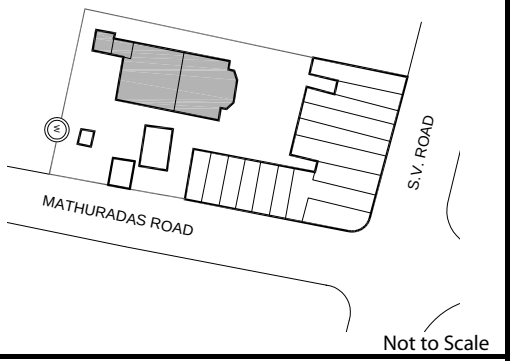
195	AMAR VILLA



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



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

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



FRONT LEFT VIEW





LEFT AND FRONT SIDE DETAIL VIEW



REAR VIEW



COLUMN DETAIL



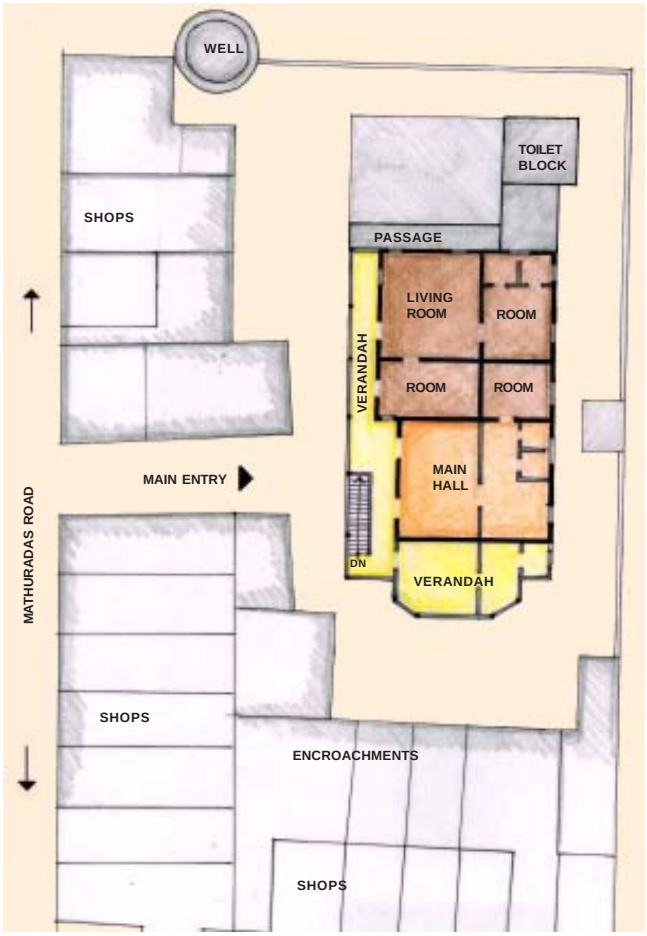
FRONT VIEW



RIGHT SIDE VIEW



VERANDAH - PARAPET DETAIL



PLAN - SECOND FLOOR





WOODEN STAIRCASE; INTERIOR SECOND FLOOR SHOWING ROOF





CHINA MOSAIC FLOORING - SECOND FLOOR



WOODEN FIXED CUPBOARD - FIRST FLOOR



VERANDAH - FIRST FLOOR



WOODEN FIXED CUPBOARD - FIRST FLOOR



STAIRCASE SECOND - FLOOR