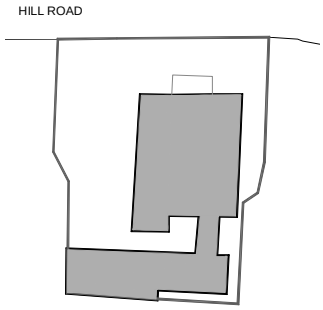
016	BHALLA HOUSE



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



Not to Scale

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

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

016	BHALLA HOUSE	PLATE A



ROAD SIDE VIEW



ENTRANCE PORCH



LEFT SIDE VIEW