road, Andheri (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Bina and Association Property Development.	
3.2	PAST	NA, Survey not allowed.	
3.3	STATUS	NA, Survey not allowed.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is situated on Andheri Kurla Road in Andheri (E). The area is predominantly residential with commercial-use along the main road. The area had many old bungalows and houses of which only a few remain. Most of these are redeveloped as multi-storeyed residential blocks, commercial complexes etc. Vissanji House is set in a plot, placed almost centrally and leaving a lot of space all around. Main access is from the Andheri Kurla Road that is on the right side of the compound. Entrance gate is in cast iron defined by piers. Most of the compound is paved with concrete and cement tiles. There are a few trees in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> NA, Survey not allowed.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

251	VISSANJI HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA, Survey not allowed.		
7.4	STAIRS	NA, Survey not allowed.		
7.5	OPENINGS	Windows – The windows have semicircular arches as lintels. Each window has shutters with glass panes. Doors – The doors have semicircular arches as lintels. Each door has shutters with wooden panels.		
7.6	ROOFING	Concrete beams and slabs.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	Front side has brick wall with cast iron gate defined by the piers.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Front margin is about 3.5 to 4 m while the left margin is about 2.5 to 3 m and has peripheral plantation along the compound wall. There are a few large trees in the compound. The compound has hard finish and is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	NA, Survey not allowed.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, maintained.		
9.2	WALLS	Good – original in good condition, maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	NA, Survey not allowed.		
9.5	OPENINGS	Fair – original in fair condition, maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	NA, Survey not allowed.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	NA, Survey not allowed.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the site is Sir Mathuradas Visssanji. Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

251	VISSANJI HOUSE	PLATE A



FRONT VIEW

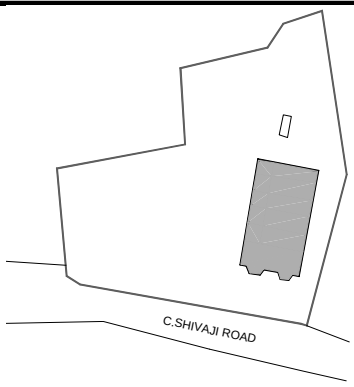


NAME PLATE

252	WORLIWALA CO-OPERATIVE HOUSING SOCIETY LTD



COMMON REF NO	252
CARD NO.	252
WARD	K (E)
CS NO.	538 A, 538 B+6 Parts
PLOT AREA	2178.50 sq m
BU AREA	256.10 sq m
DATE	29/ 05/ 2005
RECORDED BY	Bindu, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	252 PLATE A 252 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Worliwala Co-Operative Housing Society Ltd.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	1930.	EXTENSION (if any): (G+3) R.C.C. structure in 1972-3
2.0	**ACCESS**		
2.1	MAIN	C. Shivaji Road, Andheri (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Lucy Fernandes Misquinta.	
3.2	PAST	Private – Same family.	
3.3	STATUS	Main House. 6 tenants on the first floor. 6 tenants on the ground floor.	Extension. 9 tenant families.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is situated on the C. Shivaji Road in Andheri (E) close to the flyover connecting the east and west sides. The area is predominantly residential with plenty of informal commercial activity along the main road. Most of the development around consists of multi-storeyed blocks. The Parle Biscuit Factory occupies a huge chunk of land along the railway track and abuts the Worliwala Society. The Worliwala block is set in deep, rectangular plot, placed almost centrally. The front margin was lost in land acquisition for the Flyover. An extension to the original block has been done at the rear. There are 12 tenants in the old structure and 9 in the extension. Each family on the ground floor has extended plinths in the left margin. There are two common toilet blocks at the rear. The main entry is on the left side and leads to the entrance verandah. There are a few trees in the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The edifice belongs to the 'Chawl' typology; the overall plan is a long rectangular block and consists of two parts. The front portion has a plan that is similar to the villa typology – a central portion and octagonal side bays. This functions as the dwelling unit. The rear portion consists of 5 bays connected by a verandah. Each bay function as one dwelling unit and two rooms. The verandah provides access to the all the units including the front portion. The main staircase is placed in the verandah and leads to the first floor. The plan is identical on both floors. The extension portion is at the rear and is also accessed by the same stair and houses additional tenants. The services are located separately – there are two toilet and bathroom blocks used by all. <u>Style and Features</u> Worliwala Co-Operative Housing Society is important as it represents a mix of the chawl and villa typology, the plan & form is a result of these types. There are no specific stylistic references/significant features other than those associated with these typologies.	
5.3	INTRINSIC	The owner Ms Lucy Misquinta lived in Worli and had a lot of property across Bombay. This land abuts the Parle Factory and was specifically developed for rental purposes as a chawl to accommodate the labour working there. The workers/tenants over time bought over the built up space that each one was occupying, and created the Worliwala Co-Operative Housing Society in 1990.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III*
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists & stone slabs/wooden boards supported on load bearing walls. The front verandah has wooden joists & boards,	

252	WORLIWALA CO-OPERATIVE HOUSING SOCIETY LTD			
		supported on a load bearing wall on one side & wooden beams/ columns on the other.		
7.4	STAIRS	Original wooden stair replaced by concrete stairs.		
7.5	OPENINGS	Windows –The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters. The windows are protected by chajjas with wooden framework and tin sheets. Doors – The doors have segmental arched lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The front portion has a complex roof – each room has an individual roof, hipped and octagonal, consisting of a king post truss supported on load bearing walls, purlins that run across the truss and wooden boards that span the purlins. The central room probably has flat roof that is not visible because of a loft. The rear has a simple sloping roof covering all the bays and consisting of rafters that remain supported on load bearing walls. Wooden boards run across the rafters. The extension block has a concrete slab.		
7.7	ARTICULATION	The edifice is a blend of chawl typology and a typical villa/mansion typology set in a compound. There are two clear divisions – the front portion is similar to a villa characterized by a central verandah/bay flanked by octagonal bays, two storeys and symmetry. The rear portion is a typical rectangular chawl block. Both the divisions are articulated distinctively in plan and form. The exteriors are plain and there is hardly any ornamentation except for cornice band, decorative fascia and cast iron grills in the main verandah. The front façade has a central verandah flanked by octagonal bays and punctured with the typical window. The left façade has a verandah on both floors with a wooden colonnade & exquisite cast iron grills. The right façade is plain punctured with windows at regular intervals & the rear façade is non-remarkable owing to transformation. The interiors are simple.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces on the ground floor have Shahbadi tiles while mosaic tiles in some of the individual bays have replaced them. All the spaces on the first floor have IPS cement tiles in reddish brown colour and a chequered pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road acquisition. Hence the original sense of entry and compound wall is lost. At present all the four sides have a high compound wall in brick, finished with plaster and glass pieces on top. The main entry gate, on the left side, leads to the entrance verandah.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There are two toilet/bathroom blocks in the rear of the compound. Most of the tenants/ occupants have extended plinths and temporary sheds in the front and right-side margin. Most of the compound has hard finish – compacted earth. There are a few large trees in the compound. The compound is not maintained well.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate both on the first and ground floor owing to foliage around.		
8.2	VENTILATION	Adequate.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – the joints have opened up, part of the plinth is covered, not maintained.		
9.2	WALLS	Poor – there are cracks, water seepage and parts have been damaged.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – the original wooden stair was replaced by a concrete stair, not maintained.		
9.5	OPENINGS	Fair – original in fair condition, maintained.		
9.6	ROOFING	Water leakage from top.		
9.7	ARTICULATION & FINISHES	Poor – plaster is peeling off at several places, parts have been touched with cement finish, not maintained.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.
10.0	**TRANSFORMATION**			
10.1	FORM	A G + 3 R. C. C. structure has been added at the rear, a concrete stair has replaced the wooden staircase at the time of extension, grills & window sheds have been added and margins have been encroached by the temporary sheds. All changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Each tenant at present owns about 300 sq feet of built up area. They do not, as yet, have the right on the verandah and the rest of the space in the compound. Builders to redevelop the premises are approaching them and this has been possible, as they do not have rights over remaining area. The tenants plan to acquire the rest of the property and then go ahead with the redevelopment of the premise. The information has been collected in an interview with Mr. Suresh Popat (Secretary)		



FRONT LEFT VIEW





FRONT VIEW ; LEFT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



STAIRCASE





LEFT SIDE VIEW - NEW EXTENSION



PLAN - FIRST FLOOR







VERANDAH F. F.; VERANDAH G. F.; ROOFING SYSTEM



ROOFING SYSTEM



CASTED METAL GRILL



FLOORING SYSTEM



VERANDAH - GROUND FLOOR



ROOFING SYSTEM

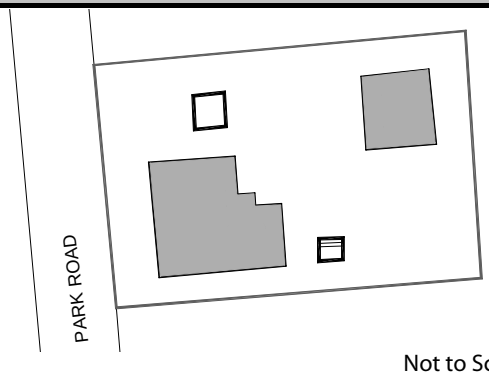


VERANDAH - FIRST FLOOR

253	VIDYA VIHAR



COMMON REF NO	253
CARD NO.	253
WARD	K (E)
CS NO.	786 + 4 Parts
PLOT AREA	790.90 sq m
BU AREA	144.50 sq m
DATE	29/ 05/ 2005
RECORDED BY	Bindu, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	253 PLATE A 253 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vidya Vihar.	
1.2	EARLIER NAME	Vasant Bhavan.	
1.3	BUILT-IN	1924.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	Park Road, Andheri (E).	
2.2	SUBSIDIARY	NA.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private - Mrs. Ramabai Madhav Chemburkar.	
3.2	PAST	Private – Present owner's husband.	
3.3	STATUS	Main House. Owner on the first floor. 2 tenants on the ground floor.	Outhouse. 1 tenant.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Residential. First Floor – Residential.	Outhouse. Residential.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is situated on the Park Road in Ville Parle (E). The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and there is commercial development along the main Hanuman Road. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. Vidhya Vihar is set in a large compound, placed towards the road and right side leaving a large rear and left margin. There is one out house and a toilet block in the rear. Tenants occupy the outhouse and the toilet block is not functional. There was a well in the compound, which now has been closed. The main entrance gate on the left side as well as the paved pathway leads to entrance verandah and to rear of the house.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family dwelling. The overall plan is a square block with 3 bays. The central bay has the front verandah leading to a large central hall and a rear verandah. The left bay has a staircase in the front, a large room, a toilet and a staircase at the rear. The right bay has rooms, kitchen and toilet/bathrooms at the rear. Both the floors have similar layout. The toilets were not a part of the main house and a separate toilet block was provided in the compound. At present the house has been subdivided into two dwelling units because of tenants. Thus, the original sense of space is lost. Areas like kitchens and toilets have also been added. <u>Style and Features</u> Viday Vihar is a colonial villa / mansion typology that is very simply articulated and there are no significant stylistic references. The central verandah with sun breakers in wood & glass and intricate cast iron railings and the typical window are some of the key elements.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

253	VIDYA VIHAR			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt and Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band.		
7.2	WALLS	Basalt and Malad stone masonry.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs in the front and rear.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. The windows on the front and left side façade are full length, each window has 3 divisions – ventilator at the top, paneled /glass shutter till the sill and paneled shutters till the floor. The gable portion of the left façade has small windows, a unique feature to provide additional light into the space. Doors – The doors have segmental arched lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	A single sloping roof roofs all the three bays, the last room in the right bay has individual sloping roofs perpendicular to the main roof creating an interesting profile. The structural system of the roof is very simple as the spans are not large. Most of the spaces are roofed with joists and wooden battens and no trusses have been used.		
7.7	ARTICULATION	The house represents a variation of typical villa/mansion set in large compounds popular during this period characterized by a central verandah/bay flanked by bays, 2 storeys and symmetry. The house is a square, solid block, in stone and the exposed stone texture imparts subdued and solid character. The windows, doors and verandah elements are painted in a bright blue colour and collectively puncture the solid exterior. The front façade has verandah in the center on both floors. The ground floor verandah has wooden louvered sun breakers and the upper floor verandah has cast iron grills in intricate patterns and glass sun breakers. The left bay had an exposed wooden staircase that is now enclosed by wooden jalis/trellis and the right bay has a solid stonewall punctured with windows. The left façade is a single surface with an interesting composition of full-length windows and is defined by a sloping roof. The roofs on the right side/façade generate an interesting skyline and the solid stone surface is punctured by windows at regular intervals. The rear façade is plain. The interiors are simple.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Exposed stone on the exterior and lime plaster with smooth finish in the interior. Flooring – All the spaces on the ground floor had Shahbadi tiles, which have been replaced by mosaic tiles. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening. The new front compound wall is a simple brick wall. The remaining three sides have high brick wall. There is one entrance gate towards the left.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one out house and a well that has been closed. There probably was a toilet block, which has now been demolished. There are quite a few large trees and some shrubs within the compound. Part of the compound is paved with stone and brick and the rest has compacted earth. The compound is neglected and not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Poor – the floor in the verandah and front room shows settlement, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	Fair – original in fair condition, not maintained.		
9.4	STAIRS	Poor – the rear staircase shows structural damage and has been given additional support.		
9.5	OPENINGS	Fair – original in fair condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – original in fair condition, not maintained.		
9.8	SERVICES	Fair – original in fair condition, not maintained.		
9.9	OUTBUILDINGS	Fair – original in fair condition, not maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front staircase has been enclosed by wooden jalis, a toilet has been added in the rear verandah and a toilet & bathroom has been at the rear.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	One window in the front has been partially closed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The premised falls in the institutional zone in the Development Plan.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Dr. (Mrs.) Mankane. The premise on the first floor was unoccupied and locked and it was not possible to carry out a survey of the interior. The owner was contacted and he absolutely refused to give any information and allow the survey.		



FRONT VIEW





FRONT VIEW ; OUTHOUSE



RIGHT SIDE VIEW



LEFT SIDE VIEW



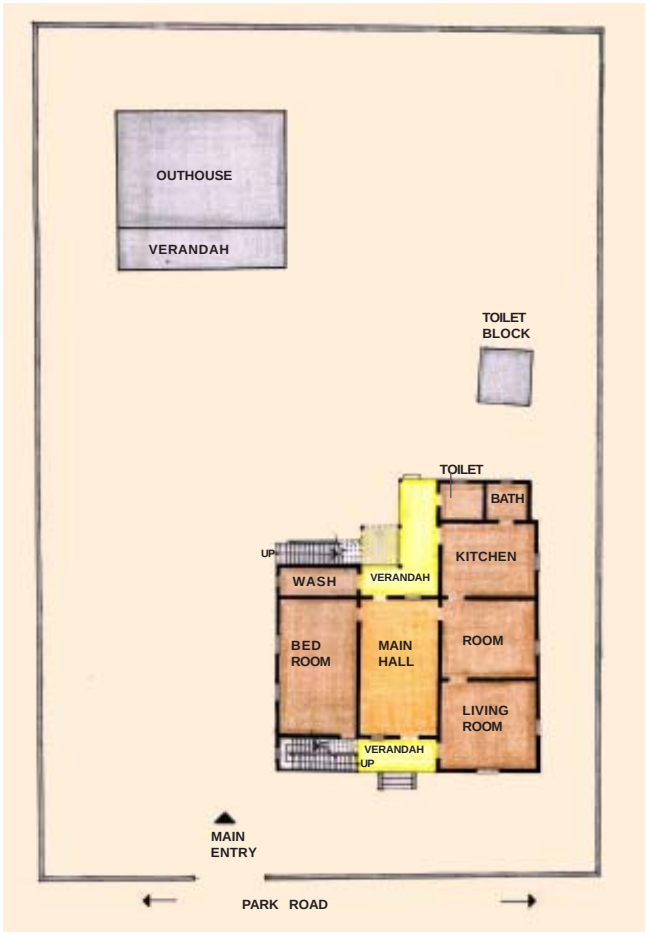
REAR VIEW



REAR VIEW



RIGHT SIDE VIEW



PLAN - GROUND FLOOR









STAIRCASE FRONT & REAR ; INTERIOR G.F., REAR VERANDAH



SEGMENTAL ARCHED WINDOWS



CASTED METAL GRILL & SUNBREAKERS



WOODEN LANDING AT THE REAR



WINDOW DETAIL



MAIN HALL - GROUND FLOOR

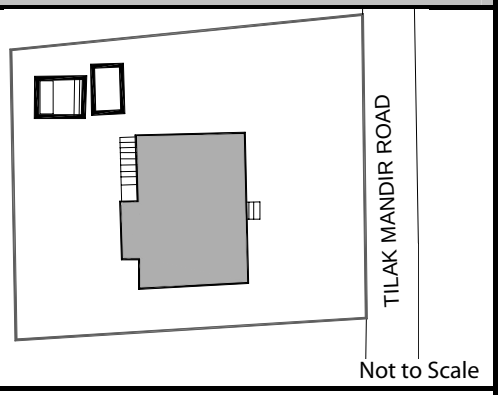


STAIR CASE - FIRST FLOOR

254	DHOTRE NIWAS



COMMON REF NO	254
CARD NO.	254
WARD	K (E)
CS NO.	994
PLOT AREA	649.80 sq m
BU AREA	112.73 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	254 PLATE A 254 PLATE B



1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Dhotre Niwas.	
1.2	EARLIER NAME	Dhotre Niwas.	
1.3	BUILT-IN	1930. Extension: *1965.*	EXTENSION (if any): A G + 3 residential block to the right side and a toilet block at the rear, abutting the main house.
2.0	**ACCESS**		
2.1	MAIN	Tilak Mandir Road, Ville Parle (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Amarnath Satyendranath Dhotre, Ms. Netra Sanjay Edwankar and Ms. Deepika Hoshi Bhagwagar.	
3.2	PAST	Private – Dhotre Family.	
3.3	STATUS	Main House Owner on the first floor. 1 tenant on the ground floor.	Extension. 8 tenants, 2 on each floor.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main House. Ground Floor – Residential. First Floor – Residential.	Extension. Residential on all floors.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Prathna Samaj Road and Tilak Mandvi Road. The area developed in the 1930s under the framework of a Town Planning Scheme. It is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. Dhotre Niwas is set in small compound, placed almost centrally with a slightly larger right side margin. The front margin was lost in road widening. The owner has constructed G + 3 storeyed structures abutting the main house to accommodate the tenants. There must have been a toilet block/ out house/servants quarter in the rear as is evident from the CT sheet but it must have been broken while the extension block was built. The margin spaces vary from 3 to 6 m. There are two entrance gates – one pedestrian entry in the center of the front compound wall and the other, a vehicular entry on the right side. There is one pump house and a parking shed within the compound.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The owner built the house for self-use on the first floor and a tenant family on the ground floor. The plan is symmetrical, with a central bay and two end/side bays. Both the floors have identical layout. The front verandah is centrally placed and leads to large central hall. There is a verandah at the rear and a staircase that was supported on a cantilevered landing. The side bays have the living areas – bedrooms and kitchen. There have been major transformations – a new G + 3 block has been added on the right side and as a consequence a new entry from the right side is created to the main house on the first floor. A toilet block has also been added at the rear and connected via the rear verandah. <u>Style and Features</u> Dhotre Niwas is a colonial villa / mansion typology that is very simply articulated and there are no significant stylistic references. The central verandah and the structural system of the roof are some of the key elements.	
5.3	INTRINSIC	The grand father of the present owner Mr. Amrat Atmaram Dhotre who worked in Caltex company, manufacturing lubricants, built the house. The family came from Girgaum. During the second world war the Government occupied the house.	
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	

254		DHOTRE NIWAS		
7.2	WALLS	Brick with lime mortar.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and boards supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs at the rear, concrete stairs in the new block.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division and wooden panels in the lower division. The windows are protected by chajjas with wooden framework and tin sheets. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The entire block is roofed with a single hipped roof. Although the span is quite large, no trusses have been used but a frame of wooden members is created. The inclined members rest on the load bearing walls and the load of the hipped roof is transferred via a horizontal wooden member that is supported on load bearing walls. Purlins span across the main wooden members and wooden boards run across the purlins on which the tiles are placed.		
7.7	ARTICULATION	The house is not very large, represents the typical villa/mansion typology set in a large compound characterized by a central verandah flanked by bays, 2 storeys and symmetry. The massing of spaces is compact. It is an elegant structure with walls in light yellow, white windows, roof elements, railings and decorative bands/features. The entire structure has a single hipped roof and minimal embellishment / ornamentation. Horizontal bands run at different levels – plinth, first floor (cornice) and below the roof. Each bay / space is expressed on the exterior with pilasters. The basic window with stucco bands and a projected sill, puncture the facades. The front façade has the verandah in the center with wooden railings; sun breakers with glass panes and the side bays have windows in white defined by white stucco bands and sill. The left façade has the typical window and white horizontal and vertical bands. The right façade would have been similar but is lost because of the extension. The rear façade has also bee drastically transformed and is not so significant. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The original flooring was china mosaic that has been replaced by mosaic flooring and stone marble in parts. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening. The new compound wall is in brick with concrete jalis. There is one pedestrian entry in the center directly in front of the entrance verandah and a vehicular entry for the new block on the right side. The remaining three sides have a high brick wall finished with plaster.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound and its use is lost as part of the compound has been redeveloped and a new G + 3 structure has been added to the right side, abutting the main house. There is one pump house at the rear and a parking shed on the right side. The compound has a few trees, a garden in the front and occasional plantation. Parts of the compound are paved and is well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, not maintained.		
9.2	WALLS	Good – currently the owner is re-plastering the external walls maintained.		
9.3	FLOOR	Good – original flooring replaced, maintained.		
9.4	STAIRS	Fair – original stair maintained.		
9.5	OPENINGS	Good – maintained.		
9.6	ROOFING	Good – maintained.		
9.7	ARTICULATION & FINISHES	Good – maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A new (G + 3) R. C. C. structure has been added the right side, a toilet block is added at the rear, the space below the rear staircase is enclosed, and grills have been added on windows and in the compound. All changes are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Mr. Dhotre.		



FRONT VIEW



LEFT SIDE VIEW



FRONT VIEW



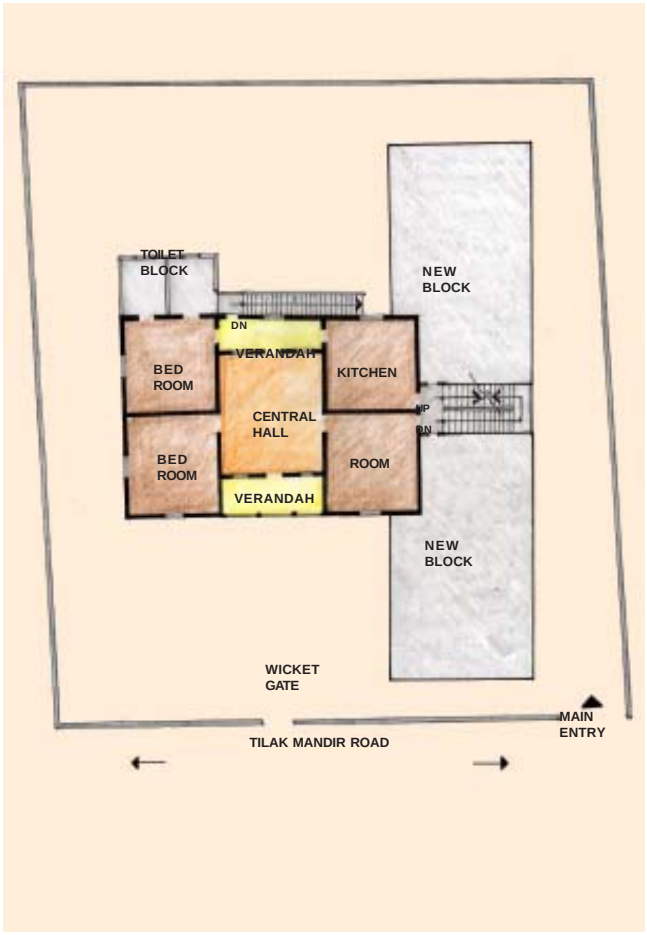
FRONT ROAD SIDE VIEW



REAR VIEW



FRONT VERANDAH



PLAN - FIRST FLOOR





FRONT VERANDAH ; ROOFING SYSTEM



WINDOW - GROUND FLOOR



VERANDAH DETAIL



ROOF - FIRST FLOOR



ROOFING SYSTEM CENTRAL HALL



CENTRAL HALL - FIRST FLOOR

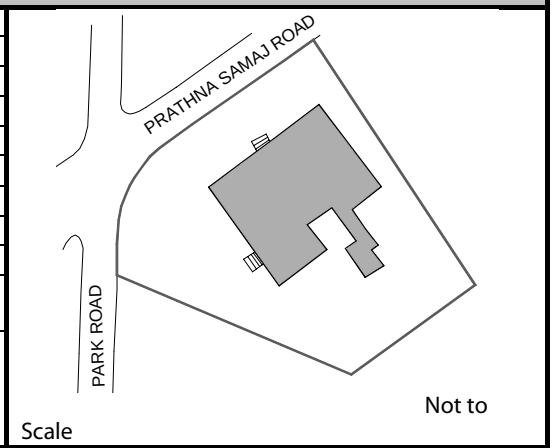


STAIRCASE VIEW

255	DHAIRYA NIWAS



COMMON REF NO	255
CARD NO.	255
WARD	K (E)
CS NO.	1033 + 2 parts
PLOT AREA	710.80 sq m
BU AREA	148.30 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	255 PLATE A 255 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Dhairya Niwas.		
1.2	EARLIER NAME	Dhairya Niwas.		
1.3	BUILT-IN	1927.	EXTENSION (if any): A room at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Prarthana Samaj Road, Ville Parle (E).		
2.2	SUBSIDIARY	Park Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Keshav Balram Dhairyavan, Vasantkumar Balram Dhairyavan, Shaligram Balram Dhairyavan.		
3.2	PAST	Private – Same family.		
3.3	STATUS	2 Owners on the first floor. Owner and 1 Tenant on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Prarthna Samaj Road and Park Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is not very large and is trapezoidal in shape; the bungalow is set almost centrally with a larger margin on the right side. The front portion of the compound was lost in road widening. The compound has two entrance gates, a main entry from the junction of Prarthna Samaj Road and Park Road and a pedestrian entry in front of the entrance on the Prarthna Samaj Road.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the first floor and a tenant family on the ground floor. The overall plan is symmetrical; C shaped with a central bay and two end/side bays. Both the floors have an identical layout. It can be conjectured that at the rear a couple of rooms were added, the toilet block was integrated and the staircase was supported on a wall. The front verandah leads to the central hall. The side bays have the living areas - bedrooms, kitchen etc. The house has been sub divided – split in the middle by a wall on both floors and now accommodates four families. Additional kitchens and bathrooms have been created and the use of rooms has changed. Toilets continue to be outside. <u>Style and Features</u> Dhariya Niwas is a colonial villa / mansion typology that is very simply articulated and there are no significant stylistic references. The central verandah and side bays with the special arched window are some of the key elements.		
5.3	INTRINSIC	The house was built by the present owner's grandfather : a bank employee. The family came to reside here from Girgaum. He had an interest in architecture hence a few notable elements – the Palladian window and stained glass ventilator.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden staircase.		

255		DHAIRYA NIWAS		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division and wooden louvers in the lower division. Some of the windows have shutters with glass panes / panels. The window in the front is special – additional windows flank the basic unit and the ventilator is set within a semicircular opening, the whole composition is reminiscent of a Palladian window. The windows on the ground floor are protected by wooden chajjas. Doors – The doors have segmental arched lintels with 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The main spaces have sloping roofs and the staircase, toilet block, the kitchen and a room added to the rear, have flat concrete slabs. The sloping roofing system is quite sophisticated – C shaped and roofing all the three bays. King post trusses span across the main load bearing walls (in both directions), purlins run across the trusses and wooden boards span the purlins. The roof over the verandah is a lean to roof and continues from the main hall.		
7.7	ARTICULATION	The overall form is a rectangular solid block; the entire block is roofed by a simple sloping roof and thus comes across as a single mass punctured by windows at regular intervals. Symmetry is maintained both in the plan and the form, except in the rear portion. There is a minimal use of ornamentation on the exterior except for the front facade. In the center is the verandah and the side bays have the Palladian window on the ground floor and two windows on the first floor. The use of the beautifully detailed Palladian window is unique to this building. Bands around and projected sills emphasize the other windows on the front façade. The remaining three sides are extremely plain and have nothing specific except for the same sized windows that are repeated at regular intervals and break the solid mass of the building. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the original flooring was Shahbadi tiles (seen in one room) but has been replaced by mosaic flooring and ceramic tiles. Roof – Mangalore tiles on the sloping roof and cement finish on the flat portion.		
7.9	INTERIORS	Built in cupboards.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in the widening of the Prarthana Samaj Road and the Park Road. This side has brick compound wall with concrete jails. There are two on this wall – the main entry from the junction of the two roads and a pedestrian entry directly in front of the entrance verandah. The remaining three sides have a brick compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has marginal spaces, which have a few trees and plantation along the compound wall and periphery of the building. A cement concrete pathway runs around house. The compound has hard finish – compacted earth and cement concrete in portions. The compound is not maintained well.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate on ground floor and supplemented by artificial lights.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Dogs.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good shape, not maintained.		
9.2	WALLS	Fair – water seepage, not maintained.		
9.3	FLOOR	Good – original in good shape, not maintained.		
9.4	STAIRS	Good – original in good shape, not maintained.		
9.5	OPENINGS	Good – original in good shape, not maintained.		
9.6	ROOFING	Good – minor leakage, original in good shape, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – water seepage in the plaster both in the exterior and interior walls, the exterior plaster in a bad condition particularly at the rear, not maintained.		
9.8	SERVICES	Bad – the toilet blocks are quite dilapidated, not maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Internal walls and spaces like kitchens and bathrooms have been added to accommodate multiple households.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The house is divided amongst brothers and tenants occupy one portion. There is dispute amongst the brothers and the tenant is not willing to vacate, continues to pay low rents. This is affecting the maintenance of the building particularly from outside and of the common services. Individual occupants are maintaining internal portions.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the owner – Mr. Virag Dhairyavar and his wife.		



FRONT VIEW



MAIN ENTRANCE



VIEW FROM ROAD SIDE



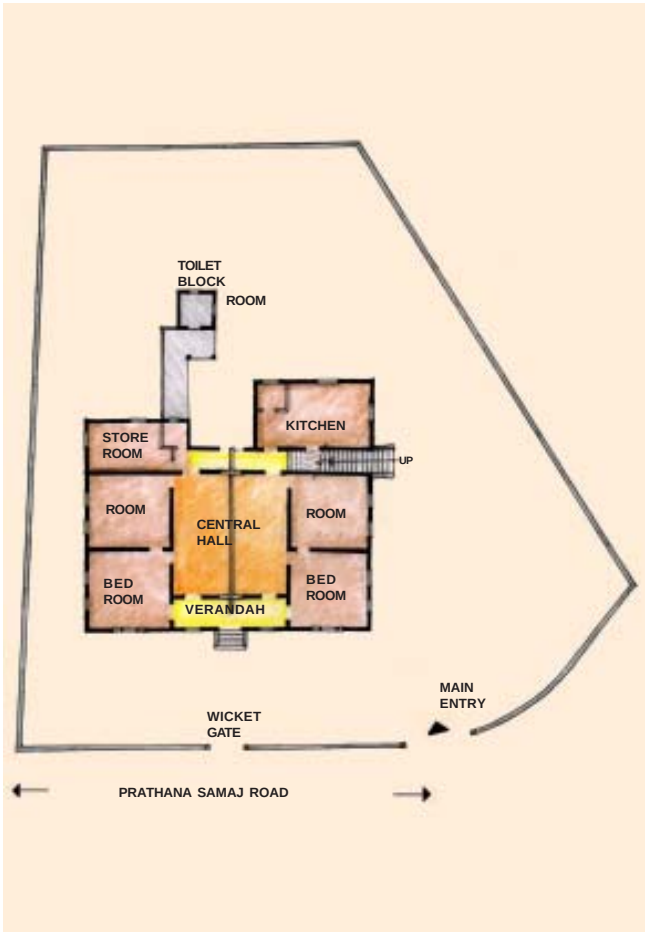
LEFT SIDE VIEW



RIGHT SIDE VIEW



REAR VIEW



PLAN - GROUND FLOOR





WINDOW DETAILS - EXTERIOR, INTERIOR



CEILING - GROUND FLOOR



ROOFING SYSTEM



ROOFING SYSTEM



KITCHEN - GROUND FLOOR



KITCHEN - FIRST FLOOR

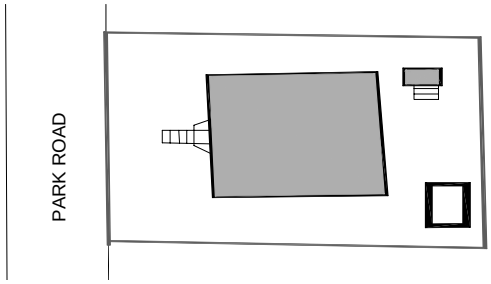


STAIR SHAFT

256	GANESH BHAVAN



COMMON REF NO	256
CARD NO.	256
WARD	K (E)
CS NO.	1014
PLOT AREA	307.70 sq m
BU AREA	95.74 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	256 PLATE A 256 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Ganesh Bhavan.		
1.2	EARLIER NAME	Ganesh Bhavan.		
1.3	BUILT-IN	1930.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Park Road, Ville Parle (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private - Mr. K. N. Tandon, Mr. Laxman Narayan Tandon, Mr. Ram Narayan Tandon, Mr. Shyam Narayan Tandon, Mr. Govind Narayan Tandon, Mr. Jagat Narayan Tandon.		
3.2	PAST	Private – Father of the above.		
3.3	STATUS	Owner on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Park Road and the main access is from the Malviya Road and Prarthna Samaj Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is not very large, the bungalow is set almost centrally and the margins range from 3 to 6 m. The front portion of the compound was lost in road widening in 1962. The compound has two entrance gates, a main entry in the center in front of the entrance verandah and the other on the left side for the car leading to the car shed. The compound has one toilet block, a wash area and a bathing block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use. The overall plan is symmetrical, there is a central hall flanked by 2 rooms on both sides. An entrance porch in the center leads to the main hall. This was covered in the 1970's. There is an additional service bay at the rear with the verandah in the center and two small rooms on both sides, one of which is now converted into a bathroom/wc. The toilet and bathing block were separate, placed at the rear of the compound. <u>Style and Features</u> A typical vernacular colonial cottage typology with no specific stylistic references and minimal embellishment. The wooden window overhangs, plaster bands around windows and at the sill and rustication at the corners are some of the key elements. The use of bold colour scheme, its human scale, strong horizontality, roofs and wooden detailing make it stand out among the surroundings.		
5.3	INTRINSIC	The house was purchased by Mr. Tandon (father of the present owners), a railway employee from Mr. Vinayak Ganesh Chitre, also a railway employee who left Bombay to settle elsewhere. Six brothers hold the house jointly, and at present two of them are living in the premises.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G		

256	GANESH BHAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	NA.		
7.4	STAIRS	None.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division. The window in the front is special – it is wider, 2 basic units are combined. The windows are protected by wooden chhajjas, covered with GI sheets. Circular windows with coloured glass are set within the roof gable to provide additional light. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	The structural system of the roof is very simple as the spans are not large. Most of the spaces are roofed with joists and wooden battens. The hipped roof is C shaped and covers all the spaces. No trusses are used; the largest span, which is the central hall, has a wooden tie member. The rear verandah and the small rooms have a lean to roof lower than the main roof.		
7.7	ARTICULATION	The house is a small, single storeyed compact structure and represents the typical cottage typology popular during this period, is an elegant / neat structure painted in bright red walls and white windows, roof elements and decorative bands/features. Symmetry is maintained both in the plan and the form. The front façade has the verandah in the center and the side bays have windows in white defined by white stucco bands and a white chajjas. There are circular coloured glass windows in the gable portion and the roof gable projects out. Each of the bay/room is defined by rustication effect in plaster. The remaining two facades – the left and right have the typical window, rustication bands in white and decorative wooden fascias that runs along the roof. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The entrance verandah has white marble tiles with black border, the main hall, bedrooms and kitchen have Shahbadi tiles and rest of the spaces have IPS flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	Built in cupboards.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening. The new front compound wall consists of piers interspersed with grills / wall. The remaining three sides have a 150 cm high plain brick wall. There are two gates, a main entry in the center and another entry on the left side for the car.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has one car shed, toilet block, wash area and a bathing block. There is some plantation along the compound wall and a couple of large trees. Part of the compound is paved and part of it has compacted earth. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good shape, not maintained.		
9.2	WALLS	Good – original in a good shape, well maintained.		
9.3	FLOOR	Good – original in a good shape, well maintained.		
9.4	STAIRS	NA.		
9.5	OPENINGS	Good – original in a good shape, well maintained.		
9.6	ROOFING	Good – original in a good shape, well maintained.		
9.7	ARTICULATION & FINISHES	Good – original in a good shape, well maintained.		
9.8	SERVICES	Good – original in a good shape, well maintained.		
9.9	OUTBUILDINGS	Good – original in a good shape, well maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	External – Front verandah/entrance porch was covered recently (1970s).		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the owner from the survey – Mr. K. N. Tandon. The information has been collected in an interview with the owners – Tandon brothers.		



FRONT VIEW



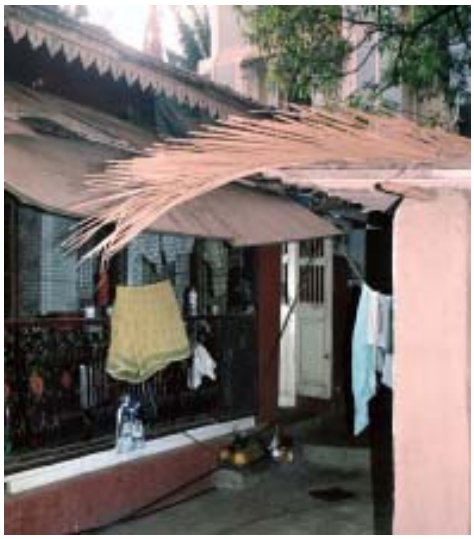
RIGHT SIDE VIEW



FRONT



FRONT WINDOW



REAR VIEW

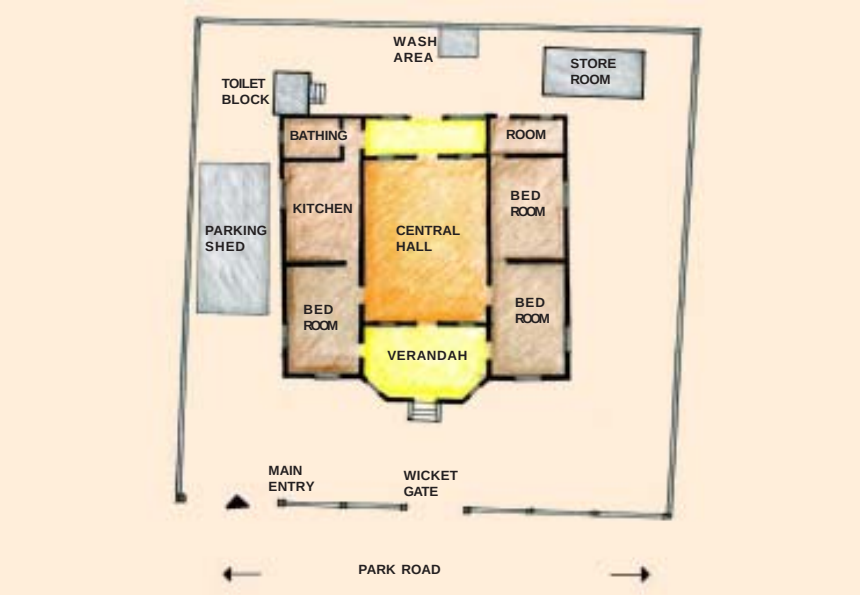


ROAD SIDE VIEW





REAR LEFT & RIGHT VIEW



PLAN - GROUND FLOOR



CIRCULAR VENTILATOR



INTERIOR - GROUND FLOOR



EMBOSSED TILES IN FLORAL PATTERN





ROOFING SYSTEM





FRONT WINDOW DETAILS



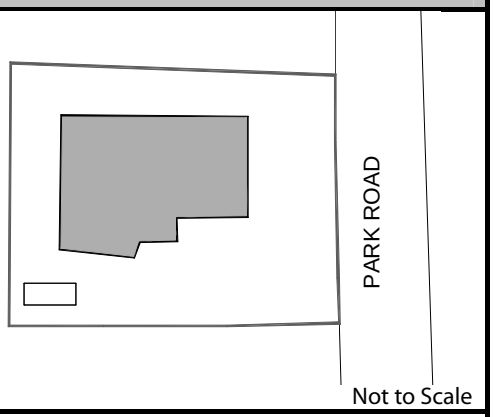


WINDOW DETAIL ; WOODEN LOFT IN KITCHEN

257	JAYA COTTAGE



COMMON REF NO	257
CARD NO.	257
WARD	K (E)
CS NO.	1273 + 2 parts
PLOT AREA	426.50 sq m
BU AREA	109.20 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	257 PLATE A 257 PLATE B



1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Jaya Cottage.		
1.2	EARLIER NAME	Jaya Cottage.		
1.3	BUILT-IN	1935 – 1938.	EXTENSION (if any): Co-Operative Housing Society created and a new residential apartment (G+3) block was constructed in the 1970s.	
2.0	**ACCESS**			
2.1	MAIN	Park Road, Ville Parle (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Maheshkumar Ramanlal Joshi, Mr. Shrishkumar Ramanlal Joshi.		
3.2	PAST	Private – Same family.		
3.3	STATUS	Tenants on the first floor. Tenants on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Park Road and the main access is from the Malviya Road and Prarthna Samaj Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. The original plot was quite large, but has been sold/leased to give way to an apartment block that abuts the main structure and nothing of the original compound and structures remains. The front portion of the compound was lost in road widening. The compound had a well that is now covered. At present there is the new block, a temple at the left corner and a toilet block at the rear. There are two entries, a pedestrian entry to the old house & a vehicular entry to the new block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the first floor and a tenant family on the ground floor. The overall plan consists of two blocks, clearly defined by organization of spaces and a roof articulation, with two distinct sloping roofs. The front block has a central hall surrounded by a verandah on front and the right side. The rear block has living/bedrooms and kitchen and is protected by a verandah. The toilet was separate, connected by the rear verandah. The layout is identical on both the floors. The staircase is in the front and leads to the upper floor. <u>Style and Features</u> Jaya Cottage belongs to the cottage typology and has emerged from the Indian vernacular types that became slowly urbanized. Though there is a certain European / colonial treatment in plaster, its essence is more regional in stylistic references. The verandah with delicate wooden railing, the roofs and the decorative stucco work on the facades are some of the features that distinguish this building.		
5.3	INTRINSIC	The house originally had a huge compound; in fact it was set in a wadi/orchard full of mango trees. The compound had a well for irrigation. The house acquired the reputation of being haunted; no one was willing to stay and was eventually given over to tenants.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster. Most of the plinth is covered as the ground has been raised.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls. The front verandah has wooden joists and stone slabs, supported on a load bearing wall on one side and wooden columns on the other.		

257		JAYA COTTAGE			
7.4	STAIRS	Wooden stairs.			
7.5	OPENINGS	Windows – The windows have arched lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes/wooden panels. The windows are protected by wooden chajjas. Circular windows with coloured glass are set within the roof gable to provide additional light. Doors –The doors have arched lintels with 2 divisions – ventilator at the top and paneled shutters.			
7.6	ROOFING	Both basic blocks of rooms have sloping roofs. It's a simple roof with purlins resting on load bearing walls. The rafters span the purlins and support the Mangalore tiles. Part of the roof has a false ceiling. The verandah lean to sloping roof supported on a load bearing wall on one side and wooden beams & columns on the other.			
7.7	ARTICULATION	The house represents the typical vernacular cottage typology popular during this period characterized by decorative wooden verandahs, balconies and roofs. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, windows etc. The front façade has full verandah on both floors with delicate wooden railings, decorative cornice and stuccowork bands. The right side façade, visible from the street has an interesting skyline because of the profiles of both the sloping roofs. The verandah and the projected balcony have delicate wooden railings, decorative cornice, stucco bands, decorative fascias and brackets. Stucco bands with motifs at the lintel and sill emphasize the windows. The left façade may have been similar as the plan and form are symmetrical but at present has been lost because of the extension. The rear facade is relatively simple but has full-length verandah with wooden railings but the impact is lost because of the addition of the toilet and the covering of the verandah on the ground floor. The interiors also display the richness in terms of wooden doors and windows, stuccowork, staircase and exposed structural members.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and the outside. Flooring – Shahbadi tiles in a chequered pattern in most of the spaces but has been replaced by IPS flooring and ceramic tiles in a few rooms. Roof – Mangalore tiles.			
7.9	INTERIORS	None.			
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound was lost in road widening. All the four sides have a brick compound wall, which is new. There are two entrances– a pedestrian entry in the front to the main house and vehicular entry to the extension block.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound is lost – a Co-Operative Housing Society has been developed in a part of it. A well was closed and a toilet block was demolished to build the new extension. At present the marginal spaces have some plantation along the compound wall and a few trees. Most of the compound has hard finish – compacted earth and cement concrete. The compound is fairly well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Poor – settlement in the front portion owing to the foundation of the new block added.			
9.2	WALLS	Fair – water seepage, not maintained.			
9.3	FLOOR	Fair – settlement in the front verandah, not maintained.			
9.4	STAIRS	Good – original in a good shape, maintained.			
9.5	OPENINGS	Fair – not maintained.			
9.6	ROOFING	Fair – leakage from the tiles, maintained.			
9.7	ARTICULATION & FINISHES	Poor – the plaster is peeling off, the damaged portions have been crudely cemented and there is plenty of dampness. The cornice band on the exterior on the first floor level shows signs of damage, it has been lost from the front façade and the decorative band on the front verandah is damaged.			
9.8	SERVICES	Fair.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL		Fair.
10.0	**TRANSFORMATION**				
10.1	FORM	A new block, added abutting the main house on the left side, is unsympathetic and has caused severe structural damage. The front and rear verandahs on the ground floor has been covered and a grill has been put on one of the rear windows.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	Flooring has been replaced in some spaces and interior wall finishes have been changed – stone cladding is added at the entrance on the ground floor.			
11.0	**DP REMARKS / PERCEIVED THREATS**	When the new structure was added, adequate care was not taken during the foundation, this has caused settlement in the main house in the front portion – the entire front verandah, plinth and the first load bearing wall show settlement and structural damage.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The house is occupied by tenants. The rents are low and this is affecting the maintenance of the building. No action has been taken on the front portion of the house that has settled. The information has been collected in an interview with the tenants.			



FRONT VIEW





FRONT FACADE ; FRONT RIGHT VIEW



RIGHT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW



REAR VIEW



PLAN - FIRST FLOOR





FRONT VERANDAH DETAILS - GROUND FLOOR



FRONT RIGHT VIEW



STAIRCASE





FLOOR SYSTEM G. F. ; WOODEN LOFT F. F.



FRONT VERANDAH



RIGHT SIDE VERANDAH

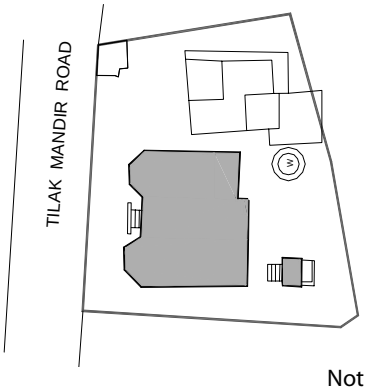


RIGHT SIDE VERANDAH

258	SHRI RAM SAI NIWAS



COMMON REF NO	258
CARD NO.	258
WARD	K (E)
CS NO.	1280+9 parts
PLOT AREA	886.50 sq m
BU AREA	174.54 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	258 PLATE A 258 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Shri Ram Sai Niwas.	
1.2	EARLIER NAME	Borkar Bungalow.	
1.3	BUILT-IN	1937. Temple: 1948. Extension: 1984.	EXTENSION (if any): A new (G+2) block attached to the main building, a snack shop in the front margin and an extra floor on the rear bay.
2.0	**ACCESS**		
2.1	MAIN	Tilak Mandir Road, Ville Parle (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Damayanti Shankar Deshpande.	
3.2	PAST	Private – Damayanti Shankar Deshpande.	
3.3	STATUS	Main House Owner on the first floor Tenant on the ground floor	Extension. Courier office on first floor & owner on second floor. Temple on the ground floor.
4.0	**USE**		
4.1	PRESENT	Residential + Commercial + Religious.	
4.2	PAST	Residential.	
4.3	USAGE	Main House Ground Floor – Commercial First Floor – Residential	Extension Ground Floor – Temple First & Second Floor – Residential
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Tilak Mandir Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. Shri Sai Ram Niwas is set in a large compound, placed to the right with a large left margin. The front margin was lost in road widening. There are three entrance gates, one in the center and two at the sides. A Sai Baba Temple was established in the left margin and later a 3 storeyed building was added abutting the main house. To the rear of the compound, is a parking shed, a toilet block, a well and a drinking water facility for the devotees. A snack shop is built along the front compound wall.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the first floor and a tenant family on the ground floor. The plan is symmetrical, C shaped with a central bay and two side bays. Both floors have identical layouts. An additional set of rooms constitutes a rear bay. The front verandah is centrally placed and leads to a large central hall. The side bays have the living areas. The bays are octagonal in plan with windows on all sides imparting a wonderful quality of space. The toilets are at the rear. <u>Style and Features</u> Shri Ram Sai Niwas is a colonial villa / mansion typology that is very simply articulated and the use of light yellow and white colours makes this building striking. The central verandah, bay windows and the richly articulated typical openings, are some of the key elements. The roof configuration generates an interesting profile.	
5.3	INTRINSIC	Mr. Ramachandra Borkar, an Engineer in the British Government built the house. He was influenced by the British bungalows when he decided to construct his own house. It was known as Borkar House. His daughter in law, Ms Damyanti Deshpande / Ms. Mangla Borkar, a staunch disciple of Sai Baba added a Sai Baba Temple in compound in 1948. Although a small idol was planned, the craftsman – Mr. Govarkar ended up creating a large idol and the temple became important in the neighbourhood. Since then the house came to be known as Shri Sai Ram Niwas.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	

258		SHRI RAM SAI NIWAS		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls.		
7.4	STAIRS	The original wooden stair has long been replaced by concrete staircase.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division. The windows are protected by wooden chajjas. Doors – The doors have straight lintels. Each door has 2 divisions – ventilator at the top and paneled shutters.		
7.6	ROOFING	The sloping roofing system is quite sophisticated – the sloping roof is C shaped, roofing all the three bays. In the side bays, king post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. The central bay has purlins supported on load bearing walls and wooden boards span the purlins.		
7.7	ARTICULATION	The house is quite large, and represents the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah flanked by bays, 2 storeys and symmetry. The main block is a square, two storeyed block and an elegant structure with yellow walls and white windows, roof elements, verandahs and decorative bands. There is hardly any use of ornamentation except for the stucco bands around the plinth, cornices around the windows. Typical windows with white stucco bands and a prominent sill, puncture the mass at regular intervals. The front façade has a verandah in the center on both floors. On the ground floor the verandah has a sun breaker in wooden panels with coloured glass and on the first floor the verandah has a stained glass sun breaker and a wooden railing. The side bays are octagonal in shape with windows on each panel. The right façade has the typical windows at regular intervals and the left façade is lost because of the addition of a new block. The rear façade is completely transformed. The interior is very simple and displays none of the even minimalist treatment on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The verandah, kitchen, dining and bedrooms on the first floor have Shabadi tiles, the original flooring in all the rest of the spaces is replaced with ceramic tiles. The ground floor is currently being renovated and the original flooring has been removed. Roof – Mangalore tiles.		
7.9	INTERIORS	Built in cupboards and some movable furniture such as chairs and sofas.		
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening. Hence the original sense of the compound as well as the entry is lost. All the four sides have a simple brick compound wall. There are three entrance gates, one in the center and two at the sides.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	At present the compound has the Sai Baba Temple, G+3 extension structure, parking shed, toilet block, well, drinking water taps and a small shop. Most of the compound has hard finish – paved with tile pieces. There is some plantation along the compound wall and a few tees. The compound is fairly regularly maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C .G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in a good shape, not maintained.		
9.2	WALLS	Good – maintained.		
9.3	FLOOR	Good – maintained.		
9.4	STAIRS	Fair – original lost, replaced by a new concrete stair, maintained.		
9.5	OPENINGS	Good – original in a good shape, maintained.		
9.6	ROOFING	Good – minor leakage problem, original in good shape, maintained.		
9.7	ARTICULATION & FINISHES	Good – original in good shape, not maintained.		
9.8	SERVICES	Good – maintained.		
9.9	OUTBUILDINGS	Good – maintained.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	A G+3 block is attached to the main house, an additional floor has been constructed on the rear bay and an additional verandah at the rear, to connect to the G+3 structure, has been added. Grills have been added on the windows. Toilets and internal partition walls have been added on the first floor. The entire ground floor is being renovated to accommodate an office. All the additions are unsympathetic.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	The original Shahbadi flooring has been replaced by ceramic tile flooring in the living room and other spaces.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with present owner – Mrs. Ujwala B. Borkar daughter in law of the owner as per the PC. The property is in the process of being transferred in the name of Ms Ujwala Borkar. The entire FSI of the plot has been utilized in the addition/extension abutting the main house.		



FRONT VIEW





ROAD SIDE VIEWS



FRONT LEFT VIEW



WINDOW DETAIL



FRONT VIEW FROM THE TEMPLE

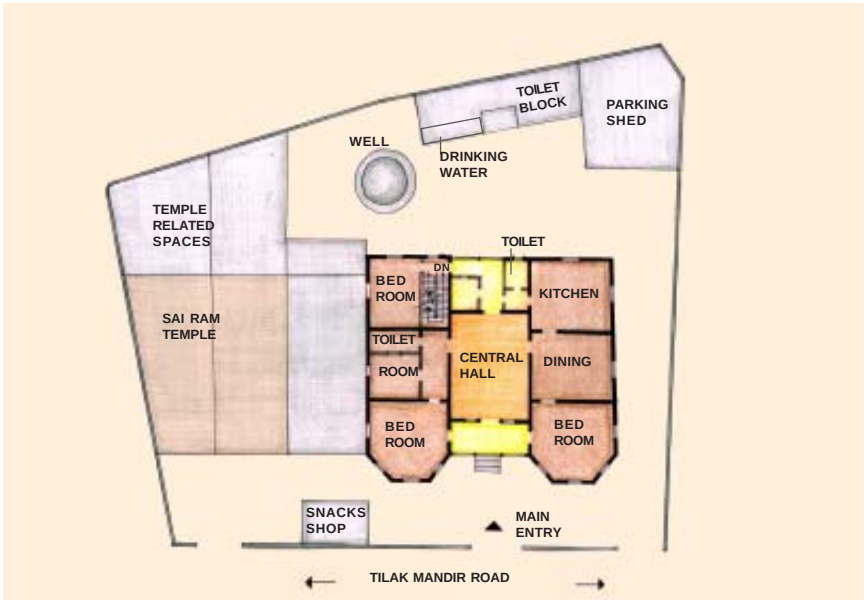


RIGHT SIDE VIEW





REAR VIEW



PLAN - FIRST FLOOR





ROOFING SYSTEM



CENTRAL HALL - FIRST FLOOR





OLD FURNITURE - FIRST FLOOR



VERANDAH - FIRST FLOOR



WOODEN CUPBOARD



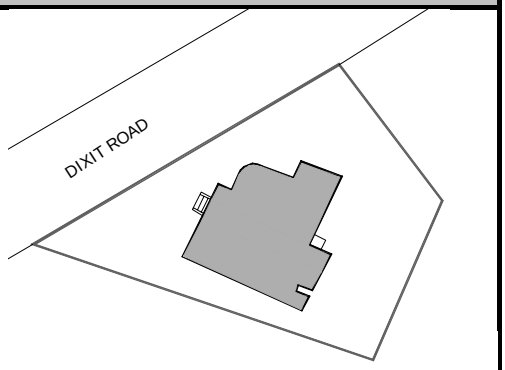


VERANDAH - FIRST FLOOR ; ROOF PROFILE

259	NANI NIWAS



COMMON REF NO	259
CARD NO.	259
WARD	K (E)
CS NO.	1245+3 parts
PLOT AREA	603.70 sq m
BU AREA	101.70 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	259 PLATE A 259 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Nani Niwas.		
1.2	EARLIER NAME	Nani Niwas.		
1.3	BUILT-IN	1932.	EXTENSION (if any): Shed for car parking.	
2.0	**ACCESS**			
2.1	MAIN	Dixit Road, Ville Parle (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Ms. Suteja Suresh Mathkar.		
3.2	PAST	Private – Mr. Ganpat Shamrao Dhurandar, Ms. Sharda Ganpat Dhurandar.		
3.3	STATUS	Owner – Mr. Bansi Dhurandar on the first floor. Owner – Dr Vinod Dhurandar on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located one plot away from the cross of Nehru Road and Dixit Road. The area had developed in the 1930s under the framework of a Town Planning Scheme. It is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is not very large; the bungalow is set almost centrally with a margins all around, ranging from 3 to 7 m. There is hardly any space for any out house / additional structures. The compound has two entrance gates from the Dixit Road, one for the car and the other, for pedestrians. Within the compound are two car sheds, both are new constructions.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the first floor and a tenant family on the ground floor. The overall plan is a square block, with 2 bays that meet each other at right angles, and consists of a central hall/main living room & passages, placed between the two bays. The front bay has bedrooms, dining, kitchen and services (wash area, bathrooms) at the rear. The side bay has two bedrooms and a puja room. The central hall / main living is placed between the bays and is splayed at the corner. The front verandah, articulated as a separate form, leads to the hall and a staircase to go to the first floor. Both the floors have a similar layout. <u>Style and Features</u> This is a variation of the unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay with windows and sloping roofs are the important features that set the stylistic appearance seen in this typology unique to Bombay. However the type is adapted / varied owing to the corner situation of the plot. Stained glass sun breaker panels at the verandah, the decorative railings / parapets and bold use of colour are some of the features that make this house memorable.		
5.3	INTRINSIC	The grandfather of the present owner's, who was the first Indian agent of Imperial Bank, built the house. Prior to this location the family lived in Girgaum. As the area was scarcely populated at that time it was designed for self-use on the first floor and accommodated one tenant family on the ground. The house was named after his grand mother – "Nani". The adjoining property between this and Nehru Road also belonged to family and formed a part of the compound but the plot was subdivided and sold off long time ago. Presently the house is occupied by the third generation – the two brothers live on the two floors.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		

259		NANI NIWAS			
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls. The front verandah has wooden joists and stone slabs, supported on a load bearing wall on one side and wooden beams/columns on the other.			
7.4	STAIRS	Wooden stairs in the front and a service spiral stair in cast iron at the rear.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and paneled shutters with glass panes in the upper division. In special cases additional single shutter windows flank the basic window unit. The windows are protected by concrete chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator at the top and paneled shutters.			
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. Both the end bays have sloping roofs that meet at the junction. In case of the front bay, king post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. In case of the side bay it is simple sloping roof with purlins spanning intermediate walls and wooden boards span the purlins. The central hall / main living room and the passages have concrete beams and slabs. The terrace parapet is richly articulated with balusters and piers.			
7.7	ARTICULATION	The house represents a slight variation of the town house typology popular during this period probably due to the large plot. The house is a two storeyed block, set back and in an L shape that creates a backdrop for a garden and an impact as one moves along the Dixit Road. The massing of spaces is compact, a solid structure with bold use of colour – the walls are white while the windows, sill bands & woodwork are in a dark brown colour. The front and left side façades can be viewed as one – there is an octagonal room flanked by rooms at right angles punctured by windows. The entire façade composition is rich – the central room has a decorative parapet at the top, the side rooms have sloping roofs with decorative fascias, balcony with decorative parapet and the entrance verandah articulated as a separate form is richly embellished with stained glass sun breakers and cast iron grills. The right and rear facades are plain, punctured with windows. The interior is simple; the spaces are rich in organization, the use of colour and in floorscape detail.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The entrance verandah on the ground floor has Shahbadi tiles, the rest of the spaces also had Shahbadi tiles but in some areas such as the main hall and dining areas this has been replaced by marble owing to rising damp. The upper floor that was meant for the owner is richly finished – all the spaces have coloured cement cast in tiles (IPS) in geometrical patterns. Roof – Mangalore tiles on the sloping roofs and china mosaic on the flat portion.			
7.9	INTERIORS	Fixed cupboards and movable furniture such as cupboards, beds, small tables and paintings.			
7.10	COMPOUND / FENCE/ GATE	The original front compound wall is lost in road widening. The new front compound wall has grill panels between piers and the rest of the three sides have a simple brick wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The original compound is lost as part of the plot was sold and the front portion was lost in road widening. At present there are two garages. Most of the compound has hard finish – compact earth and cement with plantation and a few trees, running all along. The compound is maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.			
9.0	**CONDITION**				
9.1	PLINTH	Good – rising damp from the ground, not maintained but in a good condition.			
9.2	WALLS	Good – original in good condition, well maintained.			
9.3	FLOOR	Good – original in good condition, well maintained.			
9.4	STAIRS	Good – original in good condition, well maintained.			
9.5	OPENINGS	Good – original in good condition, well maintained.			
9.6	ROOFING	Good – original in good condition, well maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good – original in good condition, well maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Good.	
10.0	**TRANSFORMATION**				
10.1	FORM	Water tank added on the terrace.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with present owner's wife – Dr. Mrs. Surekha B Dhurandar.			



FRONT VIEW



VERANDAH



FRONT LEFT VIEW



FRONT BALCONY



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW



PLAN - FIRST FLOOR



VERANDAH - FIRST FLOOR



FIXED CUPBOARD & STORAGE SHELF



PASSAGE NEAR STAIRCASE





LIVING ROOM ; BED ROOM





FLOORING PATTERNS



DINING ROOM



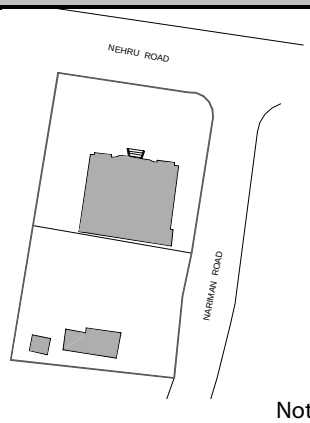


SUNBREAKERS ; ROOF SYSTEM

260	CHOKSI BHAVAN



COMMON REF NO	260
CARD NO.	260
WARD	K (E)
CS NO.	1642+1 part, 1643+2 parts
PLOT AREA	1796.10 sq m
BU AREA	326.66 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	260 PLATE A 260 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Choksi Bhavan.	
1.2	EARLIER NAME	Choksi Bhavan.	
1.3	BUILT-IN	1933.	EXTENSION (if any): Concrete balcony is added on one side.
2.0	**ACCESS**		
2.1	MAIN	Nehru Road, Ville Parle (E).	
2.2	SUBSIDIARY	Nariman Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Trust – Chandulal Manilal Choksi And Chanchal Chandulal Choksi, Trustees – Mr. S.V.Choksi, Mr. B.V.Choksi, Mr. S.X.Choksi and Mr. S. K. Choksi.	
3.2	PAST	Private – Mr. Chandulal Manilal Choksi.	
3.3	STATUS	Owner on the first floor. 2 tenants on the ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Nehru Road and Nariman Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with grid iron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. Choksi Bhavan is set in a huge compound. It is placed close to the main road and is quite an imposing structure. The main access is from the Nehru Road; there are two gates with a driveway leading to the central verandah, which is the main entry. In front there is fountain and a statue of Lord Krishna. There is a subsidiary access from the Nariman Road, which is closed at present. The space at the rear is quite huge and must have been a garden / plantation area but at present it is not maintained well. At the rear is a garage, a toilet block and a well. The toilet block is functional and used by the servants. Water from the well is used to tend the plantations / garden. A continuous asphalted driveway has been defined in the compound all around the House and the residual spaces are used for plantation.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use on the first floor and a tenant family on the ground floor. The house is huge/palatial. The plan is a square block with three bays, the central bay is wider and consists of public areas – an elaborate entrance verandah, a huge central hall and again a generous rear verandah opening onto the large rear ground. The side bays have bedrooms/living areas and service areas such as the bathrooms, toilets, staircase and kitchen. Both the floors have identical layout. <u>Style and Features</u> Choksi Bhavan is a grand colonial villa / mansion and its scale & articulation explicitly state this. It is built in the 30s when the use of concrete had become popular and this has also impacted the articulation, it is an eclectic structure. The large curved verandah, the Doric colonnade and the jharokha balconies are a few of the key features.	
5.3	INTRINSIC	Built in the 1930s, the house belonged to Mr. Chandulal Manilal Choksi, an important member of the Congress then, and who was also actively involved in the freedom movement. Several meetings of the Congress leaders were held on the terrace of the house during the 1947-48 at the time of independence. Mr. Chandulal Manilal Choksi managed the affairs of the Ville Parle Gujarati Mandal and was facilitated by them for his valuable contribution in April 1968. Mr. Manilal Choksi died without an heir but created a trust to which the property will eventually go to. After his death his sister's daughter's family occupied the house. Presently Mr. Babubhai Narrotamdas Choksi, his sister's daughter's husband lives alone and the property is likely to go to the trust after his death.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (per), B (des), D (bio)	RECOMMENDED GRADE: IIB

260	CHOKSI BHAVAN			
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top and shutters with glass panes in the upper portion. In case of larger rooms 2 window units are used in combination. The windows on the west side are protected by concrete chajjas. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.		
7.6	ROOFING	RCC flat roof and an elaborately articulated parapet.		
7.7	ARTICULATION	The house is quite huge, represents the typical villa/mansion set in large compounds popular during this period and characterized by a central verandah flanked by bays, 2 storeys and a symmetrical plan. It is a grand/imposing structure in pure white – the basic floor heights are larger than a residential structure. The house is a square, elegant block and embellished with restraint. The plinth is high and prominently emphasized with rusticated finish. The front façade has a huge colonnaded verandah/portico in the center on both floors with Doric columns and balustrades in between. The side bays have large windows with stucco bands on the ground floor and a projected balcony / jharokha on the first floor. The left and right facades are similar and are simple – punctured by the basic window and a projected balcony / jharokha in the center. The rear façade has the verandah in the center with glass sun breakers between the Doric colonnades flanked by bays with the typical windows. The entire parapet is decorative – balustrades, piers and panels with motifs in stucco. The interiors are rich/classic with elaborate flooring, doors/ windows, old furniture and staircase.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The front verandah, main hall and front rooms on both floors have mosaic tiles in shades of brown and beige. The rest of the spaces and rear verandahs on both the floors have cement tiles (IPS) in exquisite geometric patterns in shades of grey and black. All the bathrooms and toilets have glazed ceramic tiles. Roof – China mosaic with floral patterns.		
7.9	INTERIORS	Built-in cupboards, beds, chairs, tables.		
7.10	COMPOUND / FENCE/ GATE	The front and left side compound wall is elaborately articulated consisting of piers with balustrades in between while the rear and right sides have a simple brick wall. There are two gates with a driveway and a subsidiary gate on the left side.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	Within the compound in the front, there is a fountain and a statue of Lord Krishna and at the rear, is a garage, toilet block and a well. Clear driveways are defined all around the house and the remaining space is green. There are plenty of trees – fruit and flowering within the compound. The compound is fairly well maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Security guard at the ground floor for the security of Mr. Choksi as he stays alone. AC window units.		
9.0	**CONDITION**			
9.1	PLINTH	Excellent – original in a good shape, not maintained.		
9.2	WALLS	Excellent – original in a good shape, maintained.		
9.3	FLOOR	Excellent – original in a good shape, not maintained.		
9.4	STAIRS	Excellent – original in a good shape, not maintained.		
9.5	OPENINGS	Excellent – original in a good shape, maintained.		
9.6	ROOFING	Excellent – original in a good shape, maintained.		
9.7	ARTICULATION & FINISHES	Excellent – original in a good shape, maintained.		
9.8	SERVICES	Good – original in a good shape, maintained.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Excellent.	MAINTENANCE LEVEL	Well Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	None.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The Bungalow has been used for shooting of several television serials and local films. The information has been collected in an interview with the owner – Mr. Choksi and a relative.		



FRONT VIEW



FRONT RIGHT VIEW



REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW

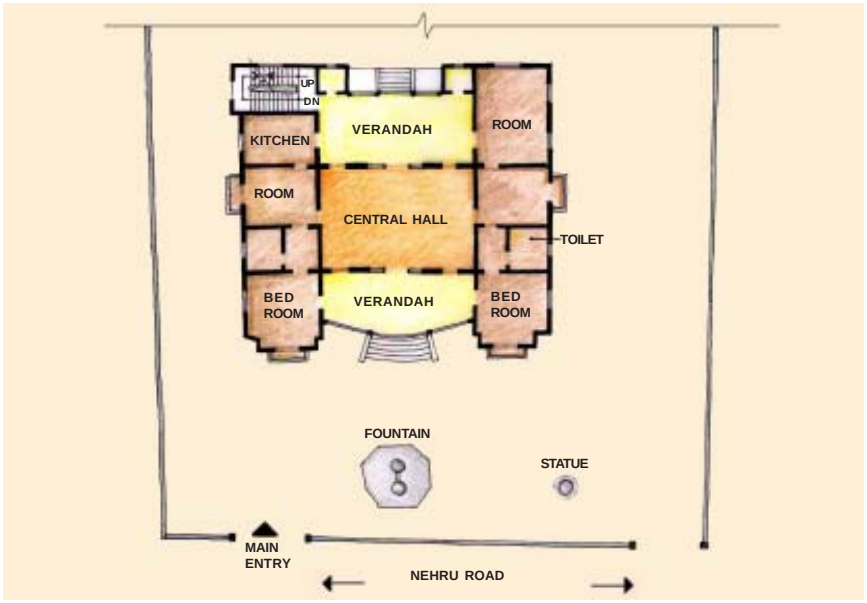




REAR COMPOUND ; RIGHT SIDE VIEW



FRONT ENTRANCE



PLAN - FIRST FLOOR



OLD FURNITURE



INTERIOR - FIRST FLOOR





INTERIORS - FIRST FLOOR



REAR VERANDAH - FIRST FLOOR



WOODEN CUPBOARD



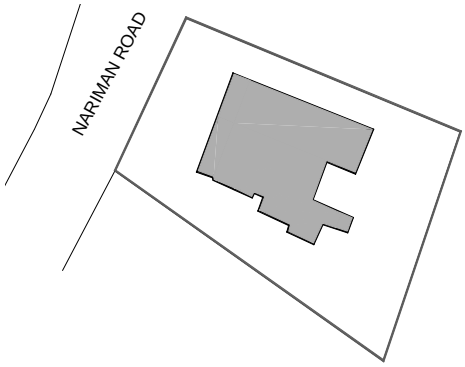


FLOORING PATTERN

261	SITA SADAN



COMMON REF NO	261
CARD NO.	261
WARD	K (E)
CS NO.	1661 + 2 parts
PLOT AREA	559.30 sq m
BU AREA	129.20 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	261 PLATE A 261 PLATE B 261 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Sita Sadan.		
1.2	EARLIER NAME	Sita Sadan.		
1.3	BUILT-IN	1934.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Nariman Road, Ville Parle (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Surajmal Bhojubhai Mehta, Mr. Tarachand Surajmal Mehta, Mr. Ramesh Surajmal Mehta.		
3.2	PAST	Private- Late Shri Ramrao Vishwas Talpade (from site).		
3.3	STATUS	Owner on the first floor. 2 Tenants on the ground floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nariman Road that breaks off from the main Nehru Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots having been redeveloped into 6 to 7 storeyed residential apartment blocks. Sita Sadan is set in small compound, placed almost centrally with a slightly large rear margin. The margins spaces range around 3 to 8 m. There is hardly any space for any out house/additional structures. The main access is from Nariman Road, with a central gate leading to the verandah and a subsidiary pedestrian access on the right side. The main entry pathway is well defined by stone paving.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use. Owners occupy the first floor and tenant's family is on the ground floor. The trapezoidal shape of the plot dictates the plan form. There is one clearly defined bay of rooms (private zone) on the left side and other spaces such as the central hall, kitchen, dining area and toilets (semi public/service zone). The entrance verandah leads to the hall, dining and the kitchen. The toilet block is at the rear and is clearly separated by a connecting verandah. The staircase to the first floor is from the entrance verandah. Both the floors have an identical layout. With the ground floor now housing 2 tenants, areas like kitchens and toilets are added and the sense of a single house is lost. <u>Style and Features</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah and the bay with windows and sloping roofs are the important features that set the stylistic appearance seen in this typology unique to Bombay. Stained glass sun breaker panels at the verandah, concrete railings, and the tie at the roof fascia, staircase, coloured flooring and wood work are some of the key features that give this house memorability.		
5.3	INTRINSIC	Mr. Ramrao Vishwas Talpade, a manager with Imperial Bank in Pune, built the house. Prior to this location the family lived in Girgaum. As the area was scarcely populated at that time it was designed for self-use on the first floor, accommodating one tenant family on the ground. The house was designed and built by Mr. Vaidya, a well-known Engineer who had reportedly designed /built around 300 buildings in Ville Parle. The house was named Sita Sadan after Mr. Talpade's wife. There is an old painting of her made by a noted local artist late Shri Shyam Rai Jaykar. The Pune Museum has a large collection of his paintings.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, undressed, capped by stone plinth band finished with plaster.		

261		SITA SADAN			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has wooden joists, supported on a wall on one side and stone columns on the other. The rear verandah has a concrete slab.			
7.4	STAIRS	Wooden stairs in the front and a service spiral stair in cast iron at the rear.			
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top & simple shutters opening out. Windows are protected by concrete chajjas. Doors – The doors have straight lintels with 2 divisions – ventilator and paneled shutters.			
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs are used. The left bay is covered by a simple sloping roof. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins. Concrete beams and slabs cover the right bay. The front verandah has a concrete sloping roof and the rear verandah has a sloping wooden roof. The front parapet of the terrace is articulated with concrete jalis and the remaining sides have a plain brick parapet.			
7.7	ARTICULATION	The house is not very large, represents the typical town house typology popular during this period. The massing of spaces is compact, it's an elegant structure painted in white with bright blue windows, doors and jalis with minimal ornamentation. The front façade finely balances a solid and a void surface. The right side has a verandah with a stained glass sun breaker on the ground floor and concrete jails between the columns. The verandah on the first floor has a curved concrete roof and concrete jalis between columns. The left side is a single solid surface – defined by bands with geometric pattern that run on both floors and large windows on both the floors. The windows are defined by plaster bands and have chajjas. The gable portion of the roof has a decorative wooden fascia. The remaining three sides are extremely plain and have nothing specific except windows. The interiors display tremendous richness in terms of the use of coloured flooring tiles, built-in furniture & plenty of other old furniture. Also, the exposed structural wood work gives a very good sense of lifestyle prevalent in the 1940s.			
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The verandahs and all the spaces on the ground floor have Shahbadi tiles in chequered pattern. On the first floor the front verandah and the main hall have coloured cement tiles (IPS) in geometric patterns. The rest of the spaces have Shahbadi tiles in a chequered pattern defined by black borders. All bathrooms have glazed ceramic tiles. Roof – Mangalore tiles on the sloping roof and china mosaic on the flat portion.			
7.9	INTERIORS	Built in cupboards, plenty of old furniture such as cupboards, beds, tables & paintings.			
7.10	COMPOUND / FENCE/ GATE	The front compound wall is articulated with piers interspersed with a simple grill for about half the height and a brick wall in the lower portion. The walls on the other three sides are in plain brick and are about 90 cm high. The main gate is placed in front of the verandah and is defined by larger piers. The subsidiary gate is defined by the smaller piers.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	As the plot is not very large there is hardly any space for additional structures. The margins have a few large trees and other plantations. The main entry pathway is well defined by stone paving. Most of the compound has hard finish – paving and compacted earth. The compound is not regularly maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	DRAINAGE	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – rising damp from the ground, not maintained but in a good condition.			
9.2	WALLS	Good – minor seepage, maintained.			
9.3	FLOOR	Good – original in a good condition, not maintained.			
9.4	STAIRS	Good – original in a good condition, not maintained.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good – maintained.			
9.9	OUTBUILDINGS	None.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Well maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	None.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Name of the present owner from the site – Smt. B. R. Talpade. There are two tenants on the ground floor who are not willing to vacate although the owner wants them to. The rents are low because of the rent control act and this is affecting the maintenance of the building.			



FRONT VIEW



REAR VIEW



FRONT VERANDAH



OUTHOUSE



DILAPIDATED STAIRCASE AT THE REAR



REAR VIEW



RIGHT SIDE VIEW



VIEW OF BALCONY AT FIRST FLOOR



PLAN - GROUND FLOOR





INTERIOR - FIRST FLOOR



ROOFING SYSTEM



FLOORING PATTERN



STAINED GLASS IN VERANDAH



OLD DRESSING TABLE



INTERIOR - FIRST FLOOR



INTERIOR - GROUND FLOOR



REAR PASSAGE



WOODEN CUPBOARD



CENTRAL HALL - GROUND FLOOR



KITCHEN - FIRST FLOOR





KITCHEN - FIRST & GROUND FLOOR



CENTRAL HALL - FIRST FLOOR



STAIRCASE - FIRST FLOOR



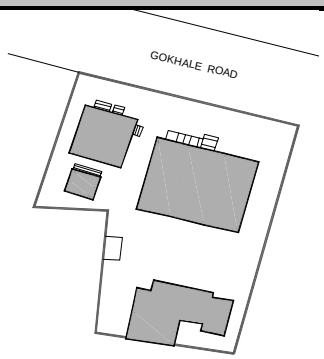


STAINED GLASS ; PRECAST JALI

262	SHREE NIKETAN



COMMON REF NO	262
CARD NO.	262
WARD	K (E)
CS NO.	1741+7 Parts
PLOT AREA	1463.1 sq m
BU AREA	225.6 sq m
DATE	28/ 04/ 2005
RECORDED BY	Shirley, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	262 PLATE A 262 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Shree Niketan.		
1.2	EARLIER NAME	Shree Niketan.		
1.3	BUILT-IN	1934.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Nehru Road, Ville Parle (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private- Mrs. Kantaben Chandulal Parekh, Mrs. Neelaben Harshadkant Parekh, Ms. Bela Harshadkant Parekh and Ms. Bindi Harshadkant Parekh.		
3.2	PAST	Private- Mr. Gajanand Nanabhai Naik.		
3.3	STATUS	Main House 2 tenants on the first floor 2 tenants on the ground floor	Chawl. 4 tenants.	
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	Chawl. Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Nehru Road. The area developed in the 1930s under the framework of a Town Planning Scheme. The area is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalow plots. It is predominantly residential and institutional. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. Shree Niketan is set in a huge compound. It is placed towards the left within the compound and is quite an imposing structure. The main access is from the Nehru Road, as a one approaches from the Ville Parle Station the entire frontage is visible, its linear block with a octagonal entry porch. The compound has the main house, a chawl and a well. The well is functional and is used to supplement the water requirements. The house and the chawl are given on rent.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a single-family unit and to accommodate 1 tenant family on the ground floor. The plan of the living area is a rectangular block. Both the floors have an identical layout. There is an entrance vestibule, which has a waiting space and leads straight to the staircase & further to a passage onto which the rooms remain connected. The main living room / hall is separately articulated as a block in the front with openings on all sides. The toilet block attached to the rear and has a spiral stair to provide access to the servants for cleaning purposes. Additional toilets and kitchens have been added to accommodate more tenant families. <u>Style and Features</u> Shree Niketan is a rather simple building built quite recently when the use of concrete became popular and is devoid of any stylistic or decorative references. It is bordering on the side of modern expression and the two wings enclose the front space and create a single façade.		
5.3	INTRINSIC	Mr. Naik who had built this house for self-use, accommodated tenants on the ground floor as the locality at that time was sparsely populated. The current owner, the Parekh Family, who never occupied it and rented out the entire premise instead, later on purchased the house.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone plinth with lime mortar, random rubble masonry finished with plaster, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	Concrete beams and slabs.		
7.4	STAIRS	The main stair within the house is wooden with wooden handrail and balustrades. The rear stair is a spiral stair in cast iron.		

262		SHREE NIKETAN			
7.5	OPENINGS	Windows – The windows on the ground floor have semi circular arched lintels. Each window has two divisions – a semi circular ventilator at the top and paneled shutters. The upper pane is in glass and the lower pane is in wood. In special cases additional single shutter windows flank the basic window unit. The windows on first floor have straight lintels and each window has two divisions – ventilator at the top and shutters with glass panes. The windows are protected by chhajjas with wooden framework and covered with GI sheets. Doors – The doors have straight lintels with 2 divisions – a ventilator and paneled shutters.			
7.6	ROOFING	The structural system of the roof is composite – both sloping and flat roofs have been used. The front room, staircase & the verandah and the rear toilet block have flat concrete roof. The parapet is plain. Hipped roofing roofs the main block of living rooms and passage. King post trusses span across the main load bearing walls, purlins run across the trusses and wooden boards span the purlins.			
7.7	ARTICULATION	The house represents a slight variation of the town house typology popular during this period probably due to the large plot. The house is a two storeyed block, set back in an L shape that creates a backdrop for a garden and an impact as one moves along the Nehru Road from the Station. The massing of spaces is compact, it's a solid structure with minimal ornamentation / embellishment. The front and right side façades can be viewed as one – there is an octagonal porch flanked by rooms at right angles punctured by windows. The porch has some ornamentation in stucco. The front and the left faces have a special window composition – the basic window flanked by single shutter windows. The upper floors have balconies with some ornamentation in stucco and a sloping roof. The left and the rear facades are extremely plain with nothing significant. The interior is very simple and displays none of the minimalist treatment on the exterior. The only element that displays some embellishment / ornamentation is the staircase with a decorative railing and projecting treads and the flooring with fantastic patterns and colours.			
7.8	FINISHES	Plinth – Plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – The verandahs on the ground and first floor have coloured cement tiles (IPS) in geometric patterns. The landing of the staircase, on both floors, has grey cement tiles with floral patterns. The passage and toilet block have Shahbadi tiles and the all the main living rooms on the first floor have mosaic tiles with exquisite floral patterns at the borders / edges. On the ground floor the simple mosaic tiles have been used. Roof – Mangalore tiles on the sloping roofs and china mosaic on the flat portion.			
7.9	INTERIORS	Built in cupboards.			
7.10	COMPOUND / FENCE/ GATE	The front compound wall is broken and only one pier of the main gate remains. It was lost in road widening. The entry is from the right side and a paved pathway leads to entrance. The remaining three sides have a simple brick wall.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has the main house, a chawl and a well. The well is functional and is used to supplement the water requirements. The house and the chawl are given on rent – several families are staying. There are several trees and a few shrubs. The compound is not maintained at all and has solid, dumped on the sides and the rear by the neighboring properties as there is no front compound wall.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Inadequate natural light in some internal portions and supplemented by artificial light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	Window AC unit in one room on the first floor.			
9.0	**CONDITION**				
9.1	PLINTH	Fair – original in fair condition, not maintained.			
9.2	WALLS	Fair – water seepage, plantation on the walls, no maintenance.			
9.3	FLOOR	Fair – original in fair condition, not maintained.			
9.4	STAIRS	Good – original in good condition, not maintained.			
9.5	OPENINGS	Fair – original in fair condition, not maintained.			
9.6	ROOFING	Fair – original in fair condition, not maintained.			
9.7	ARTICULATION & FINISHES	Poor – plaster has peeled of at several places, brick work and concrete reinforcement is exposed, parts of the external wall, not maintained no maintenance.			
9.8	SERVICES	Fair – original in fair condition, not maintained.			
9.9	OUTBUILDINGS	Poor – original in a poor condition, not maintained.			
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Fair.	
10.0	**TRANSFORMATION**				
10.1	FORM	Additional toilets and kitchens have been added, the front verandah and side balconies has been covered on the first floor.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	Tenants occupy the house, the rents are very low because of the rent control act and this is affecting the maintenance of the building. Some of the tenants do not reside here anymore but have locked the premises and have refused to vacate the space. The house has been sold to a builder and is likely to be demolished in near future.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants. The owner Mrs. Parekh was contacted and did not confirm whether the premise has been sold and is likely to be redeveloped.			



FRONT VIEW





FRONT RIGHT ; LEFT SIDE VIEW



RIGHT SIDE VIEW



REAR SPIRAL STAIRCASE



REAR VIEW



FRONT WINDOW & BALCONY DETAIL



PLAN - GROUND FLOOR







INTERIOR FIRST FLOOR ; STAIR RAILING ; FLOORING PATTERN



FLOORING PATTERN



ROOFING SYSTEM





VIEW OF TERRACE



PASSAGE AREA - GROUND FLOOR



WINDOW DETAIL



STAIRCASE



FRONT VIEW



LEFT SIDE VIEW



FRONT LEFT BAY



FRONT RIGHT BAY



VIEW OF ANOTHER BLOCK

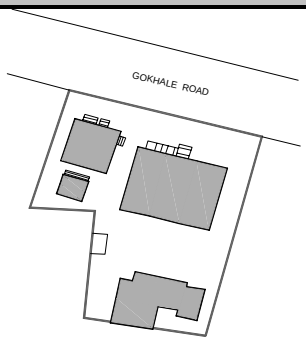


STAIRCASE DETAIL

263	KANTA KUNJ



COMMON REF NO	263
CARD NO.	263
WARD	K (E)
CS NO.	1373+5 parts
PLOT AREA	820.2sq m
BU AREA	225.68 sq m
DATE	29/ 04/ 2005
RECORDED BY	Bindu, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	263 PLATE A



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Kanta Kunj.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1925.*	EXTENSION (if any): One room added in the outhouse for workshop.
2.0	**ACCESS**		
2.1	MAIN	Gokhale Road, Ville Parle (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mrs. Jadavben Purshottamdas Patel.	
3.2	PAST	Private – NA.	
3.3	STATUS	Structure A 3 Tenants on ground floor. 2 Tenants on first floor. Outhouse. 1 Tenant on ground floor.	Structure B 1 Tenant on ground floor. 1 Tenant on first floor.
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Structures A and B Ground Floor – Residential. First Floor – Residential.	Outhouse. Ground Floor – Residential.
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Gokhale Road that breaks off from the main V. M. Ghinekar Marg (old Azad Road). It almost abuts the Ville Parle East Gaothan. Up to the year 1867 both the East and West Gaothans were a single entity but were split by the railway line. The Gaothan was predominantly occupied by the East Indian community but there has been a significant influx of people from the Konkan area. The area abutting the Gaothan was developed under the framework of a Town Planning Scheme and hence is well planned with gridiron roads, regular shaped plots and open spaces. Most of the development consisted of G + 1 bungalows. It is predominantly residential and institutional in character. The area once might have had bungalows but very few remain, most of the plots have been redeveloped into 6 to 7 storeyed residential apartment blocks. The plot is large and irregular in shape, the edifice consists of two structures – A, on the left side and B, on the right side. There is an outhouse at the rear of structure A and a toilet block behind structure B. There are two main entries along the Gokhale Road, one for structure A and the other for structure B.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA, Survey not allowed. <u>Style and Features</u> The edifice represents the colonial vernacular cottage typology, is quite eclectic drawing freely from the European and vernacular elements. The stuccowork on the windows & facades, the decorative verandah with glass sun breakers & intricate grills and sloping roofs are some of the key elements.	
5.3	INTRINSIC	NA, Survey not allowed.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

263	KANTA KUNJ			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and stone slabs supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arches as lintels. Each window has 2 divisions – ventilator on the top with glass panes and shutters with wooden panels. Doors – The doors have segmental arches as lintels. Each door has 2 divisions – a ventilator on top with glass panes and shutters with wooden panels.		
7.6	ROOFING	Sloping roofs, the roof configuration and the structural system cannot be described, as survey was not allowed.		
7.7	ARTICULATION	NA, Survey not allowed.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish outside. Flooring – NA, Survey not allowed. Roof – NA, Survey not allowed.		
7.9	INTERIORS	NA, Survey not allowed.		
7.10	COMPOUND / FENCE/ GATE	All four sides have simple brick walls. Front compound wall, articulated with the piers at intervals, has been damaged / broken. There are two entrances; left side entry, for Structure A, is just an opening in the wall with the gate having been lost; right side entry is for Structure B and has a cast iron gate defined by the piers but one of the piers is broken.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has two main blocks, one outhouse, a common toilet block and two garages. Most of the compound has hard finish – compacted earth. There are few large trees. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA, Survey not allowed.		
8.2	VENTILATION	NA, Survey not allowed.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	NA, Survey not allowed.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in fair condition, not maintained.		
9.3	FLOOR	NA, Survey not allowed.		
9.4	STAIRS	Poor – the exterior stairs are showing signs of structural damage and have been given additional support; not maintained.		
9.5	OPENINGS	Fair – in most cases the glass panes have been broken and are not repaired, not maintained.		
9.6	ROOFING	NA, Survey not allowed.		
9.7	ARTICULATION & FINISHES	Poor – the plaster has peeled off leaving the brick wall exposed at several locations, the stucco work is showing signs of damage, glasses are broken and the front compound wall is broken, not maintained.		
9.8	SERVICES	NA, Survey not allowed.		
9.9	OUTBUILDINGS	NA, Survey not allowed.		
9.10	OVERALL CONDITION	Poor.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Grills and collapsible shutters are added in the semi-covered verandah, tin sheets have replaced the Mangalore tiles over the staircase roof and roof over the front verandah of structure B and a room has added in the outhouse for workshop.		
10.2	STRUCTURE	NA, Survey not allowed.		
10.3	ARTICULATION & FINISHES	NA, Survey not allowed.		
11.0	**DP REMARKS / PERCEIVED THREATS**	The property has been sold to a developer / builder and is likely to be demolished in the near future.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Survey of this property was not allowed. The information in the proforma is filled on the basis of observations on site and photographs taken from outside the premises.		

264	VILLE PARLE VILLAGE PRECINCT



COMMON REF NO	264
CARD NO.	264
WARD	P (N)
CS NO.	NA
PRECINCT AREA	3.30 Ha
BU AREA	1.29 Ha
DATE	03/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	264 PLATE A 264 PLATE B 264 PLATE C 264 PLATE D



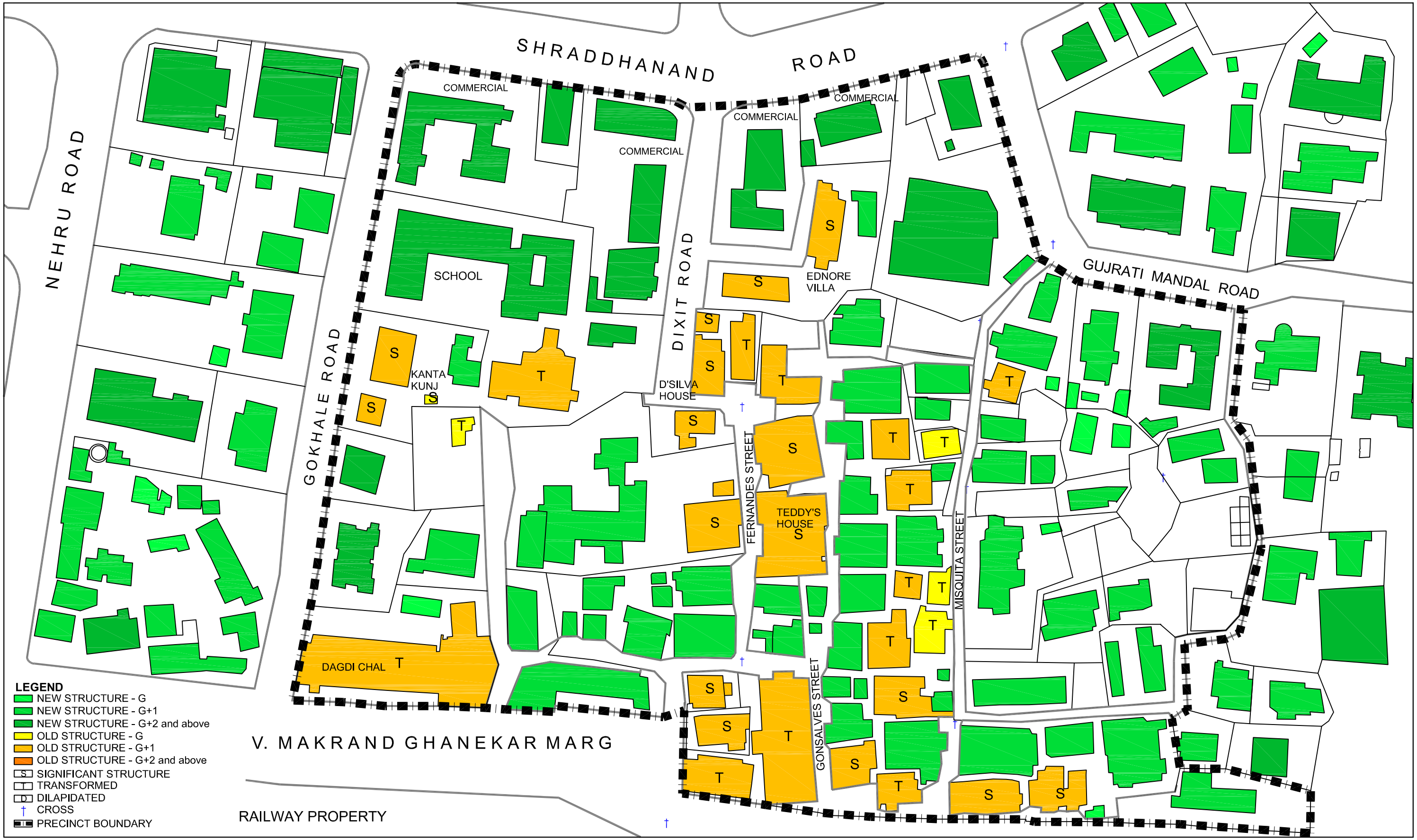
Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PRECINCT	Ville Parle Village.	
1.2	EARLIER NAME	St Francis Pakhadi Village.	
1.3	BUILT-IN	Pre 1257 AD.	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	V. Makarand Ghinekar Marg, Ville Parle (E).	
2.2	SUBSIDIARY	Gokhle Road.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT/PAST	Private – Individual.	
3.2	STATUS	Private, Public.	
4.0	**USE**		
4.1	PRESENT/PAST	Mixed – residential, commercial.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	DELINEATION	The Ville Parle Gaothan between the V. Makarand Ghinekar Marg and Shradhanand Road in Ville Parle (E). It is located on the V. Makarand Ghinekar Marg, which also serves as the access road. The settlement is completely engulfed by the new developments, it is an enclave surrounded by roads and the built fabric and at the edge on V. Makarand Ghinekar Marg, it is being transformed from residential to commercial use. The precinct is defined to encompass the main Ville Parle Gaothan settlements – to the east are the new developments and Shradhanand Road, to the north is Gokhale Road, to the south are new developments and on the west is the V. Makarand Ghinekar Marg running parallel to the railway track. The total area is approximately 3.30 ha and has about 110 structures. The predominant community is the East Indians.	
	TOWNSCAPE / SETTLEMENT DESCRIPTION (NATURAL / MANMADE)	<u>Built Form, Street Pattern and Land Use</u> The Gaothan is a node / cluster that had developed along the V. Makrand Ghinekar Marg which runs parallel to the railway track in the north - south direction. It is quite a large settlement surrounded / almost defined by roads on all sides. It is clearly visible / perceived along the V. Makrand Ghinekar Marg on account of its distinctive built form. Three lanes break off from the V. Makrand Ghanekar Marg in the east – west direction and run through the settlement providing access into the house clusters. These are the Misquitta Street, the Gonsalves street and Fernandes Street. The streets are meandering and widen to create chowks, which have elements such as crosses and trees and are interaction spaces. The built form is organic, homogenous and low rise – low density. The Ville Parle Village (Pakhadi Village) settlement is on a high ground as one walks from the railway level crossing on the south on the old Mahar-o-da Road now called the V. Makrand Ghinekar Marg. The land is 16 feet deep at the sub way which was originally a railway culvert from where water from the surroundings drained into the sea during the monsoon through the creek. The edges are commercial but the interior is relatively intact with some very good houses that create quiet courtyards / clusters enlivened by the rich articulations on the facades and plantation. The interior structures are residential originally inhabited by the East Indian Community but there is a change in the demographics with a lot more of the other communities moving in the area.	
5.2	ARCHITECTURAL DESCRIPTION	The Gaothan has approximately 110 structures and majority of them are (82, 74.55%) are G+1 structures. A major portion of the built fabric has been rebuilt; new structures have replaced the old. Out of the total 110 structures surveyed, about 33 (30.00 %) have retained the old fabric and are in a good condition. Of these 16 are significant, 17 have undergone varying degrees of transformation. The remaining 77 (70.00%) are newly constructed. The Gaothan has several typologies although the dominant type is the East Indian House. There are some chawls and some villa/vernacular cottages found along the V. Makrand Ghinekar Marg and Gokhle Road. The East Indian Houses belong to the Roman Catholic community and some of the houses are set in individual compounds defined by walls but most of them abut / define the streets. Each house is a rectangular or a square single or double storeyed block with a well articulated single / double storeyed porch defining the entry. The first set of rooms comprises of a central hall flanked by a staircase/smaller room, the next set of rooms are the more private living areas/dining areas/bedrooms followed by service spaces such as the kitchens, toilets and bathrooms. The roof fascias and porches are very well articulated and impart a unique character to the place.	

264	VILLE PARLE VILLAGE PRECINCT			
		The chawl block is generally found abutting the roads. The structure is a long rectangular block with a verandah in the front and series of rooms and services/ stairs located at the ends. Three bays generally characterize the villa typology, the central one has the main hall and the side bays have the living areas. The vernacular cottage typology consists of a single / double bay of rooms surrounded by verandahs on one or two sides.		
5.3	INTRINSIC	One of the oldest settlements, Ville Parle originated prior to 1257 AD when a part of the community, who came along with their chieftain Bhim Raja, occupied the western periphery of the plains of Salsette. Ville Parle was called Velhe Padle or Parlem by Portuguese in early 1500's. It was around in the later part of the 16th century that most of the villagers were converted to Christianity, those who did not convert, left the village and settled in other places of Ville Parle especially towards the northeast. The main occupation of the people living in Ville Parle villages was agriculture. Ville Parle was famous for its vegetables and farmers from all over north Salsette and Bassein came here every year to procure vegetable seeds. During the British days, Ville Parle was known as the Vegetable Queen of the Suburbs. In 1929 the railway company started the Bazaar Special train which was run every morning from Virar to Grant Road having extra time special halts at Neela (Nala Sopara), Bassein, Bhaynder, Borivali and Ville Parle to pick vegetables for the city.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul), E, G (grp)	RECOMMENDED GRADE	NA
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G – 12 houses (10.19%), G+1 – 82 houses (74.55%), G+2 and above – 16 houses (14.55%)		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone masonry, random rubble with lime mortar, finished with plaster in majority of the houses and exposed in a few.		
7.2	WALLS	Stone masonry, random rubble with mud mortar, load bearing structure in the old houses, the new houses have brick walls, load bearing.		
7.3	FLOOR	Structural system in majority of the houses comprises of wooden beams and joists supported on load bearing walls. Wooden slabs span the joists. In the structures that have undergone renovation / transformation, steel sections and concrete have been used.		
7.4	STAIRS	Internal and external stairs in wood. In the structures that have undergone transformation, concrete, cast iron stairs have replaced the wooden stairs.		
7.5	OPENINGS	Windows – East Indian houses and older houses (approximately before 1925) have windows with segmental / semicircular arched lintels. The new houses have straight lintels. Most of the windows have wooden frames and wooden paneled / coloured glass shutters. In the structures that have undergone transformation new windows in wood with glass and aluminum/steel have replaced the windows. Doors – East Indian houses and older houses (approximately before 1925) have doors with segmental / semicircular arched lintels. The new houses have straight lintels. Most of the doors have wooden frames and wooden paneled shutters.		
7.6	ROOFING	Most of the older houses have sloping roofs. The structural system of the sloping roof is simple in most of the houses. King post trusses, A trusses and inclined and tie members supported on wooden columns have been used. Purlins / rafters span the trusses; wooden boards span purlins/rafters on which the Mangalore tiles are placed. Verandahs and porches are roofed by lean to wooden roofs. In the houses that have undergone transformation I sections, asbestos sheets and concrete slabs are used.		
7.7	ARTICULATION	The East Indian Houses are the most elaborate / well articulated. In most cases, the entire block is roofed by a single hipped roof, a horizontal projected cornice band at the first floor level and a similar band in plaster just below the roof highlight the 2 storeys. Each vertical panel/bay is defined on the exterior by projected pilasters. The frame of horizontal bands and vertical pilasters are highlighted in bright colours and the infill walls are in more subdued shades. The most elaborate element is the porch that is single or double storeyed and articulated with delicate wooden railing or cast iron railings and columns. The chawl or the road facing blocks are in most cases, roofed by a long hipped roof, consist of two storeys and have elaborately articulated front verandahs. Decorative wooden verandahs, balconies and sloping roofs characterize the vernacular cottage typology. The exterior is richly embellished – verandahs with woodwork, decorative stucco work, wooden balconies, windows etc. Although there are great typological variations stemming from the fact that they were built during different time periods, the houses have a collective similarity in terms of the elements; use of colour & scale and this generates fantastic public spaces.		
7.8	FINISHES	Plinth –Stone plinths are finished with plaster in majority of the houses. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring –Shabadi tiles, mosaic tiles, vitrified tiles. Roof – Mangalore tiles, asbestos sheets, concrete finish.		
7.9	INTERIORS	Most of the houses have moveable furniture such as cupboards, chairs, tables, beds etc		
7.10	COMPOUND / FENCE/ GATE	Some of the houses have compound walls but most of them do not have the compound wall. They abut the street, in fact define the street and create chowks on the junctions.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The open areas in the settlement – streets & chowks – have features such as crosses, trees with plinths etc., and are very successful interaction spaces within the community.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural lighting supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		

264		VILLE PARLE VILLAGE PRECINCT		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good to Fair.		
9.2	WALLS	Good to Fair.		
9.3	FLOOR	Good to Fair.		
9.4	STAIRS	Good to Fair.		
9.5	OPENINGS	Good to Fair.		
9.6	ROOFING	Good to Fair.		
9.7	ARTICULATION & FINISHES	Good to Fair.		
9.8	SERVICES	Good to Fair.		
9.9	OUTBUILDINGS	Good to Fair.		
9.10	OVERALL CONDITION	Good to Fair.	MAINTENANCE LEVEL	Fairly Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	More than two thirds of the built form has been replaced – old buildings have been demolished and new ones have been constructed. However, the overall formal characteristics of the place have changed despite the new structures having been built on the older footprints. In the older structures there are transformations such as enclosure of verandahs, construction of additional rooms in the margins / adjoining open spaces, internal sub-divisions and addition of services. The changes have affected the character of the built environment.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	In most cases the original form has been retained but materials and finishes have been replaced.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information was collected in interviews with local residents and Mr. Teddy Fernandes.		

264	VILLE PARLE VILLAGE PRECINCT	PLATE A



SOURCES :

- City Survey Sheet
Ville Parle Office, Mumbai

MAP OF VILLE PARLE VILLAGE PRECINCT

LISTING AND GRADING OF HERITAGE BUILDINGS AND PRECINCTS IN GREATER MUMBAI: WESTERN SUBURBS

DATE : 03/06/2005

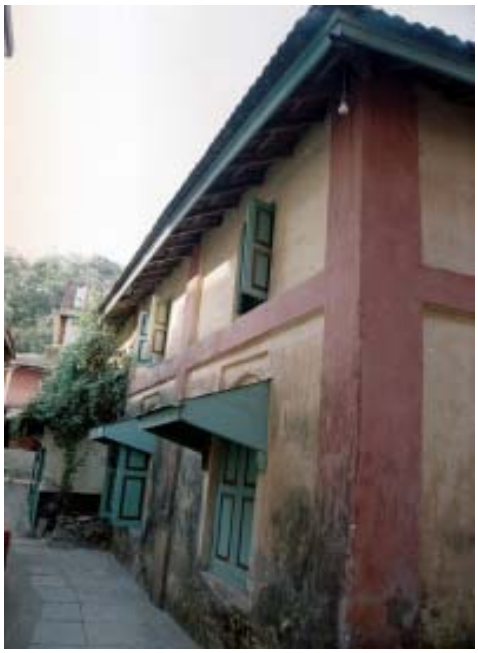
10 5 0 10 20 30 40 M

N

EPC ENVIRONMENTAL PLANNING COLLABORATIVE
'PARITOSH', USMANPURA, AHMEDABAD – 380 013, INDIA
Ph : (91)(079) 27550102 Fax : (91)(079)27550649



FRONT VIEW OF DAGDI CHAWL


VIEW OF AN INTERNAL LANE






VIEW OF V M G ROAD ; INTERNAL LANE


CHOWK ; VIEW OF INTERNAL LANE


VIEW OF FERNANDES STREET



VIEW OF AN EDIFICE ON V M G ROAD




MISQUITTA STREET ; AN EDIFICE ON VMG ROAD



FRONT VIEW OF EDNORE VILLA



FRONT DETAIL OF EDNORE VILLA



FRONT VIEW OF AN EDIFICE



SIDE VIEW OF AN EDIFICE



FRONT OF AN EDIFICE ON V M G ROAD





TEDDY'S HOUSE ; MISQUITTA STREET



EXTERIOR DETAIL OF AN EDIFICE ON V M G ROAD



DETAIL OF DAGDI CHAWL



FIRST FLOOR VERANDAH DETAIL



EXTERIOR DETAIL



FRONT VIEW OF AN EDIFICE AT MISQUITTA STREET

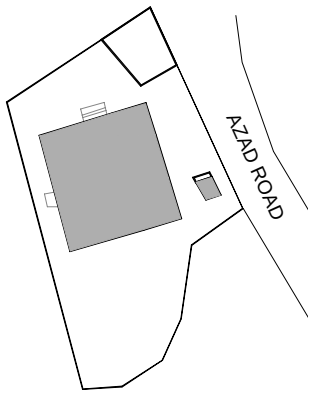


VIEW OF THE STAIR BAY

265	VAHAN VATI BUILDING



COMMON REF NO	265
CARD NO.	265
WARD	K (E)
CS NO.	1900+3 parts
PLOT AREA	424.70 sq m
BU AREA	105.03 sq m
DATE	29/ 04/ 2005
RECORDED BY	Bindu, Chaitali
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	265 PLATE A 265 PLATE B 265 PLATE C



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Vahan Vati building.	
1.2	EARLIER NAME	Vahan Vati building.	
1.3	BUILT-IN	*1910s.*	EXTENSION (if any): None.
2.0	**ACCESS**		
2.1	MAIN	V. Makrand Ghinekar Marg (Azad Road), Ville Parle (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private- Mr. Saifuddin Bomanbhai.	
3.2	PAST	Private.	
3.3	STATUS	1 Tenant on the first floor. 2 tenants on the ground floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the V. Makrand Ghinekar Marg (Azad Road) Road along the railway tracks close to the Ville Parle Railway Station. Vahavati Building is a magnificent structure, very richly articulated – it has one of the finest wooden work in Burma Teak. It was set in large compound that has been lost due to acquisition by railways and road widening. What remains of the compound is quite an irregular plot and the original entry, outbuildings can only be conjectured. The front of the house is on the right side and is visible upon approach from Azad Road. The house is placed almost in the center of the compound with a greater rear margin. The compound has a well, a toilet block and a small shack/structure at the right corner. The present entry is from Azad Road; it is a mere puncture in the compound wall that was constructed after the road widening.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built by the owner for self-use but unfortunately he never came to live there. The overall plan is square, symmetrical and comprises of two bays. On the ground floor, the front bay has a large central hall that is surrounded by a verandah on three sides. The entry is from the center. At the rear are two living spaces separated by a passage/corridor that leads to the rear compound. The toilet block is outside. On the first floor, the entire floor projects by about 3 to 4 feet on all four sides. The peripheral walls are light – in wood consisting of openings and panels. There is a large central space surrounded by living spaces. The staircase is placed in the left verandah. The house was given over to tenants and has been drastically transformed – toilets, kitchens and internal partitions have been added. <u>Style and Features</u> While the example fits the colonial vernacular category, the use of materials and quality of craftsmanship is remarkable. Use of glass in window panels and sun breakers as well as different partition walls demonstrate a certain aesthetic value of that time. Original woodwork at the stair rails, doors and windows display a very high quality of wood work found during this period. The house is a continuation of the Bohra tradition of wood crafting and decoration of interiors.	
5.3	INTRINSIC	A Bohra family – Nomanbhoys who were into ship breaking business, built the house. The architectural style is reminiscent of a ship and the building was named "Vahanvati" after the sea goddess – Vahanvati Devi. A British architect designed it and the building was constructed using imported Burma teak. There were other Bohra houses in the vicinity and the family built this house as an investment. They never lived here and gave the premises on rent in 1952. Income tax department in 1973 attached the property.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (des), B (per)	RECOMMENDED GRADE: IIB
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

265	VAHAN VATI BUILDING			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, random rubble masonry, undressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Various types of windows have been used. On the ground floor, the windows have segmental arched lintels, each window has 2 divisions – ventilator at the top and shutters below and there are variations in the design of divisions within the ventilators and shutter panels. Combinations of coloured glass panels, louvers and plain wooden panels have been used. The entire wall on the first floor has openings on all four sides. Most parts have full-length windows with 3 divisions – ventilator, shutters with louvers and glass till the sill and shutters with wooden panels till the floor. In addition there are dormer windows in the roof to highlight the front and the rear entries. Doors – The doors have segmental arched lintels, each door has 2 divisions – ventilator at the top and shutters below and there are variations in the design of divisions. Combinations of coloured glass panels, louvers and plain wooden panels have been used.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs are used. The central hall in the front bay has flat concrete roof. The parapet is in brick and articulated with semicircular and rectangular panes with holes, again reminiscent of ship parts/components. The verandah surrounding the central hall has a lean to sloping roof supported on the load bearing wall on one side and wooden beams and columns on the other. The rear bay has a lean to sloping roof supported on the load bearing wall on one side and wooden beams and columns on the other. As the spans are large the sloping members are heavy, purlins span the main members and wooden boards span the purlins to support the tiles above.		
7.7	ARTICULATION	The building can simply be described as poetry in wood. It has one of the finest woodwork in Burma Teak. The building is very richly embellished both the exterior and interior. The first floor projects out on all four sides and has an exquisite wooden structure. The front and side facades are entirely in wood. A continuous verandah on both floors with wooden colonnades, intricate cast iron railings, sun breakers with stained glass & louvered panels and a decorative fascia. The rear façade has solid base – plinth in stone masonry and solid masonry walls with a few windows. The second floor is entirely in wood – the exterior wall consists of full-length windows. The doors and windows are rich – with stained glass and louvered shutters. Sloping roofs over different spaces create interesting skylines and profiles. The interior is rich – the wooden wall on the first floor with stained glass and the woodwork and the exposed structural woodwork create wonderful spaces. Further old furniture, the doors & windows and flooring add to the grandeur.		
7.8	FINISHES	Plinth – Plastered with lime mortar. Walls – Lime plaster with smooth finish on both the inside and outside and glazed ceramic tiles added in the bathroom. Flooring – On the ground floor the verandahs have ceramic glazed tiles; the other spaces had Shahbadi tiles, which have been replaced, in some spaces by mosaic tiles. All the spaces on the first floor have IPS cement tiles in reddish brown colour in a chequered pattern with a black border. Roof – The flat portion has cement concrete finish and the sloping portion has Mangalore tiles.		
7.9	INTERIORS	Cupboards.		
7.10	COMPOUND / FENCE/ GATE	The original compound is lost due to acquisition by railways and road. None of the original compound wall survives. In the front there is a brick compound wall with a pedestrian / turnstile entry. Tin sheets are placed above it and the rest of the three sides.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a well, a toilet block and a small shack/structure. There are a few large trees and some shrubs within the compound. The compound is neglected and not maintained at all.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Fair – water seepage from the ground, settlement at the rear, not maintained.		
9.2	WALLS	Fair – water seepage from the roof, plaster peeled off at several places, not maintained.		
9.3	FLOOR	Fair – no structural damage, not maintained.		
9.4	STAIRS	Fair – not maintained.		
9.5	OPENINGS	Fair – glass panes have broken, not maintained.		
9.6	ROOFING	Fair – leakage, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – plaster has peeled off at several places, not maintained.		
9.8	SERVICES	Poor – not maintained.		
9.9	OUTBUILDINGS	Fair – not maintained.		
9.10	OVERALL CONDITION	Fair – not maintained.	MAINTENANCE LEVEL	Poor.

265	VAHAN VATI BUILDING	
10.0	**TRANSFORMATION**	
10.1	FORM	Several of the windows on the exterior have been closed, verandahs have been enclosed, toilets and bathrooms have been added and internal partitions have been done to create spaces. All changes are unsympathetic.
10.2	STRUCTURE	None.
10.3	ARTICULATION & FINISHES	Glazed ceramic tiles in the bathroom and, internal plastering on the ceiling of the first floor.
11.0	**DP REMARKS / PERCEIVED THREATS**	The property appears to be abandoned and is in a dilapidated condition as there has been no maintenance over several years. There are a few tenants and the ownership seems under dispute. This is likely to cause further deterioration.
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	There are two notice boards put up at the premises, one, which indicates that the property is in the custody of the Income Tax Department, and the other that indicates that the ownership is deputed. The notice reads as "Public is hereby informed that this property is the absolute ownership of Saifudin Nomanbhoy Vahanvati and no power of attorney or any agreement to sell or deal with the property has been given to any party. Public is also hereby informed that Mr. Laheri Maganlal Dedhia of Messers Rachit Developers purporting to be the owner or constituted attorney of Saifudin Nomanbhoy Vahanvati, has fraudently under forged documents purporting to sell the property". The information has been collected in an interview with the tenant – Mr. Ashok Upadhyaya



FRONT VIEW





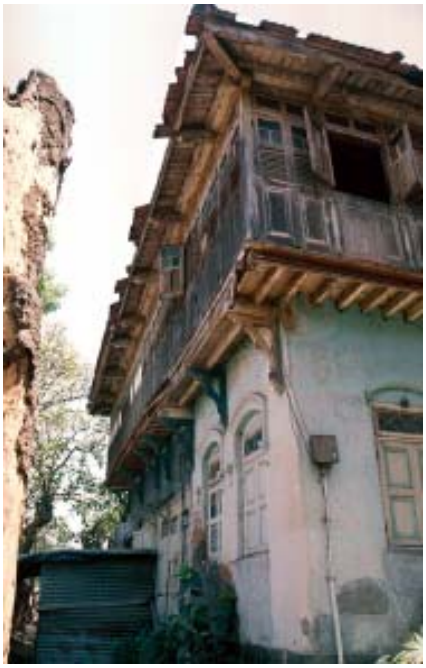
FRONT WOODEN PROJECTION ; LEFT SIDE VIEW



RIGHT SIDE VIEW



STONE STEPS AT THE ENTRACE



REAR VIEW





DETAIL OF PROJECTED UPPER FLOOR





STAIR CABIN ; FRONT FACADE








GROUND FLOOR - CEILING ; FIRST FLOOR - INTERIORS




DORMER DETAILS ; WINDOW DETAILS



GROUND FLOOR - VERANDAH FLOORING



FLOOR DETAIL



STAINED GLASS SUNBREAKERS



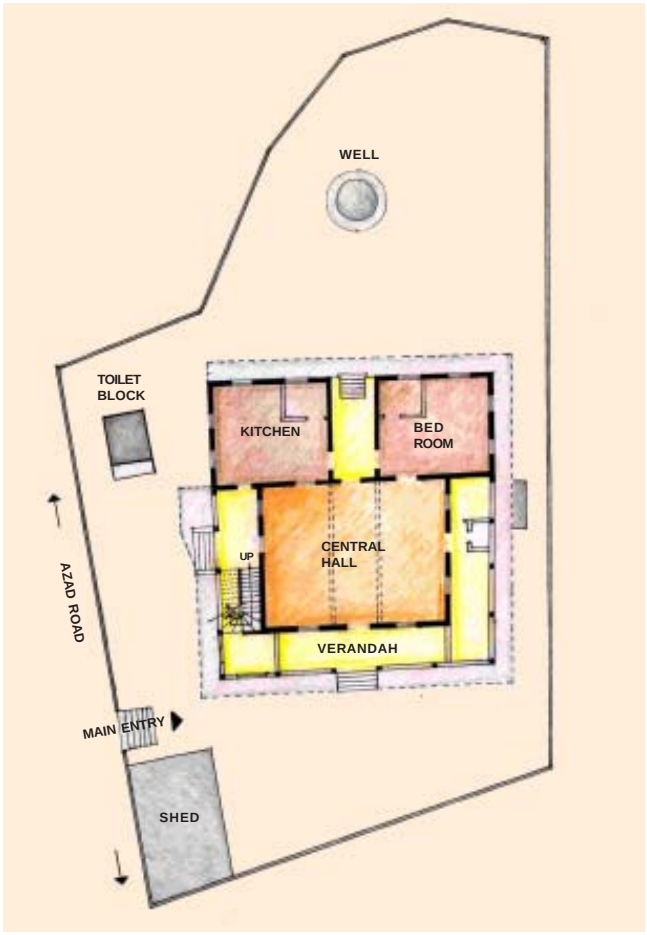
STAIRCASE FROM VERANDAH



STRUCTURAL DETAIL




EXTERIOR WNDOW DETAIL ; WOODEN RAILING



PLAN - GROUND FLOOR





CENTRAL HALL - FIRST FLOOR ; PASSAGE AREA NEAR STAIRCASE



GROUND FLOOR - CEILING SYSTEM



STAINED GLASS IN THE VERANDAH



FIRST FLOOR STRUCTURE NEAR PASSAGE



BATHING BLOCK - FIRST FLOOR



VIEW FROM THE PASSAGE FIRST FLOOR





LOUVERED WINDOWS ; WOODEN RAILING

266	SANTACRUZ RAILWAY STAFF QUARTER NO 9E



COMMON REF NO	266
CARD NO.	266
WARD	H (E)
CS NO.	NA
PLOT AREA	195 sq m
BU AREA	100 sq m
DATE	01/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	266 PLATE A 266 PLATE B

NA

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Building No. 9E.	
1.2	EARLIER NAME	NA.	
1.3	BUILT-IN	*1910s.*	EXTENSION (if any): Addition of the toilet block on the right side on all the floors.
2.0	**ACCESS**		
2.1	MAIN	By lane from the Jawaharlal Nehru Road, Santacruz (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Western Railway.	
3.2	PAST	NA.	
3.3	STATUS	1 tenant on ground floor. 1 tenant on first floor. 1 tenant on second floor.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Ground Floor – Residential. First Floor – Residential. Second Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located between the Railway tracks and Road No. 3. The access is from a by lane off the Santa Cruz Station Road running parallel to the tracks in Santacruz (E). The area is intensely commercial due to the proximity of the Railway Station and the Bus Terminus. The house is not easily visible from the road due to encroachments on the road by hawkers and tree foliage. It is visible from the railway track. There are quite a few old houses in the surroundings – Darji Building, Kalika Bhavan, Fanaswala house and other houses along the railway track. It is quite likely that the building was a part of a larger compound / pocket defined between the Station Road, Road No. 3, Railway tracks and Road No. 9. There are several structures that now function as railway quarters. Compound walls constructed around each structure do not seem to be a part of the original complex. The Building No.9 E is set almost centrally in a rectangular plot. The structure is placed facing the railway track. The plot is only accessible from the by lane along the railway track.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was perhaps built for self-use. The overall plan is a square block and consists of large hall bounded by a verandah in the front and right side. Behind the hall are the kitchen and a room. The main staircase, placed in the front verandah, leads to the first floor and then turns at a right angle to provide access to the second floor. The plan on the first floor is similar and on the third floor there is terrace over one of the rooms. The toilets are not a part of the main structure and were perhaps outside. A toilet block has been added to the right side in front of the verandah. <u>Style and Features</u> Santacruz Railway Quarter 9E is a much better example of housing by the railways during this period. The building is quite eclectic – blends the European elements with the vernacular – and is very richly articulated. The typical window with stucco bands, motifs, projecting sills & chajjas, façade stucco motifs & bands, the verandahs with wooden colonnades, intricate wooden railings, sun breakers in carved & louvered panels and a decorative fascia are some of the key features.	
5.3	INTRINSIC	None.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+2	
7.0	**CONSTRUCTION**		
7.1	PLINTH	Stone with lime mortar, capped by stone plinth band finished with plaster.	
7.2	WALLS	Brick with lime mortar, load bearing.	
7.3	FLOOR	The first & second floor structural system comprises of wooden beams, joists & battens supported on load bearing walls. The front verandah has wooden joists & boards, supported on a load bearing wall on one side & wooden beams/columns on the other.	

266		SANTACRUZ RAILWAY STAFF QUARTER NO 9E		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Each window has 2 divisions – ventilator with glass panes at the top and paneled shutters. There are circular openings/windows in rooms with high volumes and roof gables. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator with glass panes at the top and paneled shutters.		
7.6	ROOFING	The roofing system is composite – both sloping and flat roofs are used. Each space has an individual sloping roof. The main hall has a flat roof and is a terrace on the second floor. In case of sloping roofs, king post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which Mangalore tiles are placed. In case of the flat roof, wooden beams and joists are supported on load bearing walls and finished with lime concrete. The parapet is articulated with brick piers & brick jalis. The verandahs have a lean to roof supported on a load bearing wall on one side & wooden beams/ columns on the other.		
7.7	ARTICULATION	The edifice is a huge mansion, very richly articulated on the exterior with stucco work on the windows, cornices, bands at each floor, parapets, roof gables and rustication at each bay / change of profile. Also note worthy is the rich woodwork on the verandah, staircase and doors / windows. It is an eclectic building, blending the classical vocabulary with the vernacular. The rear and left facades are solid, three storeyed, and punctured with the typical window emphasized by stucco bands with motifs, projecting sills & chajjas. The front and right facades are entirely in wood. A continuous verandah on both floors with wooden colonnades, intricate wooden railings, sun breakers in carved & louvered panels and a decorative fascia are special features. The interior does not display the same richness but the structural woodwork and spatial configuration creates wonderful spaces.		
7.8	FINISHES	Plinth – Stone with lime mortar, plastered. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandah on the ground and first floor has IPS flooring (grey), rest all the spaces have IPS cement flooring (maroon) in chequered pattern. The second floor terrace has china mosaic flooring.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	Brick walls on all sides define the premise. There is a small iron gate in the center. However this is not the original compound.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The front margin is paved with kota stone. Rest of the compound is soft finish – loose earth. There are few old trees in the compound and some plantation along the compound. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portion and supplemented by artificial light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Fair – it is probable that the portion of the stair not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places, exterior has not been painted for long, not maintained.		
9.8	SERVICES	Good – in good condition.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	All the verandahs on the ground and the first floor have been covered. The ground floor verandah has been covered with brick wall and parts have been converted into store, kitchen and toilets, where as the first floor verandah has been covered with iron grills and wooden jalis. It is also likely that front portion of the staircase is lost and has been replaced by steel stair. A toilet block is added on the right side verandah.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	This pocket defined between Station Road, Road No. 3, railway tracks and the Railways occupy Road No. 9 – there are several old houses that function as residential quarters for the railway employees. Of the entire group, quarter nos. 9E and 12E are significant. The inmates keep changing every few years. At present there are three families living in the Quarter No 9E. The compound walls constructed around each edifice are relatively recent and it is quite likely that it was a group of houses in a large compound. This property is not surveyed and hence there is no Property Card or a City Survey Sheet. The ownership of the property is not clear. At present occupied by the Railways it is not clear who built these structures or whom they belong to. There was no access to the second floor.		



FRONT LEFT VIEW



RIGHT SIDE VIEW



FRONT VIEW



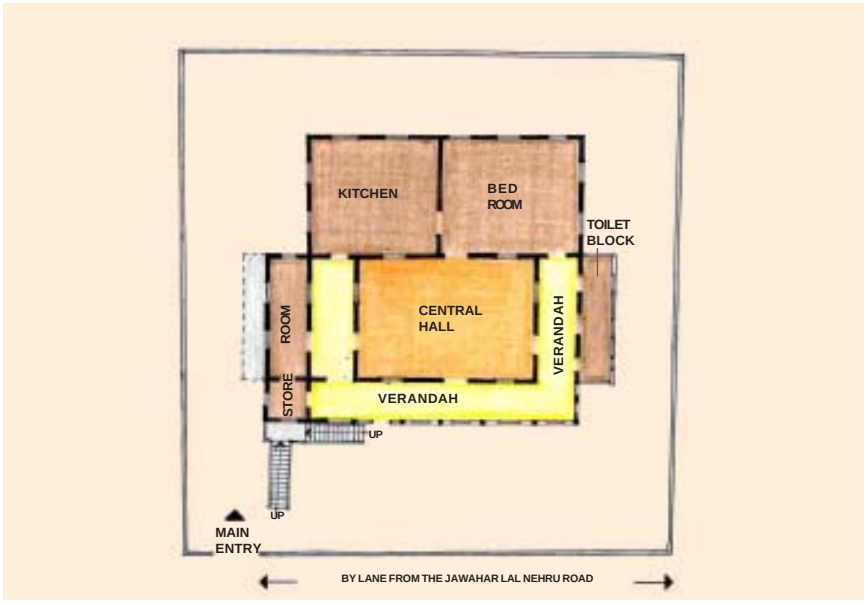
LEFT SIDE VIEW



STAIRCASE



LEFT SIDE PROJECTION



PLAN - GROUND FLOOR



WOODEN STAIRCASE



FIRST FLOOR - VERANDAH



GROUND FLOOR - VERANDAH





INTERIOR - GROUND FLOOR ; DOOR DETAIL



INTERIOR STAIRCASE



VERANDAH DETAIL





VERANDAH CEILING ; ROOFING SYSTEM

267	SANTACRUZ RAILWAY STAFF QUARTER NO. 12E



COMMON REF NO	267
CARD NO.	267
WARD	H (E)
CS NO.	NA
PLOT AREA	576 sq m
BU AREA	98 sq m
DATE	01/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	267 PLATE A 267 PLATE B

NA

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Building No. 12E.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	*1910s.*	EXTENSION (if any): Addition of rooms and a toilet block at the rear.	
2.0	**ACCESS**			
2.1	MAIN	Road No. 3, Santacruz (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Western Railway.		
3.2	PAST	Western Railway.		
3.3	STATUS	1 tenant on the ground floor. First floor is unoccupied/locked.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Unoccupied.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located between the Railway tracks and Road No. 3. The access is from Road No. 3 that connects to the Station Road in Santacruz (E). The area is intensely commercial due to the proximity of the Railway Station and the Bus Terminus. The house is not easily visible from the road due to encroachments on the road by hawkers and tree foliage. It is visible from the railway track. There are quite a few old houses in the surroundings – Darji Building, Kalika Bhavan, Fanaswala house and other houses along the railway track. It is quite likely that the building was a part of a larger compound / pocket defined between the Station Road, Road No. 3, Railway tracks and Road No. 9. There are several structures that now function as railway quarters. Compound walls constructed around each structure do not seem to be a part of the original complex. The Building No.12E is set towards the left side of the compound. The structure is placed facing the railway track. A cement paved pathway from the access road leads to the main house verandah. The compound has a shack like structure that seems to be an encroachment.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was perhaps built for self-use. The overall plan consists of three bays – front, middle and rear. The front bay has the central hall surrounded by a verandah on all three sides. The main staircase is placed in the front verandah. The middle and rear bays consist of the living areas and are staggered. The toilets are not a part of the main structure and were perhaps outside. A toilet block has been added at the rear. <u>Style and Features</u> Santacruz Railway Quarter 12E is a much better example of housing by the railways during this period. The building is quite eclectic – blends the European elements with the vernacular – and is very richly articulated. The continuous verandah on both floors with wooden colonnades, intricate cast iron railings, sun breakers in stained glass, carved & louvered panels and a decorative fascia are some of the key features.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs.		

267		SANTACRUZ RAILWAY STAFF QUARTER NO. 12E		
7.5	OPENINGS	Windows – The windows have segmental arched lintels. Various types of windows have been used. Each typical window has 2 divisions – most of the windows have ventilator at the top with glass panes and shutters with either wooden panels or glass panes. Full-length windows and pointed arches have been used on the right façade. Circular windows with glass are placed in the gable portion of the roof and spaces with high volumes. Doors – The doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	Each space / bay has an individual sloping roof; the roofs are at different levels and create an interesting profile. The main hall space has a hipped roof and the verandah around it has a lean to roof at a lower level. The middle bay has a sloping roof and the rear bay has a hipped roof. The two square spaces that are a part of the middle bay have individual sloping roofs. As there was no access to the interior on the first floor it is not possible to describe the structural system of the roof.		
7.7	ARRTICULATION	The edifice is a huge mansion, very richly articulated on the exterior with stucco work on windows, cornice bands at each floor, parapets, roof gables and rustication at each bay / change of profile. Also note worthy is the rich woodwork on the verandah, staircase and doors / windows. It is an eclectic building, blends the classical vocabulary with the vernacular. The rear portion of the building is solid; the staggering of spaces in the plan and individual roofs over each space generates different planes and an interesting skyline. Each plane / bay is defined by rustication bands and punctured with the typical window emphasized by stucco bands and motifs. The front façade is entirely in wood. A continuous verandah on both floors with wooden colonnades, has intricate cast iron railings, sun breakers in stained glass, carved & louvered panels and a decorative fascia. The interior does not display the same richness but the structural woodwork and spatial configuration creates wonderful spaces.		
7.8	FINISHES	Plinth – Exposed stone joints. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandahs have Shahbadi stone in chequered pattern. The living spaces/rooms have colorful IPS flooring in geometrical pattern. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by stone compound wall on three sides and fencing towards the railway track. There is no gate. The entry into the compound is just an opening in the wall from the road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has other structures (servant quarters), which is occupied by tenants. The compound has soft finish – loose earth. A cement paved path leads to the front verandah of the main house. In the front of the house is a small garden with flowering plants. There are many old trees in the compound. The compound is maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good – original in good condition, not maintained.		
9.5	OPENINGS	Fair – some of the glass panes have broken, not maintained.		
9.6	ROOFING	Good – original in good condition, maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places that has caused the brick work to be exposed, bricks are falling out. Some of the sun breaker panels have been replaced by asbestos sheets.		
9.8	SERVICES	Good – original in good condition, not maintained.		
9.9	OUTBUILDINGS	Fair.		
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Rooms and toilets have been added at the rear.		
10.2	STRUCTURE	Wooden pillars are used to support the staircase.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	This pocket defined between Station Road, Road No. 3, railway tracks and Road No. 9 is occupied by the Railways – there are several old houses that function as residential quarters for the railway employees. Of the entire group, quarter nos. 9E and 12E are significant. The inmates keep changing every few years. At present there are three families living in the Quarter No 9E. The compound walls constructed around each edifice are relatively recent and it is quite likely that is was a group of houses in a large compound. This property is not surveyed and hence there is no Property Card or a City Survey Sheet. The ownership of the property is not clear. At present occupied by the Railways, it is not clear who built these structures or whom do they belong to. There was no access to the inside of the edifice too.		



LEFT SIDE VIEW





FRONT VIEW ; LEFT SIDE VIEW



RIGHT SIDE VIEW



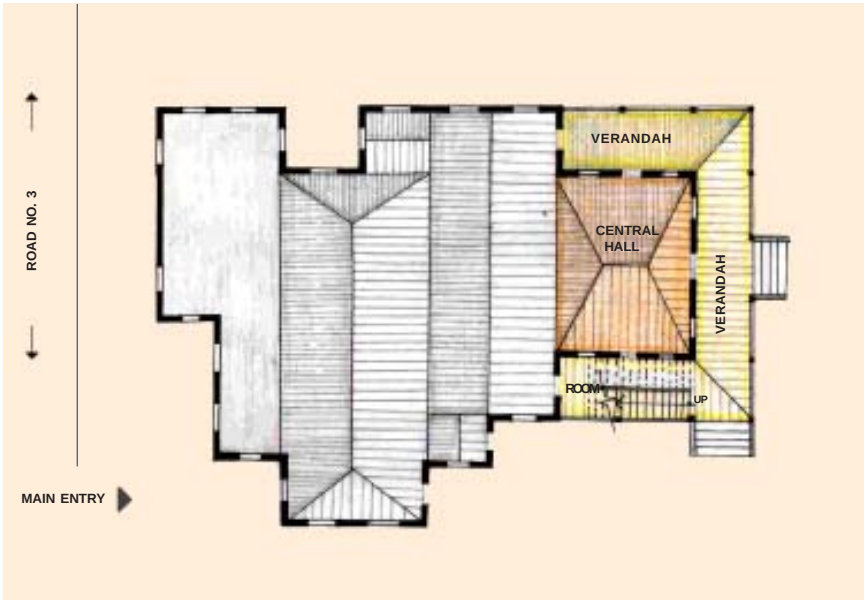
FRONT VERANDAH



REAR VIEW



LEFT SIDE VIEW



PLAN - GROUND FLOOR



FRONT VERANDAH DETAIL



RIGHT SIDE VERANDAH



FRONT VERANDAH





SUNBREAKER DETAIL ; RAILING DETAIL



WOODEN STAIRCASE



LEFT VERANDAH DETAIL



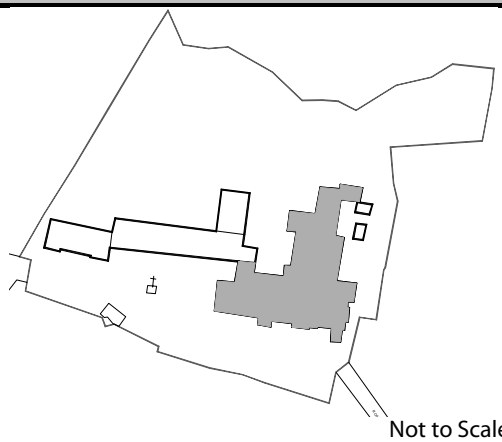


CAST-IRON BRACKET ; STAIRCASE

268	OUR LADY OF EGYPT CHURCH, KALINA



COMMON REF NO	268
CARD NO.	268
WARD	H (E)
CS NO.	6430, 6431, 6433 to 6435, 6436 + 2parts
PLOT AREA	12530.5 sq m
BU AREA	1342.45 sq m
DATE	02/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Madhvi Desai
PHOTO REFERENCE	268 PLATE A 268 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Our Lady of Egypt Church, Kalina.	
1.2	EARLIER NAME	Our Lady of Egypt Church, Kalina.	
1.3	BUILT-IN	1606 – 1609. Extensions: NA.	EXTENSION (if any): Transepts & an entrance porch. Another G + 2 administrative building was added to the left of the church.
2.0	**ACCESS**		
2.1	MAIN	Church Road, an off Shooting from Kalina – Kurla Road, Santacruz (E).	
2.2	SUBSIDIARY	None.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	The Christian Church, Kalina.	
3.2	PAST	The Christian Church, Kalina.	
3.3	STATUS	NA.	
4.0	**USE**		
4.1	PRESENT	Religious.	
4.2	PAST	Religious.	
4.3	USAGE	Religious.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The Our Lady of Egypt Church is located at the end of Church Road that is an offshoot from the Kalina - Kurla Road. To the right of the premises was a large tank, which now has become a solid waste-dumping site. The surroundings are characterized by dense low-rise residential developments. Commercial activity is restricted along the roads. Both the Sahar National and the International airports are close by. The church is set in a huge compound directly in line of the access road. There are two schools, an administrative building and a cemetery within the premises.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The original chapel consists of just the main hall / nave and the apse. The transepts and the entrance porch are a much recent addition. The main hall / nave has a high volume and is spanned by A shaped trusses reinforced by semi circular and inclined wooden members. When the transepts were added, steel trusses replaced the original trusses. The altar is placed in a small rectangular niche at one end. The original altar space was also changed / rebuilt when the transepts were added. The entrance porch leads to the main prayer hall. The main halls have pointed arched clear-storey windows with stained glass panes depicting biblical images and at the same time imparting a beautiful quality of light into the space. The transepts were added to increase the capacity of the church and have folded plate concrete roofs. Mezzanine floors have also been added in the transepts and just above the entrance to enhance the capacity. <u>Style and Features</u> Our Lady of Egypt Church has been significantly transformed and as it stands now it is a modern building that has no traces of original architecture except for a portion of the original nave and some of the interior fixtures. It has been completely rebuilt in the recent times using modern materials, literally and simplistically translating the past elements in new materials.	
5.3	INTRINSIC	Of the four old villages of the island of Salsette viz., Sar (Sahar), Bamanwada, Koli-Kalyan (Kalina) and Vancolem (Vacola), today there are parishes at Sahar, Kalina and Vakola. Our lady of Egypt at Kalina is the oldest parish among the above-mentioned parishes. Initially when the sacrament of confirmation was administered here in 1761 the parish of Kalina served several villages – Kole – Kalyan, Aldeia, Sur, Sar, Naugar, Vancolem and Cudday. The date of foundation of the Kalina parish is fixed to sometime between 1606 and 1609. This church was one of the very few churches that escaped ruthless destruction and pillage at the hands of the Marathas. The parishes of OL of Health, Sahar (1904) and St. Anthony, Vakola (in 1945) were separated from the mother parish of Kalina, yet the parish counts nearly 10,500 Catholics. Two large Housing Colonies of Air India and Indian Airlines are located within it.	
5.4	VALUE CLASSIFICATION	A (arc), A (his), A (cul)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G	

268		OUR LADY OF EGYPT CHURCH, KALINA			
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone with lime mortar finished with plaster.			
7.2	WALLS	Stone with lime mortar in the original structure, transepts have brick walls with cement mortar, load bearing.			
7.3	FLOOR	Mezzanine – RCC beams and slabs, outside corridor – wooden beams, joists and wooden boards supported on load bearing walls.			
7.4	STAIRS	Concrete stairs.			
7.5	OPENINGS	Windows – The windows are varied as they have been constructed / added in different periods and hence there is no consistency in design. The clear storey windows have pointed arches and have beautiful stained glass panels with biblical images. Doors – The entrance doors and the side doors have semicircular arched lintels and the rest of the doors have segmental arched lintels. Each door has 2 divisions – a ventilator at the top with stained glass and paneled shutters.			
7.6	ROOFING	The roofing system is composite – sloping, flat and folded plate roofs have been used. Trusses span the nave, purlins span across the trusses and wooden members span the purlins on which the Mangalore tiles are placed. The transepts have large spans and have been roofed by concrete folded plate roofing. The new administrative building has RCC beams and slabs.			
7.7	ARTICULATION	The plan / form is typical to that of a church, however as it has been built over a long time span and the architectural expression is different in each component. The structure is plain but elegant, there is hardly any ornamentation / embellishment on the exterior or interior. The building is painted in a light pink colour with elements such as the pilasters, some motifs on the gable and the cross above in a dark red / maroon colour. The front façade has three doors, the main one in the center, emphasized by bands and pilasters. Above the three doors are openings with pointed arches and glass. The gable has a cross at the top, a decorative parapet and two small pinnacles that probably symbolize the towers that are not there. The remaining three sides are plain and have nothing of significance. The main prayer hall is articulated with pointed arched clearstory windows, is painted in white with fixtures / trusses in dark brown / black colour and continues to retain the old original furniture, fixtures and the ambience.			
7.8	FINISHES	Plinth – Plaster. Walls – Cement plaster with smooth finish on both the inside and the outside. Flooring –The corridor and the nave have mosaic flooring and the transept has granite flooring. Roof – Mangalore tiles on the sloping roofs, concrete finish on flat portions.			
7.9	INTERIORS	Typical church furniture – Pews, crosses, statues, pulpit etc.			
7.10	COMPOUND / FENCE/ GATE	The compound is defined by a brick wall. A wrought iron archway defines the main entrance gate and cement paved pathway leads to the main entrance of the church. Between the main gate and the church, a statue is placed.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The church compound is huge and there are several other structures within the compound – 2 schools, church offices and residential quarters for the priests and a cemetery. There are quite a few trees in the compound. The compound is well maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – original in good condition, maintained.			
9.2	WALLS	Good – original in good condition, maintained.			
9.3	FLOOR	Good – original in good condition, maintained.			
9.4	STAIRS	Good – original in good condition, maintained.			
9.5	OPENINGS	Good – original in good condition, maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Good – original in good condition, maintained.			
9.8	SERVICES	Good – original in good condition, maintained.			
9.9	OUTBUILDINGS	Good – original in good condition, maintained.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	The church has undergone significant transformations. The transepts and the altar space were the first major changes and more recently an administrative block has been added.			
10.2	STRUCTURE	The sidewalls of the main hall were pierced / broken to add the transepts. It is quite likely that the entire structure from this point was replaced. A mezzanine floor has been added above the main entrance.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	None.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Only the main Church building is included in the list. The information has been collected in an interview with the Parish Father.			



FRONT VIEW OF THE CHURCH





RIGHT SIDE VIEWS



MAIN ENTRANCE DOORS



PASSAGE ON THE LEFT OF THE CHURCH

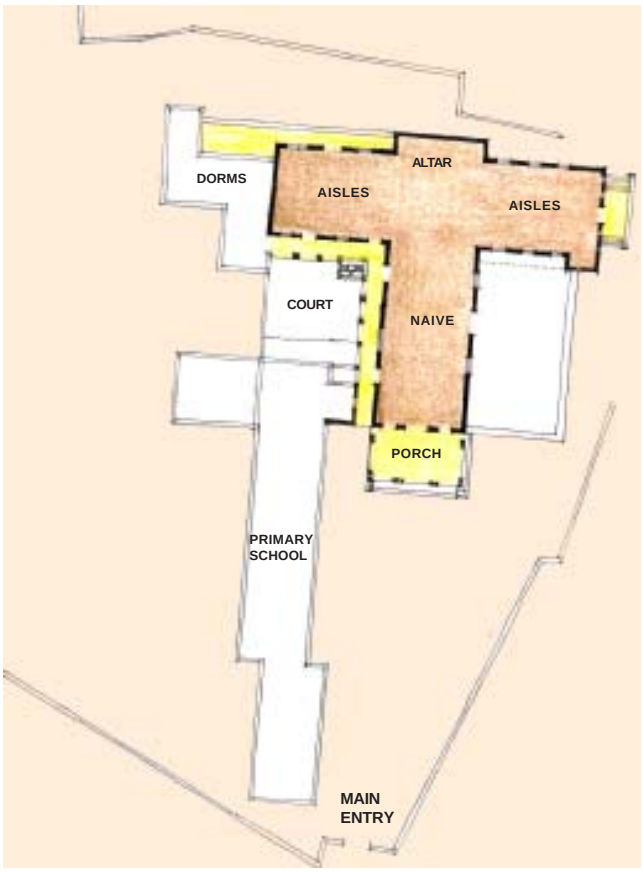


RIGHT SIDE VIEW





COURT ON THE LEFT ; PASSAGE ON THE LEFT



PLAN - GROUND FLOOR



VIEW OF ALTAR FROM NAVE



TRANSCEPT DETAIL



VIEW OF THE TRANSCEPT



WOODEN PEWS



ENTRANCE DOOR FROM NAVE



DOOR DETAIL

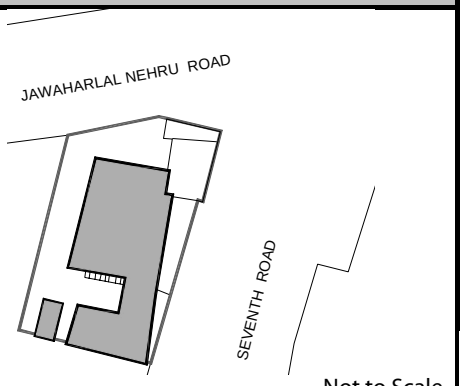


VIEW OF ALTAR

269	FANASWALA HOUSE



COMMON REF NO	269
CARD NO.	269
WARD	H (E)
CS NO.	229
PLOT AREA	136.6 sq m
BU AREA	136.6 sq m
DATE	01/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	269 PLATE A 269 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**		
1.1	NAME OF THE PREMISE	Fanaswala House.	
1.2	EARLIER NAME	Fanaswala House.	
1.3	BUILT-IN	Around 1850's.	EXTENSION (If any): None.
2.0	**ACCESS**		
2.1	MAIN	Jawaharlal Nehru Road, Santacruz (W).	
2.2	SUBSIDIARY	Road No. 7.	
3.0	**OWNERSHIP PATTERN**		
3.1	PRESENT	Private – Mr. Ismail Yousuf Ali, Mr. Jafarbhai Yousuf Ali, Mr. Dawoodbhai Yousuf Ali, Mr. Ebrahim Yousuf Ali, Mr. Abedali Yousuf Ali, Mr. Aslam Ahmed Ali, Mr. Haider Ahmed Ali.	
3.2	PAST	Private – In the same family.	
3.3	STATUS	Owner on the ground floor. First floor is locked and unoccupied.	
4.0	**USE**		
4.1	PRESENT	Residential.	
4.2	PAST	Residential.	
4.3	USAGE	Main Building. Ground Floor – Residential. First Floor – Residential.	
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**		
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located at the cross of Jawaharlal Nehru Road and Road No.7 in Santacruz (E) close to the Railway Station. The area is intensely commercial due to the proximity of the Railway Station and Bus Terminus. The house is not easily visible from the road due to encroachments on the road by hawkers. The area was planned under the framework of the town-planning scheme and hence has regular plots, access roads and open spaces. There are quite few old houses in the surroundings – Darji Building, Kalika Bhavan and houses along the railway track. Fanaswala House is set almost centrally in a rectangular plot. There are 3 other small structures in the compound – a toilet block, a storage room and a hard ware shop. The main access is from Jawaharlal Nehru Road.	
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The house was built as a vacation house and hence the plan is very simple, rectangular block – there is one large hall with three rooms behind. A plinth runs all around the house on the ground floor and a projected verandah runs all around on the first floor. There is a staircase at the rear that leads to the verandah on the first floor. The first floor plan is similar to the ground floor and there is an attic floor as the roof is high. The toilets were separately placed in the rear of the compound. There is a well in the front margin. There have been a few changes in the plan – toilets were created in one of the rooms on the ground floor. A single storeyed room was added next to the stair and a shop has come up at the front left corner. <u>Style and Features</u> Fanaswala House belongs to the cottage typology which, in turn, has emerged from the Indian vernacular types that became slowly urbanized. The ground storey is high and the effect of height is further enhanced by cantilevered verandah supported on slender wooden brackets that are longer at the corners. In addition a verandah on all sides with a delicate wooden railing, the roofs and the well crafted typical window are some of the key features that make this building memorable.	
5.3	INTRINSIC	This is said to be the first house in this area. The house was developed as a vacation house. When this house was built the area was under the British Army, there were camps near by. The whole area was quite densely wooded. Around 1950's the family permanently moved into this house. Presently only the ground floor is occupied and the first floor is locked, as it is in procession of one of the owner's relative who lives abroad.	
5.4	VALUE CLASSIFICATION	A (arc), B (des)	RECOMMENDED GRADE: III
6.0	**TOPOGRAPHY**		
6.1	FLOORS	G+1	

269	FANASWALA HOUSE				
7.0	**CONSTRUCTION**				
7.1	PLINTH	Stone plinth finished with plaster.			
7.2	WALLS	Brick with lime mortar, load bearing.			
7.3	FLOOR	The first floor and the attic structural system comprises of wooden beams, joists and wooden planks supported on load bearing walls. Wooden brackets support the projected verandah.			
7.4	STAIRS	Wooden stairs.			
7.5	OPENINGS	Windows – The windows have segmental arch lintels. Each window has 2 divisions – ventilator at the top with coloured glass panes and paneled shutters. Circular windows with stained glass are placed in the gable portion of the roof. Windows, collapsible shutters and boards enclose the verandah on the first floor. The projected verandah on the ground floor and the roof on the first floor protect the windows. Doors – The doors have segmental arch lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.			
7.6	ROOFING	The entire block of rooms/living areas is roofed by a single gable roof, which is very high and accommodates an attic floor. It probably consists of rafters/joists supported on load bearing walls; wooden boards span the rafts on which the Mangalore tiles are placed. The verandah has a lean to roof sloping in both directions; it is supported on a load bearing wall on one side and wooden beams and columns on the other.			
7.7	ARTICULATION	The house represents the typical vernacular cottage typology during this period characterized by decorative wooden verandahs, balconies and sloping roofs. The overall form is simple – the main living areas have one large gable roof and are surrounded by a projecting verandah on all four sides. The verandah roof is lower, has decorative fascia and a delicate railing in wood. The interiors are quite plain.			
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces have Shahbadi stone in chequered pattern. Roof – Mangalore Tiles.			
7.9	INTERIORS	None.			
7.10	COMPOUND / FENCE/ GATE	The plot is defined by brick compound wall on all sides. There are two gates. The main entry is from the gate in the front right corner. The other gate on the left side compound wall is closed and not in use any more.			
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The compound has a toilet block at the rear of the house and a hard ware shop placed at the left side corner of the plot opening out on to the road. There is a well in the front, which is kept covered and is in use. The compound has been encroached upon by the vegetable/fruit vendors to store their stock and other things. They also use the well water for washing. The compound has hard finish - compacted earth. There is some plantation along the right compound wall. The compound is not maintained.			
8.0	**SERVICES & UTILITIES**				
8.1	LIGHTING	Adequate natural light.			
8.2	VENTILATION	Adequate natural ventilation.			
8.3	ELECTRICITY	Reliance Energy.			
8.4	WATER SUPPLY	M. C. G. M.			
8.5	DRAINAGE	M. C. G. M.			
8.6	FIRE PRECAUTION	None.			
8.7	HVAC/ BMS/ SECURITY SYS	None.			
9.0	**CONDITION**				
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.			
9.2	WALLS	Fair – damp in the walls, not maintained.			
9.3	FLOOR	Fair – the cantilevered verandah shows structural damage and has been given support, rest of the floor is in a good condition, not maintained.			
9.4	STAIRS	Good – original in good condition, not maintained.			
9.5	OPENINGS	Good – original in good condition, not maintained.			
9.6	ROOFING	Good – original in good condition, maintained.			
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places, not maintained.			
9.8	SERVICES	Fair – original in fair condition, maintained.			
9.9	OUTBUILDINGS	Good.			
9.10	OVERALL CONDITION	Good.	MAINTENANCE LEVEL	Not Maintained.	
10.0	**TRANSFORMATION**				
10.1	FORM	Most parts of the upper verandah have been covered and toilets have been added inside the main house.			
10.2	STRUCTURE	None.			
10.3	ARTICULATION & FINISHES	None.			
11.0	**DP REMARKS / PERCEIVED THREATS**	Street hawkers and the shopkeepers selling vegetables and fruits encroach the front margin / compound of the house to keep their goods and use the water of the well despite the protest of the owners.			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The first floor was not accessible as it was locked. The information has been collected in an interview with the owner's daughter.			



FRONT VIEW FROM THE ROAD



STAIR IN THE REAR



VIEW OF LEFT SIDE FROM THE ROAD



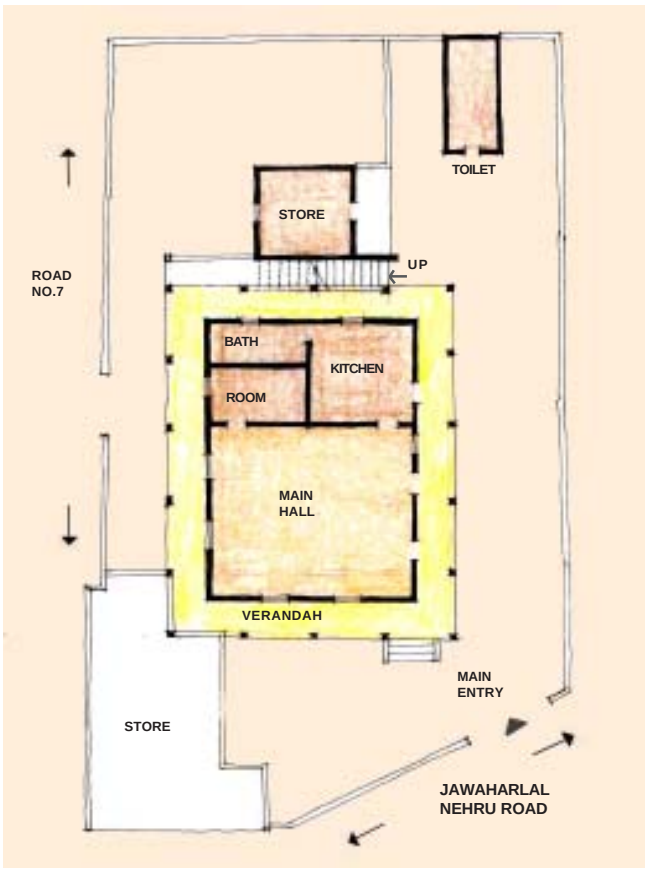
LEFT SIDE DETAIL



FRONT VIEW



REAR VIEW OF THE HOUSE



PLAN - FIRST FLOOR



PASSAGE ON THE PERIPHERY OF THE HOUSE



WINDOWS IN LIVING ROOM



FLOORING STRUCTURE



VENTILATOR DETAIL



RIGHT SIDE VIEW



KITCHEN INTERIORS

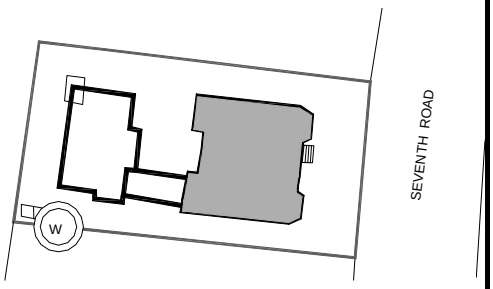


WINDOW DETAIL

270	DARJI BUILDING



COMMON REF NO	270
CARD NO.	270
WARD	H (E)
CS NO.	231
PLOT AREA	483.60 sq m
BU AREA	128.13 sq m
DATE	01/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	270 PLATE A 270 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Darji Building.		
1.2	EARLIER NAME	Darji Building.		
1.3	BUILT-IN	1935.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Road No.7, Santacruz (E).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mrs. Nirmala Harshad Tankaria, Mr. Devang Harshad Tankaria.		
3.2	PAST	Private – Tankaria Brothers.		
3.3	STATUS	2 tenants on the ground floor. 2 tenant on the first floor.		
4.0	**USE**			
4.1	PRESENT	Residential.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on Road No.7 off the Jawaharlal Nehru Road in Santacruz (E) close to the Railway Station. The area is intensely commercial due to the proximity of the Railway Station and Bus Terminus. The area was planned under the framework of the town-planning scheme and hence has regular plots, access roads and open spaces. There are quite few old houses in the surroundings – Fanaswala Building, Kalika Bhavan and houses along the railway track. Darji Building sits almost centrally in a rectangular plot. There was another structure at the rear that has been recently demolished. There was one well shared with the adjacent plot that has now been closed. The main access is from the Road No. 7.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> It is not clear whether the house was built for self-use or multiple occupants. At present however 4 tenant families occupy it. The main house is a square block, with three bays and a symmetrical plan. The central bay has the entrance verandah, staircase, 2 rooms and services at the rear. The side bays have other rooms and the kitchens. There was another block at the rear that has been demolished. <u>Style and Features</u> This is a colonial villa / mansion typology that was built during the 30's and has no specific stylistic references. The cast iron jalis, stained glass sun breakers, octagonal side bays with well proportioned windows are some of the key features.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

270	DARJI BUILDING			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Basalt stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists with stone slabs supported on load bearing walls. The front verandah has wooden joists and stone slabs, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each basic unit window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes on the upper division and wooden panels on the lower division. The windows are protected by GI sheet chajjas with wooden framework on the west and south facades on the ground floor and the first floor windows are protected by the eaves of the roof. Doors – The doors have straight lintels. Each door has 2 divisions – a ventilator at the top with glass panes and paneled shutters.		
7.6	ROOFING	The building has interesting T shaped roof – the two side bays have a hipped roof (octagonal in the front) and the center portion has very high-hipped roof connected to the two side bay roofs. In case of the side bays, the king post trusses span across the main load bearing walls, purlins run across the trusses, wooden boards span the purlins on which the Mangalore tiles are placed. In case of the central roof the inclined members/rafters rest on the load bearing walls, the wooden boards span the rafters on which the Mangalore tiles are placed.		
7.7	ARTICULATION	The house is not very large, represents the typical villa/mansion typology set in a large compound characterized by a central verandah/porch flanked by octagonal bays, 2 storeys and symmetry. The massing of spaces is compact, it's an elegant structure, with minimal embellishment / ornamentation. Horizontal bands run at different levels – plinth, first floor and below the roof. The basic window with stucco bands and a projected sill puncture the facades. The roof profile is interesting – the center roof is high and is flanked by octagonal roofs at a lower level. The interior is very simple / plain and displays none of the minimalist articulation on the exterior.		
7.8	FINISHES	Plinth – Exposed stone joints, capped with a basalt stone band. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Verandahs have shahbadi stone in black and gray colour in chequered pattern with edges defined by black stone bands. Rest all the spaces have gray Shahbadi stone in chequered pattern with edges defined by black stone bands. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The front portion of the compound is open – there is no compound wall. The remaining three sides have a simple brick wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The rear part of the compound had structure that housed tenants, which has been recently demolished. There are few trees in the compound. The compound has soft finish – loose earth. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	Adequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	None.		
9.0	**CONDITION**			
9.1	PLINTH	Good – water seepage from the ground, original in good condition, not maintained.		
9.2	WALLS	Fair – damp in the wall, exteriors not maintained.		
9.3	FLOOR	Good – original in good condition, not maintained.		
9.4	STAIRS	Good– original in good condition, not maintained.		
9.5	OPENINGS	Good – original in good condition, not maintained.		
9.6	ROOFING	Fair – water leakage from the roof, not maintained.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places. It is not regularly painted. The cornice band at the first floor level at the front verandah is broken. The stained glass sun breakers have been broken.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	None.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Toilets and bathrooms have been added at the rear of the main stair.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Street hawkers and the shopkeepers selling vegetables and fruits encroach the front margin / compound of the house to keep their belongings.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	Access to the ground floor interior of the house was not allowed. The information has been collected in an interview with one of the tenants. Apparently the building has been sold to a builder / developer but there is a dispute in this regard with the tenants on the upper floor.		



FRONT VIEW



RIGHT FRONT BAY



ENTRANCE VERANDAH



REAR VIEW



FRONT DETAILS



LEFT SIDE VIEW



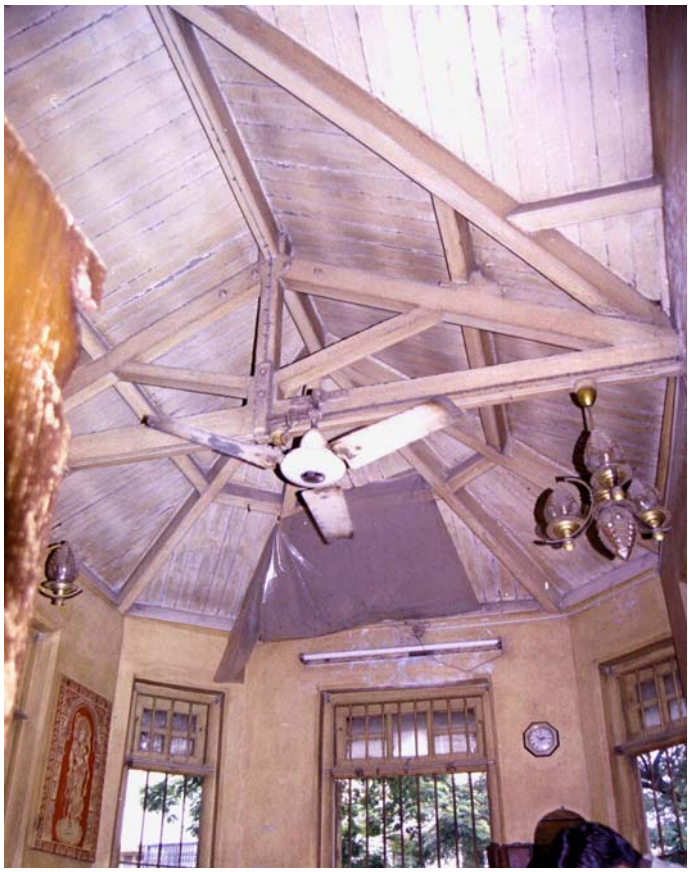
VIEW OF FRONT MIDDLE BAY



RIGHT SIDE VIEW



PLAN - FIRST FLOOR



LIVING ROOM INTERIOR



FIRST FLOOR VERANDAH RAILING



FLOORING PATTERN



ROOF DETAILS



FIRST FLOOR BALCONY



STAIR AT GROUND LEVEL

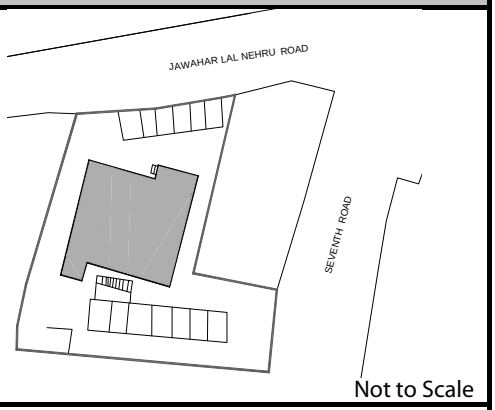


KITCHEN INTERIOR

271	KALIKA BHAVAN



COMMON REF NO	271
CARD NO.	271
WARD	H (E)
CS NO.	230
PLOT AREA	70.50 sq m
BU AREA	217.74 sq m
DATE	01/ 06/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	271 PLATE A 271 PLATE B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Kalika Bhavan.		
1.2	EARLIER NAME	Mangal Niwas.		
1.3	BUILT-IN	In early 1900's (approx 100 years).	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Jawaharlal Nehru Road, Santacruz (E).		
2.2	SUBSIDIARY	Road No. 7.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shashivadan Chandulal C. Zaveri.		
3.2	PAST	Private – Mr. Manibhai Patel.		
3.3	STATUS	5 Tenants on the Ground Floor. 5 Tenants on the Ground Floor.		
4.0	**USE**			
4.1	PRESENT	Residential + Commercial.		
4.2	PAST	Residential.		
4.3	USAGE	Ground Floor – Residential. First Floor – Residential.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The edifice is located on the Jawaharlal Nehru Road in Santacruz (E). The area is intensely commercial due to the proximity of the Railway Station and Bus Terminus. The house is not easily visible from the road due to encroachments on the road by hawkers. The area was planned under the framework of the town-planning scheme and hence has regular plots, access roads and open spaces. There are quite few old houses in the surroundings – Darji Building, Fanaswala House and houses along the railway track. Kalika Bhavan is set almost centrally in a large 'L' shaped plot. The main access is from Jawaharlal Nehru Road. The plot can also be accessed from the Road No.7. The entire compound has been encroached over time – several structures have been built such as series of shops in the front along the road, a G + 2 chawl structure at the rear and another shack like structure at the rear.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> The building was built as a multi family dwelling. The overall plan is a square block and consists of 4 bays. Each bay functions as an independent dwelling unit. The two central bays are smaller consisting of 2 rooms. The 2 end bays are larger/longer, consist of 3 / 4 rooms. There are verandahs on both sides of the smaller bays and in between the longer/end bays. Both the floors have a similar plan except for projecting balconies on the side bays. The main stair leading to the first floor is in the front. The toilets are at the rear and a part of the main structure. Additional toilets have been added – one in the space below the main staircase in the front, toilets in the rear verandah on the first floor and in the rear abutting the main structure. <u>Style and Features</u> No specific stylistic references, it is a simple chawl typology with minimal articulation / embellishment. The verandah with the wooden colonnade, an intricate cast iron railing and the projecting balconies are some of the key features.		
5.3	INTRINSIC	None.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

271	KALIKA BHAVAN			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Stone with lime mortar, capped by stone plinth band finished with plaster, most of the plinth is covered as the ground has been raised to avoid water logging.		
7.2	WALLS	Brick with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams, joists and wooden battens supported on load bearing walls. The front verandah has wooden joists and wooden boards, supported on a load bearing wall on one side and wooden beams/columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – The windows have straight lintels. Each window has 2 divisions – ventilator at the top with glass panes and paneled shutters. The windows on right bay are full height with three divisions – ventilator, paneled shutters till the sill and paneled shutters till the floor. The windows are protected by chajjas with tin sheets on wooden framework on the west side. Doors – The doors have straight lintels. Each door has 2 divisions –a ventilator at the top and paneled shutters.		
7.6	ROOFING	The building has interesting T shaped roof – the two side bays have a hipped roof and the center portion has high-hipped roof connected to the two side bay roofs. In case of the side bays, the inclined members/purlins span across the main load bearing walls, rafters run across the purlins and support the Mangalore tiles. In case of the central roof the inclined members/rafters rest on the load bearing walls, rafters run across the purlins and support the Mangalore tiles. The verandahs have lean to roofs with rafter supported on a load bearing wall on one side and wooden beams and columns on the other.		
7.7	ARTICULATION	The building represents the chawl typology although it is not very long or a large structure. It is two storeyed block, symmetrical with a central verandah flanked by bays. The front façade displays some articulation / embellishment – the verandah in the center has intricate case iron jalis in cast iron, projecting balcony with a wooden railing and an elaborate roof over it. The remaining three sides are extremely plain with just windows puncturing the wall. The roof profile is interesting – the center roof is high and is flanked by gable roofs at a lower level. The interior is very simple / plain and displays none of the minimalist articulation on the exterior.		
7.8	FINISHES	Plinth – Plinth buried, not visible. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – All the spaces on the ground floor have Shahbadi stone flooring. The first floor verandah has IPS cement flooring (maroon) in chequered pattern. Rests of the spaces have shahbadi flooring. Roof – Mangalore tiles.		
7.9	INTERIORS	None.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by brick compound wall on all the sides. There are two entries – The main gate is in the front on the right side on Jawaharlal Nehru Road.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	The entire compound is encroached and the original sense of use of space is lost. There are about 6 shops in the front abutting the road, one G +2 chawl block and a shack at the rear. The compound is hard finish - compacted earth. There are few large trees in the compound. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Inadequate natural light in some internal portion and supplemented by artificial light.		
8.2	VENTILATION	Inadequate natural ventilation.		
8.3	ELECTRICITY	Reliance Energy.		
8.4	WATER SUPPLY	M. C. G. M.		
8.5	DRAINAGE	M. C. G. M.		
8.6	FIRE PRECAUTION	None.		
8.7	HVAC/ BMS/ SECURITY SYS	Window AC units.		
9.0	**CONDITION**			
9.1	PLINTH	Not visible.		
9.2	WALLS	Good – original in good condition, exteriors not maintained.		
9.3	FLOOR	Fair –the brackets supporting the balcony in the front are coming off, not maintained.		
9.4	STAIRS	Fair – not maintained.		
9.5	OPENINGS	Fair – not maintained.		
9.6	ROOFING	Good – original in good condition, not maintained.		
9.7	ARTICULATION & FINISHES	Poor – exterior plaster has damp, it is peeling off in the rear, replastering has been done at places in cement and does not match, portions of the front verandah have been incongruously painted, exterior has not been painted for long, not maintained.		
9.8	SERVICES	Good – not maintained.		
9.9	OUTBUILDINGS	Good.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The rear verandah has been enclosed to accommodate toilets. Additional toilets have been added in the space below the staircase and at the rear.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	Internal flooring has been changed in some of the dwelling units by individual tenants.		
11.0	**DP REMARKS / PERCEIVED THREATS**	Street hawkers and the shopkeepers selling vegetables and fruits are a nuisance, they encroach the front margin / compound of the house to keep their belongings. As the plot is at a lower level that the street it gets flooded during monsoons.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the tenants. The building is occupied by several tenants and is very badly maintained. The compound is completely encroached.		



FRONT VIEW



FRONT RIGHT BAY



RIGHT SIDE VIEW



BUILDING IN THE REAR



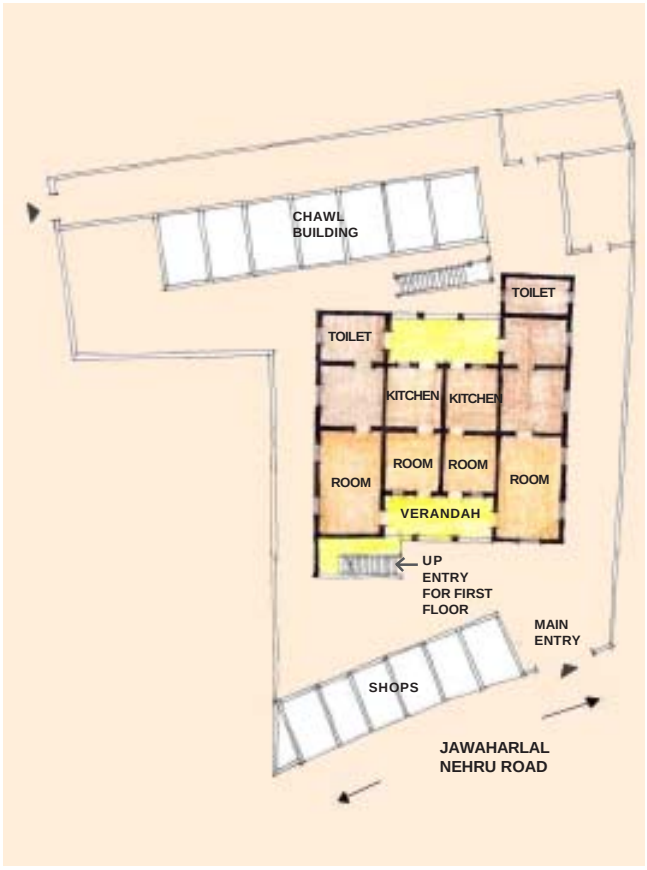
REAR VIEW



FRONT FACADE



FRONT DETAILS



PLAN - GROUND FLOOR





CEILING INSIDE THE ROOM ; FLOORING IN FIRST FLOOR, VERANDAH



RAILING IN VERANDAH



WOODEN FLOOR



FLOORING INSIDE THE ROOMS



VIEW FROM FIRST FLOOR



MAIN HALL NTERIOR - GROUND FLOOR



EXTERNAL STAIR

272	OLD DAHISAR FOOT OVER BRIDGE



COMMON REF NO	272
CARD NO.	272
WARD	R
CS NO.	NA
PLOT AREA	NA
BU AREA	NA
DATE	12/ 09/ 2005
RECORDED BY	Bindu, Ambica
REVIEWED BY	
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	272 PLATE A 272 PLATE B

NA

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Old Dahisar Foot Over Bridge.		
1.2	EARLIER NAME	NA.		
1.3	BUILT-IN	In 1600's (approx).	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Y. R. T. Road and Bapu Bhagve Road, Dahisar (W).		
2.2	SUBSIDIARY	None.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Public – Government.		
3.2	PAST	Public.		
3.3	STATUS	Public – Government.		
4.0	**USE**			
4.1	PRESENT	Pedestrian Bridge.		
4.2	PAST	Pedestrian Bridge.		
4.3	USAGE	Pedestrian Bridge.		
5.0	**SIGNIFICANCE AND VALUE CLASSIFICATION**			
5.1	TOWNSCAPE (NATURAL / MANMADE)	The foot over bridge is located on Dahisar River near Pleasant Park Society, Nava Gaon, Dahisar (W). This is a pedestrian foot over bridge. People in the surroundings have been using this bridge to cross over the river. In spite of the new bridge in the proximity, this is the most frequently used bridge for pedestrian crossing over. The area is predominantly residential. There are many multi storeyed/high rise residential apartments along the river. In some patches there are some illegal hutments. On both the sides of the river there are roads.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan</u> NA. <u>Style and Features</u> NA.		
5.3	INTRINSIC	This bridge dates back to the time when the Mandapeshwar caves were converted into a church by the Portuguese. It is said that the priest who visited the church on Sundays to say the mass in the church came from some where from the east of Dahisar and had to cross the river. To make it convenient for him and the people to come the church, this foot over bridge was constructed. This foot over bridge has withstood many floods. At times the flood water flows over the bridge.		
5.4	VALUE CLASSIFICATION	A (arc), A (his), B (des), H (tec)	RECOMMENDED GRADE	IIB
6.0	**TOPOGRAPHY**			
6.1	FLOORS	NA		

272	OLD DAHISAR FOOT OVER BRIDGE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	NA.		
7.2	WALLS	NA.		
7.3	FLOOR	NA.		
7.4	STAIRS	Stone stairs.		
7.5	OPENINGS	NA.		
7.6	ROOFING	NA.		
7.7	ARTICULATION	NA.		
7.8	FINISHES	Plinth – Stone. Walls – NA. Flooring – Cement tiles. Roof – NA.		
7.9	INTERIORS	NA.		
7.10	COMPOUND / FENCE/ GATE	NA.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	NA.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	NA.		
8.2	VENTILATION	NA.		
8.3	ELECTRICITY	NA.		
8.4	WATER SUPPLY	NA.		
8.5	DRAINAGE	NA.		
8.6	FIRE PRECAUTION	NA.		
8.7	HVAC/ BMS/ SECURITY SYS	NA.		
9.0	**CONDITION**			
9.1	PLINTH/PIERS	The structural condition of the pier seems sound although there appears to be erosion.		
9.2	WALLS/ARCHES	The structural condition of the arches seems sound although they have not been maintained and there is growth of weeds/plantation on the structure.		
9.3	FLOOR	NA.		
9.4	STAIRS	NA.		
9.5	OPENINGS	NA.		
9.6	ROOFING	NA.		
9.7	ARTICULATION & FINISHES	The top of the bridge has cement tiles, which are a later addition and are not maintained. At many places the tiles have come off.		
9.8	SERVICES	NA.		
9.9	OUTBUILDINGS	NA.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	Iron railings have been added. Tiles have been put on the stairs and the walkway.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	NA.		
11.0	**DP REMARKS / PERCEIVED THREATS**			
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with Ms Indira Bhende a resident of the area. The structure is quite historic and has sentimental value to the residents. It needs to be restored and repaired. The SWD Department is contemplating demolition of this foot over bridge, as the department feels that this bridge has become a bottleneck in the flow of floodwater during the rains/monsoon although this has been challenged by the residents.		



BRIDGE SPAN ON ARCHES



VIEW FROM Y.R.T. ROAD



AERIAL VIEW OF THE FOOT OVER BRIDGE





PEDESTRIAN MOVEMENT OVER THE BRIDGE



BRIDGE - DURING MONSOON



FOOT OVER BRIDGE - DURING MONSOON



FOOT OVER BRIDGE - DURING SUMMER