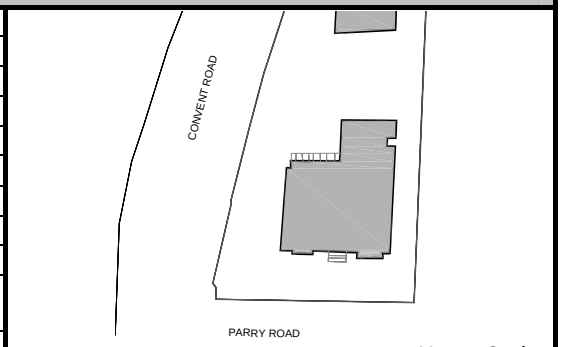
081	DOMUS JOSEPHI



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



Not to Scale

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

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



FRONT VIEW



EXTERNAL SPIRAL STAIRCASE



ELEVATION DETAIL



ENTRANCE PORCH



VIEW OF THE REAR STAIRCASE



ELEVATION