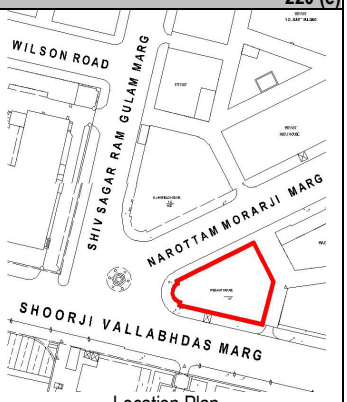
Darabshaw House			220 (e)
		Common Ref No: 220 (e) Card No: 308 Ward (Part): A (Part III) CS No: 11/1187 (Fort division) Plot Area: 690.82 sqm. B U Area: - Date: 17/02/05 Recorded by: Zankhana Prajapati Reviewed by: Int: Arun Wadhwa, Zankhana Prajapati Ext: Arun Wadhwa, Zankhana Prajapati Photo Ref.: 220(e)_Darabshaw house	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Darabshaw House			
1.2	Earlier Name	Darabshaw House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Junction of Narottam Morarji Marg and Shoorji Vallabhdas Marg			
2.2	Subsidiary	Access to ground floor from side open spaces to the north and south side, presently unused.			
3.0		**Ownership pattern**			
3.1	Present	Darabshaw B. Khurshedji & Co.			
3.2	Past	Darabshaw B. Khurshedji & Co.			
3.3	Status	Owner - Tenant			
4.0		**Use**			
4.1	Present	Commercial			
4.2	Past	Commercial			
4.3	Usage	Daily			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	Prominent corner building at the junction of Narottam Morarji Marg and Shoorji Vallabhdas Marg Part of a planned Ballard Estate commercial zone with control guidelines like retaining similar façade character and street profile. Prominent corner building overlooking the war memorial within Ballard estate precinct			
5.2	Architectural Description	**Planning** The building form is a site response and abuts the road Corner building with a triangular plan and curved profile at the road intersection. Entrance lobby and staircase located at the curved corner facing the intersection. Large floor space with access flanking both sides of stair. Services and toilets located to the rear eastern side on both sides. **Features** Curved corner profile with semicircular arch entrance facing the street intersection. Continuous semi-circular and step segmental arch openings stone dressed at the ground floor. Continuous projecting balcony cornice bands supported on brackets at the first and fourth floor slab levels. Façade openings spanning three floor high with sill and lintel bands defining floor levels Intricate wrought iron railing work as window grills **Style** The building derives influence from European Renaissance style of architecture			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B(des), B(uu), E, F, G(grp), I(sce)	Recommended grade:	II A	
6.0		**Topography**			
6.1	Floors	G+5			
7.0		**Construction**			
7.1	Plinth	Low plinth of rough dressed stone masonry t with a rain-drip course.			
7.2	Walls	Brick masonry walls			

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7.3	Floor	RCC slab supported on a structural grid of concrete columns and beams.	
7.4	Stairs	C- shaped staircase constructed in concrete with a central lift shaft. Wrought iron decorative railing panel with wooden handrail and large newel post.	
7.5	Openings	Openings with wooden glazed panel shutters	
7.6	Roofing	Sloping pitched roof with cement sheet finish supported on trusses and false ceiling finish from within.	
7.7	Articulation	Projecting balcony like features in the form of cornice bands.	
7.8	Finishes	Exterior walls are finished in yellow stone ashlar masonry medium course whereas internally the surfaces are plastered. All door and window openings are emulsion painted. The ornamental detailing and projecting features are painted in white.	
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -	
7.10	Compound/ Fence/ Gate	No compound wall as the building shares open space with adjoining buildings except the street front. Collapsible gate at the entrance leading to stair. Iron gate enclosing open space with adjoining buildings on the two sides.	
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	-	
8.0		**Services & Utilities**	
8.1	Lighting	Adequate natural lighting through large openings supplemented with artificial lighting.	
8.2	Ventilation	Adequate natural ventilation through large openings supplemented with artificial ventilation.	
8.3	Electricity	BEST	
8.4	Water Supply	MCGM	
8.5	Drainage (Plumbing & Sanitation)	MCGM	
8.6	Fire Precaution	Fire extinguishers in few tenanted offices	
8.7	Other (HVAC/BMS/Security Systems)	Installation of window unit and split air-conditioning in office premises.	
9.0		**Condition**	
9.1	Plinth	Fair - seepage problem and organic growth has been observed on sides and rear face	
9.2	Walls	Fair - damaged plaster, cracks and plant growth has been observed externally as well as internally. Damp and poorly finished surfaces.	
9.3	Floor	Fair - ceiling plaster and finish in poor condition.	
9.4	Stairs	Fair - encroachment of services has been done in a haphazard manner	
9.5	Openings	Fair - extensive replacement of wooden operable shutters with aluminum sliding shutters. Some window openings are damaged with missing panes and broken shutters on the side and rear facades. Box type iron grills have been fitted to the openings externally. Air-conditioning units have been installed within the openings altering wooden shutters.	
9.6	Roofing	Fair	
9.7	Articulation & Finishes	Fair	
9.8	Services	Poor - old plumbing lines cause leakage affecting strength and hygiene. Unplanned additions in plumbing, electrical and telephone lines have damaged the external fabric as well mar the visual congruity of the facades.	
9.9	Out Buildings	-	
9.10	Overall Conditions	Fair	Maintenance level | Fair
10.0		**Transformation**	
	Form	-	
	Structure	Addition of fifth floor, False ceiling and interior alterations.	
	Articulation & Finishes	Signboards on the porch and projecting frieze band. Paint finishing on projecting decorative features on the façade.	
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.	



Buff stone clad corner building with recessed windows, floor bands, additional floor



Ground floor façade with arched openings, floor band.



Corner curved portion with rectangular openings, recessed windows, bands etc



Arched and rectangular openings with a floor band with brackets



Side façade with arched openings, inset windows, few additions for taking services wtc