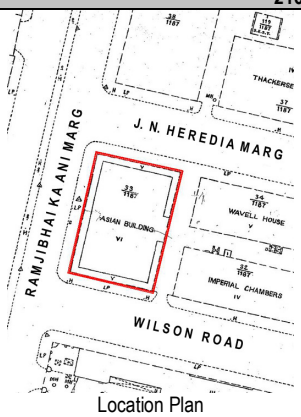
Asian Building			216(c)
		Common Ref No: 216(c) Card No: 295 Ward (Part): A (Part II) CS No: 33/1187 (Fort) Plot Area: 872.63 sq m. B U Area: - Date: 17/02/2005 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Arun Wadhwa Ext: Sonal Modak, Arun Wadhwa Photo Ref.: 216(c)_Asian building	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Asian Building			
1.2	Earlier Name	Asian Building			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Ramjibhai Kamani Marg – Pedestrian			
2.2	Subsidiary	J.N. Heredia Marg – Pedestrian, Wilson Road - Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Life Insurance Corporation			
3.2	Past	Asian Insurance Company			
3.3	Status	Owner, Tenant			
4.0		**Use**			
4.1	Present	Commercial – Offices			
4.2	Past	Commercial – Offices			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It forms part of the buildings of the Ballard Pier along Ramjibhai Kamani Marg maintaining similar height and features as per urban design regulations laid down for the entire Ballard Estate. The main access is central from Ramjibhai Kamani Marg on western side.			
5.2	Architectural Description	**Planning** Rectangular in plan and symmetrical about the central axis. Central access from western side. It is accessed through a staircase lobby on the front (west) side with pantry and toilet facilities located on rear side. The service staircase is located on rear (eastern) side of the building. All floors have almost the same layout. Building shares open space with the building adjacent to it on rear side. **Features** Projecting cornice band at first and third floor levels supported on corbels. Openings have small cornice band acting as weather shed resting on console. Projecting balconies with ornamental cast iron railing at first floor level. Yellow stone dressed façade, arched or rectangular architrave openings form prominent feature. Slight setback topmost floor. **Style** Influence of European Renaissance style features.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II A.	
6.0		**Topography**			
6.1	Floors	G + 4 with basement			
7.0		**Construction**			
7.1	Plinth	High plinth about 4 ft. to accommodate ventilators for basement in regular dressed yellow buff stone.			
7.2	Walls	External walls thick load bearing, Internal non load-bearing brick masonry walls with RCC columns and beams.			
7.3	Floor	Concrete floor slab supported on columns and beams.			
7.4	Stairs	Open well RCC staircase housing lift shaft in the central well.			
7.5	Openings	Arched window openings on ground floor level. Above all are rectangular openings. Window/door shutters are wooden frame glazed panels.			

		Windows on first floor are full height to access the step out balconies.
7.6	Roofing	Timber truss sloping hip roof with AC roofing sheets.
7.7	Articulation	Floor level Cornice bands, architrave facade openings, console.
7.8	Finishes	Yellow Kurla stone external stone dressed facades. Internal plaster painted wall surfaces. Varied floor finishes like marble, granite & ceramic tiles observed.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	External walls of the building itself form the boundary, iron gate and fencing with adjoining buildings to secure common open spaces rear side of the building.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Paved open space on rear side shared with the adjoining building. Trees line the wide road front.
8.0		**Services & Utilities**
8.1	Lighting	Adequate natural light, supplemented by artificial lighting.
8.2	Ventilation	Adequate natural ventilation, supplemented by forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM - Underground & overhead water tank
8.5	Drainage (Plumbing & Sanitation)	Drainage connected to municipal sewers of MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	Split and window AC units have been installed.
9.0		**Condition**
9.1	Plinth	Poor – Heavy leakages during high tide in the basement. Plant growth.
9.2	Walls	Fair – No evident damages observed.
9.3	Floor	Fair – No evident damages observed.
9.4	Stairs	Fair – No evident damages observed in main staircase. Service staircase is in totally neglected condition.
9.5	Openings	Fair – Broken panes. Some of the openings blocked to house window AC units. Mostly all the window shutters have been replaced by aluminum sliding shutters.
9.6	Roofing	Fair – Corroded steel truss members. Broken AC roofing sheets.
9.7	Articulation & Finishes	Poor – Plant growth, blackening of stone, dampness, leakages through service pipes.
9.8	Services	Poor – Cracks in service pipes resulting in leakages and dampness. Haphazard electrical wiring.
9.9	Out Buildings	Poor – Totally neglected. Unhygienic.
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	-
	Structure	Addition of mezzanine in some parts of the building.
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of C1 Zone
12.0		**Additional Notes/ References/ Documents available**
		Additional Notes: - **References:** INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.* FRANCIS D.K.CHING and VAN NOSTRAND REINHOLD *Visual dictionary of Architecture*, Division of International Thomson Publishing Inc. *Ballard Estate – A Corporate District* (2000) Urban Design Research Institute and Bombay First.



Side view with arched and rectangular openings



Projecting balcony with opening band, cast iron railing



Buff stone clad front façade with arched and rectangular openings, bands supported on brackets



Window detail with scroll brackets



Interior view with new modifications