BANDRA VILLAGE



A SUBURBAN VILLAGE RENEWAL & REVITALISATION SCHEME

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VOLUME I
DOCUMENTATION & MAPPIING

Prepared By
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Sponsored By
MMR HERITAGE CONSERVATION SOCIETY

ACKNOWLEDGEMENTS

I wish to thank the Board members and officials of the MMR Heritage Conservation Society for giving me the opportunity to conduct a study on the listed heritage precinct of 'Bandra Village'. Bandra is a place to which I will always have a special attachment, because I was born and brought up here and have seen it change over the years. To be provided with the opportunity, now to guide this process of change and determine its future development is indeed a pleasure and a rare privilege to which I am truly grateful.

A word of thanks to those who have helped in the first phase of studying and documenting the precinct – to the students who started it all, now architects in their own right, Trupti Kalbagh, Preeti D'Souza, and Urmi Rawal – and to architects and heritage buffs, Sheetal Gandhi, Abha Kapadia and Brinda Gaitonde, whose hard work, drive and enthusiasm helped make it all happen – thank you very much.

And a final thank you to the residents of Ranwar, Waroda and Chapel Road, whose attitudes to life and living continue to both contribute and challenge the proposals for this unique precinct

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PREFACE

Comprising of a charming neighbourhood of gracious old mansions and quaint bungalows, the Bandra Village is nestled amidst a fast paced part of the metropolis, a suburb replete with its glitzy shopping areas, restaurants and multi-storeyed buildings. It has an abundance of architectural heritage in the form of unique collection of 19th century domestic buildings with a strong Portuguese influence. The old homes have tiled roofs, wooden staircases, wooden fretwork balustrades, doors which almost open out onto the street...

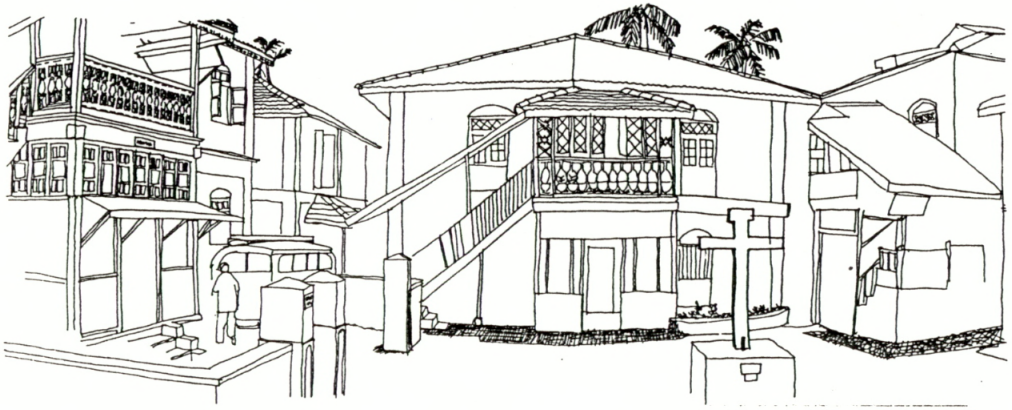
Today, Bandra Village, with its unique pedestrian scale and neighborhood quality, is increasingly threatened by the growing builder lobby and the lure of the commercial profits from converting old bungalows to high-rise apartment blocks. Arguably, the ' village' character of the area has already been substantially eroded by numerous buildings, rising out of the standardisation of building codes throughout the city.

'Skyscrapers co-exist, with cottages and bungalows. Not always peacefully, because the high-rise buildings and the consequent rise in population has brought in their train, the problems of water shortage, bad sanitation, heavy traffic, especially on the main roads, with the absence of any traffic controls. Shopping areas on Hill Road and Linking Road have made Bandra self-sufficient, even attracting people from the city.

But the old Bandra still exists beneath it all in the many churches that date back to Portuguese times.... in closely knit communities, in the little urban pockets formed by old villages that have not been steamrollered yet. And in the old families that have lived here for generations.... and are probably able to trace their histories to the mass conversions of the 1580s.' (From an article written by Olga Valladares)

This project attempts to:

- *Draw up a clearly defined statement of the characteristic architectural elements that make the area worthy of conservation, which includes the surveying, documentation and mapping of the Precinct, as existing.*
- *Study and analyse the survey information and existing development controls.*
- *Prepare a master plan with guidelines and appropriate legislation that would facilitate conservation of this precinct.*
- *Prepare a conservation and maintenance manual for the residences of Bandra village.*



PRECINCT PROFILE

Excellent

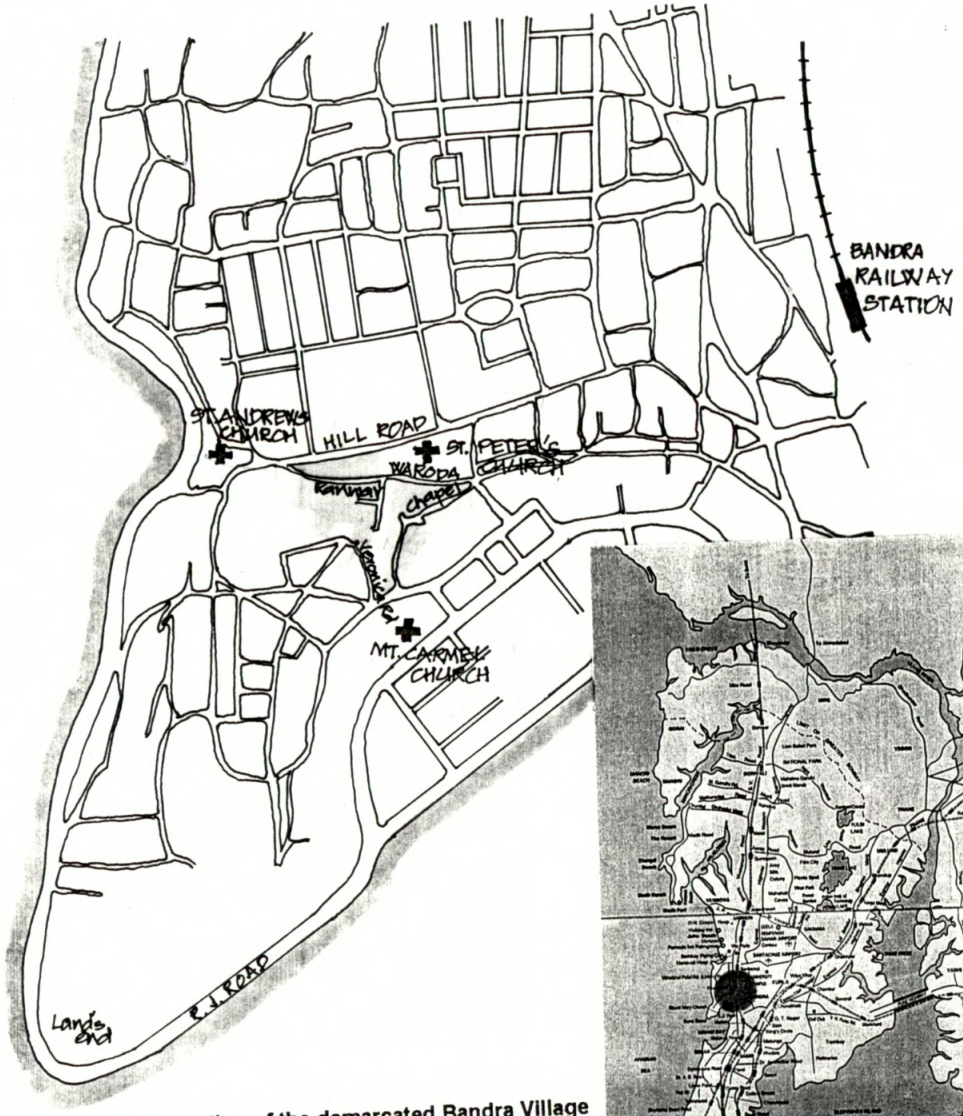
Up until 1867, Bandra was just another island made up of 25 tiny villages, some were entirely fishing villages, and others were agrarian. After Bandra was connected by rail that year, an influx of city dwellers in search of unpolluted air and open spaces, flocked to Bandra and pretty cottages erupted between coconut groves. A few still stand in some of the last villages of Bandra.

While many of the villages like Rauna, Parvar and Partawar were extinct by the early 20s, a few like Malla, Sherly Rajan, Kantwadi and Ranwar are tottering to the last leg of extinction. Chimbai village used to be a thriving fishing village near St. Andrew's Church. Fishermen still go out to sea but their numbers are dwindling, as their educated children have no desire to be fishermen.

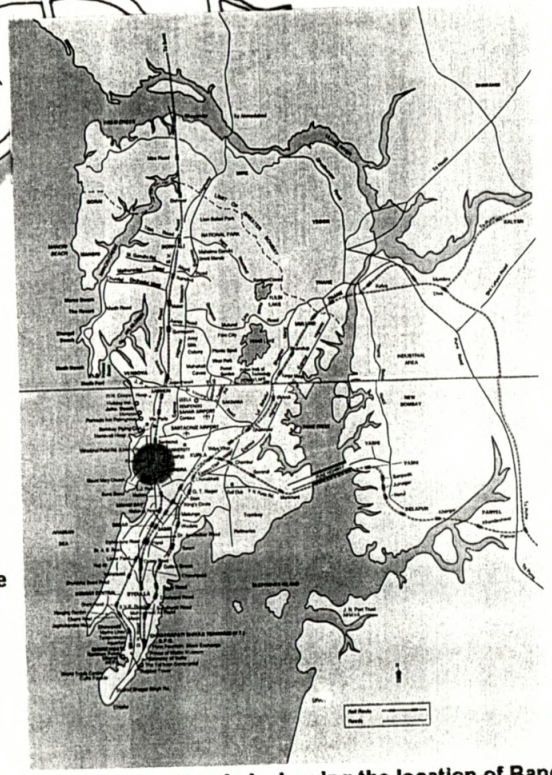
The Sherly Rajan village was formed way back in the 18th century; the inhabitants were largely farmers and toddy tappers. Sherly, Rajan and Malla formed a conglomeration of villages with the sea as the boundary on one side and acres of rice fields on the other, bordering the once heavily forested Pali Hill. Until the late 70s, these villages retained their quaint charm. Pigs foraged along the narrow streets, the cock crowing awakened the inhabitants and some homes still used their ancestral wells.

Historically, these were Christian villages, but today, other communities have moved in large numbers, while local residents have opted to settle in distant suburbs, and increasingly, abroad. Many locals who've sold their properties and moved to places like Vasai are in bad shape.





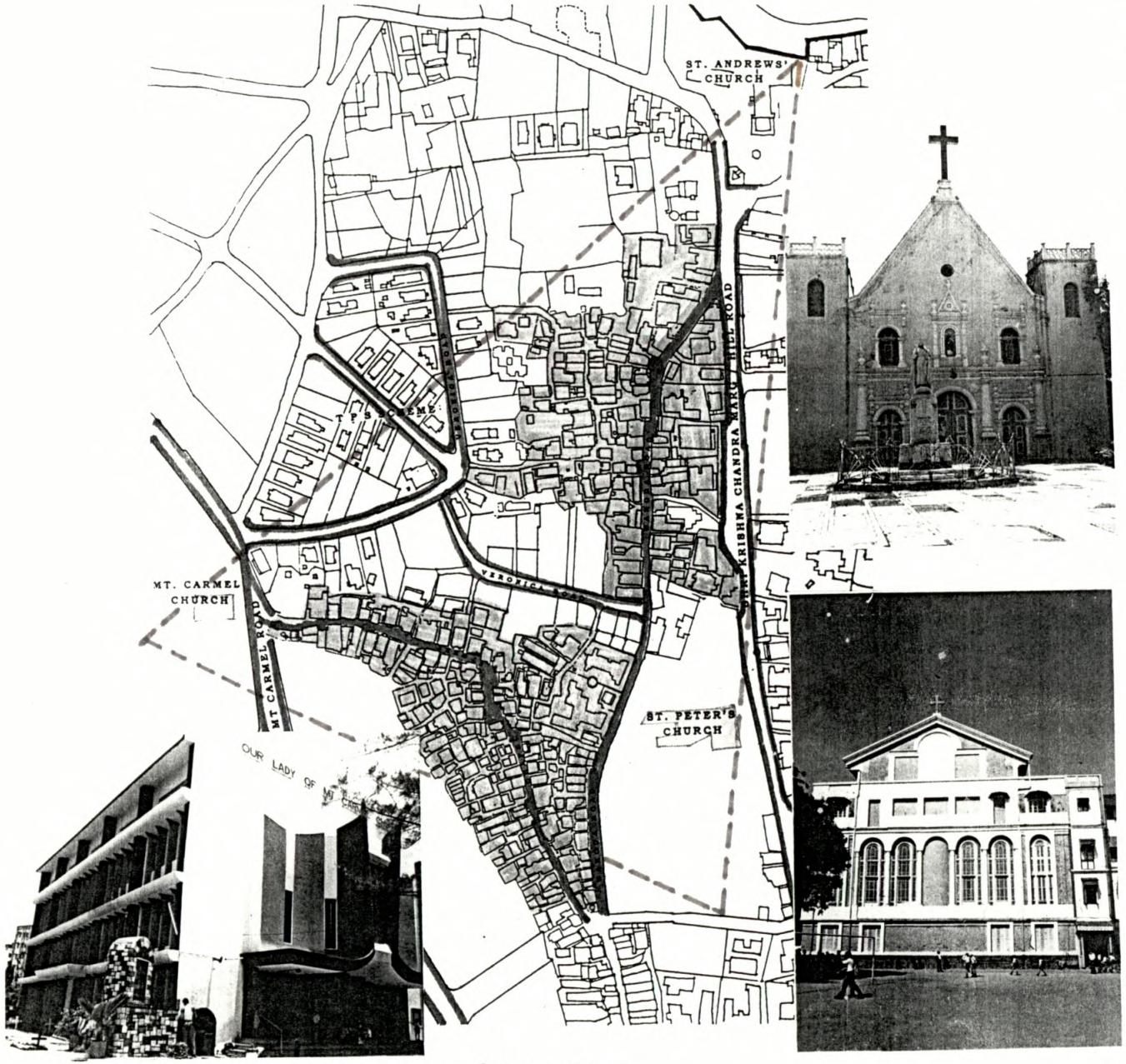
Map of 'H' ward showing the location of the demarcated Bandra Village



Map of Greater Mumbai, showing the location of Bandra

Falling within the 'H West' ward of the Mumbai Metropolitan Region, the Bandra Village precinct is roughly bounded by the Hill Road (on the North) and Veronica Road (on the South). The main development is along the 2 spines of Waroda Road and Chapel Road.

Consisting of approximately 200 - 300 buildings within the demarcated precinct in the middle of the full-blooded, fast moving Bandra suburb, it is a charming village on the outskirts of the Island City.



Clockwise from top: St. Andrews Church † St. Peter's Church † Mt. Carmel Church

The trio of churches- St. Andrew's and St. Peter's along Hill Road (Shri Krishna Chandra Marg) and Mt. Carmel's along Chapel Road serve as important landmarks to identify and locate the points of entry into the Bandra Village Precinct. The demarcated precinct is usually separately identified as

a) Ranwar
b) Development along Waroda Road
c) Development along Chapel Road.

The entrances to the demarcated precincts from the main arterial roads (i.e. Chapel Road & Hill Road) mark the transition of the outer bustling busy street into the quieter low-lying interiors. This chance in activity from commercial to residential is accentuated by the architectural styles, the heights of the buildings as well as by the narrowing widths of the internal lanes.

For the purpose of this study on Bandra Village, 3 portions of the demarcated precinct have been dealt with separately, for an in-depth documentation and analysis.

The development in Ranwar was the outcome of organic growth following a self-evolved and response generated settlement pattern, rather than any unplanned scheme. Designated as a Heritage Precinct as per the Heritage Regulations of Greater Bombay 1995, the area has immense value as a historic village. Bandra Village has an amazing array of 19th century residential structures with a strong Portuguese influence, that are characterised by:

THE SLOPING ROOF-LINE

The entire area is characterised by low-lying structured in conjunction with the human scale with pitched tiled roofs. This uniformity in form and scale as well as in the roofing material used, i.e. mangalore tile along with elegant fascia boards lends a harmonious organised look to the otherwise unplanned Precinct.

THE FRONT PORCHES AND VERANDAHS

Most of the houses open directly onto the streets, the entrances to which are visually emphasised by a porch or a continuous verandah, which is sometimes present on the upper floor too. These multi chromatic porches are rich in ornamentation including carved balustrades, wooden fretwork infills, coloured glass panels etc. Sadly, brick infill parapet walls and modern jalis or grills are replacing many of these decorative architectural elements. It is also found that the structural condition of the porches is also a cause of concern.

THE SHAPE OR THE FOOTPRINT

The dense close-knit built fabric of the Precinct results in structures that cover a relatively small plinth area. The narrow frontage offered to the streets further accentuates the shape of the built-form.





From top: The sloping roof-line of the precinct † A house with front porch on both levels

THE STRONG STREETSCAPE OF CHAPEL STREET & WARODA ROAD

With their quaint front porches and elegant detailing, an entire streetscape in the form of an entire stretch of buildings with the same character is seen along the Chapel and Waroda Roads. Unfortunately, this can be observed only intermittently along the roads as many new structures have mushroomed, thus disturbing the original scale and proportion of the streetscape.



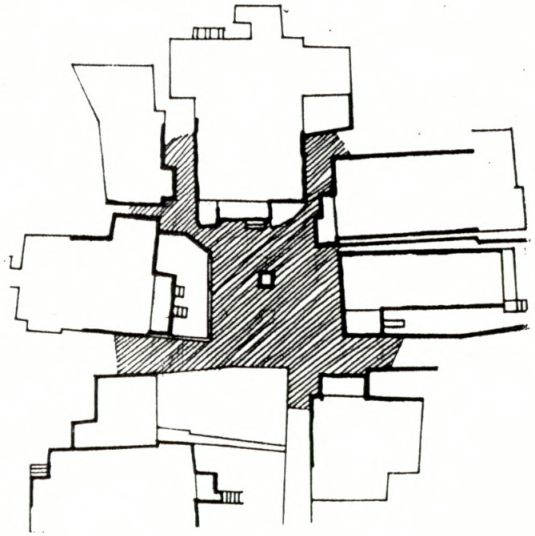
Top: The strong streetscape of Waroda Road

THE SQUARES AND THE NODES OF RANWAR

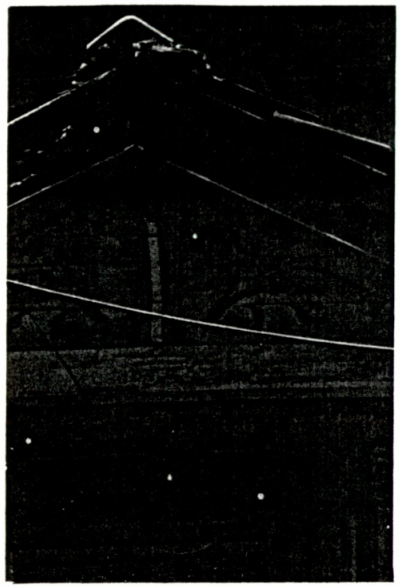
A typical feature that occurs in Ranwar is the widening of the narrow lanes into a square formed around houses, often punctuated by a cross. These public squares define a unique urban statement in which a variety of activities of interaction take place. Enmeshed into the social fabric and adding to the architectural merit, these spaces are an integral part of the precinct and the people.

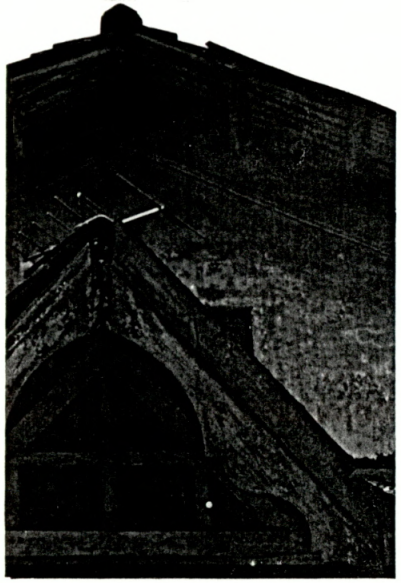


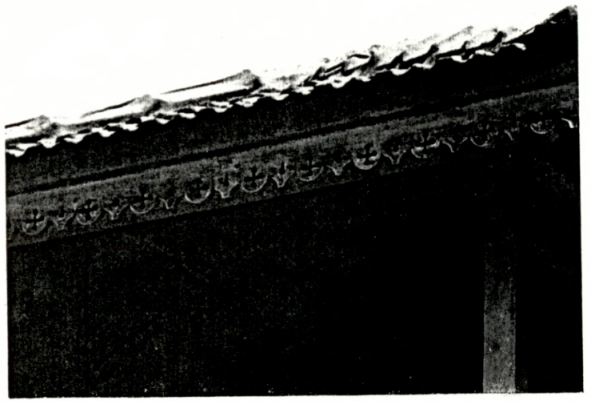
Top: A typical square of Ranwar, punctuated by a cross

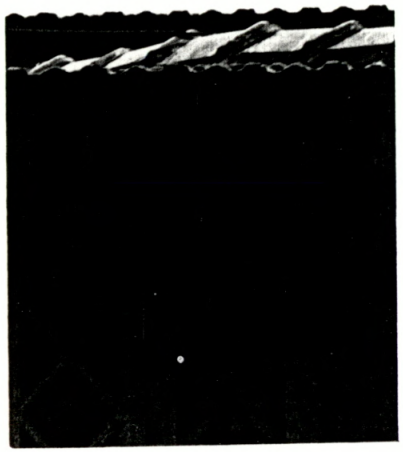


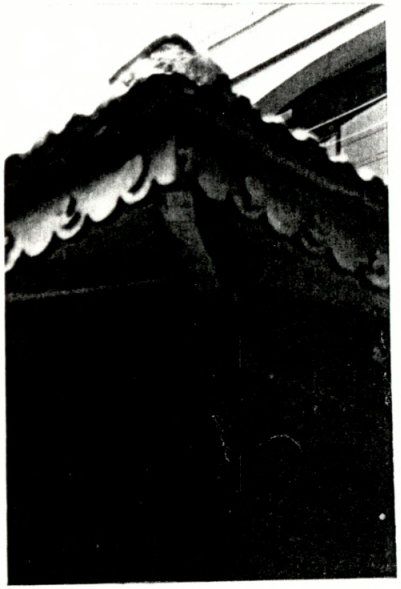
Fascia

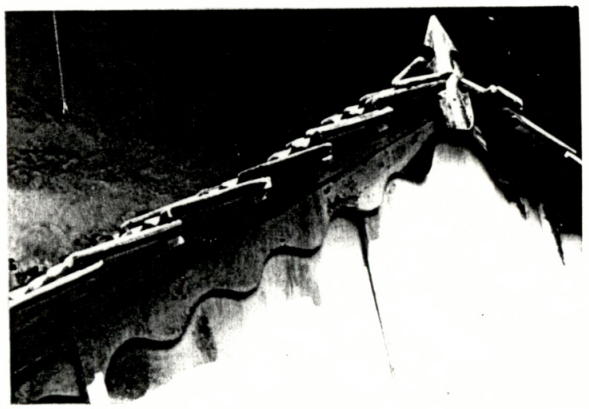






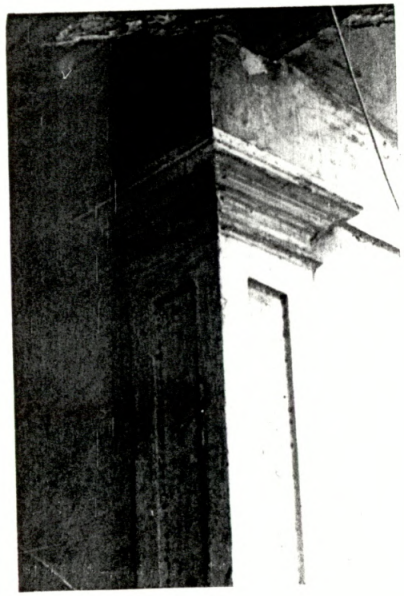




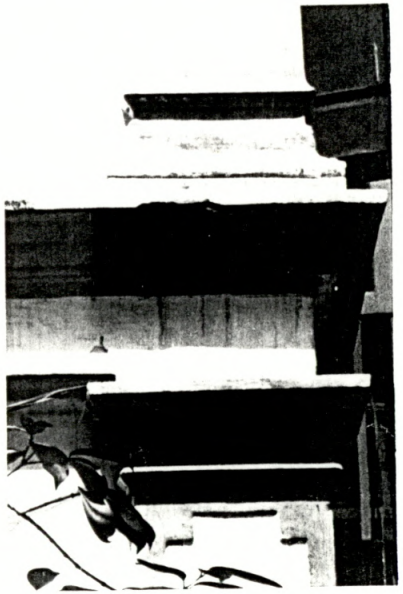


Pilasters and Cornice Bands

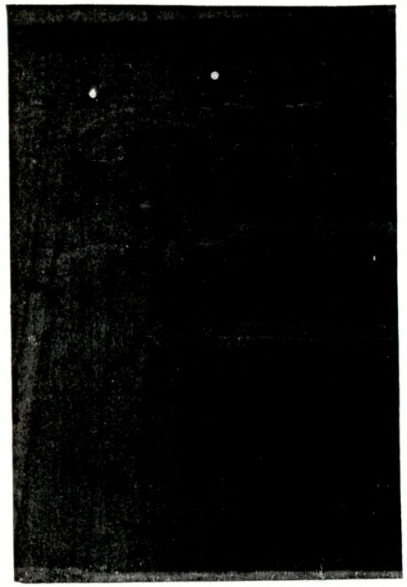


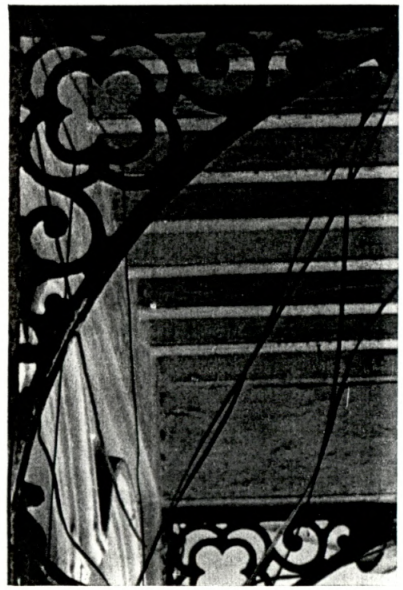




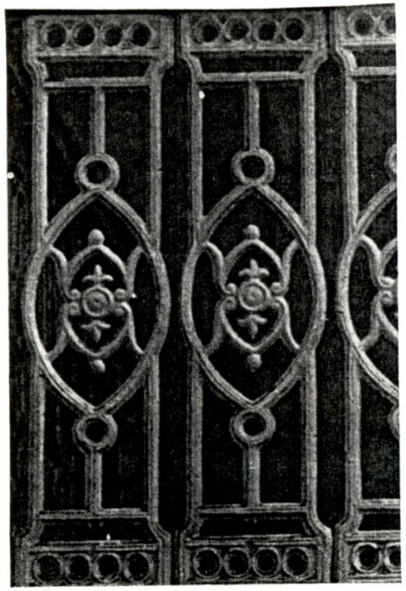


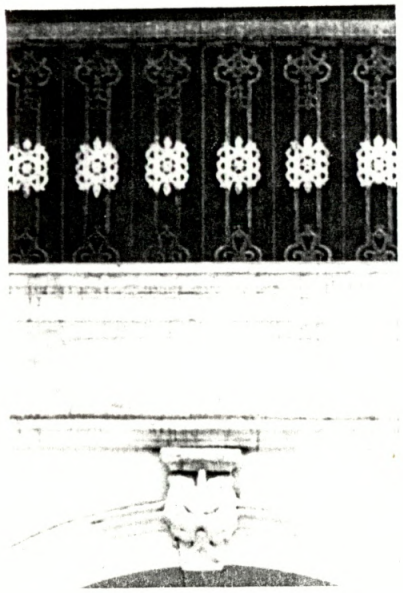
Brackets





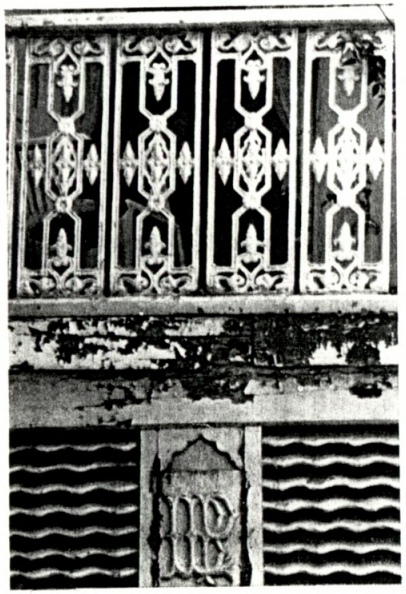
Balustrade

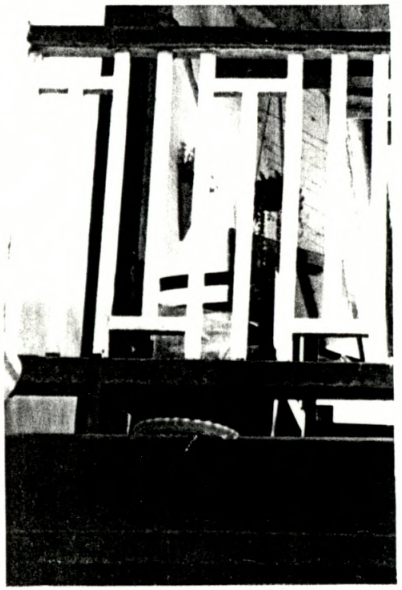




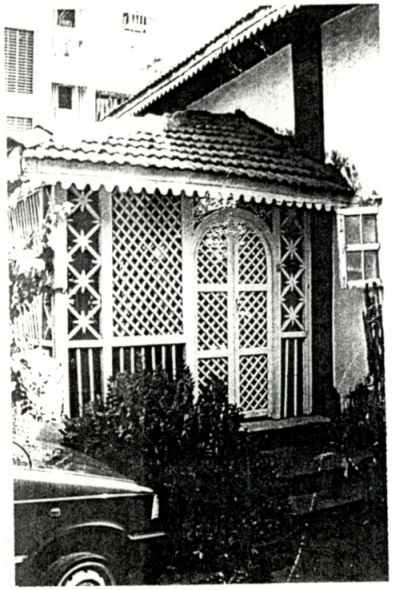




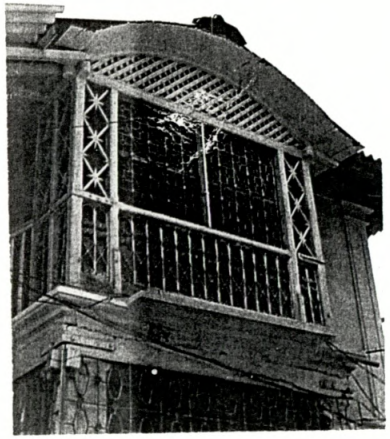




Porches

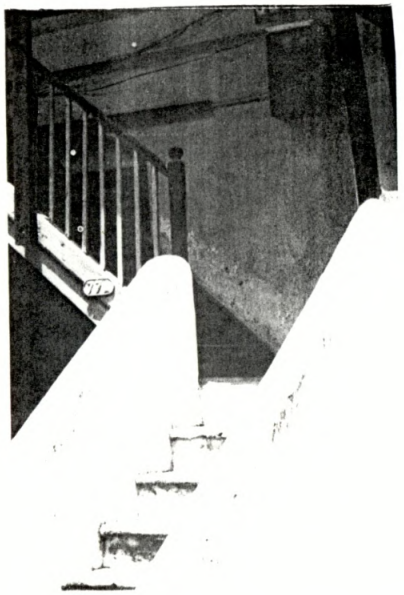


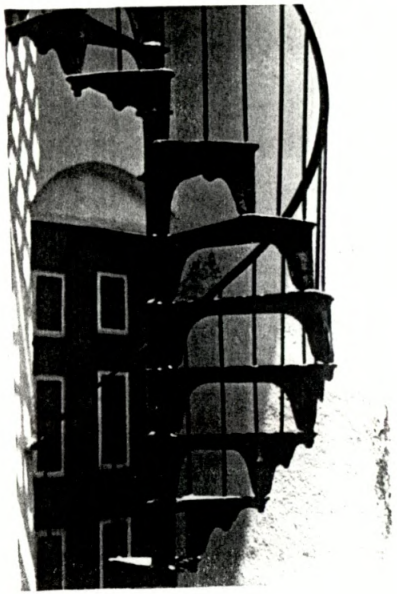






Staircases









MAPPING OF PRECINCT

The contrasting pattern that emerges between the built-up areas, the open spaces and the roads, makes evident the organic physical fabric of the precinct. The entire precinct comprises of closely-knit structures with relatively small footprints.

The structures that line Waroda Road, are characterised by the lack of any distinct plot lines or compound walls (except in the case of few modern aberrations). The structures facing the road are setback at irregular intervals, which results in a staggering street line and the formation of pockets of small off-street open spaces, invariably marked by covered crosses. Similar structures lying in the interior are accessed by narrow criss-crossing by-lanes. In some cases, these by-lanes lead into square open spaces, marked by the trademark free-standing crucifix in the centre and surrounded by a group of structures facing the common square.

The buildings along Hill Road, off Veronica Road have larger footprints and it is apparent from their configuration that they were not part of consciously attempted urban development scheme i.e. TPS existing in the area.

Structures lining the Chapel Road are devoid of any setbacks with no definite plot boundaries or compound walls abutting the roads. A staggering building line resulting in small off-street open spaces is a feature commonly observed all along Chapel Road. These pockets of open spaces are the only unbuilt spaces seen in the otherwise dense physical fabric of the precinct. Several turn-offs in the form of smaller, narrower by-lanes, running perpendicular to the main vehicular roads lead into the organically formed interiors of the Precinct, terminating either at a structure or at a dead end.



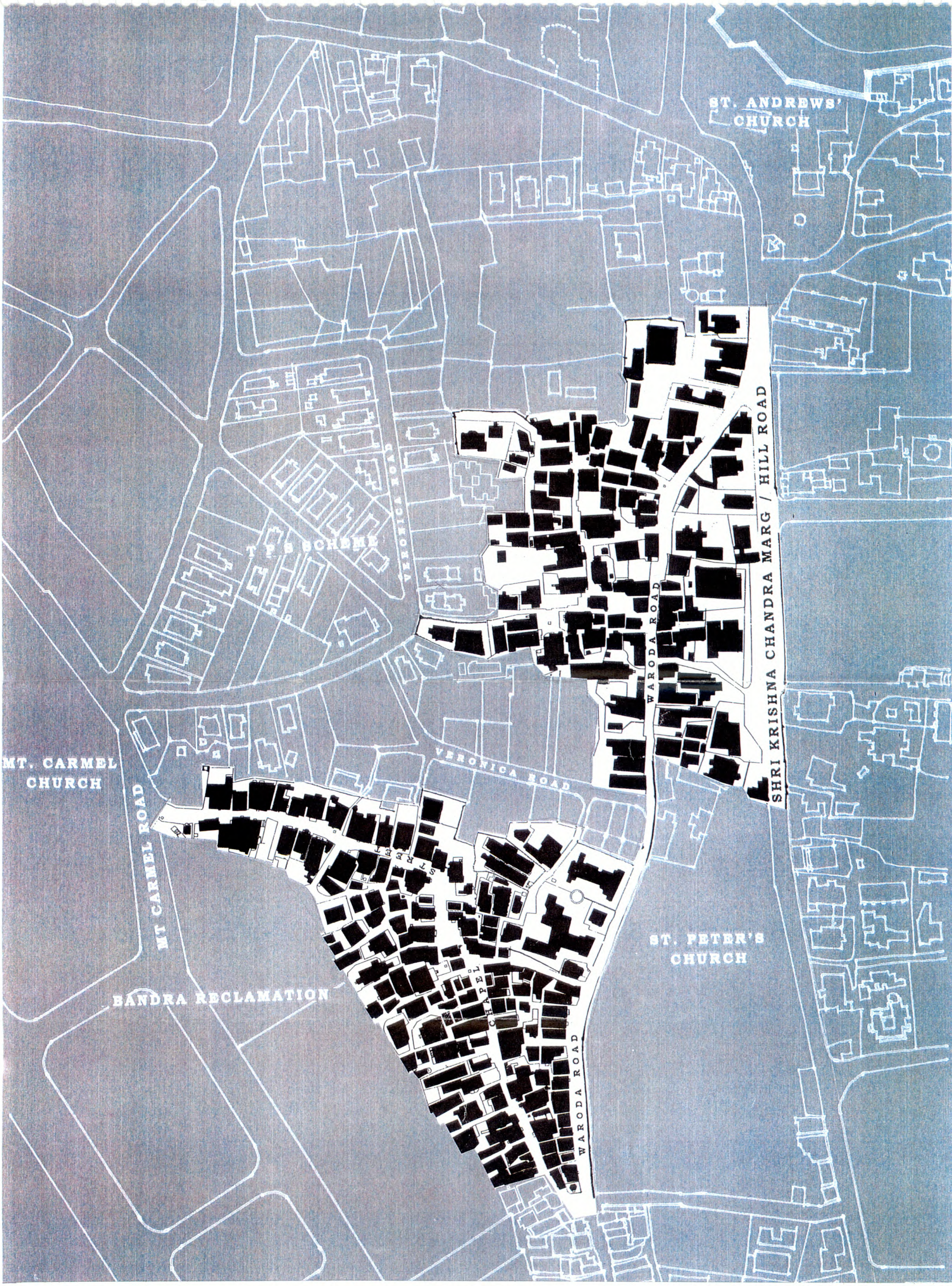
View showing staggering of streets



View showing off-street open spaces



In the interior of Chapel Street



SCALE - 1:2000

FIGURE GROUND

NORTH

The topography of the area generally follows a homogeneous pattern of low-rise medium density buildings.

The structures in the interiors of Ranwar and the buildings on and around Chapel Road generally follow a low-rise pattern and range from ground level to ground + 2 upper storeys, with tiled pitched roof. A few incongruous blocks in the form of taller modern apartment buildings interrupt this low-lying sloping roofline of the area.

A most alarming trend is that of hideous incongruous modern blocks emerging at the end of the small by-lanes, unseen from the main road.

The peripheral areas have witnessed an unchecked mushrooming of multi-storeyed buildings, like the development seen along Hill Road, which replaced the earlier bungalows on the same plots. This was probably the result of the property owners seeking to demolish their buildings in order to replace them with taller structures that consumed the full development rights of the plot.



Low lying structures along Waroda Road



High rise development along Hill Road



Incongruous development in Chapel Street precinct

ST. ANDREWS' CHURCH

SHRI KRISHNA CHANDRA MARG / HILL ROAD

WARODA ROAD

T.P.S SCHEME

VENTORA

VERONICA ROAD

MT. CARMEL CHURCH

MT CARMEL ROAD

STREET

CHAPEL

ST. PETER'S CHURCH

BANDRA RECLAMATION

Ground

Ground + 1

Ground + 2 & Ground + 3

Ground + 4 & above

SCALE - 1:2000

BUILDING HEIGHTS

NORTH

The landuse pattern in the Precinct, which is predominantly residential, can be broadly classified as:

- **RESIDENTIAL**- The close-knit existence of the original quaint Portuguese-type bungalows as well as the other residential buildings of hybrid / composite style or modern construction indicates the strong residential character.

- **MIXED USER** - The structures that abut the Waroda Road follow a pattern of mixed usage, several of them having commercial users on the ground floor i.e. general stores, laundry, tailoring shops, etc. and residences on the upper floors.

- **RELIGIOUS**- The entire area is dotted with numerous oratories and crosses, which is indicative of the predominance of the Christian / Catholic community in the precinct.

- **TEMPORARY STRUCTURES**- Temporary structures in the form of tin-sheds are seen lining Waroda road as well as encroaching upon some of the open spaces in the interiors. These are mainly used for informal small-scale commercial activities such as tyre repair shops etc. Most of them have been around too long to qualify as non- permanent establishments.

- **OPEN SPACES**- Though there is no formal recreational playground within Ranwar, its otherwise close-knit physical fabric has several pockets of small open spaces. The narrow criss-crossing by-lanes quite suddenly open into square shaped open area, around which are organised groups of houses. These common central squares serve as marvelous spaces for community meeting places and miniature playgrounds.



Residential typology



Residential with shopline found mostly along Waroda



Temporary structures

ST. ANDREWS' CHURCH

HILL ROAD

SHRI KRISHNA CHANDRA MARG / HI

WARODA ROAD

T.P.S SCHEME

VERONICA ROAD

MT. CARMEL CHURCH

MT CARMEL ROAD

BANDRA RECLAMATION

ST. PETER'S CHURCH

WARODA ROAD

Residential

Residential with Commercial shopline

Commercial

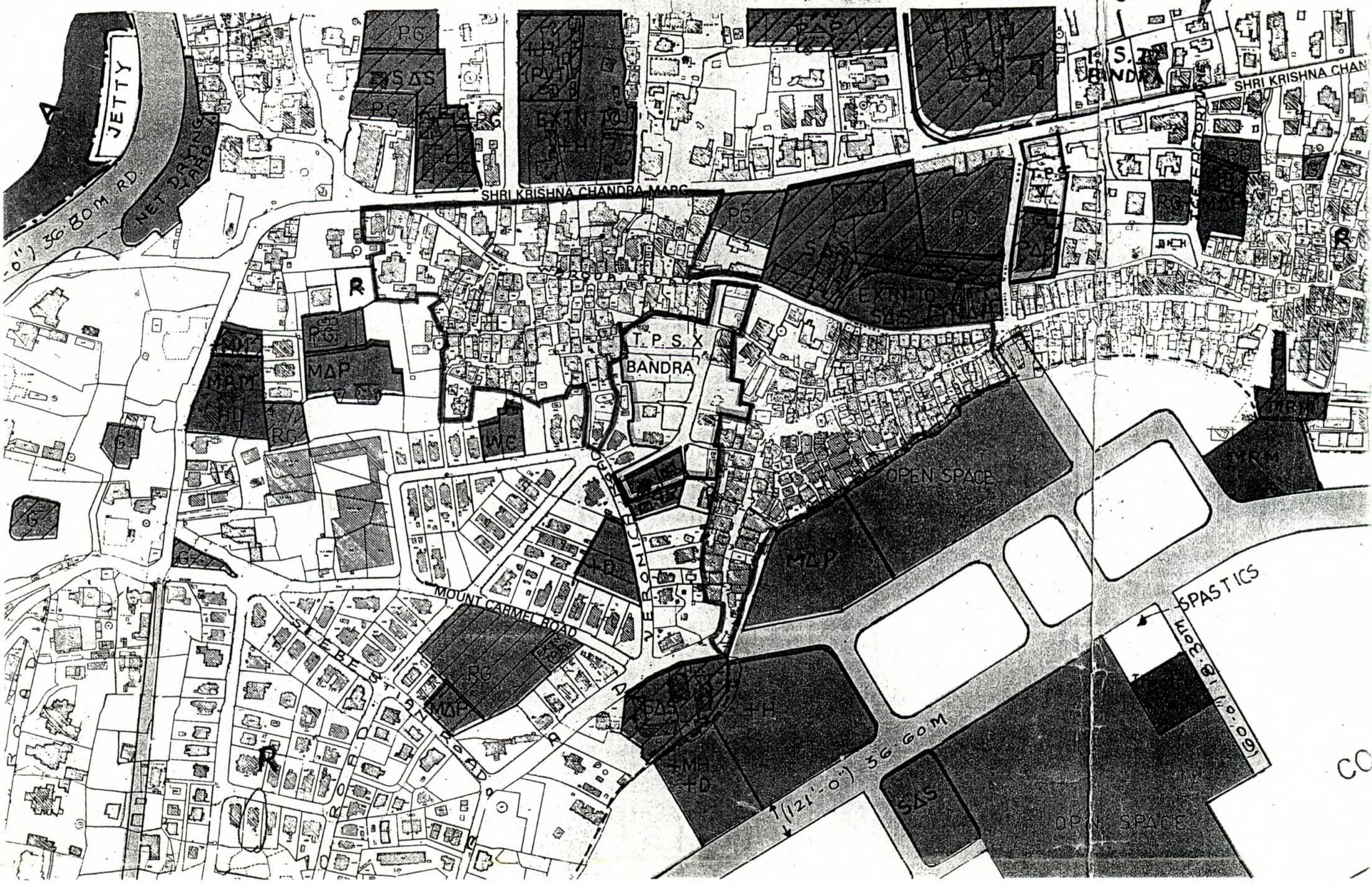
Small scale commercial

Religious

SCALE - 1:2000

LANDUSE

NORTH



SAS	Secondary School	MRM	Municipal Retail Market
MAP	Municipal Primary School		
PAP	Private Primary School	RG	Recreation Ground
WC	Welfare Centre	PG	Play Ground
+H	Hospital	G	Garden
+D	Municipal Dispensary		
+MH	Municipal / Private Maternity Home		Town Planning Scheme
LIB	Library	R	Residential Zone

SCALE - 1:2000

D.C. RESERVATIONS

NORTH

The typical character of the structures in Bandra village display a strong **Portuguese influence** with architectural elements such as porches, tiled pitched roofs and ornamentation such as fascia boards, balustrades, wooden fretwork panels etc. For the purpose of our study, these original residential structures have been classified further on the basis of their facades and style:

a) **Cottages with front porches**
b) **Cottages without porches**
c) **Cottages with continuous front verandah on all the floors.**

In addition to these, there is a sprinkling of old buildings resembling **Renaissance Villas** and have a distinctly different character.

The **Art Deco** elevational features seen on some of the buildings highlight the hybrid character of the architecture found in Bandra Village.

There are a number of G+1 storied **blocks**, arising from the demolition of older bungalows, modern and made of concrete with box grills and Al. Sliding windows.

Also standing out in sheer contrast to the other vernacular bungalows around, are the modern **multi-storied apartment buildings** that threaten to destroy the very character of the precinct.

The area is also dotted with numerous **temporary** innocuous-looking **tin sheds**.



Cottage with front porch



Cottage without porch



Cottage with continuous verandah



Renaissance Villas



Art Deco architecture found in the precinct



Example of Art Deco development



Original Modern blocks



High rise development

ST. ANDREWS' CHURCH

SHRI KRISHNA CHANDRA MARG / HILL ROAD

WARODA ROAD

T.P.S SCHEME

VERONICA ROAD

MT. CARMEL CHURCH

MT CARMEL ROAD

BANDRA RECLAMATION

ST. PETER'S CHURCH

- Cottage with front porch
- Cottage with continuous front verandah
- Cottage without front porch / verandah
- Villa type
- Art Deco
- Incongruous Apartment block
- Sheds / Temporary structures

SCALE - 1:2000

BUILDING TYPOLOGY

NORTH

The trio of churches i.e. St. Peter's, St. Andrews' and Mt. Carmel's serve as distinguishing landmarks and identify the entry points into the Bandra Village precinct.

Within the Precinct, itself there are various prominent structures that visually delineate the different areas. Building no. 25A on Chapel Street is a fine bungalow with an impressive ornamental front porch and a relatively large setback from the street edge, which has been maintained as a neat conspicuous landscaped garden. Building nos. 40 and 42 are good examples of well-preserved bungalows occupying salient corner locations. Building no. 59 on Chapel Street is significant due to the fact that it is a structure that has been sensitively built over by congruous upper floor addition; thus it serves as a bench mark for any other new development.



Node at the intersection of Waroda and Hill Road

The junction of the main Hill Road, and the western end of Waroda Road, with the V-shaped plot of Mary Ville (Building no. 91) at the prominent intersection. The 'Benhur' chemist shop, on the ground floor of Fernandez Villa (Building no. 93) serves as a well-known local landmark.

The junction of turn-off from Hill Road i.e. St. Peter's Road, Waroda Road and Chapel Street marked by the Police Chowky and popularly known as the 'Jeff Caterers' junction after the establishment which occupies a frontal position on this node.



Junction formed at Chapel and Waroda Road

ST. ANDREWS' CHURCH

SHRI KRISHNA CHANDRA MARG / HILL ROAD

WARODA ROAD

T.P.S SCHEME

VERONICA ROAD

MT. CARMEL CHURCH

MT. CARMEL ROAD

BANDRA RECLAMATION

ST. PETER'S CHURCH

Architectural Landmark
Social Landmark
Major Node
Minor Node
Unified Street edge

SCALE - 1:2000

LANDMARKS & NODES

NORTH

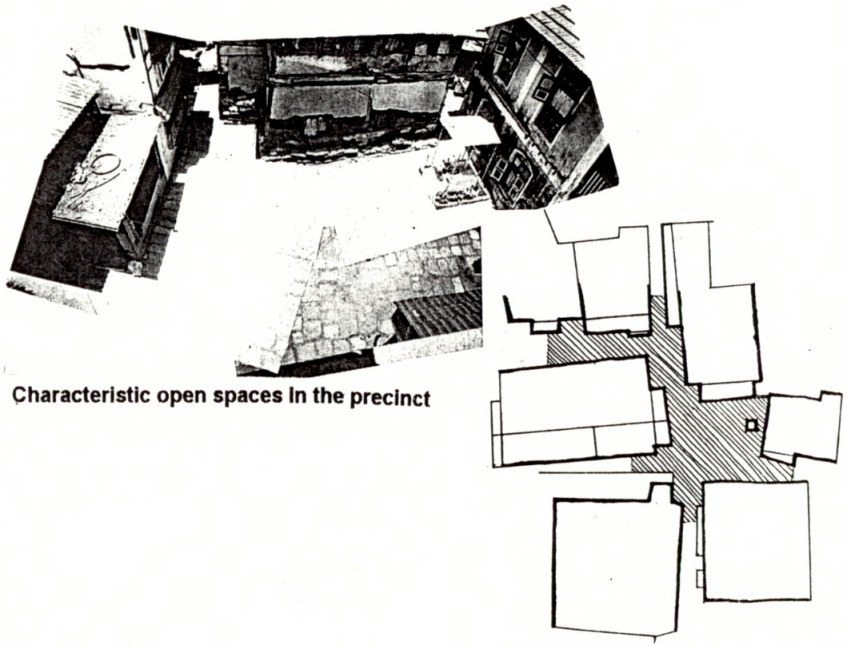
The square open spaces in the interior of Ranwar precinct form one of its most unique characteristics. Formed as a result of the conscious organization and planned placement of the structures such as a group of 4 – 5 bungalows face the common central square.

There are 4 such open squares found within Ranwar. The biggest one goes upto 15m X 15m and is accessed by a wider vehicular lane whereas the smallest measures 9m X 9m and can only be reached by pedestrian pathways. The presence of a cross in each open square adds to the quiet, at the same time inviting ambience of the neighborhood. These are commonly used as plain sit-outs and play areas for children or just as daily meeting places for the community, affording the right balance of public use as well as privacy.

Unfortunately, the addition of new solid compound walls outside the bungalows facing the open squares disturbs the quality of the existing space and mars its special character.

Other open spaces of any consequence are the few empty plots that stand resulting from the demolishing of the earlier bungalows that stood on them. Presently unbuilt upon, these are covered with overgrown vegetation and are not maintained. Some are used as playgrounds, while the others have generated into dumping grounds.

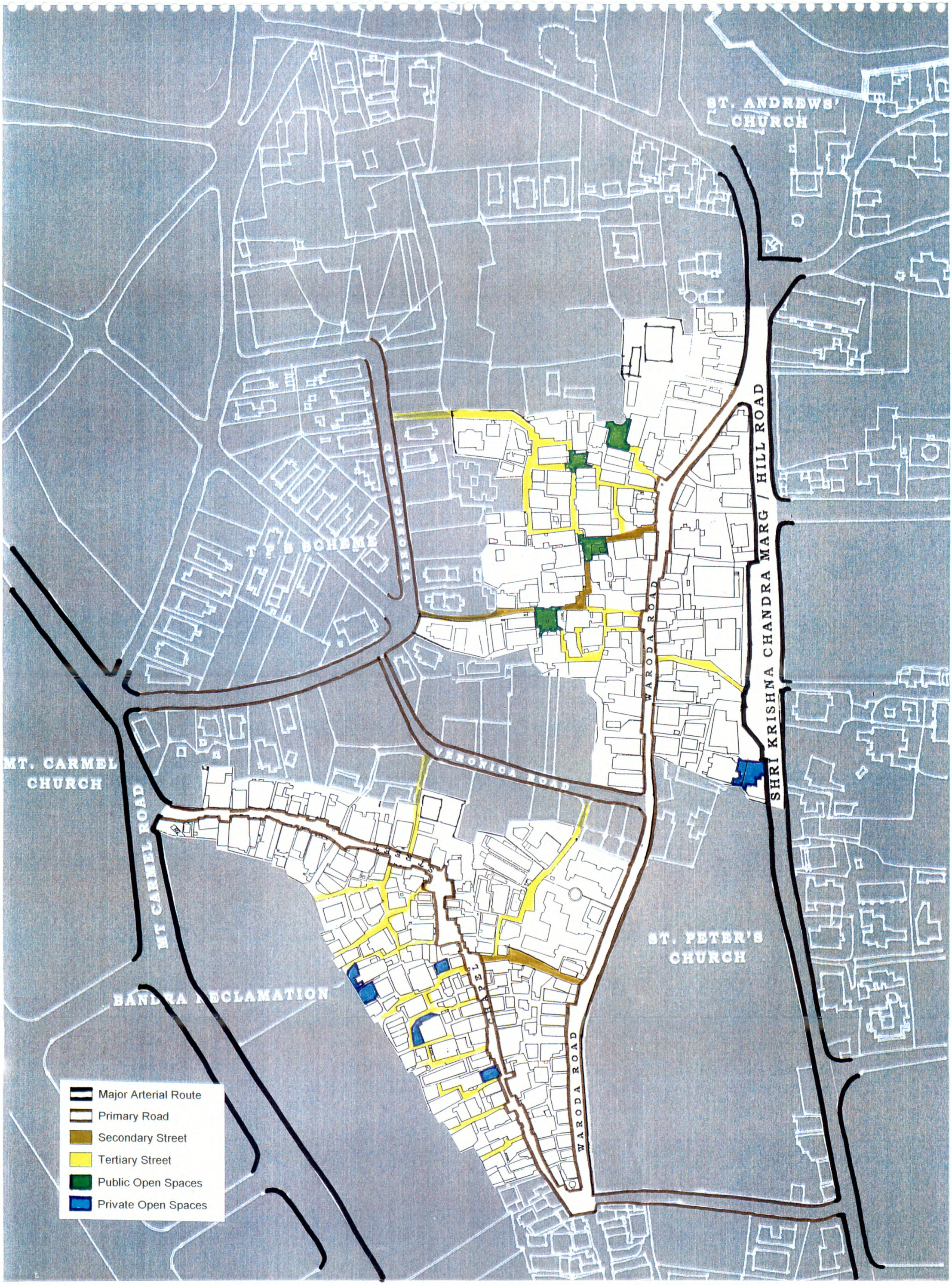
Chapel Street is however completely devoid of any open spaces, either planned or accidental.



Characteristic open spaces in the precinct



Open space identified for probable development



SCALE - 1:2000

STREETS & OPEN SPACES

NORTH →

The street pattern can be broadly discerned to follow a general hierarchy:

THE PRIMARY ROADS being the Waroda Road and the Chapel Street form the main spine along which is the major vehicular thoroughfare within the precinct. Several small off-street open spaces, formed by the alternate set back in the building line of a few structures along the road, serve as substitute cul-de-sacs. The varying widths along its length prevent traffic jamming and bottlenecking at various places. Vehicle users as an alternate faster route to Hill Road often use Waroda Road in order to reach Bandra Reclamation. Hence it has been proposed (by Government legislation) to be widened. Unfortunately, this would probably lead to the demolishing of many of the abutting structures meriting conservation and a heritage listing. In some cases, important part of the structure like the front porch is under threat of the road widening line.

THE SECONDARY STREETS are the 3 - 3.5m wide internal access lanes. Where the width allows, off-street parking is possible on the otherwise single-lane streets.

THE TERTIARY STREETS are less than 2m wide and often have dead ends or lead into the square open spaces. These narrow criss-crossing by-lanes allow for only two-wheeler and pedestrian access.



Waroda Road is the primary spine of the precinct



Internal secondary access



Narrow tertiary by-lanes

ST. ANDREWS' CHURCH

HILL ROAD

SHRI KRISHNA CHANDRA MARG / HI

WARODA ROAD

VERONICA ROAD

MT. CARMEL CHURCH

MT CARMEL ROAD

BANDRA RECLAMATION

ST. PETER'S CHURCH

WARODA ROAD

One-way road

Two-way road

Pedestrian & Two-wheeler access

Off-street parking

SCALE - 1:2000

TRAFFIC PATTERN

NORTH

STREET LIGHTS AND LAMPPOSTS:

These are in sufficient 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 old, out of use and in need of attention.

TREES AND PLANTERS:

A few trees present are concentrated in the central area.

ROADSIDE SHRINES:

The entire area is dotted with emblems and statues representing the Christian faith. Many of these are found to be embedded within the compound walls or seen at the various intersections and minor nodes within the precinct.

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 NUMBER / BUILDING NAME:

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





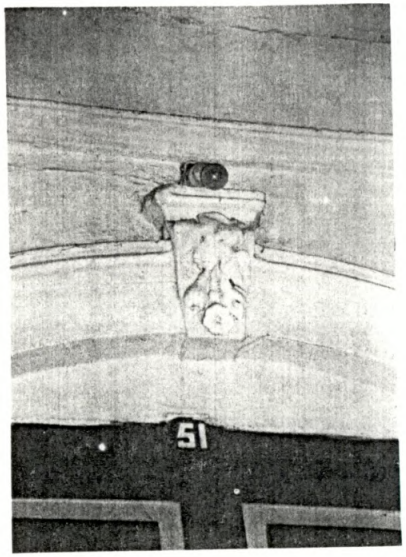









51


51


VERONICA ROAD

An aesthetic study of the original bungalows in the Precinct to evaluate their condition shows that a majority of the structures are in a fair condition and only a handful of them can be considered to be in good condition.

The remaining buildings, mainly the older bungalows are in a poor condition on account of no maintenance or because they remain unoccupied.

The general condition of most of the original bungalows on Chapel Road is seen to be aesthetically deteriorating. This is largely due to the unchecked insensitive, indiscriminate changes made to the facades. These include the addition of box-grills, collapsible jalis on the entrances, front porches and windows; protrusions of the weather shades projecting above the windows; the infilling by bricks and tin sheets of the wooden balustrades on porches and staircases; replacing of the original mangalore tile roofing by new AC or tin roofing sheets.

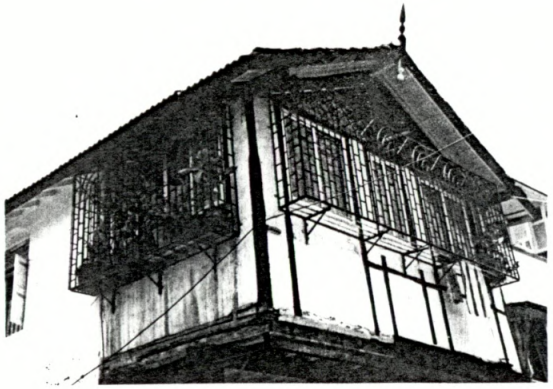


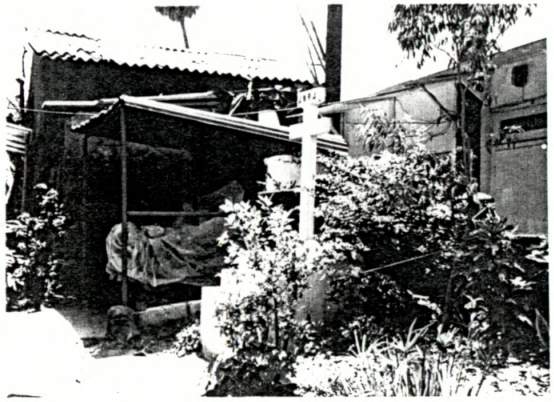
Well maintained structure in the precinct

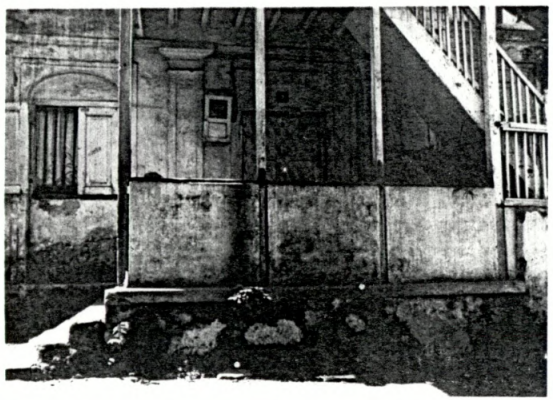


Insensitive accretions on the street front of Chapel









The present scenario in the Bandra Village is sadly one of the rapidly diminishing special original 'village' character of the area. One of the main reasons for this is the many insensitive and rather tasteless embellishments to the elevation design of the structures.

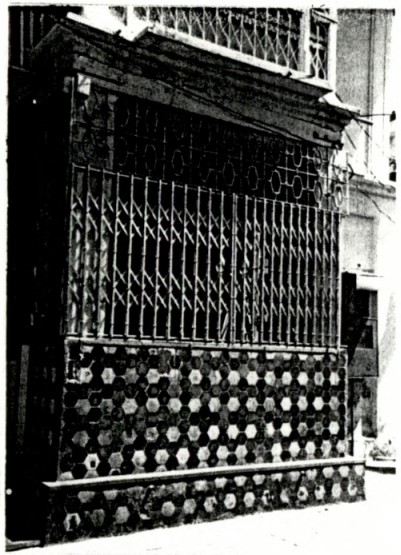
- *The encroachments on the porches and balconies through enclosing them by building walls around them.*
- *The addition of Al. Sliding windows on the enclosed porches and balconies.*
- *The incongruous modern jalis and box grills that are fitted on external openings, including the front porches.*
- *The replacing of the original wooden / cast-iron decorative balusters on the porches and staircases by brick parapet walls.*











- *The accretions in the form of window air-conditioning units on the front façade.*
- *The innocuous cladding material like mosaic tiles or granite added on the facades.*
- *Addition of tin chajjas on the window openings.*
- *The positions of the meter boxes lying exposed on the front walls.*
- *The displaying of gaudy signage and advertising boards on the shop front of the commercial establishments that line the ground floor of many buildings.*

ST. ANDREWS' CHURCH

SHRI KRISHNA CHANDRA MARG / HILL ROAD

WARODA ROAD

T.P.S. SCHEME

PALI NAKA

VERONICA ROAD

MT. CARMEL CHURCH

MT CARMEL ROAD

CHAPEL

ST. PETER'S CHURCH

BANDRA RECLAMATION

Good
Fair
Poor

SCALE - 1:2000

AESTHETIC CONDITION

NORTH

32A

ST. ANDREWS' CHURCH

SHRI KRISHNA CHANDRA MARG / HILL ROAD

WARODA ROAD

TPS SCHEME

VERONICA ROAD

MT. CARMEL CHURCH

MT. CARMEL ROAD

BANDRA RECLAMATION

ST. PETER'S CHURCH

Chajjas
Grills/Jalis
External cladding
Al Sliding windows
Window A/C Units
Signage
Electric Meter boxes
Encroachment

SCALE - 1:2000

INCONGRUOUS FAÇADE TRANSFORMATIONS

NORTH

Bldg Name / No.	STRUCTURAL CONDITION									FACADE CONDITION							ROOF CONDITION					
	PORCH				STRUCTURE				Remarks	Plaster	Cornice or Pilaster	Fenestration	Balustrade	Panels	Additions	Remarks	Purlins	Boarding	Tiles	Tiles to AC	Fascia	Remarks
	Roof	Frame	Balustrade	Floor	Col.	Beam	Ext. Wall	Stair case														
2	Not Applicable										NA		NA	NA		J		NA				
5								NA	steel support		NA					J, C, F						
6									Roof-veranda		NA			NA		E		NA			NA	Steel beams
7											NA											
8											NA					J, I						
9	Not Applicable								C					NA		I		NA				
9A	Not Applicable							NA					NA	NA								
10									Roof-propped		NA			NA								
10A									I				NA	NA		J, C						
11			NA								NA		NA	NA								G
12																J, C, I		NA				C
Opp. 12	Not Applicable							NA								C, W, P						
12A											NA			NA		J		NA				
12B	Not Applicable										NA			NA		G						
12D	Not Applicable													NA		J, I, E		NA				
15									E		NA			NA		E, Al.						
17	Not Applicable							NA			NA		NA	NA		C						
17A		NA	NA					NA	Otla		NA		NA	NA		J,C		NA				
17B	Not Applicable								Otla, I		NA		NA	NA		G, C, F						
18	Not Applicable				NA	NA		NA			NA		NA	NA		J, C			NA			C
20								NA	steel support		NA		NA	NA		J		NA				
21A																I, C						
25A									I		NA					P						
25B									I		NA		NA	NA		Modern gate						
26	Not Applicable										NA		NA	NA		S	Not Applicable					
27	Not Applicable											NA		NA		C, W, S	Not Applicable					
28								NA			NA					I, J, C						C
29									steel support		NA			NA		C, J						
29A									I		NA			NA		J, G		NA				AC ver

W – Wiring / Electric Meter Boxes † **J** – Jalis / Modern grills † **C** – Chajjas † **A** – Addition of Upper Floor † **E** – Extensions on ground floor † **I** – Brick Infill † S- Signage / Shopline † **Al** – Aluminum windows † **G** – Roof gutter added † **P** – Service pipes added † **F** – External finish altered / Cladding † **R** – Replaced by RCC † **AC** – AC Sheet added † **A/C** – Air conditioners added † **M** – Missing † **D** – Rising damp † F – Ficus growth

Bldg Name / No.	STRUCTURAL CONDITION									FACADE CONDITION							ROOF CONDITION					
	PORCH				STRUCTURE				Remarks	Plaster	Cornice or Pilaster	Fenestration	Balus trade	Panels	Additions	Remarks	Purlins	Boarding	Tiles	Tiles to AC	Fascia	Remarks
	Roof	Frame	Balus trade	Floor	Col.	Beam	Ext. Wall	Stair case														
29B											NA			NA		Clour						
30	Not Applicable							NA	S		NA			NA		S	Not Applicable					
32	Not Applicable							NA			NA		NA	NA		C, E	Not Applicable					
33	Not Applicable							NA			NA		NA	NA		J, C, W, Ac						
33A	Not Applicable										NA		NA	NA		J, C, E		NA				
33B														NA				NA				
37D								NA	E		NA			NA		J, Floor		NA				E
38									I		NA					I,C						
39	Not Applicable							NA			NA		NA			C		NA				G, I,
39A											NA			NA								
40									I, Steel support		NA					I, C,		NA				Staircase
41A																						Unoccupied
42									I		NA							NA		NA		
44	Not Applicable							NA			NA		NA			W, J, C		NA		NA		
50								NA			NA			NA		C						Porch removed
52									Ficus Growth							J, W, E, St				NA		
54																J, W, C						
55								NA			NA			NA								
57								NA			NA			NA		E, J		NA				
59														NA		J, Ext.						
60	Not Applicable							NA					NA	NA		J						C
62	Not Applicable										NA		NA	NA				NA				
63									C					NA		J, W, C, S						
64											NA					S		NA		NA	NA	
66	Not Applicable										NA		NA	NA				NA				
67	Not Applicable													NA		S						
69/71	NA	NA	NA											NA		C, P						Part Flat, G
Anaclete Hse.	Not Applicable							NA	RCC		NA			NA		J, C	Not Applicable					
Enid's	Not Applicable							NA		Not Applicable							Not Applicable					
Black Jali									J,St.frame,R		NA		NA			J, F	Not Applicable					RCC

W – Wiring / Electric Meter Boxes † J – Jalis / Modern grills † C – Chajjas † A – Addition of Upper Floor † E – Extensions on ground floor † I – Brick Infill † S- Signage / Shopline † Al – Aluminum windows † G – Roof gutter added † P – Service pipes added † F – External finish altered / Cladding † R – Replaced by RCC † AC – AC Sheet added † A/C – Air conditioners added † M – Missing † D – Rising damp † F – Ficus growth

Bldg Name / No.	STRUCTURAL CONDITION									FACADE CONDITION							ROOF CONDITION					
	PORCH				STRUCTURE				Remarks	Plaster	Cornice or Pilaster	Fenestration	Balustrade	Panels	Additions	Remarks	Purlins	Boarding	Tiles	Tiles to AC	Fascia	Remarks
	Roof	Frame	Balustrade	Floor	Col.	Beam	Ext. Wall	Stair case														
5										N.A			N.A	N.A								
7														N.A		AC, I						
8											N.A		N.A	N.A		C						
8C			N.A										N.A	N.A		C						E
9/6D													N.A	N.A		W						
10/Avlin																J, F, I			N.A			
10A														N.A		J, A/C, I						
10C																						
10H	Not applicable							N.A			N.A		N.A	N.A		C						canopy
10J																C						
12								N.A	I		N.A					C,J,I						
13/Dias Hse.									sagging							I						
14																M						
18								N.A	sagging				N.A	N.A								
20			N.A													W						
28								N.A						N.A								M
41/ReggieCottage	not applicable															C						
42/Perreira Hse																						
44	not applicable							N.A					N.A	N.A		F, J						M
45/Edward hse																A, M, C						canopy
49								N.A					N.A	N.A		I						
50														N.A		D, F, A, I						
51									disrepair					N.A		I, J						
55														N.A		AC						canopy
57/58 JenuJanai									C							A/C, M, W, I						veranda
59/Philips cottage											N.A			N.A		AC						canopy
59A									sagging					N.A		J, C, W						
61																						
63																I, J						veranda

W – Wiring / Electric Meter Boxes † J – Jalis / Modern grills † C – Chajjas † A – Addition of Upper Floor † E – Extensions on ground floor † I – Brick Infill † S- Signage / Shopline † Al – Aluminum windows † G – Roof gutter added † P – Service pipes added † F – External finish altered / Cladding † R – Replaced by RCC † AC – AC Sheet added † A/C – Air conditioners added † M – Missing † D – Rising damp † F – Ficus growth

Bldg Name / No.	STRUCTURAL CONDITION: PORCH Roof	PORCH Frame	PORCH Balus trade	PORCH Floor	STRUCTURE Col.	STRUCTURE Beam	STRUCTURE Ext. Wall	STRUCTURE Stair case	STRUCTURE Remarks	FACADE CONDITION: Plaster	Cornice or Pilaster	Fenestration	Balus trade	Panels	Additions	ROOF CONDITION: Remarks	Purlins	Boarding	Tiles	Tiles to AC	Fascia	Remarks
67	concrete porch								concrete					N.A		A, AC, J,W						
69/Judee's	not applicable							N.A			N.A		N.A			I, C, F, W		N.A	N.A			
75B														N.A		J						
77A														N.A		F, I				N.A		
77 C & D	porch infilled							N.A						N.A		J				N.A		
77E/Pleasant Villa											N.A			N.A		J, A/C						
78G/Firdaus Manzil	not applicable							N.A					N.A	N.A		I						canopy
84/Allington								N.A			N.A			N.A								
85/46											N.A			N.A		J, S						M, Ver
91/Mary Ville													N.A			M, J, S						Flat
93/Fernandez Villa	not applicable										N.A			N.A		J, A/C, S						
The Trellis								N.A								D						
Philomena cottage	not applicable								tank load				N.A	N.A	N.A							
Martin Lodge	concrete porch												N.A			C						rear
Wilcdamerez	concrete porch										N.A		N.A			not applicable						

W – Wiring / Electric Meter Boxes † **J** – Jalis / Modern grills † **C** – Chajjas † **A** – Addition of Upper Floor † **E** – Extensions on ground floor † **I** – Brick Infill † S- Signage / Shopline † **Al** – Aluminum windows † **G** – Roof gutter added † **P** – Service pipes added † **F** – External finish altered / Cladding † **R** – Replaced by RCC † **AC** – AC Sheet added † **A/C** – Air conditioners added † **M** – Missing † **D** – Rising damp † F – Ficus growth

Bldg Name / No.	STRUCTURAL CONDITION									FACADE CONDITION							ROOF CONDITION					
	PORCH				STRUCTURE				Remarks	Plaster	Cornice or Pilaster	Fenestration	Balus trade	Panels	Additions	Remarks	Purlins	Boarding	Tiles	Tiles to AC	Fascia	Remarks
	Roof	Frame	Balus trade	Floor	Col.	Beam	Ext. Wall	Stair case														
1	Not Applicable							NA			NA		NA	NA				NA				
5	Not Applicable							NA			NA		NA	NA		E, J		NA				
7	Not Applicable												NA	NA				NA				
7 / 38C	Not Applicable							NA			NA		NA	NA		G, C						
11	Not Applicable							NA			NA		NA	NA		I		NA				Porch on G fl.
13 / 34	Not Applicable							NA					NA	NA		E, S, G		NA				
15A								NA			NA			NA		E, T, G		NA				
19, Manovlle											NA			NA		I, St. frame						
21 Rebecca Villa														NA				NA				
23, Olpers'											NA			NA		G, E			NA			
25, Gregory Hse.									Sagging													
31	Not Applicable										NA		NA	NA		G						
33											NA					C, J						

W – Wiring / Electric Meter Boxes † **J** – Jalis / Modern grills † **C** – Chajjas † **A** – Addition of Upper Floor † **E** – Extensions on ground floor † **I** – Brick Infill † S- Signage / Shopline † **Al** – Aluminum windows † **G** – Roof gutter added † **P** – Service pipes added † **F** – External finish altered / Cladding † **R** – Replaced by RCC † **AC** – AC Sheet added † **A/C** – Air conditioners added † **M** – Missing † **D** – Rising damp † F – Ficus growth