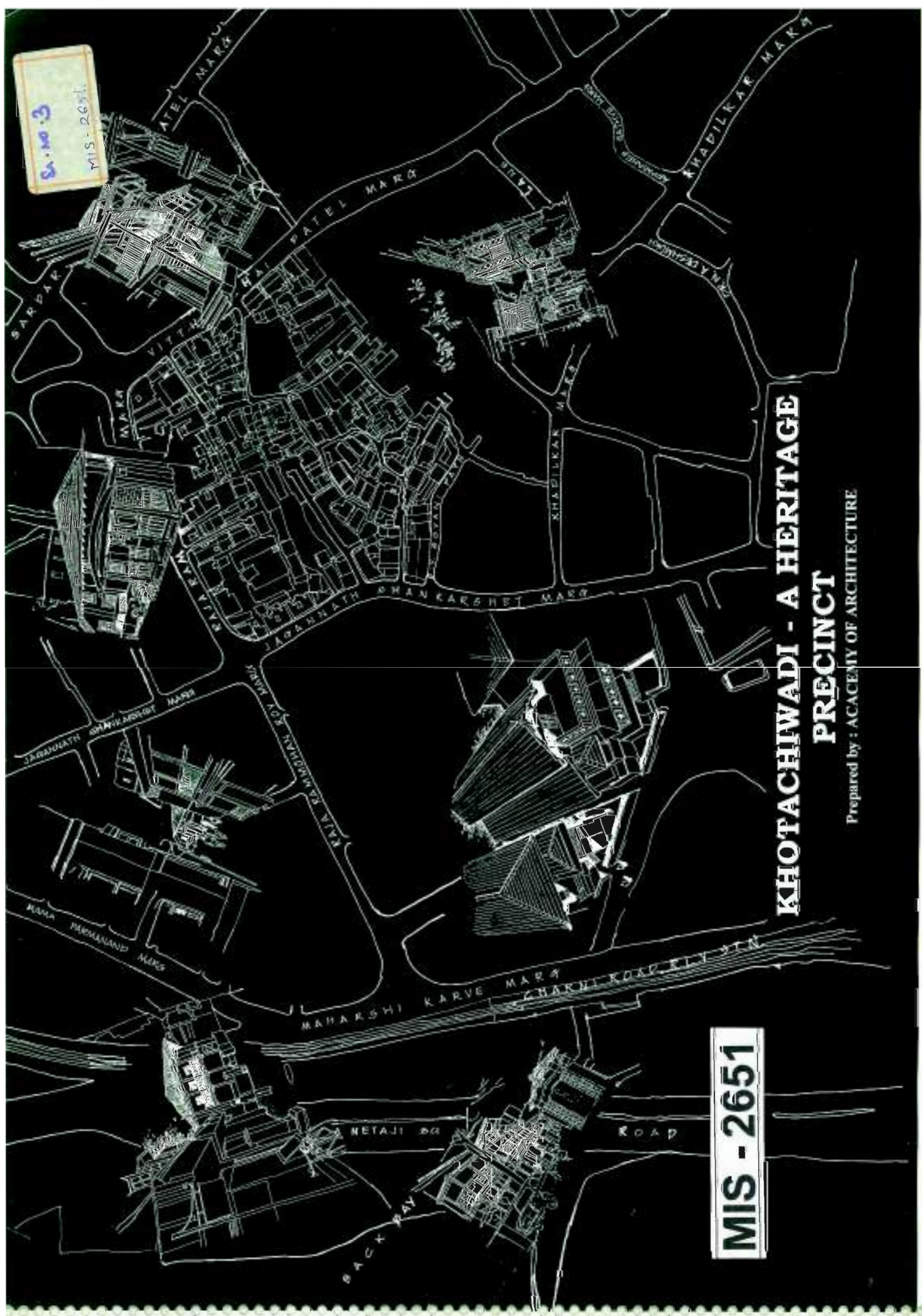


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KHOTACHIWADI - A HERITAGE PRECINCT

Prepared by : ACACEMY OF ARCHITECTURE

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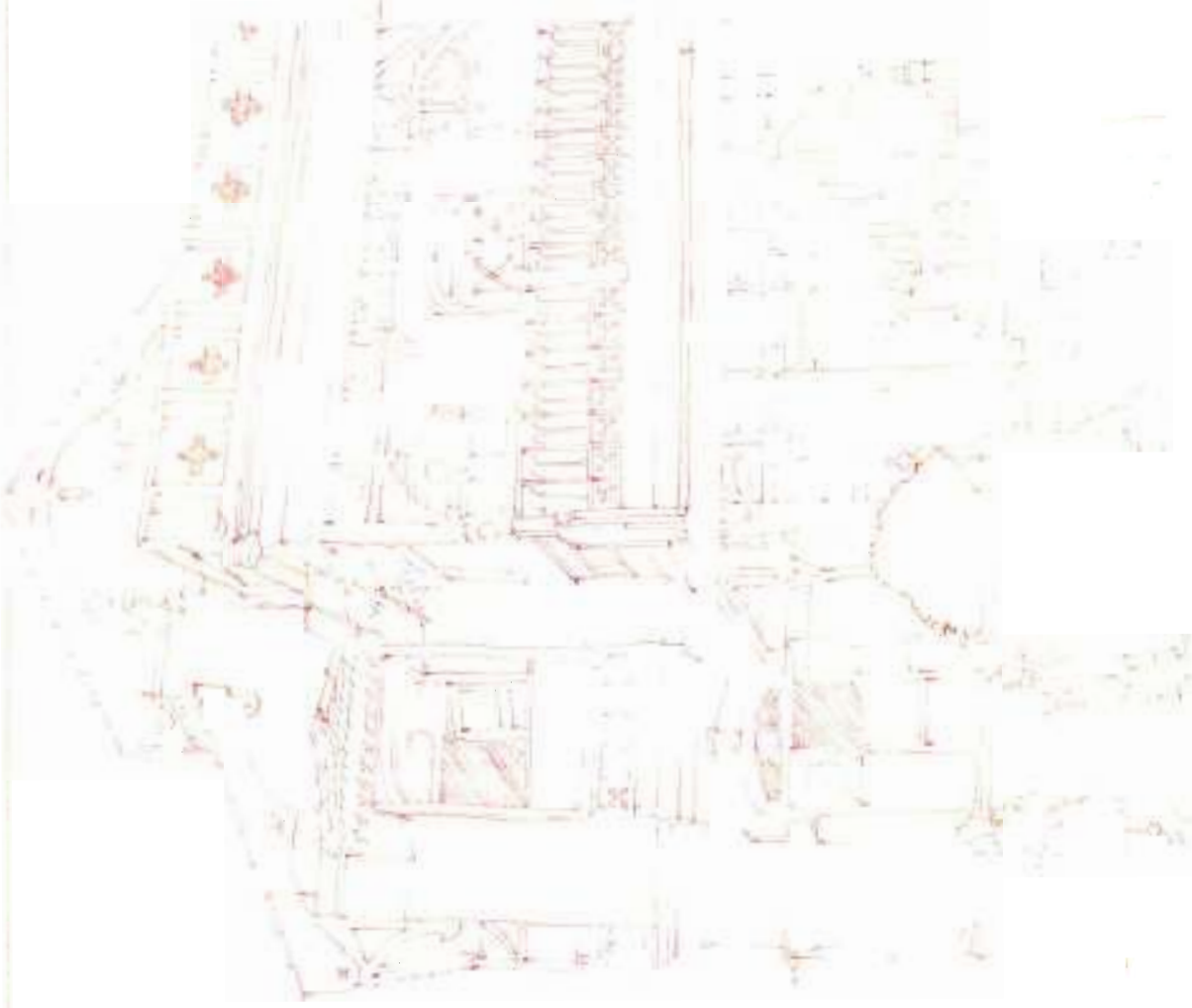
The Brihan Mumbai Municipal Corporation
The Maharashtra Housing And Developing Authority
Max Meullar Bhavan Library

Last but not the least, we thank the residents of Khotachiwadi, for their co-operation, keen interest and willing support, during the course of the study.

Khotachiwadi Conservation group:

Group Co-ordinator: Abha N. Lambah

Project Team: Abha Kapadia
Brinda Gaitonde
Sachin Borkar
Sheetal Gandhi



Khatolchiwadi represents a charming neighbourhood of vernacular dwellings and quaint domestic architecture with in the heart of Mumbai - a striking contrast of a sleepy settlement that has seemingly escaped the urban pressures of a burgeoning metropolis. Khatolchiwadi has an immense architectural heritage in the form of a unique ensemble of 19th century domestic buildings with a strong Portuguese influence and interesting architectural features in the form of wooden fretwork balustrades, cast iron work and elegant detailing.

Situated within a busy commercial centre of the city, the precinct is being increasingly threatened by the generalisation of building codes that are standardised for the entire city. It is in the context of ill-conceived rapid urbanisation that precincts such as Khatolchiwadi with its unique pedestrian scale and neighbourhood quality take on a greater significance in the field of urban conservation, with a pressing need to preserve their identity and special character.

Any activity aimed at revitalising this heritage area through documentation and conservation proposals would not only reinforce the heritage value of this area, but also contribute to the conservation movement in the city.

This project aims to:

- ▢ Identify and retain those essential features that are distinctive to the Khatolchiwadi precinct
- ▢ Provide suggestions for new development such that it is in sympathy with, and contributes to the character of this area.
- ▢ Generate guidelines and appropriate legislation that would facilitate conservation of this precinct.
- ▢ Prepare a conservation and maintenance manual for the residents of Khatolchiwadi area.
- ▢ Obtain public involvement at both planning and implementation level.

AN OVERVIEW

PHYSICAL SETTING : IN CONTEXT OF THE CITY

MAPS OF ISLAND CITY OF MUMBAI



MAP SHOWING MAIN ARTERIAL ROADS MAP SHOWING LOCATION OF KHOTACHIWADI IN THE 'D' WARD
(Source: The Fort Precinct in Bombay, Rahul Mehrotra, Gunter Nest, Sandhya Sawant)

Falling within the 'D' ward of Mumbai city, the Khotachiwadi heritage precinct is bound by the Raja Ram Mohan Roy road to the North, Jagannath Shankarshet (earlier Girgaum road) road to the West and Vitthalbhai Patel road to the East. It forms a part of Girgaum area in close proximity to Charni Road railway station.

The Khotachiwadi Lane, which branches out of the Jagannath Shankarshet road, on its southern end, branches on to Nicadwadi and Kandewadi, while its eastern end opens to Vitthalbhai Patel road.



PHYSICAL LOCATION OF THE KHOTACHIWADI PRECINCT WITH RESPECT TO MAJOR TRANSPORT CORRIDORS
(Source: Development Plan for Greater Mumbai, 1991)

Consisting of approximately 150 buildings within the marked precinct in the midst of the busy Girgaum area, Khotachiwadi forms a microscopic unit of the Bombay metropolis, and is often referred to as 'a village amidst a city'.



THE EXTENT OF THE KHOTACHIWADI PRECINCT, DEMARCATED AS PER THE HERITAGE REGULATIONS FOR GREATER BOMBAY 1995 (GOVERNMENT OF MAHARASHTRA PUBLICATION).



VIEW SHOWING THE JUNCTION OF JAGANNATH SHANKARSHET MARG AND RAJA RAMMOHAN ROY MARG, ALONG WITH THE LOCATION OF ST. TERESA'S CHURCH

The entrances to the demarcated precinct (as per the Government Publication, 'Heritage Regulations for Greater Bombay, 1995') from the three main arterial roads, mark the end of the outer commercial hub and into the quiet low-lying interiors. This feeling of change of activity from commercial to residential is accentuated by the architectural styles, the building heights, as well by the width of the streets. Also observed are groups of settlements around a central open space known as 'chowk' or 'wadi' which act as sub-precincts. The entrances to these are characterised by huge openings and elaborate gates.



1. LOCAL DESIGNER SHAMKESH MARG



5. KASHIYER GURPATINWADI



6. KASHIYER GURPATINWADI



7. CONTRACTOR BUILDING



3. FROM SITTHALDEW PATIL ROAD



1. FROM JAGANNATH SHANKAR-KEETH MARG



2. FROM SITTHALDEW PATIL ROAD



Source: Planning Survey

AN OVERVIEW

Within Khotachiwadi there exists a fine hierarchy of the peripheral 'fringe' area on the outskirts of the precinct in constant interface with the commercial areas of Girgaum, and the innermost 'core' area comprising of the Portuguese-style vernacular houses, representing the unique character of the Khotachiwadi area. The intermediate zone or the 'buffer' consists of a mixture of architectural styles, most of which do not reflect the character of the core nor of the periphery.

Based on the building typology and the character, for the purpose of this study, the precinct has been divided into three zones: the CORE, the BUFFER and the PERIPHERY.



Source: Primary Survey



1. VIEW OF THE MAIN KHOTACHIWADI LANE



2. PICTURESQUE VIEW OF INTERNAL KHOTACHIWADI LANE



3. NODAL INTERSECTION OF CHAUDHARY HOUSE, 27D AND DUART HOUSE



4. VIEW OF INTERIOR STREET

1661 onwards

Pre -

Independence

Colonial

Period

In 1661, the Portuguese passed on the 'Port and Island of Bombay' to the British by a marriage treaty. The British gained the actual possession 4 years later. It was leased to the East India Company to maximize its utility as a natural harbour and develop it as a trading base. The Eastern faces of Bombay acquired a series of docks, the Western side was adorned with public buildings and the Northern and Southern ends provided housing for the ever growing influx of people. At this time Bombay was just a fortification with vast areas of plantation around it.

The isle of Bombay still consisted of coconut woods and other palms interspersed with jack mango trees, with rice / paddy fields on low grounds. Most of these trees and low gardens were called 'carts' from the Latin word 'hortus', meaning garden.

Latter part of
18th and early
19th century

The fire of 1803, the increasing population and the obsolescence of the fortification resulted in the pulling down of the fort walls and the movement into the *native town* for new residences. The orchards with a variety of fruit trees provided names for new settlements such as Phanaswadi, Bhorbhat Lane, Mugbhat Lane, Jambulwadi, Kelawadi, Ambewadi, Kandewadi and Nicadwadi, (all in the vicinity of Khotachiwadi) which derived their name from the plantations there.

The East India Company ordered the dividing of the land to develop its resources. The land was to be leased out to individual cultivators. Thus, like many of the surrounding areas, Khotachiwadi was assigned to an individual, Dadoba Waman Khot, a land revenue officer. He in turn collected the produce of the land given on lease to some land tillers of the '*vazval*' community. Initially, predominantly occupied by the Hindu community, the Christians followed eventually.

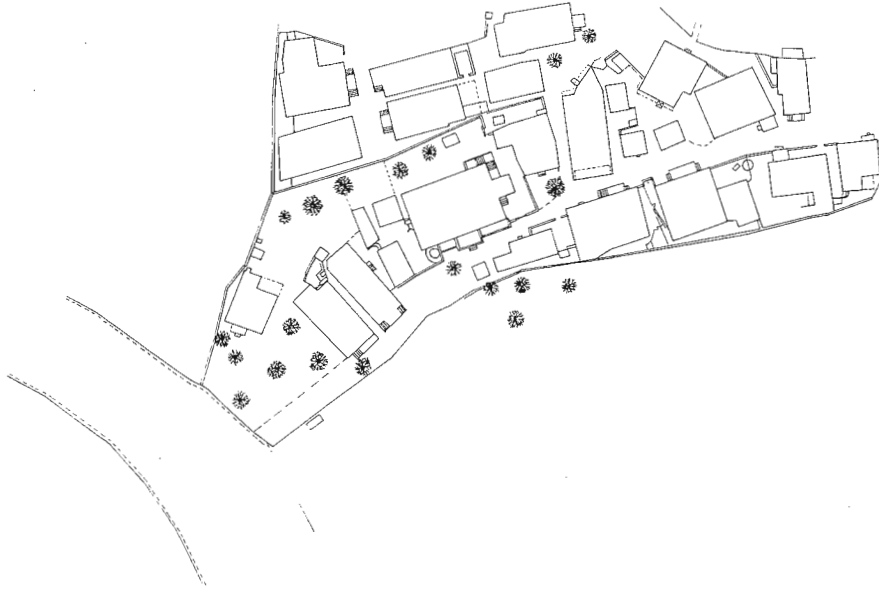
The Hindu community generally belonged to the '*Soma*' and the '*Suryavanshi Kshatriya Pathare Samaj*'. This was originally a caste of ship builders from Chaul, a famous port during the Portuguese occupation. Later, as Bombay developed, they migrated here. With the Khot of the same caste, they were able to acquire land in the area and so settle down in Khotachiwadi. The original Maharashtrian families living here, known as *chowkalshi* - the *Chaudharys, Mantris, Goregaonkars, Rauts, Rames and Porelkars*.

In 1880 it was officially named Khotachiwadi by the Bombay Municipal Corporation. In course of time, the Salsette Christians, otherwise known as East Indians also settled in the 1840s in Khotachiwadi. Evidently, the Khot developed good relations with them and helped them to find land to build their houses.

Most areas of present Bombay were planned in 1860 with Kalbadevi and Girgaum as the major streets.



ARCHIVAL VIEW SHOWING OLD GIRGAUM ROAD, NOW KNOWN AS JAGANNATH SHANKERSHET MARG
(Source: *Bombay to Mumbai*, Pauline Rautog, Phiroza Godrej, Rahul Mehta)



PART PLAN OF KHOTACHIWADI, 1816

Source: Obtained from Fernandes and associates, Architects.

References:

- *Bombay - The Cities Within*, Sharda Dwivedi, Rahul Mehta
- *Bombay - A Photogram (1661-1931)*, B.M.C. publication
- *A Study of Vernacular Architecture*, conducted by the Academy of Architecture, sponsored by INTACH - Bombay Chapter, 1986
- *Khotachiwadi - A Link with old Bombay*, article by Hazel D'Lima (MID-DAY, June 30, 1982)

The earliest buildings within the area that are still intact today stood amidst orchards and the development was sporadic. Thus till date, within the Khotachiwadi settlement, the buildings stand as individual structures rather than following any formal town planning layout. They are characterised by the lack of any definite plot lines and hardly any side space between adjacent buildings

The close-knit fabric of Khotachiwadi is emphasised by the narrow criss-crossing bylanes, many of which are purely pedestrian. The structures stand immediately abutting these streets, most of them devoid of any setbacks or compound walls.

VARIOUS ELEMENTS THAT MAKE UP THE CHARACTER OF KHOTACHIWADI

Architecturally, the buildings of the actual Khotachiwadi settlement are residential bungalows built in the 19th century. Low-lying, with sloping roofs and a timber framed front porch backed by rooms of modest dimensions, they are fine examples of the early vernacular Bombay architecture with a strong Portuguese influence.

Even though the entire development of the Khotachiwadi settlement was organic, there are numerous features that are common to all the structures and which act as the unifying elements:

THE LOW-LYING SLOPING ROOFS

Except for a few modern buildings, none of the structures exceed ground and two storeys. The roofs are pitched, covered with Mangalore tiles



THE FRONT PORCH

It is evident that all the structures have their main entrances located on the front side i.e. abutting the street. The simple entrance, in each case is visually emphasised to form a porch. The elegantly detailed balusters and wooden fretwork enhance it.



THE EXTERNAL STAIRCASE

The presence of an external staircase, leading from the front porch to the upper floors is another common feature among the houses in Khotachiwadi.

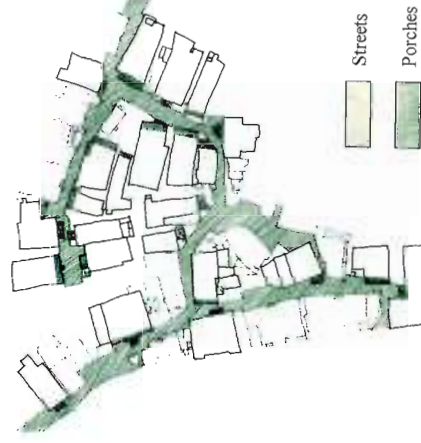


THE ELEGANT DETAILING

The structures have colourful external facades, highlighted by the elegant detailing in mouldings, in both cast iron and woodwork, wooden fretwork balustrades, carved fascia boards and cornice details.



In addition to this, the porch in front of each house imparts a definitive character and harmony to the streetscape. As there is no setback to the structure, the porch acts as a buffer between the inner living spaces and the street, used commonly as sit-outs.



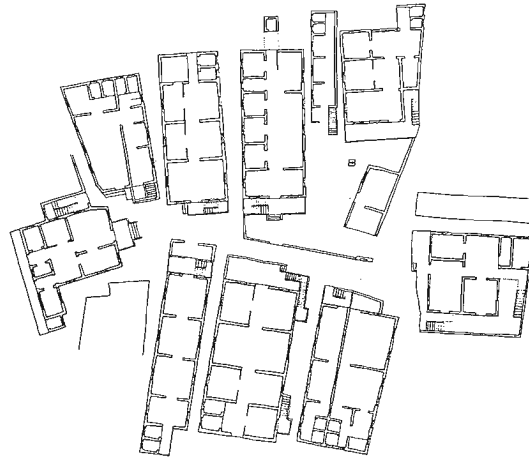
Source : Primary Survey

□ THE PLAY OF LEVELS

The dense built fabric results in hardly any open space between adjacent buildings. Consequently the external window openings on the side walls of the buildings are designed to be staggered in relation to the openings of the walls of the adjacent ones. Thus serving not only the purpose of privacy but also allowing for sufficient entry of light and ventilation.

This play of levels creates not only an interesting visual impact in terms of building heights but also highlights 'the unplanned, but planned' character of Khotachiwadi.

PLAN SHOWING STAGGERING OF EXTERNAL OPENINGS ON ADJACENT BUILDINGS



□ SHADING OF STREETS

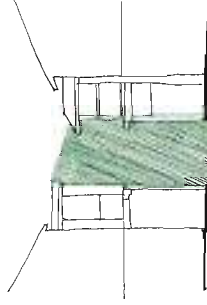
The houses are positioned in such a way so that the streets remain shaded through most of the day.



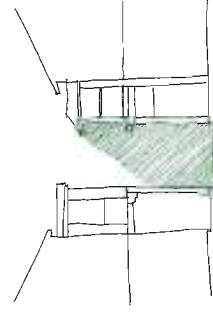
PLAN SHOWING SHADING OF STREETS AT 10 AM



PLAN SHOWING SHADING OF STREETS AT 2 PM



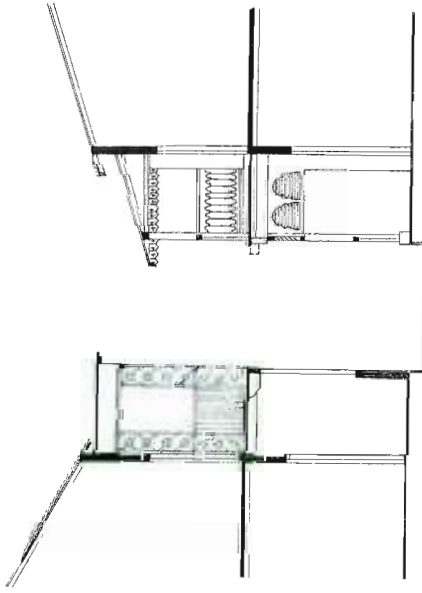
SECTION SHOWING SHADING OF STREETS AT 10 AM



SECTION SHOWING SHADING OF STREETS AT 2 PM

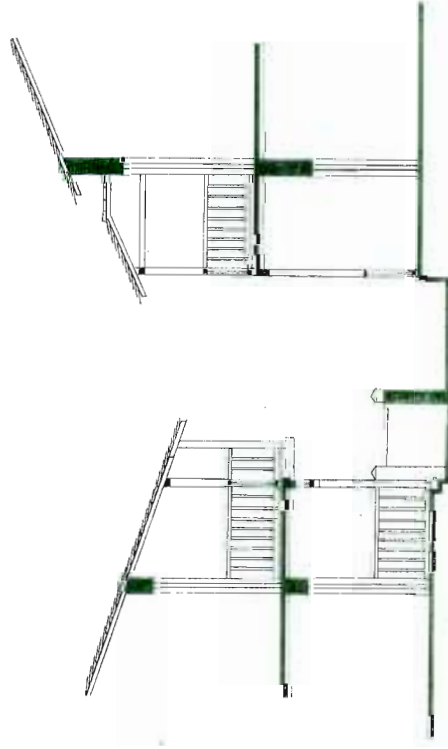
The Transparent Balustrade Line :

Although the streets are very narrow, you do not feel claustrophobic. This is because the structures are set-back with a veranda in the front.



Source : Primary Survey

At the ground level of almost all structures a continuous balustrade line is observed. The detailing of these features is further refined by the use and application of paint. Hence, visually, because of the transparent fret-work the scale is considerably increased and enhanced.



Source : Primary Survey

AN OVERVIEW SOCIAL AND HISTORICAL LANDMARKS

The early Christian predominance is also evident by the numerous crosses that are found in and around Khotachiwadi. One such cross, located at the entrance of the present Khotachiwadi Lane, bears the inscription 'A peste libre nos Domine' (Lord deliver us from the plague) a remembrance of the deadly epidemic of plague which struck the city in 1898. The D'Lima House, on Khotachiwadi Lane, has a statue of Our Lady embedded in the compound, which was blessed by Cardinal Simon Pimenta.



CROSS AT THE ENTRANCE OF KHOTACHIWADI LANE



STATUE OF OUR LADY OF THE IDEAL WADEE

In the compound space between the Ideal Wafer House, Ave Maria, Varde House and the Wafer Factory, is another cross. On the compound wall of the same group of buildings is embedded, a statue of Ganesh that emphasises the cultural synthesis and close-knit character of the Khotachiwadi precinct.

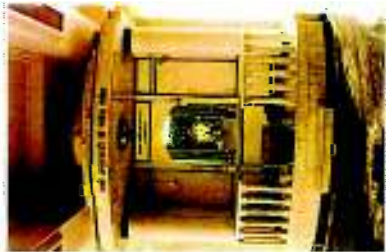


CROSS IN THE COMPOUND SPACE OF IDEAL WAVER AND WADEE HOUSE



GANESH STATUE EMBEDDED ON THE WALL OF IDEAL WAFER COMPOUND

The area is dotted with temples and statues of Hindu deities e.g. at the entrance of Amrutwadi Chawls, within the Contractor Building, in the compound of Ambeshwar Bhuvan and its adjacent plot.



TEMPLE OF AMRUTWADI CHAWLS



DUTTA TEMPLE OF AMBESHWAR BHUVAN

A little ahead, on the same lane is the seemingly incongruous five-storied reconstructed building of the Girgaum Palace Hotel. Earlier known as the Girgaum Lodge, it was traditionally used for the all the social and cultural activities of the early East Indian Christian community.

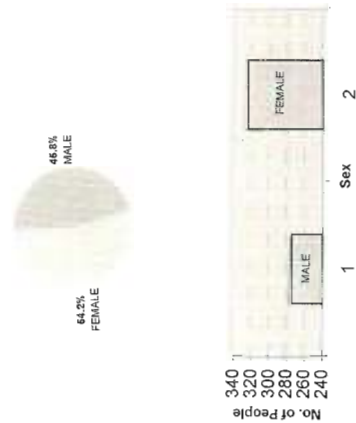


On entering the main Khotachiwadi Lane from the J.S. Marg, one of the first few buildings is the age-old Ananthashram Hotel, famous for its authentic Goan seafood.

THE SOCIO – CULTURAL PROFILE

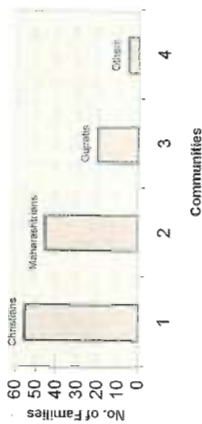
POPULATION FIGURES:

The total population of the actual Khotachiwadi settlement is around 600, according to the survey carried out.



CASTE STRUCTURE:

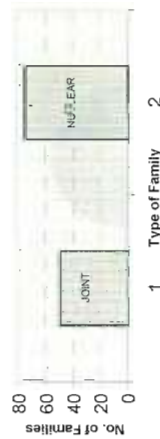
The harmony in which the Christians and the Hindus have lived together in Khotachiwadi for over a hundred years is truly exemplary. Christians (44%) and Maharashtrians (36%) are the original inhabitants and enjoy the maximum in Khotachiwadi. The rest of the population is made up of Gujratis (16%) and others (4%) which include Marwadis, South Indians and Punjabis.



FAMILY STRUCTURE:

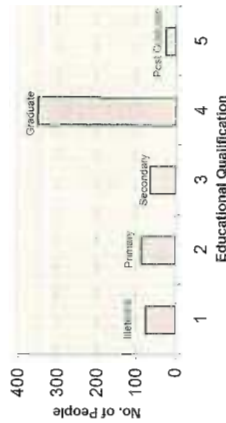
It was observed that 60% of the residents belong to nuclear households. This shows that there is a trend towards breaking up of joint families into nuclear households even though Khotachiwadi has a very family and community oriented tradition.

The family structure is largely patriarchal as almost all the households surveyed have males as the head of the family. In some cases, in the absence of an adult male member, the family has a female head, which is the owner. However it is seen that in such cases these women are elder widows who relied on their working sons and daughters to run the household.



EDUCATIONAL STRUCTURE:

It is evident that the overall standard of education in this area is quite high, as only 12% of the population are illiterate. Also since a large portion of the population comes from families where the income of the households is relatively high, they are able to afford higher, quality education. (4.2% hold post-graduate degrees).



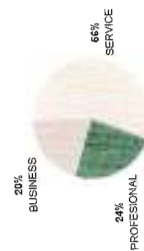
Source : Primary Survey



□ OCCUPATIONAL STRUCTURE:

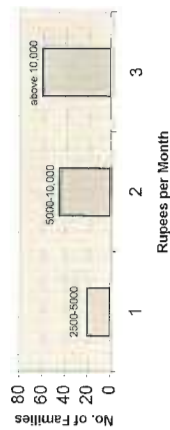
A survey reveals that majorities of the head of the households (76%) are engaged in regular work and 24% are retired. Out of the total population of 600, only 250 residents are with regular jobs, the rest being dependants.

Among the residents with regular jobs, a majority of them (56%) are engaged in service jobs in the public and private sector including banks, Indian Navy etc. 24% are trained professionals like doctors, engineers and architects and 20% of the residents run their own business.



□ ECONOMIC STATUS:

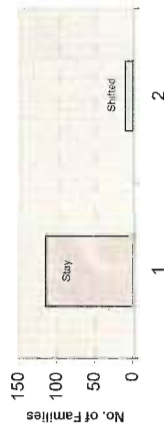
Majority of the residents belong to households with a total monthly income of above Rs.10,000 (48%). This comprises mainly of people belonging to the Christian community, which comprises the upper class of this area. Their sources of income are through the private sector employment, a professional occupation or owning shops either in Khotachiwadi or elsewhere.



□ PHYSICAL MOBILITY:

An overwhelming 92% of the residents of Khotachiwadi don't wish to move out of the area. It's central location with respect to the city, it's proximity to the business and commercial areas, as well as to the main transport (local railway station - Charni Road) network are prime reasons for staying.

Unfortunately due to the space constraints and the breaking up of the traditional joint family system is leading to the changed demographic and economic structure. The younger generation moving out of the old houses, leaving behind the older residents. Older residents who have lived in Khotachiwadi all their lives are more reluctant to move out due to their long time association with the place.



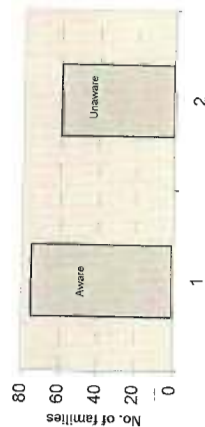
□ COMMUNITY PRACTICES AND PARTICIPATION IN FESTIVALS:

The festivals celebrated with fervour in Khotachiwadi are Christmas, Ganapati, Navratri and Diwali. It was observed that the participation in these festivals are mainly with people of the same caste. Christmas dinners and parties are celebrate by the Catholics with great enthusiasm and are often joined by residents of other communities as well.



□ AWARENESS ABOUT THE 'HERITAGE VALUE' OF THE KHOTACHIWADI PRECINCT:

60% of the residents professed awareness about the historic value of Khotachiwadi. The older residents especially, are proud of their heritage and lament on the lack of respect shown by newer residents. They are also irked by the apathy on the part of the authorities in maintaining and preserving the old structures and the entire area in general. Several residents expressed concern about their financial inability to continuously upkeep, repair and maintain their old houses.



AN OVERVIEW

DELINEATING THE PRECINCT

THE BUFFER

The area around the core is characterized by a variety of domestic architecture. This includes the typical *chawl* or *wadi* form of residences in three to four storied structures.



AMRUTWADI CHAWL (177)

PERIPHERAL ZONE

The peripheral "fringe" areas and the outskirts of the precinct have been in a constant interface with the commercial areas of Girgaum and thus have undergone a rapid transformation and physical re-structuring due to external market forces. These are today characterized by structures above G+3, with denser urban matrix, a street-line that is defined by retail establishments on the ground floor and even new building replacements in the form of concrete structures.



Source: Primary Survey



In any area of heritage significance, it is generally seen that there is not one single homogeneous character but a fine gradation of architectural style and value throughout the precinct. Most urban conservation exercises thus aim to identify these nuances, in order to best evolve a precinct definition that enables policy makers to tailor make guidelines, best suited to the physical morphology and architectural character of that area.

Within, Khotachiwadi too, there exists this fine hierarchy and for the purpose of this study, the area of the Khotachiwadi precinct as demarcated in the Heritage Regulations for Greater Bombay 1995 (Government of Maharashtra publication) has been divided into three zones viz. the core area, the buffer zone and the peripheral zone.

THE CORE AREA

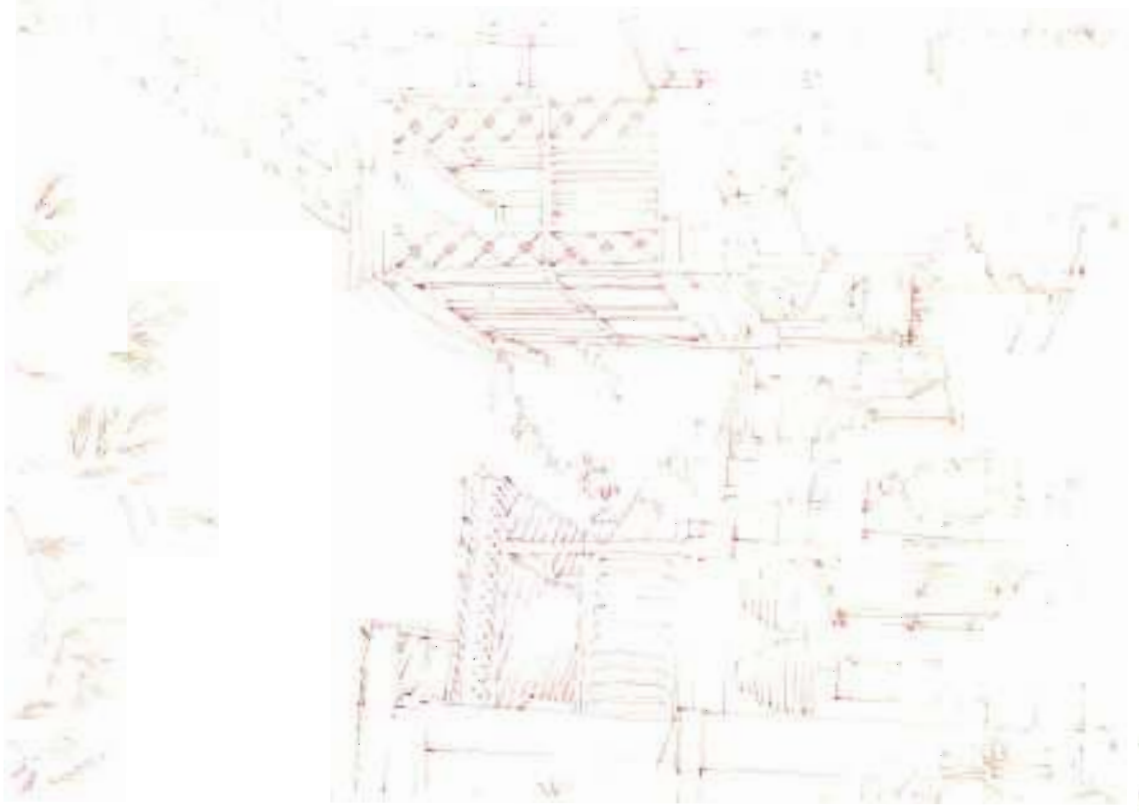
Within the interior of the precinct however, are a group of low-lying, tiled vernacular houses that represent the unique character of the Khotachiwadi area. They still retain the character of a sleepy residential neighborhood, with private bungalows and pedestrianized streets. These constitute only a part of the presently demarcated precinct and hence can be identified as the main 'core'.

The structures within the core area are characterised by their low height and sloping roofs, they have vibrant colourful external facades with elegant detailing in mouldings - both wood and W.I. work, wooden fretwork balustrades, fascia boards etc.



PERLE'S HOUSE (476)

The core precinct demarcation line (shown as thick red line in all the maps), is articulated to include all the structures that contribute a visually unified streetscape as well as a physical cohesiveness that is unique to the Khotachiwadi Precinct. Thus, the designated core contains 49 buildings.



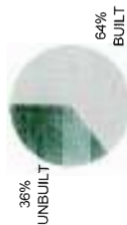
Khotachiwadi, as a Heritage Precinct, is an area with special architectural, historical and cultural interest that is desirable to preserve and its character to be enhanced. Any suggestions for evolving a conservation strategy for the Precinct must be based on studies and surveys pertaining to the physical form and social fabric of the Khotachiwadi Precinct are essential. It is only through such a holistic examination that sustainable solutions can emerge for its conservation.

For any conservation proposals and recommendations to be realistic, a data base of various surveys, mapping and documentation exercises is required. Thus it would include:

- A delineation of the exact area of Khotachiwadi that should be designated a Heritage Precinct
- A study of the urban patterns of the area i.e. the landscape, the topography, the physical built forms, open spaces as well the traffic patterns and street furniture
- A more detailed documentation of the built heritage i.e. the listed heritage buildings and their ownership status along with the ceased status

The figure ground map covers the extent of the Khotachiwadi Precinct as demarcated in the 'Heritage Regulations for Greater Bombay 1995' (Government of Maharashtra publication). It represents the contrast between the built up areas, the open spaces and the roads. The pattern that emerges makes evident the organic texture that comprises the physical fabric of the precinct.

FIGURE GROUND



Source : Primary Survey

It is possible to identify the development of the different areas viz. the core, buffer and peripheral sub-precincts from the figure ground drawing. The close knit structures that comprise the core are characterized by the lack of any distinct plot lines or compound walls, no set-backs and hardly any side space between adjacent buildings. They are accessed by narrow, criss-crossing by-lanes that were formed as a result of the placement of the structures. The main Khotachiwadi Lane which forms the spine along which is the chief thoroughfare.



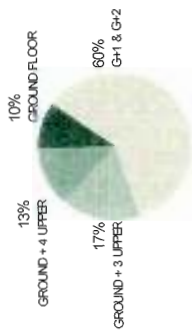
The buildings that fall outside the demarcated core area largely follow the same organic pattern in terms of building-street relationship. Some of them are of the *chawl* and *wadi* style vernacular residences, with relatively larger footprints and inner open spaces. These are accessed directly from the main peripheral roads.



It is apparent from the configuration of the buildings that these were not the result of any consciously attempted urban development scheme. Subsequently, due to the lack of any governing body or regulatory building control, this area, similar to the rest of the city, was subjected to unrestrained building activity. Thus the dense fabric is starved of any open spaces.



The map shows the heights of the buildings within the demarcated Khotachiwadi area and makes apparent the general topography of the area.



Source : Primary Survey

In and around the core area, the structures range from ground storeyed, ground level to ground and two upper storeyed buildings.



FERREIRA HOUSE (29B)
(CORE)

This homogeneous pattern of low rise, medium density buildings in the core precinct is interrupted by a few incongruous aberrations, which are the result of the blanket bye-laws that do not impose height restrictions for any new developments within the precinct. The building of the Girgaum Palace Lodge and the Sai Niwas are the obvious aberrations.



PORCH HOUSE WITH
THE MULTI-STORIED
GIRGAUM PALACE IN
THE BACKGROUND,
AN EYESORE AS
COMPARED TO THE
LOW-LYING
CHARACTER OF THE
CORE



SAI NIWAS (39)(CORE)

The buildings in the buffer zone are mainly two to four storeyed.



CHAUDHARY BUILDING
(29C)
(BUFFER)

The peripheral buildings abutting Raja Ram Mohan Roy road and Jagannath Shankarsheth road are more or less uniform in height, ranging from five to six storeys.



MIRA KRUPA(16)(PERIPHERY)

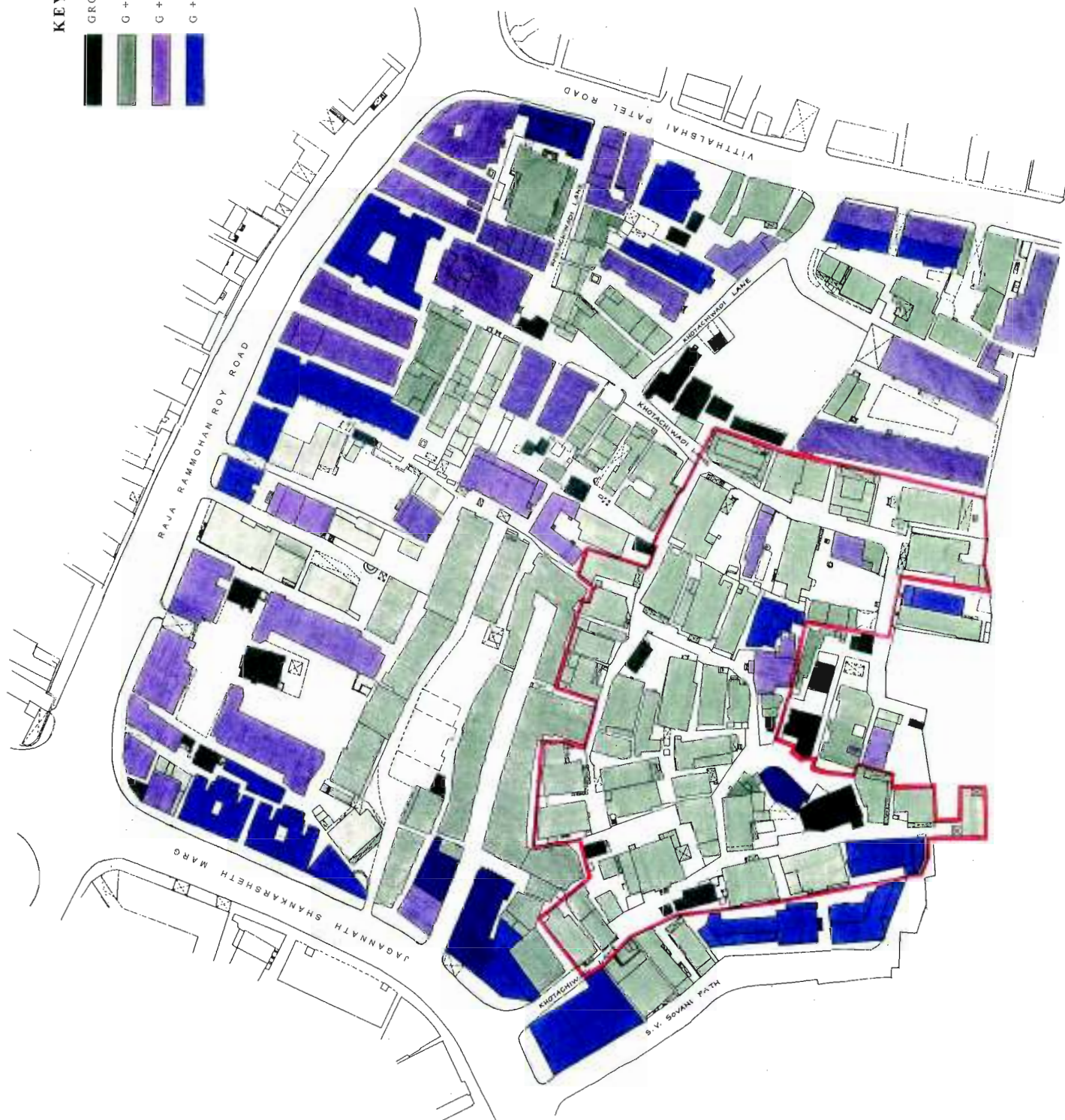
HEIGHT OF BUILDINGS

KEY

GROUND STOREY
G + 1 AND G + 2
G + 3
G + 4 AND ABOVE



Source: Primary Survey



It is evident from the landuse map, that the entire area of the Khotachiwadi precinct is predominantly a residential one, dotted with religious structures and amenities such as primary schools, community halls etc. to serve the needs of the residents.

The landuse patterns can be broadly divided as under :

LAND USE



Source : Primary Survey

RESIDENTIAL

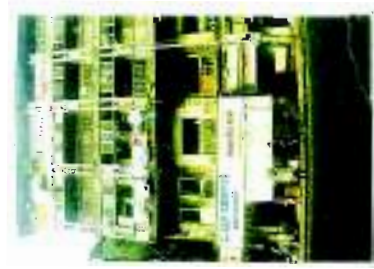
The closely knit existence of the quaint Portuguese-type villas within the core and the vernacular residences comprising of chawls and wadis, around the core as well as the other residential buildings with hybrid styles or modern construction, indicates the strong residential development of the Khotachiwadi area.

MIXED LANDUSE

The buildings on the periphery of the marked precinct i.e. those abutting the main traffic roads follow a typical pattern of mixed landuse with commercial on the ground floor and residential uses above. Thus there is an almost continuous shopline at the ground level.



GOMES HOUSE (66)



BUILDING ON J.S. MARG

RELIGIOUS

Religious structures interspersed throughout the area comprises of oratories, crosses, numerous idols and smaller temples of Hindu deities.



CROSS AT THE ENTRANCE OF KHOTACHIWADI LANE

AMENITIES

Although there is a marked absence of provision of public utilities there are marriage halls, a school etc located within the demarcated precinct.



RAM MOHAN ENGLISH SCHOOL (257)



CHITRAPAVAN BRAHMAN SANGH (20)

TEMPORARY STRUCTURES

Temporary structures are seen to encroach most of the open spaces that exist in the area. Most of them have been around too long to qualify as temporary establishments. Unfortunately, most of these encroachments are government owned and established on government land. Many are licensed as temporary structures. As is evident from the maps these temporary structures are located in such a manner that they take away the public's access to open spaces.



MUTTON SHOP NEAR 29H

OPEN SPACES

The Khotachiwadi area and its vicinity are characterised by a high density building growth and there are no formal or planned recreational ground exists anywhere in the Khotachiwadi precinct or its vicinity.



LANDUSE PATTERN

KEY

	RESIDENTIAL
	RESIDENTIAL WITH SHOPLINE
	COMMERCIAL
	AMENITIES
	RELIGIOUS STRUCTURES
	WAREHOUSES / GARAGES





Source : Primary Survey



MAJOR LOCAL LANDMARKS:

These are structures of historical, religious or architectural significance:

- A – Community Hall (Kshatriya Gnyati Niwas)
- B – 'Cross' visible from the entrance of Khotachiwadi lane.
- C – Ideal Wafer House – one of the finest examples of the Portuguese style vernacular houses.
- D – Ganesh temple – Located at the entrance of Amrutwadi chawl.



COMMUNITY HALL (KSHATRIYA GNYATI NIWAS)



THE CROSS



IDEAL WAFER HOUSE (36)



GANESH TEMPLE - AMRUTWADI

MINOR LOCAL LANDMARKS:

1. Hotel Hira – Situated on Raja Ram Mohan Roy road, identifies the entrance to the Khotachiwadi precinct.
2. A Pipal tree – Situated at the entrance of Kudal Deshkar Brahmin Niwas
3. Maneklal Shah Sabhagriha – Identified as one of the very few community halls in the Khotachiwadi precinct.
4. Ganesh Baug – Forms a historical landmark as it was the original residence of 'Dadoba Waman Khot'.
5. Ganesh Mandir of Shri Ganeshotsav Contractor Building – A place of worship, it becomes a focal point for many religious community activities.
6. Cross in the Ideal Wafer House Compound – Associated with some traditional belief of the Khotachiwadi residents.
7. Hotel Girgaum Palace
8. Baptista House - Identifies the entrance to the main Khotachiwadi core and forms the principal structure of the node.
9. Dutta temple – Situated in the compound of Shri Ambeshwar Bhuvan.
10. Chaves bungalow – Grade III structure, demolished in March 1998, was one of the typical examples of the Khotachiwadi precinct, reflecting the character of the core.



1



2



3



4



5



6



7



8



9



10

MAJOR NODES:

1. Node formed between Fernandes House (55), Ferriera House (47G) and the Anantashram Restaurant
2. Node formed between Building No.47C, the Crasto House (47A) and Duttilila (49)



NODE AT 55, 47G and ANANTASHRAM



NODE AT 47C, 47A and 49

MINOR NODES:

1. Node formed between Du'art House (27C) and 27D



NODE AT DU'ART HOUSE (27C) AND 27D

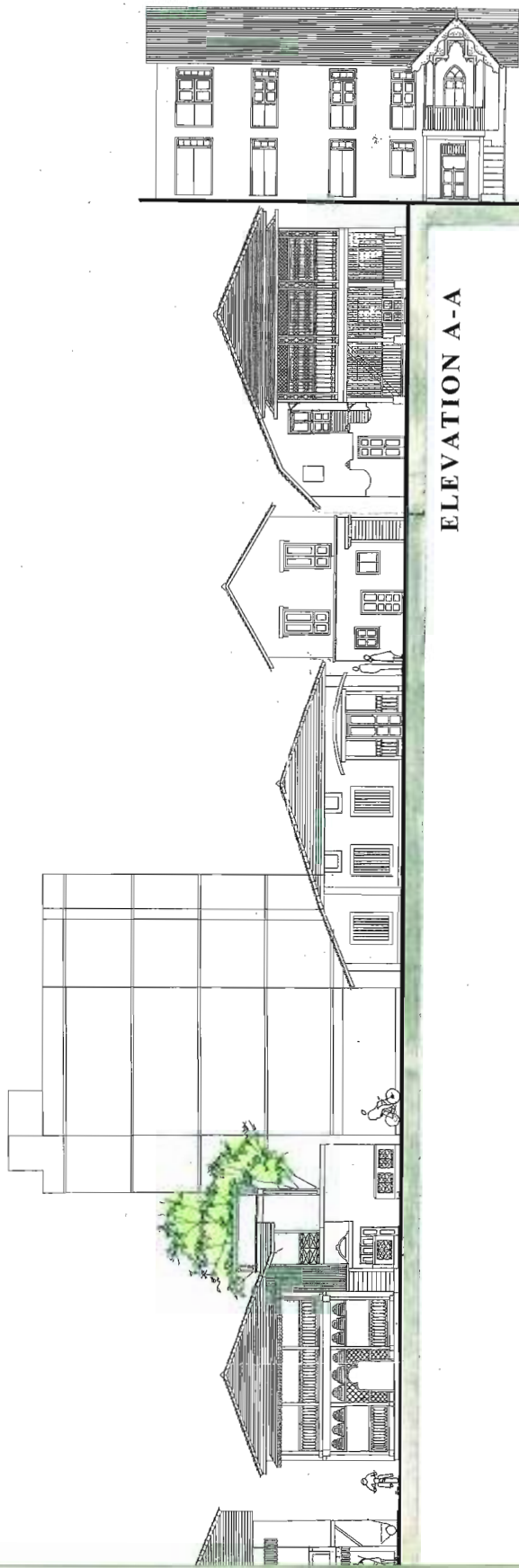
KEY

	MAJOR LANDMARK
	MINOR LANDMARK
	MAJOR NODE
	MINOR NODE
	IMPORTANT STREETSCAPE

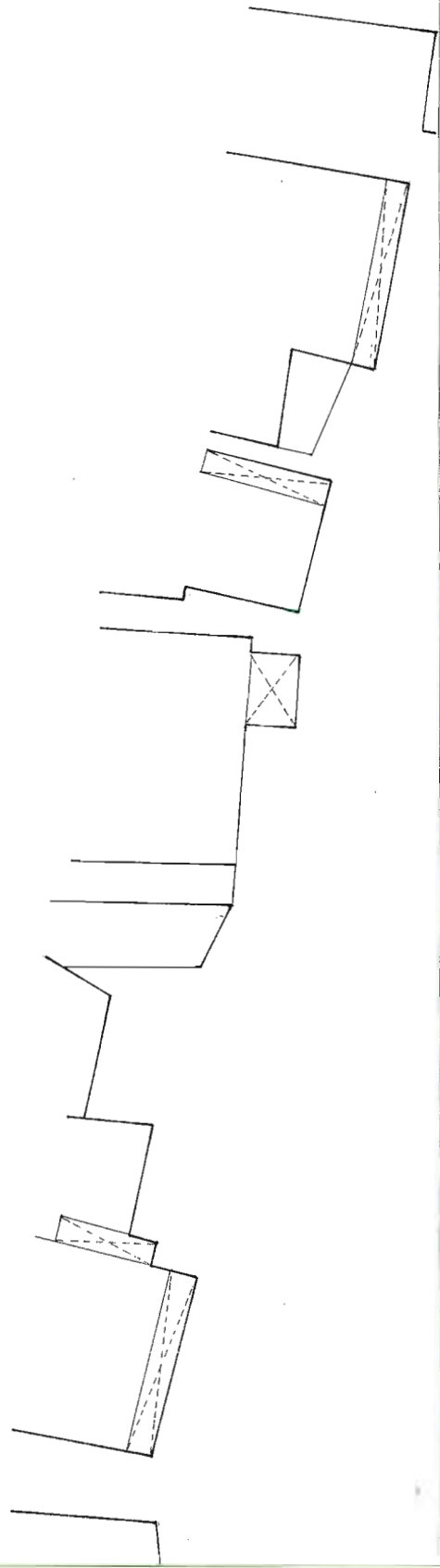


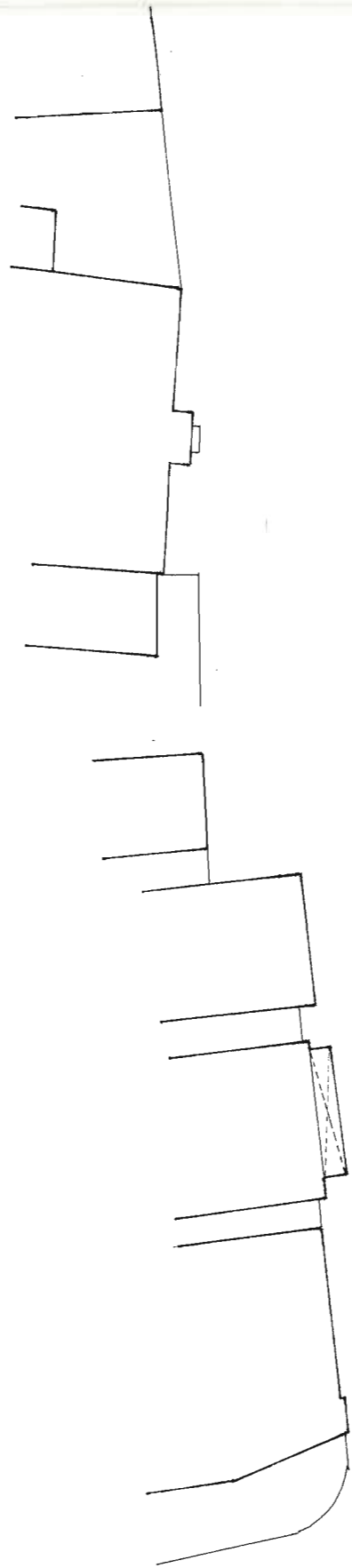
1:1000

Source : Primary Survey



ELEVATION A-A



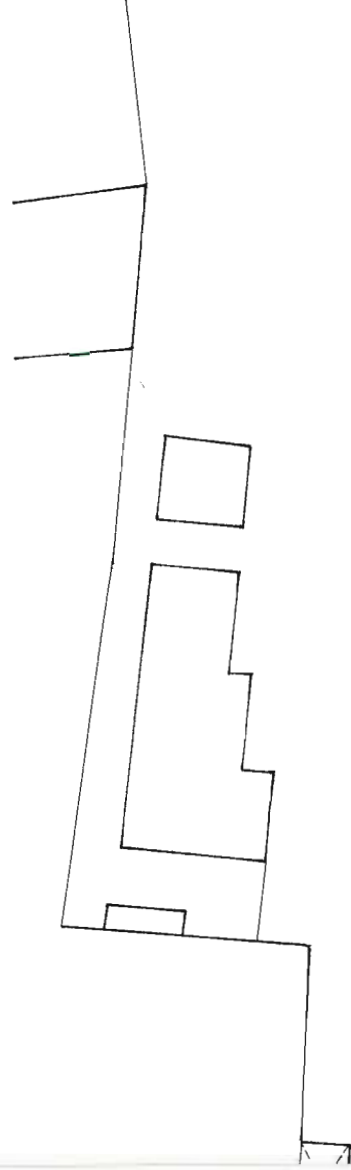


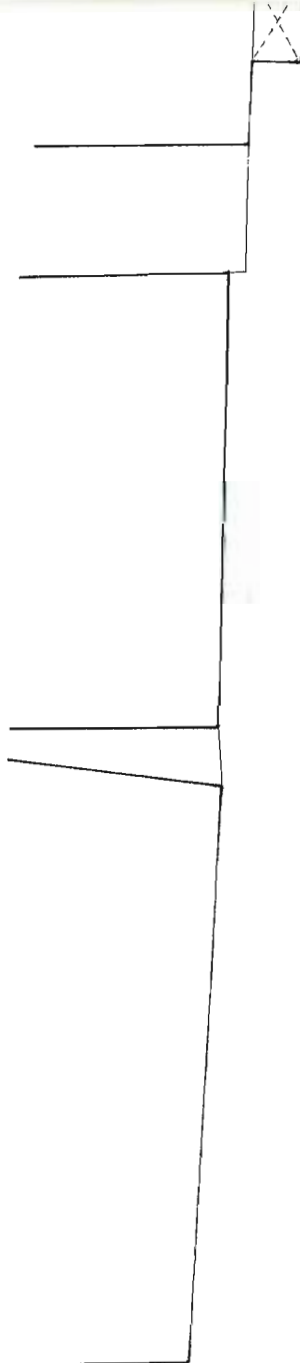
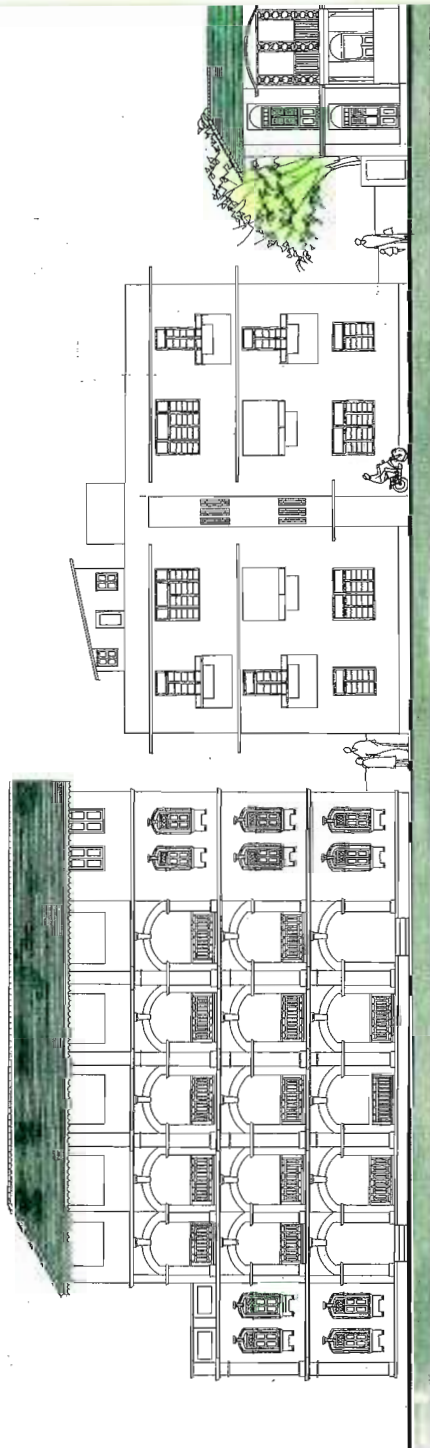
URBAN PATTERNS

STREETSCAPES

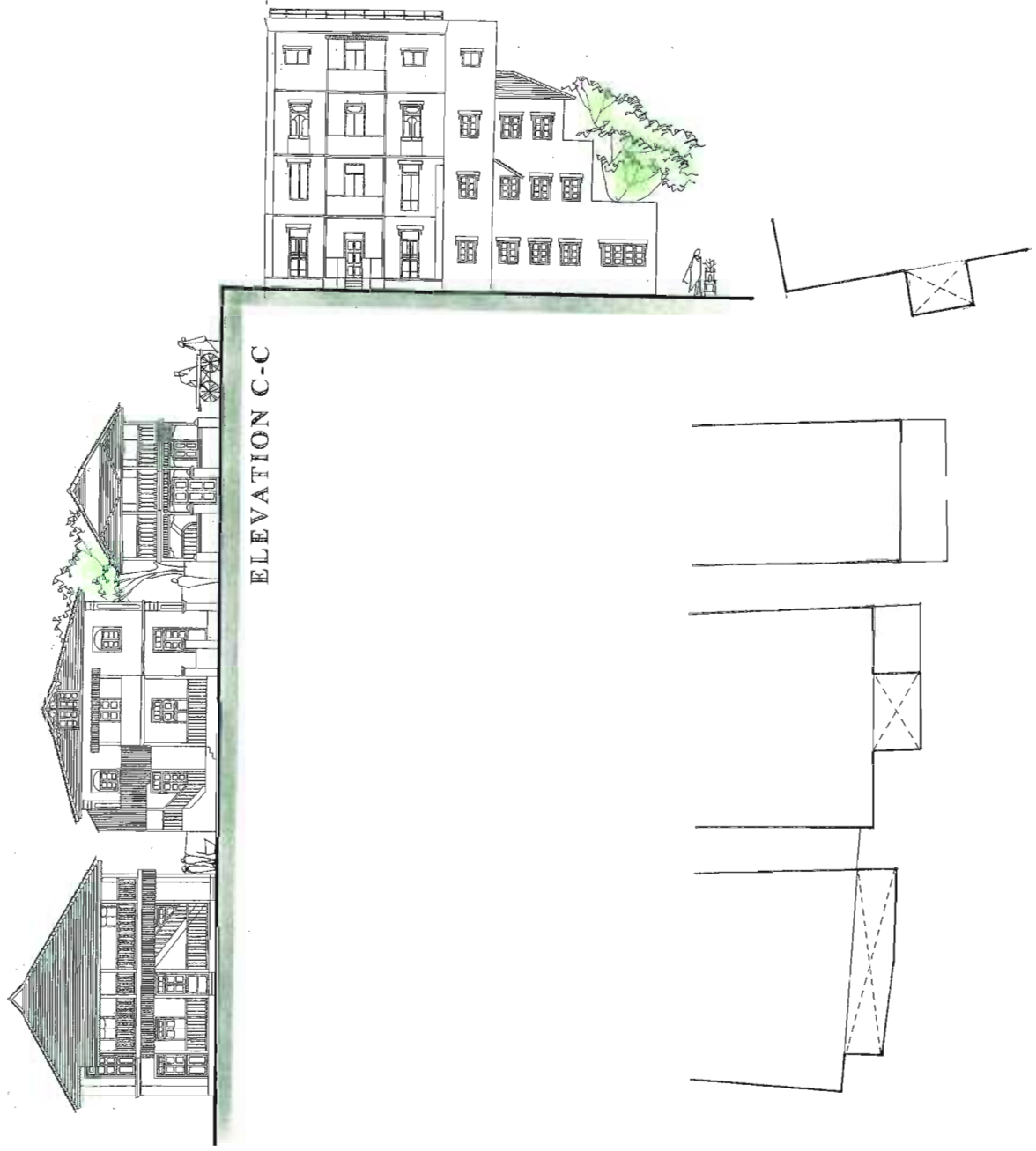


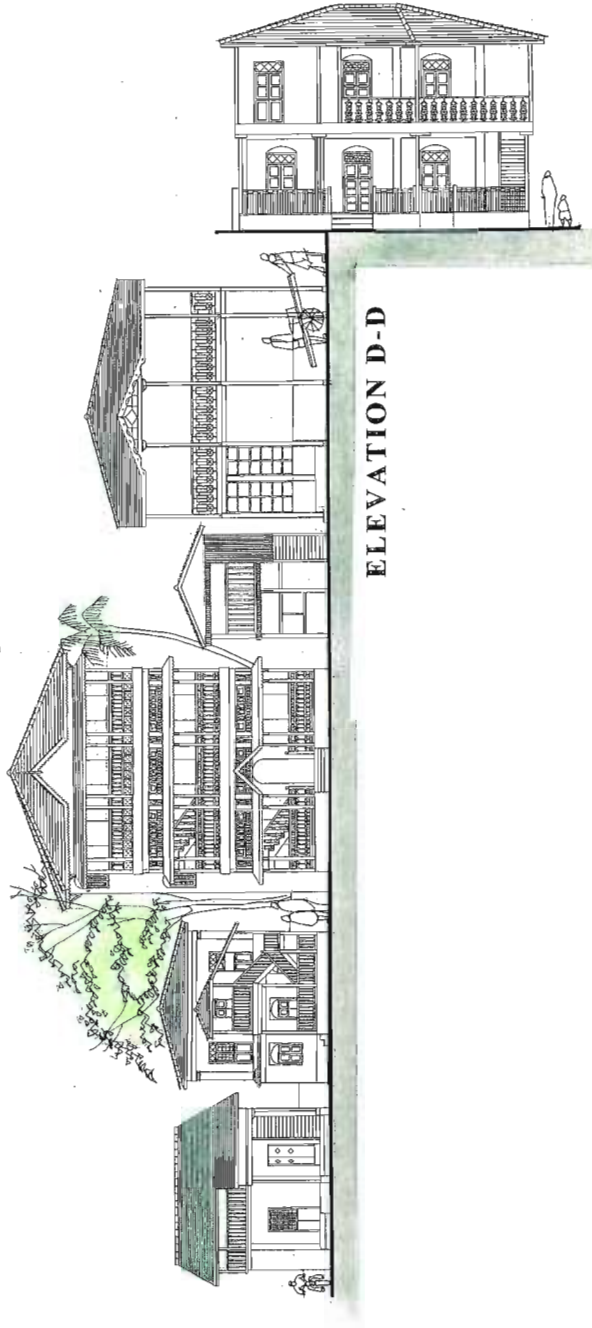
ELEVATION B-B



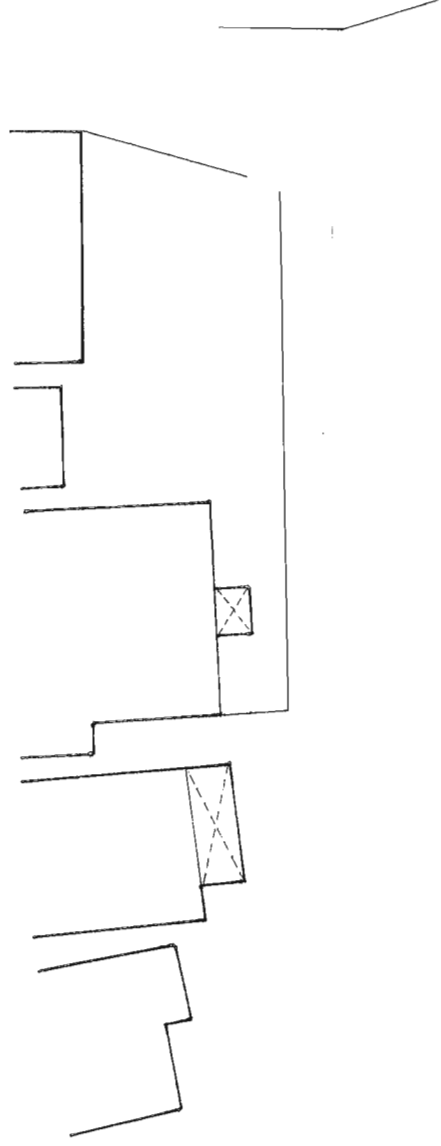


К. Н. О. Т. А. Ч. И. В.
АКАДЕМИИ АРХИТЕКТУРЫ

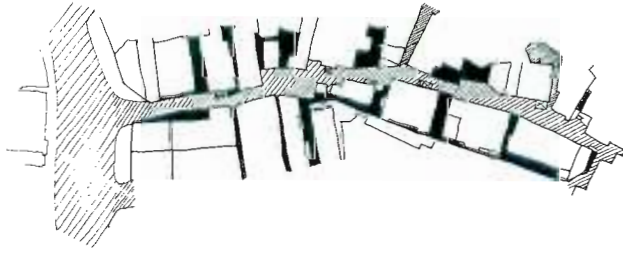




ELEVATION D-D



STREET PATTERN



The streets follow a distinct hierarchical pattern. Broadly, they can be classified into four types: Primary, Secondary, Tertiary and Quaternary.

- ☐ Primary
- ☐ Secondary
- ☐ Tertiary
- ☐ Quaternary

Source : Primary Survey

- The primary roads are the main arterial roads of J.S. Marg, Raja Ram Mohan Roy Marg and V.P. Road. These are the hub of the business and commercial activities, on which there is heavy vehicular traffic.



INTERSECTION OF RAJA RAMMOHAN ROY ROAD AND J.S. MARG

- The Secondary streets are the 6-8 m wide internal access roads and are mainly residential streets though they also have a few shops. E.g. S.V. Sovani path. They are wide enough to allow for two-way traffic and off-street parking.



S.V. SOVANI PATH

- The tertiary streets range between 3-6 m depending upon the distance between the structures on either side. E.g. Khotachiwadi Lane has a varying width being alternately one-laned and two-laned.



KHOTACHIWADI LANE

- The Quaternary streets are less than 2 m wide and often have dead ends. These narrow criss-crossing bye-lanes, allow for only two-wheeler and pedestrian access.



THOROUGHFARE BETWEEN CRASSTO HOUSE AND 47E

PROBLEMS FACED BY THE RESIDENTS:

- Circulation and movement through the precinct becomes restricted due to the vehicular inaccessibility of many structures abutting the smaller, narrow bye-lanes.
- The deplorable condition of several internal lanes is another main cause of concern for the residents. The deep potholes and unpaved state of many lanes poses a problem to both vehicles and pedestrian.
- Lack of sufficient parking space is another of the more serious concerns. The open spaces between buildings wherever possible, have thus been turned into parking lots, effectively reducing usable community areas.

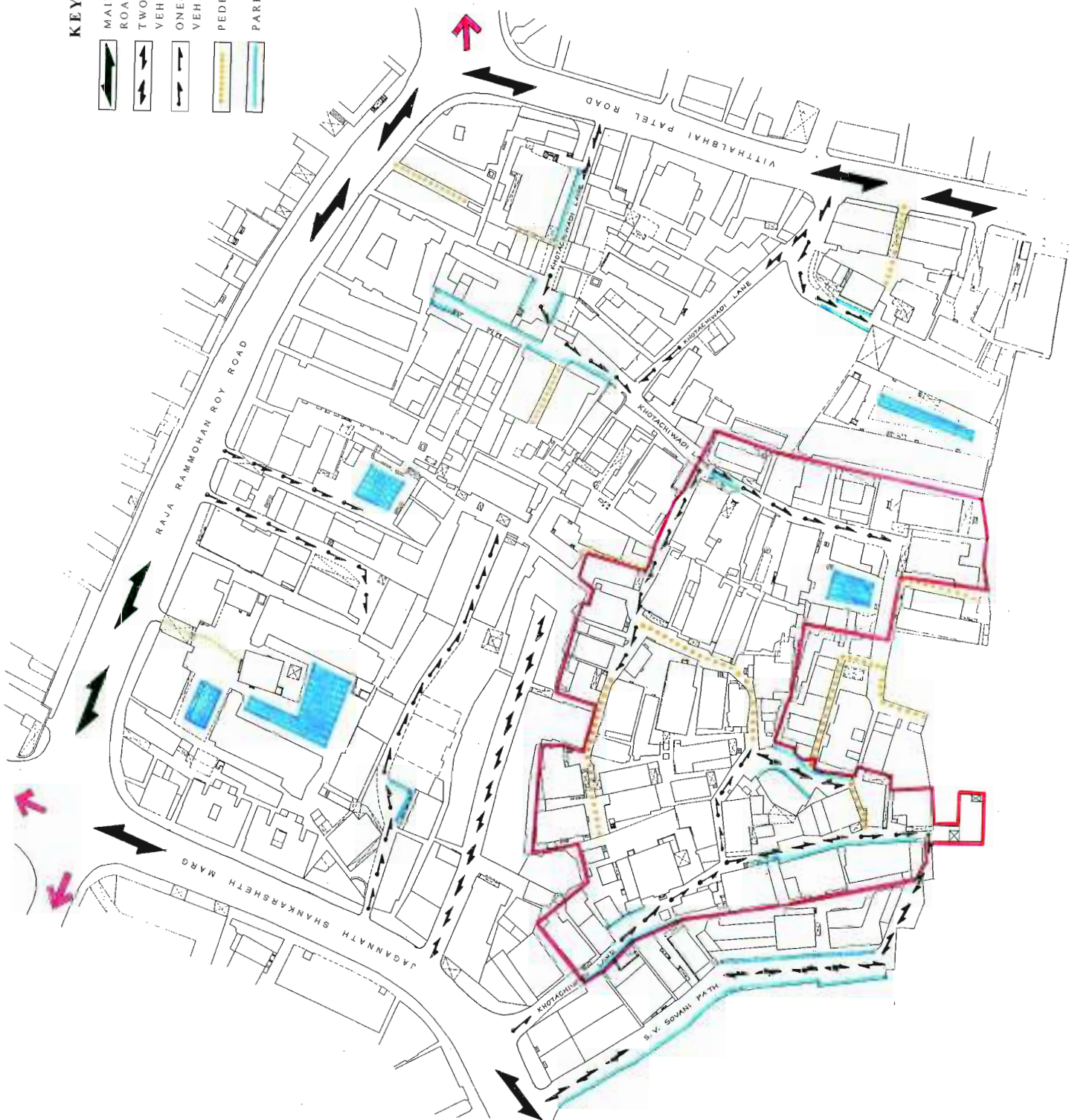


THE CENTRAL OPEN SPACE WITHIN A CHAWL USED AS A PARKING LOT (Kudal Deshkar Brahman Nivase)

TRAFFIC PATTERN

KEY

	MAIN ARTERIAL ROAD
	TWO-LANE VEHICULAR ACCESS
	ONE-LANE VEHICULAR ACCESS
	PEDESTRIAN ACCESS
	PARKING



1:1000

The Khotachiwadi area and its vicinity are characterised by a high density building growth and no formal or planned recreational ground exists anywhere in the Khotachiwadi precinct or its vicinity.

11% OPEN SPACE



89% BUILT

Open Spaces

Source : Primary Survey

- The only open space of any consequence is that formed between buildings i.e. courtyard-like space within the Amrutwadi, Kshatriya Gnyati Niwas and Khanderao chawls. Unfortunately these spaces are used for parking, due to the lack of any other, in close proximity



OPEN SPACE WITHIN THE AMRUTWADI CHAWL

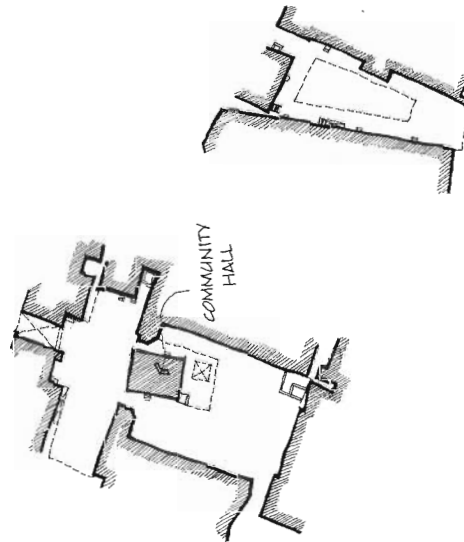


- A sizable open ground seen on the map, as one enters the Khotachiwadi lane from V.P. Road, was formerly the location of the Chaves bungalow. (No.1). This was demolished sparking a great deal of controversy, hence this area remains unbuilt and is presently used as play ground.

- Some semi-public places i.e. one formed between the Palkar Cottage (No. 29E), Periera House (No. 29B) and Chaudhary building (No. 29C), is sufficiently large to set up a *Ganpati pandal* during the festival. At other times this space is barely visible – it serves as a parking area for the repair garage.



- In the main core area, much smaller miniscule pockets of open areas are formed at the rear or front of the buildings, the building façade and the abutting street. In some cases these are landscaped and well maintained as in the case of Fernandes House (No. 56) on the main Khotachiwadi Lane.



SKETCH SHOWING OPEN SPACE BETWEEN CHAWLS
Source : Primary Survey

KEY

- PRIVATE
- OPEN SPACES
- COMMUNITY
- OPEN SPACES



1:1000

Source : Primary Survey



URBAN PATTERNS

STREET FURNITURE AND SIGNAGE

□ STREET LIGHTS AND LAMPOSTS:

These are insufficient in number and too far apart to be completely effective.



□ ELECTRIC METER BOXES:

The incongruous placement of some meter boxes mars the façade of the structures, in front of which they are placed.



□ FIRE HYDRANTS:

Most of them are very old, out of use and in need of attention.



□ TREES AND PLANTERS:

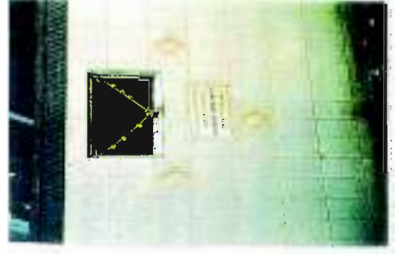
The few trees present are concentrated in the central area, in the compound of the Ideal Wafer House. Ashoka, palm and temple trees are the ones commonly seen in Khotachiwadi. Those that stand on the street itself have a wire mesh tree surround.

Numerous planters line the streets and located mainly just outside the houses, i.e. between the streets and front porch and on corners, these are well maintained and add to the ambience of the area.



□ ROADSIDE SHRINE:

The entire area is dotted with emblems and statues representing both Christian and Hindu faiths. Many of these are found to be embedded in the compound walls abutting the streets.



□ FENCES AND RAILINGS:

Some old surviving examples of cast iron fencing are also visible.



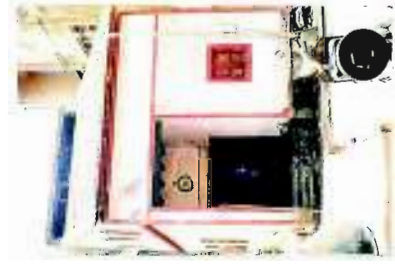
□ PAVING:

The paving in almost every part of the precinct, presently exists in a state of complete disrepair, both for vehicular and pedestrian access ways.



□ BUILDING NAME / BUILDING NUMBER:

Some of the buildings within the precinct have their names prominently displayed. The building numbers alone identifies others that bear no name. Hence, it becomes necessary that the building numbers be distinctly seen.



STREET SIGNS:

The street signs that are present at the head of the Khotachiwadi Lane, on the various entrances to the Precinct, are not visually prominent and tend to get obscured amidst the clutter of the other shop signs and advertisement hoardings.



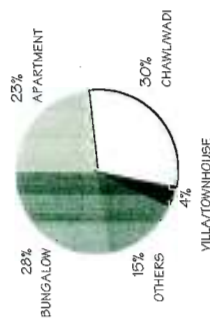
Source: Primary Survey

	STREET SIGN
	LAMP POST
	FIRE HYDRANT
	I.C.
	MANHOLE
	WAYSIDE SHRINE
	TREE

OBSERVATIONS:

- It is essential that the street furniture be sensitively designed and placed which will enhance the visual experience of the precinct at the street level.
- There is marked lack of dustbins and garbage bins in the area, considering that it is heavily pedestrianised.

The architecture of the entire Khotachiwadi precinct as demarcated in the Heritage Regulations for Greater Bombay 1995 (Government of Maharashtra publication) consists of not one single but a variety of building types with different styles.



Source: Primary Survey

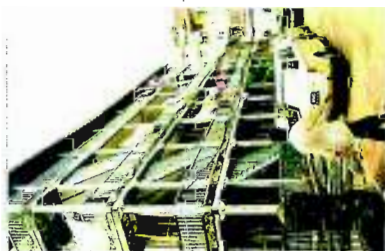
The residential development in the Khotachiwadi area was characterized by an organic growth pattern. During the eighteenth and nineteenth century, the building activity was sporadic. Amongst the earliest dwellings were the Ferreira House (No. 47G), the Baptistas' House (No. 36, now known as the Ideal Wafer House) and the Chaves Bungalow (No. 1, now demolished).

These structures display a strong **Portuguese influence** on the vernacular style, which emphasized the traditional architectural elements and ornamentation such as fascia boards, balustrades, porches etc. Many more similar vernacular dwellings were built during the nineteenth century in the Khotachiwadi area.



FERRERA HOUSE (47 G)

The area outside the main core is marked by a variety of domestic architecture. It is a mix of various residential forms. One of them is the **chawls or wadis**, which is a cluster of three-four storied buildings around a central open courtyard.



KHANDERAO CHAWL (14 A, B, C)



SAVLA SADAN (29 A)



CAESAR MANSION (53)

In addition to this there is a sprinkling of old Colonial-style buildings resembling **Renaissance villas** that have a distinctly different character.



KRISHNA BHUVAN (24)

The building of the Maharashtra Lingayat Education Society, abutting the main Khotachiwadi Lane and the Krishna Bhuvan (on the extended Khotachiwadi Lane, opening up on V.P. ROAD) are two such examples.

The buildings along J.S. Marg are mostly variations of the chawl-type structures and possess features that are typical of the Girgaum area. A few buildings located further south on the same road, namely Meera Krupa and Narayan Niwas, are again distinctly different; they are of a composite style – four/five storied, decorative brackets, ornamental fenestrations, Corinthian columns flanking the entrance and a tiled sloping roof with elegant cast-iron ridge detailing.



MIRA KRUPA (163)

The streetfront along Raja Rammohan Roy Road and V.P.Road is uniform in terms of height and scale as well as architectural style and is characterized by a **continuous ground level shopline**. The buildings are three-five storied, chawl or apartment-type structures punctured with large defining entranceways.

Over a period of time many buildings, on the periphery as well as within the buffer zone have been constructed in a non-descript manner, with many older buildings being demolished to make way for modern buildings offering greater utilization of the available F.S.I.



STREETFRONT ALONG RAJARAMMOHAN ROY ROAD



STREETFRONT ALONG J.S. MARG

KEY

BUNGALOW TYPE	CHAWL / WADI TYPE	VILLA TYPE	APARTMENT TYPE
			





SCORPION MARKS
(1982)



WATER FALLS
(1983)



PEAK WHITE HOUSE
(1981)



MAKALA LAKSHMI
KUNDAKUNDA
(1980)



SIDDHARUDH NIVAS
(145)



MIRA KRUPA
(163)



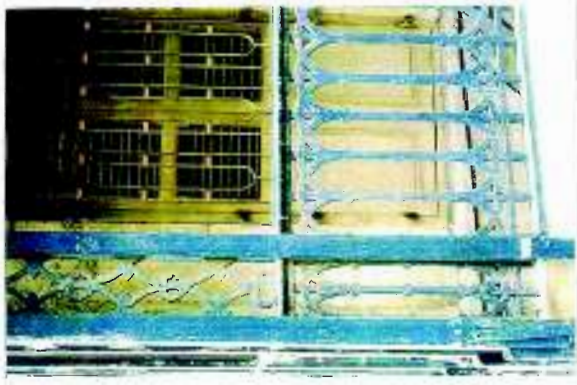
IDEAL WATER HOUSE
(156)



MAHILA LINGAYAT
EDUCATION SOCIETY
(166)

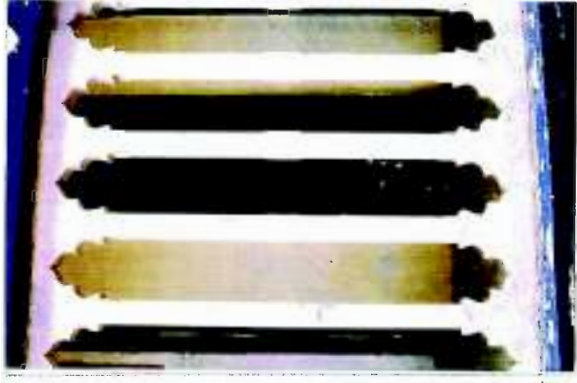
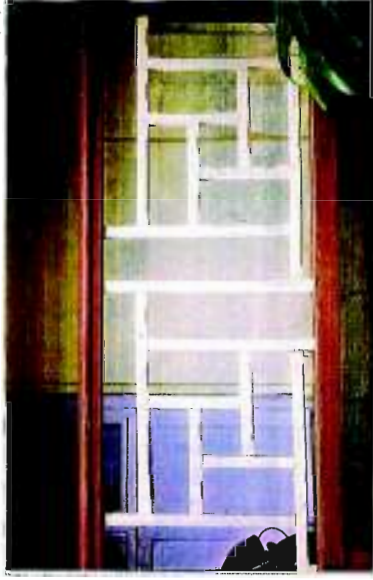
THE BUILT HERITAGE

PRECINCT CHARACTER : TIMBER BALUSTERS



CRASATO HOUSE
(47A)

FERNANDES HOUSE
(56)



FERREIRA HOUSE
(47G)

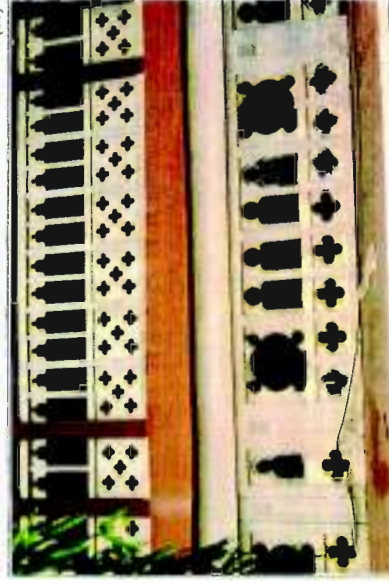
IDEAL WATER HOUSE
(36)



DIAS HOUSE
(36)



IDEAL WATER HOUSE
(36)





56



FERNANDES HOUSE
(96)



47C



DIAS HOUSE
(36)



GOMES HOUSE
(66)



MESQUITA HOUSE
(42)

THE BUILT HERITAGE

PRECINCT CHARACTER : PORCHES AND DOORS



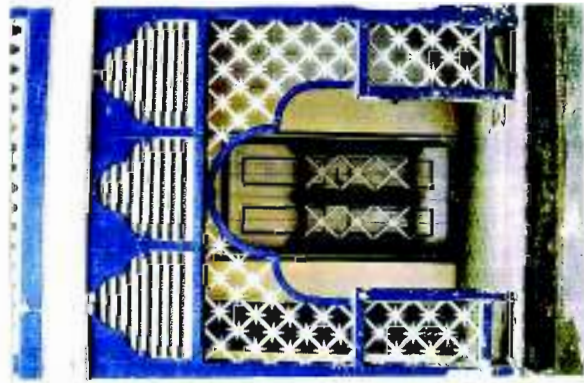
MANDES HOUSE
(56)



47E



IDEAL WATER HOUSE
(36)



FERRERA HOUSE
(47G)



32

THE BUILT HERITAGE

PRECINCT CHARACTER : STAIRCASES



300



300



HAUDHARY HOUSE
290



270



THE BUILT HERITAGE

PRECINCT CHARACTER : FASCIA

MESQUITA HOUSE
(42)



ASSISI MANSION
(33)



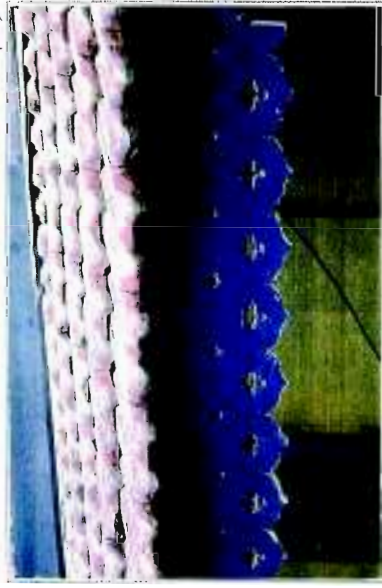
EDWANKAR HOUSE
(27AA)



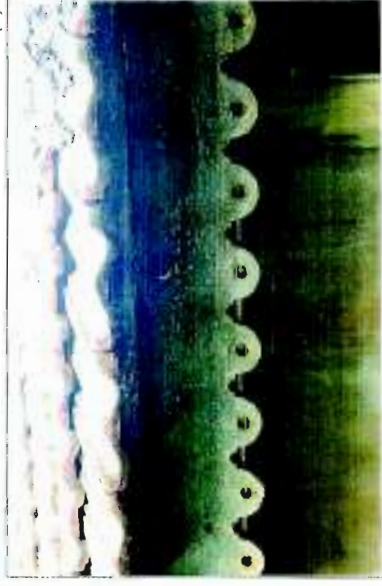
GOMES HOUSE
(66)



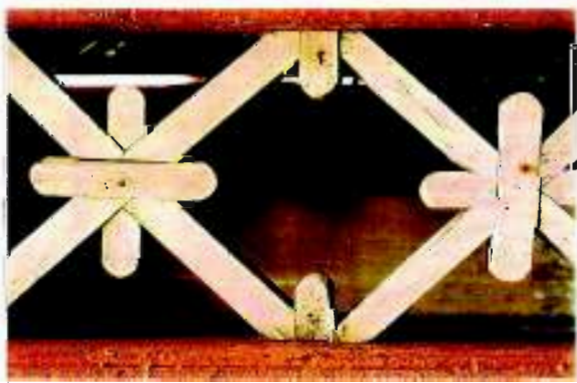
FERRERA HOUSE
(47G)



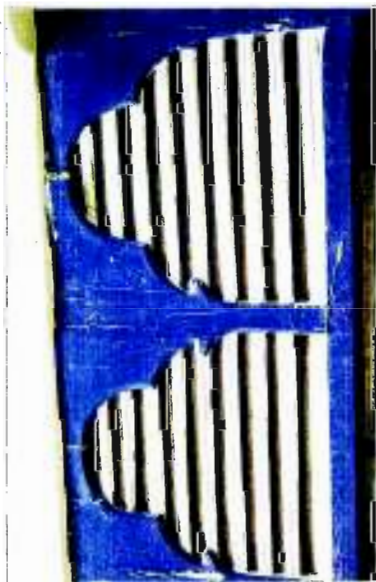
THE SHELTER
(91)



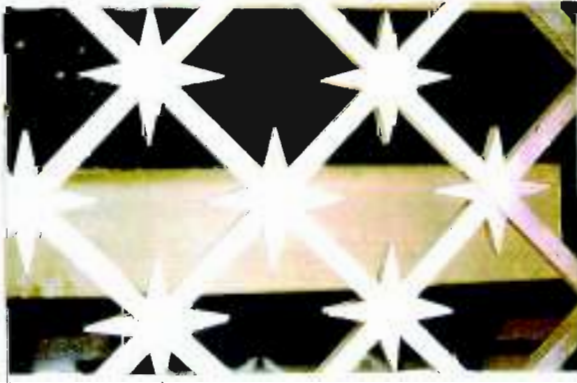
PRECINCT CHARACTER : PANELS AND JALIS



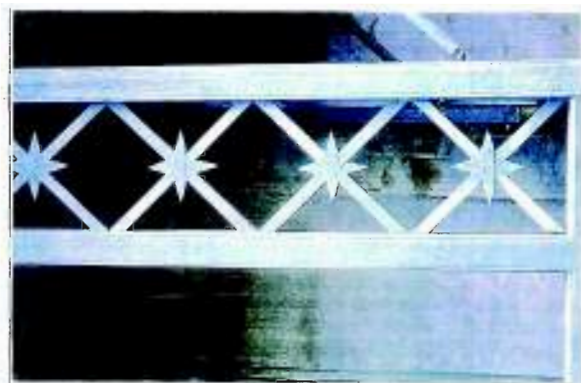
FERREIRA HOUSE
(290)



FERREIRA HOUSE
(470)



FERREIRA HOUSE
(470)



55



62



FERNANDES HOUSE
(56)

PRECINCT CHARACTER : BRACKETS

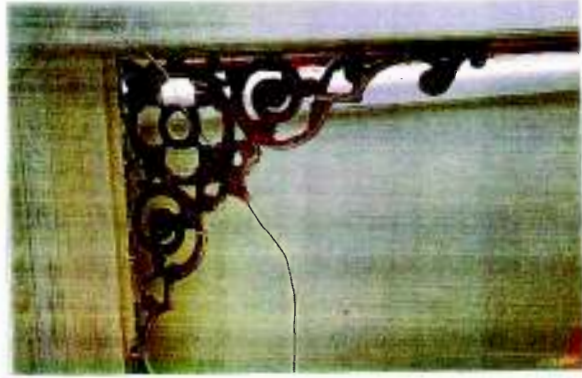


300

DIAS HOUSE
(39)



SIDDHAKUDH NIWAS
(143)



GOMES HOUSE
(66)



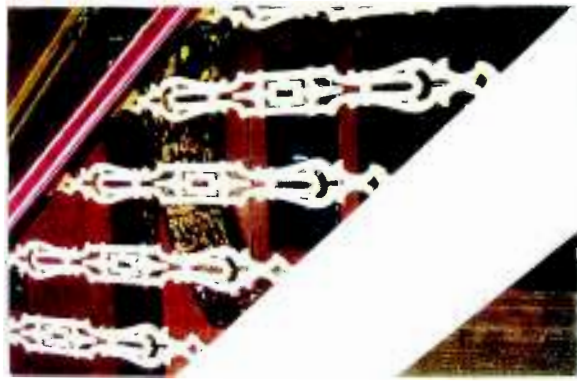
MESQUITA HOUSE
(42)



GOMES HOUSE
(66)

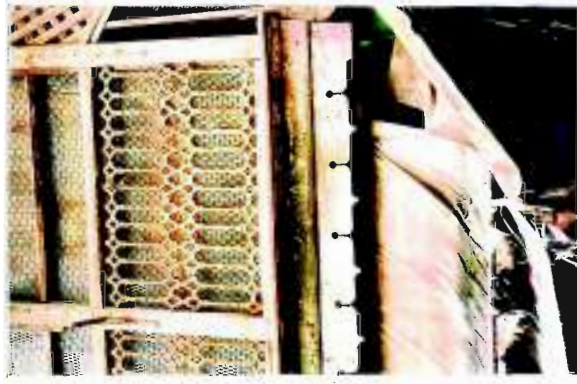
THE BUILT HERITAGE

PRECINCT CHARACTER : CAST IRON BALUSTRADE



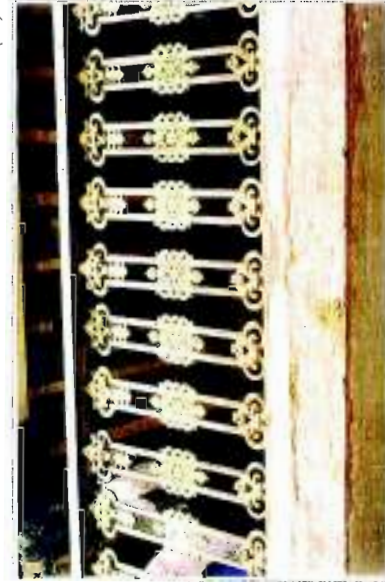
GOMES HOUSE
(196)

FERREIRA HOUSE
(479)

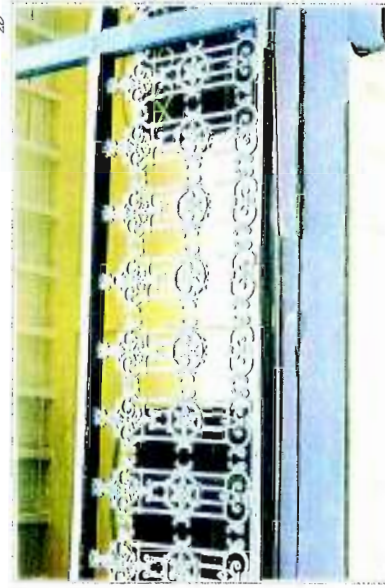


KHANDEKAO BLOCK
(2479)

KHANDEKAO CHAWL
(148)



28



GOMES HOUSE
(66)



THE BUILT HERITAGE

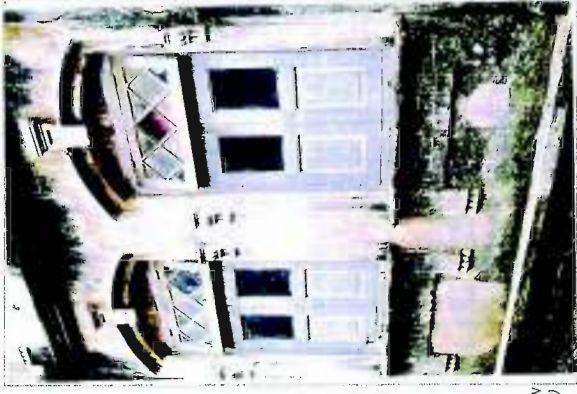
PRECINCT CHARACTER : WINDOWS



MESQUITA HOUSE
(43)



145



DUTTALLELA SADAN
(49)



KRISHNA BHUVAN
(6)

SIDDHURUDH NIKAS
(46)



MESQUITA HOUSE
(42)



THE BUILT HERITAGE

PRECINCT CHARACTER : MISCELLANEOUS



ALLEY BETWEEN
DIAS HOUSE (35) AND
ASSISI MANSION (33)



ASSISI MANSION
(33)



GOMES HOUSE
(66)



SERVICE ENTRANCE TO
THE SHELTER
(30)



NARAYAN NIKAS
(163)



145A

As per the 'Heritage Regulations for Greater Bombay', Maharashtra State Government Publications, 1995, the following buildings, within the demarcated Khotachiwadi precinct were included under the Grade III category:

1. Building No. 27C (Du' art House)
2. Building No. 29 (Nidhi)
3. Building No. 29B (Perreira House)
4. Building No. 30C
5. Building No. 35 (Dias House)
6. Building No. 38 (Ferreira House)
7. Building No. 42 (Mes' quitas)
8. Building No. 37
9. The group of buildings that constitute the Kshatriya Gnyati Niwas

Building Nos. 229/A, 229/B, 229/C and 229/D.

GRADE III CATEGORY

BY DEFINITION: Heritage Grade III comprises of buildings and precincts of importance for townscape; they evoke architectural, aesthetic or sociological interest though not as much as in Heritage Grade II. These contribute to determine the character of the locality, and can be representative of lifestyle of a particular community or region and may also be distinguished by setting on a street-line or special character of the façade and uniformity of height, width and scale.

IMPLICATION OF THE HERITAGE LISTING: Heritage Grade III deserves protection of unique features and attributes. External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/additional building is in harmony with and does not detract from the existing heritage building /precinct especially in terms of height and/or façade.

Reconstruction may be allowed when the building is structurally weak or unsafe or when accidental fire or any other calamity has affected it or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available. Reconstruction may also be allowed in case of those buildings which attract the provisions of Regulations 33(6), 33(7), 33(9) and Appendix II and Appendix III of Development Control Regulations, 1991. Reconstruction may be allowed in those buildings being repaired/reconstructed by MHADA. However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.

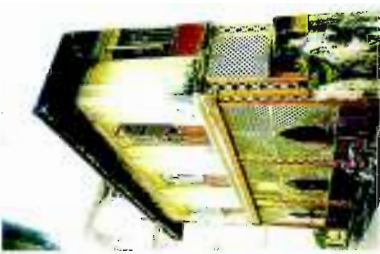
Development permission would be given for changes by the Planning Authority itself but in consonance with guidelines, which are to be laid down by the Government in consultation with the Heritage Conservation Committee.

A CRITICAL APPRAISAL:

- A major observation that has stemmed out of the documentation process, is the fact that the present listing has many anomalies. While some buildings have been given Grade III status, other structures of similar, if not greater architectural and heritage value, have been overlooked. Moreover, there seems to have been no clear justification given for including these and special features requiring protection have not been highlighted.
- The listing includes not only individual buildings but also lists Khotachiwadi as a precinct. However, the precinct demarcation becomes of academic value in the absence of any area guidelines or urban architectural controls.
- The listing is unable to formulate a set of guidelines for other tangible structures.



29



29B



27C



36



30C



37



229/D



42

EXISTING HERITAGE LISTING

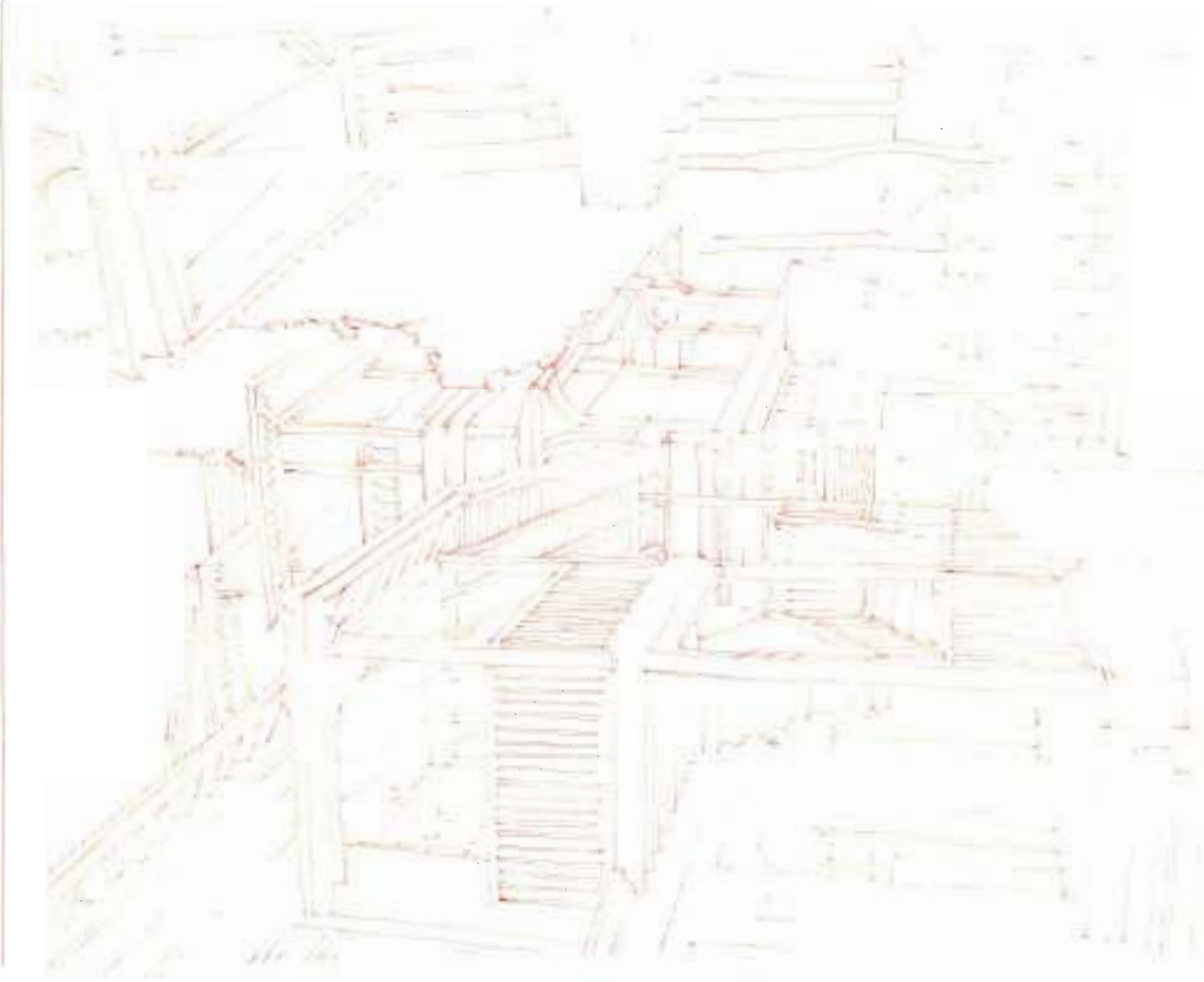
KEY

GRADE III



1:1000

Source : Primary Survey



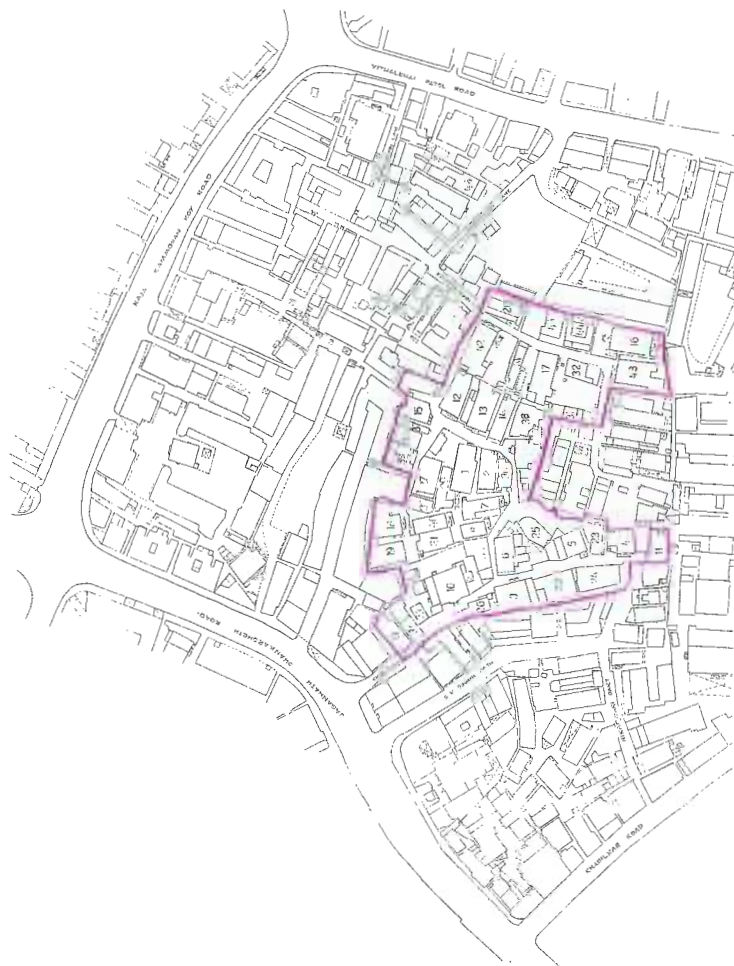
Not only significant as a streetscape of valuable vernacular buildings, Khotachiwadi also represents one of the most picturesque historical residential areas that survives as an exquisite prototype of the Bombay architecture of the Portuguese period. For its inhabitants, as well as for rest of the city, it represents the values of continuity and identity.

At the pedestrian scale there are many subtle qualities in the winding streets, narrow lanes and these urban spaces all combine to add to the visual drama through the elements of surprise. Conservation of these buildings needs most careful consideration in studies of typology, usage and condition.

Hence the documentation of the streetscapes, the individual buildings and the special architectural details aims:

- To study the composition of the various buildings on a single street displaying the low heights of buildings, the sloping roofline and the play of levels.
- To make an inventory of the individual buildings in order to assess their usage, condition, maintenance level and architectural value.

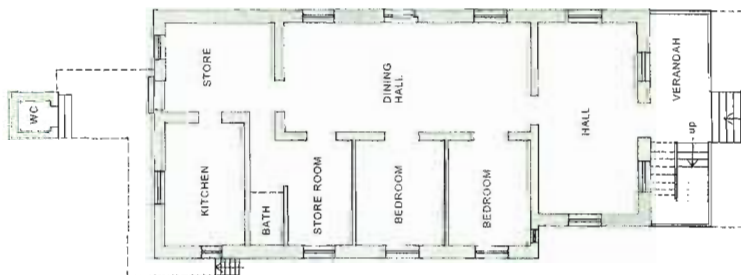
1. IDEAL WAFER HOUSE / 36
2. FERREIRA HOUSE / 38
3. BLDG.NO. 55
4. CRASTO HOUSE / 47 A
5. BLDG.NO. 47 E
6. FERREIRA HOUSE / 47 G
7. BLDG.NO. 42
8. BLDG.NO. 44
9. GOMES HOUSE / 66
10. FERNANDES HOUSE / 56
11. BLDG.NO. 47 C
12. THE SHELTER / 31
13. ASSISI MANSION / 33
14. DIAS HOUSE / 35
15. BLDG.NO. 28
16. DU'ART HOUSE / 27 C
17. FERREIRA HOUSE / 29 B
18. BLDG.NO. 30 C
19. BLDG.NO. 30 D
20. BAPTISTA HOUSE / 27
21. BLDG.NO. 32 C
22. CAESAR MANSION / 53
23. BLDG.NO. 47
24. DUTTALBELA SADAN / 49
25. HOTEL GIRGAUM PALACE / 47 F
26. BLDG.NO. 57
27. VARDE HOUSE / 32
28. BLDG.NO. 32 A
29. AVE MARIA / 34
30. PATHARE HOUSE / 40
31. PALKAR COTTAGE / 29 E
32. CHAUDHARY HOUSE / 29 C
33. BLDG.NO. 64
34. BLDG.NO. 62
35. MEHTA BUILDING (ANANTASHRAM) / 46
36. BLDG.NO. 37
37. SRI VASTAVA BUILDING / 30
38. BLDG. NO. 30 A
39. BLDG. NO. 30 B
40. BLDG. NO. 32 B
41. SAVLA SADAN / 29 A
42. NIDHI / 29
43. BLDG. NO. 27 D
44. NEROY HOUSE / 27 B
45. EDWANKAR BUILDING / 27 AA
46. KRISHNA BHAVAN / 46



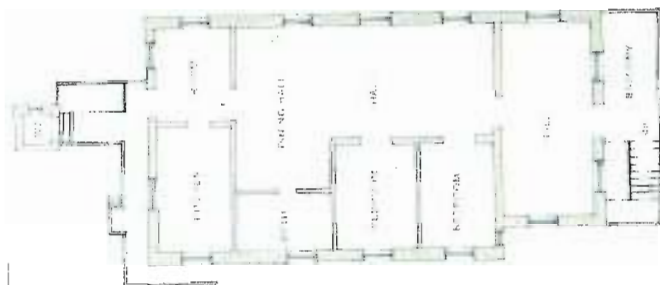
Ideal Wafer House / 36

NAME OF OWNER : M. Subaya
TENANCY / OCCUPANCY : Occupied by landlord and tenant.
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
 TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
 BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Entire.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : Grade III

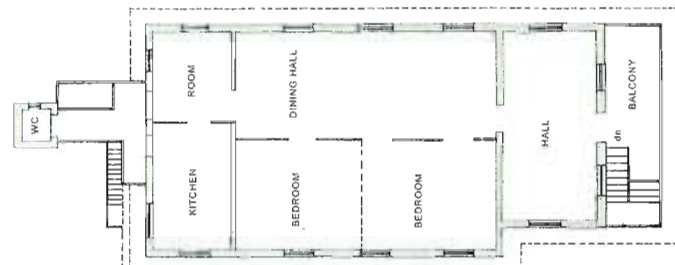
PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE -- Well-maintained and original features retained. Painted and water proofing done periodically.
 THREATS - None.
 INSENSITIVE ADDITIONS -- None



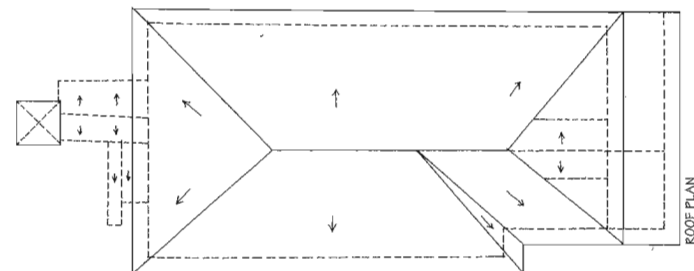
GROUND FLOOR PLAN



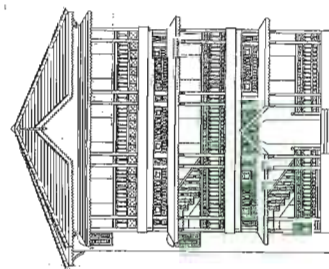
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



2

Perreira House / 38

NAME OF OWNER : Not known
TENANCY / OCCUPANCY : Unoccupied
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
 BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Significant external staircase forming the main feature in the elevation.
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE - Unoccupied and so not maintained.
 THREATS - No maintenance.
 INSENSITIVE ADDITIONS - None

PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE - Unoccupied and so not maintained.
 THREATS - No maintenance.
 INSENSITIVE ADDITIONS - None

3

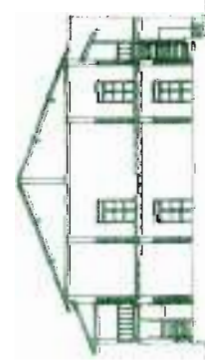
Bldg. No. 55

NAME OF OWNER :
TENANCY / OCCUPANCY :
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
 BUILDING TYPOLOGY – Bungalow
SPECIAL FEATURES MERITING
CONSERVATION : Projecting balcony over porch with timber railing and panels.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE - Unpainted and glass panes broken at some places.
 THREATS - None
 INSENSITIVE ADDITIONS - Timber railing on Ground floor bricked-in. Mangalore tiles on some portion replaced by A.C. sheet roofing. Arched window on the front facade bricked-in to accommodate electric meter box. Timber posts replaced by steel I- sections.



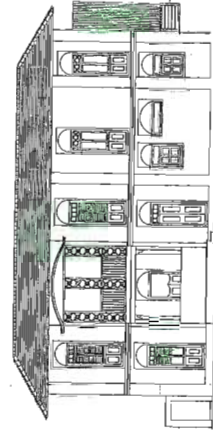
GROUND FLOOR PLAN



SECTION



FRONT ELEVATION



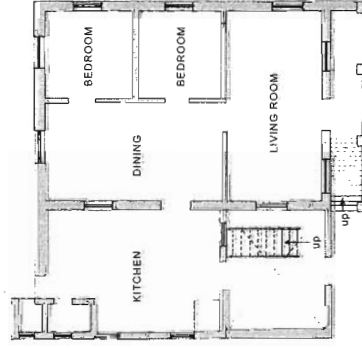
FRONT ELEVATION

4

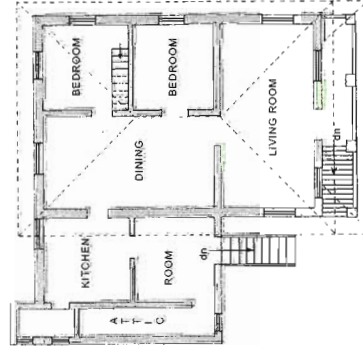
Crasto House / 47 A

NAME OF OWNER : Mrs. Lydia Crasto
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
 TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Timber balusters, jalis on the first floor and external staircase which leads to the first floor level constitute chiefly to its importance as a street front.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : Grade III

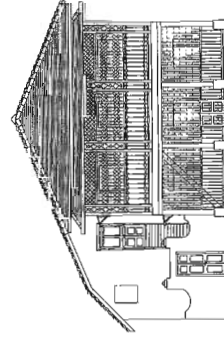
PRESENT CONDITION :
 GENERAL - Fair
 LEVEL OF MAINTENANCE - Fair
 THREATS -
 INSENSITIVE ADDITIONS - Collapsible grill covering entire façade hides the intricate timber fretwork underneath.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



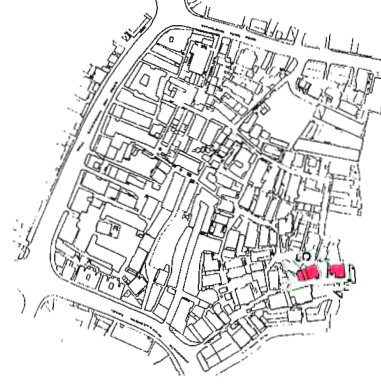
FRONT ELEVATION

5

Bldg. No. 47 E

NAME OF OWNER : Ownership under trust of St. Stephens Church (near Kemp's corner).
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
 TYPE OF CONSTRUCTION – Load bearing structure with timber framed porch.
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Front porch
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE - Well-maintained and is one of the very few houses with no alterations.
 THREATS - Since front porch is lower than the road level, it is prone to water accumulation.
 INSENSITIVE ADDITIONS - None



FRONT ELEVATION

Ferreira House / 47 G

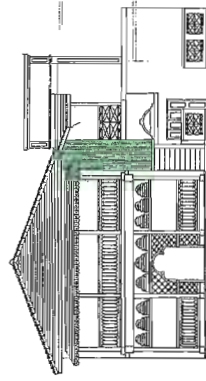
NAME OF OWNER : Ferreira
TENANCY / OCCUPANCY : Self-owned
CESSED CATEGORY : Not cessed.
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing sandstone structure with timber framed porch and veranda.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Entire
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Well-maintained, periodically painted and waterproofing of walls and roof carried out.
THREATS - None
INSENSITIVE ADDITIONS – Corrugated A.C sheet roofing over external staircase mars the otherwise harmonious street elevation.

Bldg. No. 42

NAME OF OWNER : Mesquita
TENANCY / OCCUPANCY : Self-owned
CESSED CATEGORY : Not cessed.
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing sandstone structure with timber framed porch and veranda.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Entire
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS - Sagging terrace floor and roof is propped.
INSENSITIVE ADDITIONS – None



FRONT ELEVATION

E
Bldg. No. 44

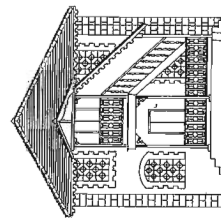
NAME OF OWNER : D'lima
TENANCY / OCCUPANCY : Self-owned
CESSED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Projecting balcony
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and repairs carried out internally.
THREATS - None
INSENSITIVE ADDITIONS – R.C.C and tin sheet chajja.

9
Gomes House / 66

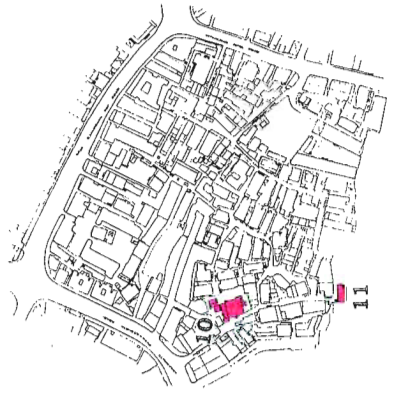
NAME OF OWNER :
TENANCY / OCCUPANCY :
CESSED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Projecting balcony, eaves, fascia and external staircase.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : Grade III



10

Fernandes House / 56

NAME OF OWNER : Trust: St. Stevens Church, Cumbala Hill.
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Entire
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III

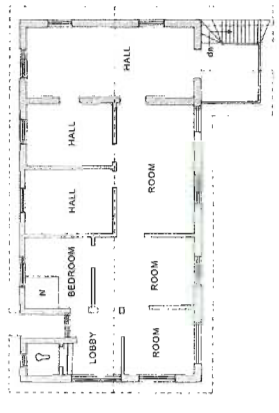


PRESENT CONDITION :
GENERAL – Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS -None
INSENSITIVE ADDITIONS – Replacement of a few timber balustrades with brick infill, A.C sheet covering on the external staircase and high compound wall on one side mar the character of the street elevation.

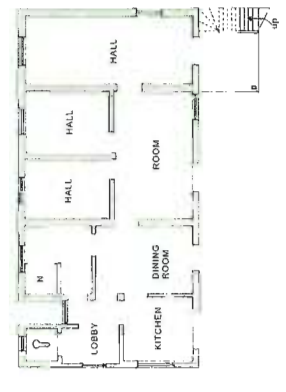
11

Bldg. No. 47 C

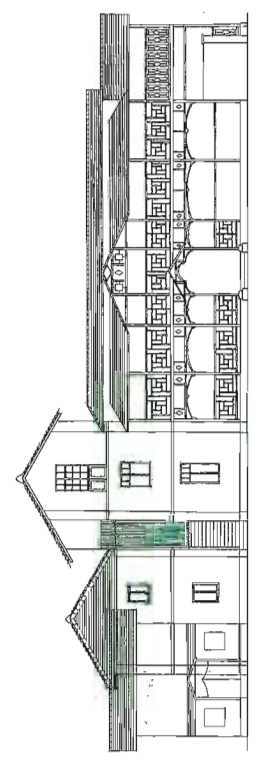
NAME OF OWNER : Aguir
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Entire
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III



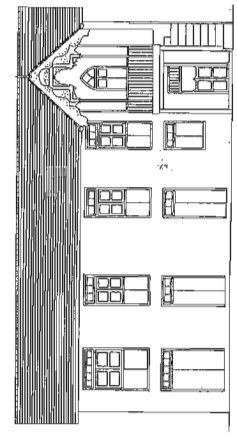
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



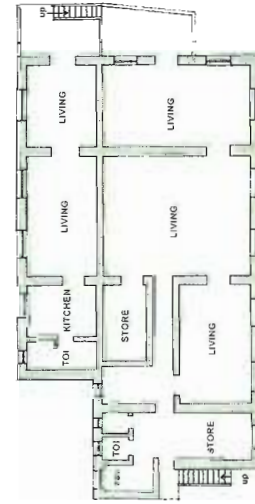
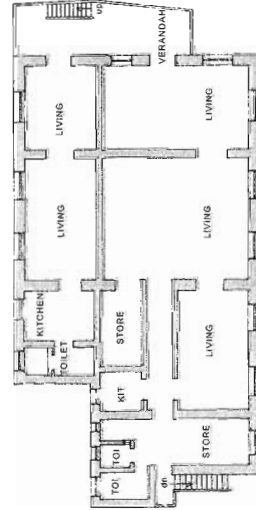
FRONT ELEVATION

12

The Shelter / 31

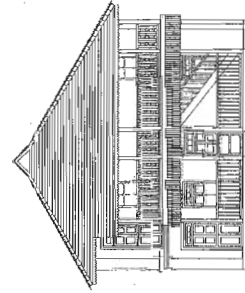
NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
TYPE OF CONSTRUCTION : Load bearing structure with timber porch and veranda.
BUILDING TYPOLOGY : Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : cast iron balustrade
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE - Although the main structure is in good condition, the timber veranda on the front facade is propped up and is in need of immediate repairs.
THREATS - Water seepage and ficus growth.
INSENSITIVE ADDITIONS - Tin sheet chajja on the front facade mars the character of the streetscape.



GROUND FLOOR PLAN

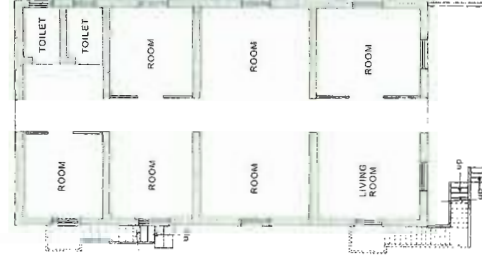
FRONT ELEVATION



13

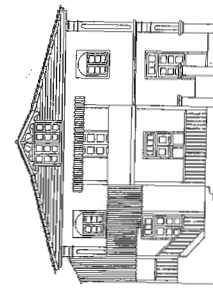
Assisi Mansion / 33

NAME OF OWNER : Under ownership of the Church.
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
TYPE OF CONSTRUCTION - Load bearing structure with timber framed porch and veranda.
BUILDING TYPOLOGY - Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Fascia, attic storey features.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III



GROUND FLOOR PLAN

FRONT ELEVATION



PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE - Periodically painted and repairs undertaken regularly.
THREATS - None
INSENSITIVE ADDITIONS - Balustrade of the first floor replaced by acrylic sheet and tin sheet roofing used for external staircase.

14

Dias House / 35

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : Entire
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS - Residents want to replace existing timber members with steel, as they are of the opinion that steel requires very little maintenance.
INSENSITIVE ADDITIONS – None

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS - Residents want to replace existing timber members with steel, as they are of the opinion that steel requires very little maintenance.
INSENSITIVE ADDITIONS – None

15

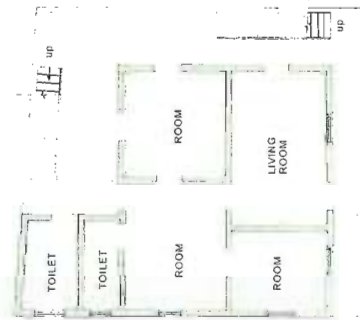
Edg. No. 28

NAME OF OWNER : Ferandez
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : wrought iron balusters
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III

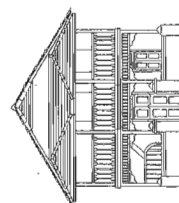
PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS – Rising damp from the floor.
INSENSITIVE ADDITIONS – Railing on ground floor replaced.



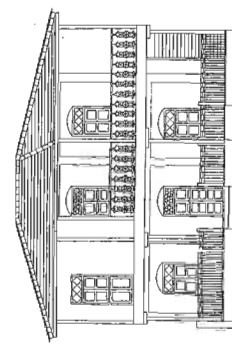
GROUND FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



FRONT ELEVATION

16

Du'Art House / 27 C

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber balcony and porch.
BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Entire
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :

GENERAL - Fair
LEVEL OF MAINTENANCE – Although, main structure is in fairly good condition, the entrance porch and the projecting balcony above it have sagged and are in need of immediate repairs.
THREATS - Water seepage through cracks in walls and from the ground due to capillary action.
INSENSITIVE ADDITIONS – None

17

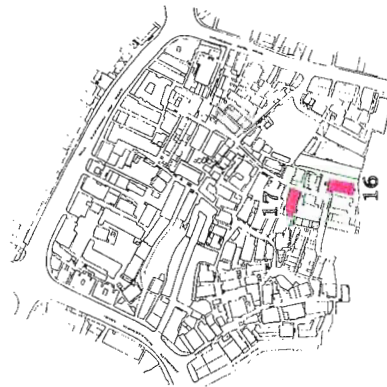
Perreira House / 29 B

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber framed veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Jali-work covering the entire front façade.
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :

GENERAL - Good
LEVEL OF MAINTENANCE – Well maintained and jali-work on the front façade is retained in its original state.
THREATS – Faces a threat of being reconstructed as land lord in insensitive to its heritage value.
INSENSITIVE ADDITIONS –



18

Bldg. No. 30 C

NAME OF OWNER : R. Naik
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : Not ceased
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Front porch with brackets, fascia.
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : Grade III

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS - None
INSENSITIVE ADDITIONS – Tin sheet roofing to external front staircase as also to windows.



19

Bldg. No. 30 D

NAME OF OWNER : B. Pereira
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Entire
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :
GENERAL – Good. Front façade completely covered with creepers and hence difficult to ascertain the condition of members.
LEVEL OF MAINTENANCE – Although the main structure is in good condition, the roof and wrought iron balusters on the front façade are in need of immediate repairs.
THREATS – Roof leakage and rising damp from the floor.
INSENSITIVE ADDITIONS – None



52

20

Baptista House /27

NAME OF OWNER : Baptista
TENANCY / OCCUPANCY : Self-owned
CESSED CATEGORY : Not cessed.
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure with timber veranda and porch.
 BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Entire
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE – Periodically painted and well maintained.
 THREATS - None
 INSENSITIVE ADDITIONS – Ground floor windows altered. Side open space encroached. Timber staircase replaced with R.C.C. Box grills on the front façade.

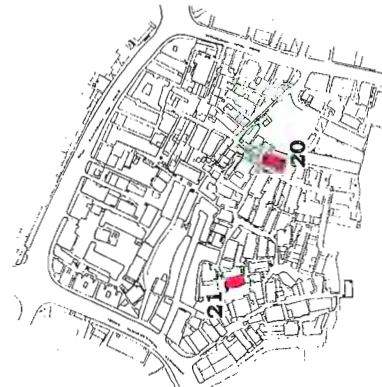
21

Bldg. No. 32 C

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
CESSED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Fascia, balustrade.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : Grade III



PRESENT CONDITION :
 GENERAL – Good
 LEVEL OF MAINTENANCE – Periodically painted and well maintained.
 THREATS – None
 INSENSITIVE ADDITIONS – None



53

22

Caesar Mansion / 53

NAME OF OWNER : Yonus D'mello
TENANCY / OCCUPANCY : Tenanted category C.
CEASED CATEGORY : Category A and part portion category C.
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – R.C.C
 BUILDING TYPOLOGY – Apartment type.
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : None

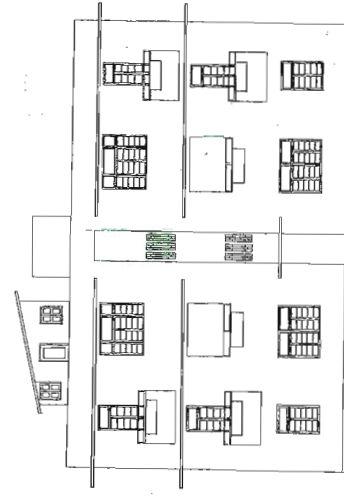
PRESENT CONDITION :
 GENERAL - Good
 LEVEL OF MAINTENANCE – Periodically painted and well maintained.
 THREATS - None
 INSENSITIVE ADDITIONS – None

23

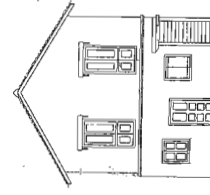
Bldg. No. 47

NAME OF OWNER : Dr. Rakesh Shah
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Composite
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Although the style of the structure does not fit distinctly into the typical character of the area, the roof profile is in continuance with the streetscape.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :
 GENERAL - Fair
 LEVEL OF MAINTENANCE – Badly maintained, not painted and cracks can be detected on external wall.
 THREATS - Poor maintenance.
 INSENSITIVE ADDITIONS – Original timber staircase altered to steel stringer and concrete treads and risers.



FRONT ELEVATION



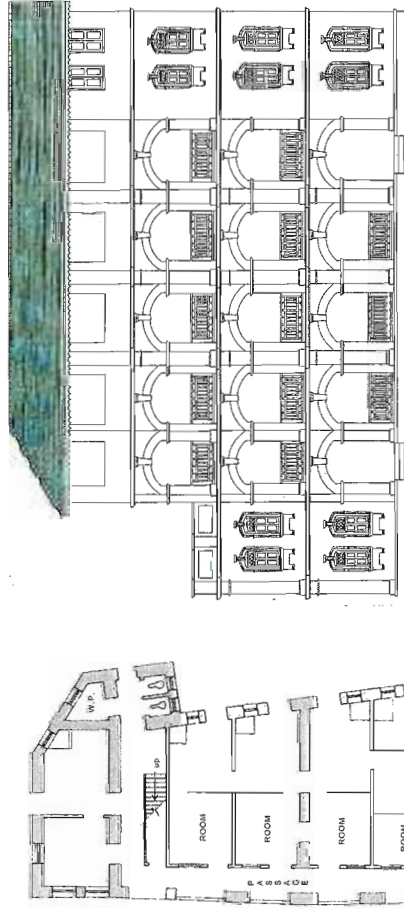
FRONT ELEVATION

54

NAME OF OWNER : Duttashraya Ramchandra Dhotre and Lalita Duttashraya Dhotre
TENANCY / OCCUPANCY : Tenanted
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION : Load bearing brick masonry.
BUILDING TYPOLOGY : Chawl type.
SPECIAL FEATURES MERITING CONSERVATION : Arched openings with decorative keystone and features below gill.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : None

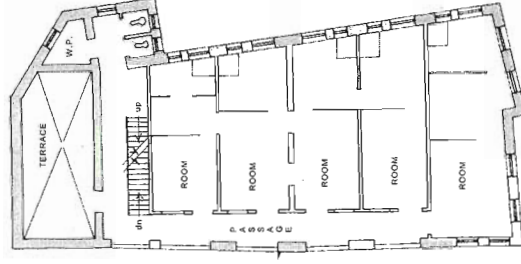
PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE - Poor maintenance with very little repair work carried out.
THREATS - Water seepage and ficus growth
INSENSITIVE ADDITIONS - Extension beyond second floor does not relate to the previous structure. Removal of decorative keystone from arches. Television antennas, drainage and service pipes on front façade.

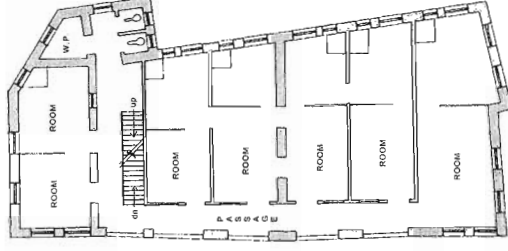


GROUND FLOOR PLAN

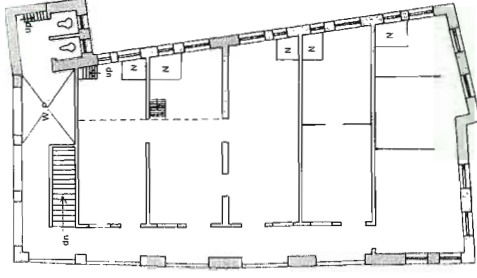
FRONT ELEVATION



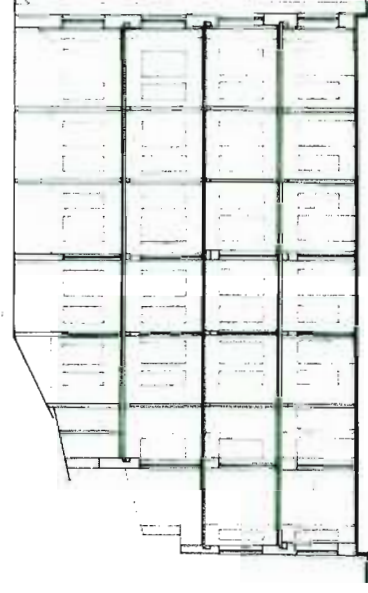
SECOND FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECTION

25

Hotel Girgaum Palace/47 W

NAME OF OWNER : Abraham Sopariwala
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : Not ceased
ARCHITECTURAL STYLE :
 TYPE OF CONSTRUCTION – R.C.C
 BUILDING TYPOLOGY – Hotel
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :

GENERAL - Good
LEVEL OF MAINTENANCE - Fair
THREATS - None
INSENSITIVE ADDITIONS - The entire structure is an eyesore and is incompatible with its surrounding with respect to its architectural style as well as its height.

26

Bldg. No. 57

NAME OF OWNER : Wilfred
TENANCY / OCCUPANCY : Self-owned
CEASED CATEGORY : A
ARCHITECTURAL STYLE :
 TYPE OF CONSTRUCTION – Load-bearing structure with pitched roof covered by country tiles over bamboo battens.
 BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Low-lying roof profile with multiple levels forming an integral part of the streetscape.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING :

PRESENT CONDITION :

GENERAL - Fair
LEVEL OF MAINTENANCE - Painted externally and internally well maintained preserving the character of Goan-Portuguese houses.
THREATS - None
INSENSITIVE ADDITIONS - Tin sheet roofing on part portion of front façade mars the character of the streetscape.



FRONT ELEVATION

56

27

Varde House / 32

NAME OF OWNER : M. Subaya
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A

ARCHITECTURAL STYLE:
Type Of Construction – Load bearing structure with first floor veranda supported by steel stanchions.
BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING
CONSERVATION : Eaves fascia and stain glass skylight.

PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None
PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE – Not maintained externally, although internally in good condition.
INSENSITIVE ADDITIONS – Structural changes carried out, such as, replacement of timber joists and posts with steel members and stanchions. First floor balcony reconstructed completely. Ground floor veranda bricked-in.



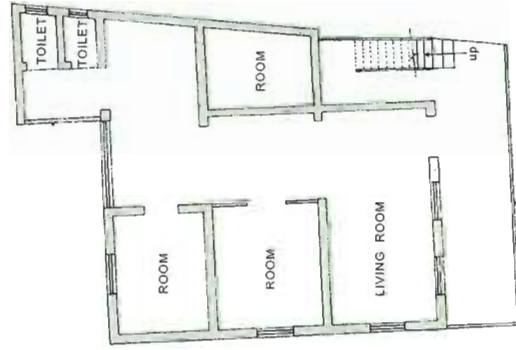
28

32A

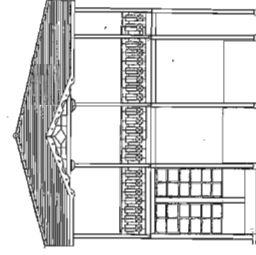
NAME OF OWNER : M. Subaya
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
Type Of Construction – Load bearing structure with timber framed veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Timber balustrade at first floor level.

PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None
PRESENT CONDITION :

GENERAL - Fair
LEVEL OF MAINTENANCE –
THREATS -
INSENSITIVE ADDITIONS – Ground floor balusters replaced by timber panel. Inensitive colour scheme used which does not highlight special features and details. Tin sheets used as weather –shade that defaces character of front elevation.



GROUND FLOOR PLAN



FRONT ELEVATION

FRONT ELEVATION

57

29

Ave Maria / 34

NAME OF OWNER : M. Subaya
TENANCY / OCCUPANCY : Tenanted
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure.
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :
 GENERAL - Fair
 LEVEL OF MAINTENANCE – Repairs carried out regularly.
 THREATS – Water seepage and figus growth.
 INSENSITIVE ADDITIONS – Tin sheet roofing to the external staircase.



GROUND FLOOR PLAN

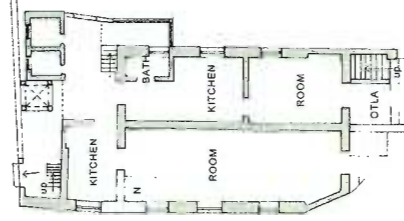
FRONT ELEVATION

30

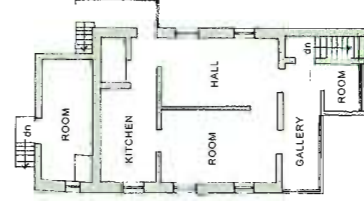
Pathare House / 40

NAME OF OWNER : Vasant Pathare
TENANCY / OCCUPANCY : Occupied by landlord and tenant.
CESSED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Timber framed structure with sandstone walls.
 BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Low-lying roof profile forms an integral part of the streetscape.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : None

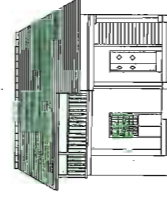
PRESENT CONDITION :
 GENERAL - Fair
 LEVEL OF MAINTENANCE – Not well maintained and the exterior needs upkeep with respect to the surface finishing of the front facade.
 THREATS – Roof above the staircase is sagging and cracks can be detected on the exterior surface.
 INSENSITIVE ADDITIONS – T.V. antenna, sign board.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

58

31

Palkar cottage / 29 E

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted and under ownership of a Trust / Institution.
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing structure.
 BUILDING TYPOLOGY – Bungalow type.
SPECIAL FEATURES MERITING CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None



PRESENT CONDITION :
 GENERAL - Poor
 LEVEL OF MAINTENANCE - Although adequate repair work is carried out periodically it is substandard and not carried out properly.
 THREATS - Water seepage from the roof and presence of figs growth.
 INSENSITIVE ADDITIONS -

32

Chaudhary House / 29 C

NAME OF OWNER : N. L. Chaudhary
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
 TYPE OF CONSTRUCTION – Load bearing brick structure with timber flooring.
 BUILDING TYPOLOGY – Apartment type.
SPECIAL FEATURES MERITING CONSERVATION : Internal staircase elements.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None



ELEVATION

59

33

Bldg. No. 64

NAME OF OWNER :
TENANCY / OCCUPANCY :
CEASED CATEGORY : Not cessd.
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - R.C.C
BUILDING TYPOLOGY - Non-descript
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :
GENERAL - Fair
LEVEL OF MAINTENANCE -
THREATS -
INSENSITIVE ADDITIONS - Front façade completely clad with granite, which is not in harmony with the street elevation.



34

Bldg. No. 62

NAME OF OWNER : Gandhi
TENANCY / OCCUPANCY :
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - Load bearing structure.
BUILDING TYPOLOGY - Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Windows with jalis, brackets eaves and fascia.
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : None



PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE - Periodically painted and well maintained.
THREATS - None
INSENSITIVE ADDITIONS - None



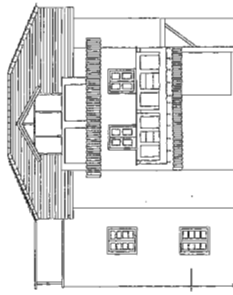
60

35

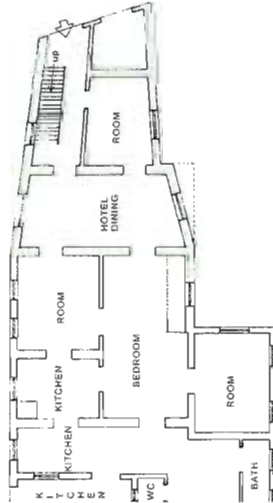
Mehta Building
(Anatashram) / 46

NAME OF OWNER : Kapadia
TENANCY / OCCUPANCY : Tenanted
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
Type Of Construction - Load bearing structure and front portion constructed of R.C.C.
BUILDING TYPOLOGY - Bungalow type
SPECIAL FEATURES MERITING CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

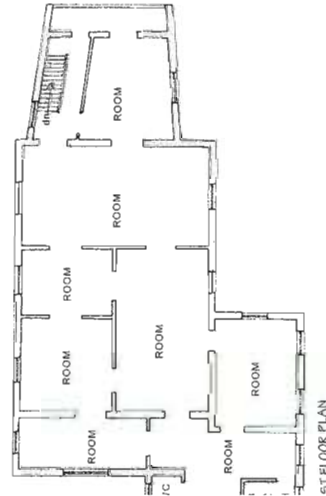
PRESENT CONDITION :
GENERAL - Fair
LEVEL OF MAINTENANCE - Fair
THREATS - Ficus growth.
INSENSITIVE ADDITIONS - Encroachment of front open space. Collapsible grills and box grills on front face of the building spoils the character of the streetscape.



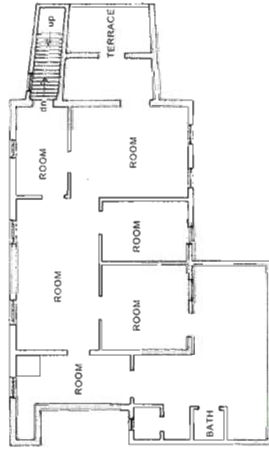
FRONT ELEVATION



GROUND FLOOR PLAN



1ST FLOOR PLAN



SECOND FLOOR PLAN



36

Bldg. No 37

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CESSED CATEGORY : A
ARCHITECTURAL STYLE:
Type Of Construction - R.C.C.
BUILDING TYPOLOGY - Apartment type
SPECIAL FEATURES MERITING CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None



37

Sri Vastava Building / 30

NAME OF OWNER : B.B. Sri Vastava
TENANCY / OCCUPANCY : Unoccupied
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE – In totally dilapidated condition.
THREATS – Structure on verge of collapse and first floor balcony is propped.
INSENSITIVE ADDITIONS – Tin sheet roofing over balcony.

38

Bldg. No. 30A

NAME OF OWNER : B.B. Sri Vastava
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE – Not well maintained and very little repair work carried out.
THREATS – Walls damp due to rising damp from the floor and ficus growth.
INSENSITIVE ADDITIONS – Encroachment of front open space.



39

Bldg. No. 30 B

NAME OF OWNER : Gavankar
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - R.C.C
BUILDING TYPOLOGY - Chawl type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE - Although the structure is a newly constructed, it is badly maintained and hence in poor condition.
THREATS - Poor maintenance.
INSENSITIVE ADDITIONS - The entire structure is an incongruous development and is incompatible with the surrounding structures.

40

Bldg. No. 30 B

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
CEASED CATEGORY : Not cessed
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - Load bearing structure.
BUILDING TYPOLOGY - Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE - Periodically painted and well maintained.
THREATS - None
INSENSITIVE ADDITIONS - Front porch balustrade has been replaced by tin sheet.



1

Avla Sada / 29 A

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted
ASSESSED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - Composite
 Building Typology - Apartment type (displays a few
 characteristic art-deco features)
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None



PRESENT CONDITION :

GENERAL - Poor
LEVEL OF MAINTENANCE - Low level of maintenance
 and building in need of restoration structurally as well
 as in terms of its aesthetic upliftment.
THREATS - Water seepage through cracks on walls and
 from the ground due to capillary action.
INSENSITIVE ADDITIONS -

42

Nidhi / 29

NAME OF OWNER :
TENANCY / OCCUPANCY : Self-owned
ASSESSED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION - R.C.C (Initially a load
 bearing structure but completely re-built in 1992)
 Building Typology - Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Grade III
PROPOSED HERITAGE GRADING : None



PRESENT CONDITION :
GENERAL - Good. New construction and hence
 relatively in good condition.
LEVEL OF MAINTENANCE - Well maintained and
 periodically painted.
THREATS - None
INSENSITIVE ADDITIONS - Existing structure has been
 completely reconstructed only keeping the foot-print,
 the outline of the plinth, the same and is devoid of the
 original features of the previous structure, and does not
 relate to the character of Khotahiwadi.



43

Bldg. No. 27 D

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted and under ownership of the church.
CEASED CATEGORY : A
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure with timber veranda and porch.
BUILDING TYPOLOGY – Bungalow type
SPECIAL FEATURES MERITING
CONSERVATION : Low-lying roof profile forms an integral part of the streetscape.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :
GENERAL - Good
LEVEL OF MAINTENANCE – Periodically painted and well maintained.
THREATS - None
INSENSITIVE ADDITIONS – Replacement of timber posts with steel stanchions and wooden balusters with m.s rods.



44

Heroy House / 27 B

NAME OF OWNER :
TENANCY / OCCUPANCY : Tenanted and occupied by landlord.
CEASED CATEGORY : Not ceased.
ARCHITECTURAL STYLE:
TYPE OF CONSTRUCTION – Load bearing structure
BUILDING TYPOLOGY – Apartment type.
SPECIAL FEATURES MERITING
CONSERVATION : None
PRESENT HERITAGE GRADING : Not graded.
PROPOSED HERITAGE GRADING : None



45

Edwankar Building / 27 AA

NAME OF OWNER : Edwankar

TENANCY / OCCUPANCY : Tenanted and occupied by landlord.

CEASED CATEGORY : A

ARCHITECTURAL STYLE:

TYPE OF CONSTRUCTION - Load bearing structure with timber veranda and porch.

BUILDING TYPOLOGY - Bungalow type

SPECIAL FEATURES MERITING

CONSERVATION : Fascia

PRESENT HERITAGE GRADING : Not graded

PROPOSED HERITAGE GRADING : None

PRESENT CONDITION :

GENERAL - Fair

LEVEL OF MAINTENANCE -

THREATS -

INSENSITIVE ADDITIONS -



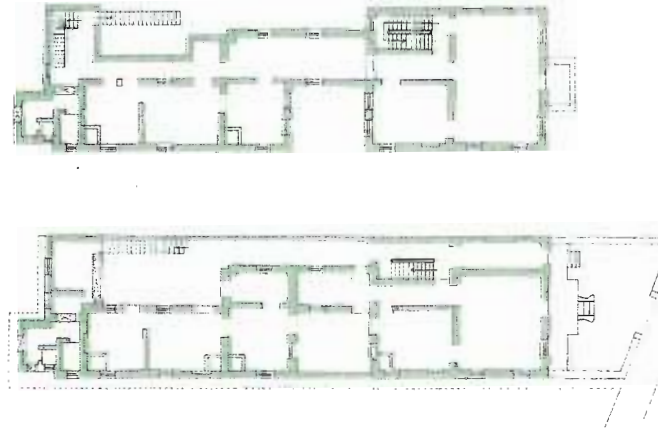
46

Krishna Bhuvan / 6

NAME OF OWNER : N.L. Chaudhary
TENANCY / OCCUPANCY : Tenanted and occupied by the owner
CESSED CATEGORY : Not cessed
ARCHITECTURAL STYLE :
TYPE OF CONSTRUCTION – Load bearing structure.
BUILDING TYPOLOGY – Villa type
SPECIAL FEATURES MERITING CONSERVATION : Entire, not including the fifth floor addition.
PRESENT HERITAGE GRADING : Not graded
PROPOSED HERITAGE GRADING : None

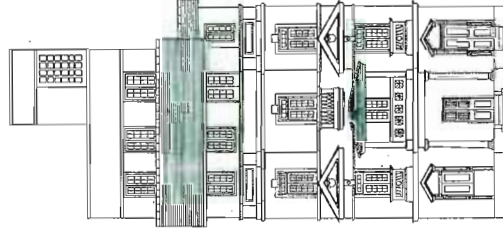
PRESENT CONDITION :

GENERAL - Good
LEVEL OF MAINTENANCE – Well maintained, periodically painted and repairs carried out regularly.
THREATS – None
INSENSITIVE ADDITIONS – Additional floor (5th) is devoid of any features and hence is not compatible with the original structure.



GROUND FLOOR PLAN

FIRST FLOOR PLAN



FRONT ELEVATION

67

