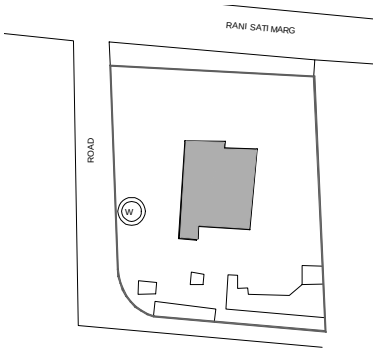
239	KESHARDEV HOUSE



COMMON REF NO	239
CARD NO.	239
WARD	P (N)
CS NO.	546A
PLOT AREA	1186.60 sq m
BU AREA	136.88 sq m
DATE	12/ 09/ 2005
RECORDED BY	Bindu, Keval, Ambica
REVIEWED BY	Bindu
INTERNAL Shirley Ballaney	EXTERNAL Miki Desai
PHOTO REFERENCE	239 Plate A 239 Plate B



Not to Scale

1.0	**NAME OF THE PROPERTY**			
1.1	NAME OF THE PREMISE	Keshardev House.		
1.2	EARLIER NAME	Keshardev House.		
1.3	BUILT-IN	1925.	EXTENSION (if any): None.	
2.0	**ACCESS**			
2.1	MAIN	Rani Sati Marg, Malad (E).		
2.2	SUBSIDIARY	Ahilya Road.		
3.0	**OWNERSHIP PATTERN**			
3.1	PRESENT	Private – Mr. Shrikrishna Narsaria, Mr. Rajkumar Narsaria.		
3.2	PAST	Same family.		
3.3	STATUS	Owner on both the floors.		
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 at the junction of Rani Sati Marg and Ahilya Road, in Malad (E) close to the Malad Railway Station. The area is quite congested and noisy due to the proximity of Malad Railway Station. Most of the development consisted of bungalows but most of them have undergone redevelopment and there are new high rise developments built in their place. The area is predominantly residential with concentration of commercial activities near the station and all along the main roads. Keshardev House is set in a large rectangular plot. The house is almost centrally placed in the plot. The main access is from the Rani Sati Road. There are three other structures in the compound – a servant's quarter, a house for the gardener and a toilet block.		
5.2	ARCHITECTURAL DESCRIPTION	<u>The Plan:</u> The building was built as a single-family dwelling. The overall plan is a square block and the there are two bays. The left bay is the public zone and consists of an entrance verandah and a large hall. At present the front entrance into the house is closed and the rear door is used as the main entrance into the house. The front verandah is now used as a dining room. The left bay is the more private zone and consists of bedrooms / living areas. There is a verandah at the rear, along both the bays, which has the staircase that leads to the upper floor. Part of the rear verandah is used as a kitchen defined by a wooden partition. The rear verandah provides access to the first floor. Both the floors have a similar layout except that the main hall has been sub divided by a wooden partition. Originally, the toilets were outside but new toilets have been added abutting the rear verandah and the external toilet block is not in use anymore. <u>Style and Features:</u> This is a unique typology – town house – that has developed during this period that is a mix of vernacular houses and the colonial bungalow / villa. The verandah bay and the bay with windows and sloping roofs are the important features that set the stylistic appearance. Stained glass sun breaker panels at the verandah, the railings, the staircase and wood work are typical stylistic elements seen in this typology unique to Bombay.		
5.3	INTRINSIC	The grandfather of the present owner built the house.		
5.4	VALUE CLASSIFICATION	A (arc)	RECOMMENDED GRADE	III
6.0	**TOPOGRAPHY**			
6.1	FLOORS	G+1		

239	KESHARDEV HOUSE			
7.0	**CONSTRUCTION**			
7.1	PLINTH	Malad stone with lime mortar, rectangular masonry, dressed, capped by stone plinth band finished with plaster.		
7.2	WALLS	Brick walls with lime mortar, load bearing.		
7.3	FLOOR	The first floor structural system comprises of wooden beams and joists supported on load bearing walls. Wooden boards span the joists. The front verandah consists of wooden joists, spanned by wooden boards and is supported on a load bearing wall on one side and wooden beams & columns on the other.		
7.4	STAIRS	Wooden stairs.		
7.5	OPENINGS	Windows – Most of the windows have segmental arched lintels (except on the front right bay). Each basic unit window has 2 divisions – ventilator at the top with glass panes and shutters with glass panes in the upper division and wooden panels in the lower division. All the windows are protected by chajjas with tin sheets and wooden framework. Doors – Most of the doors have segmental arch lintels. Each door has 2 divisions – a ventilator at the top and paneled shutters.		
7.6	ROOFING	A single gable roof covers entire structure. The spans are not large and the structural system comprises of purlins supported on load bearing walls; wooden boards span the purlins on which the Mangalore tiles are placed. A dormer is projected over the right bay. The roof extends over the front and the rear verandahs.		
7.7	ARTICULATION	The house is not very large and represents the typical town house typology popular during this period. The massing of spaces is compact. It is an elegant rectangular volume, with minimal embellishment / ornamentation. The front façade finely balances a solid and a void surface. The left side has a verandah with glass sun breakers and wooden panels with motifs cut into them. The right side is a solid surface – defined by horizontal bands and windows on both the floors, the upper floors have smaller square panels in relief and simple design/motif in the gable portion of the roof. The left and the right sides are articulated with pilasters, horizontal bands, interspersed with the typical windows. The rear facade is plain. The interior is quite rich with stucco around the doors / windows, staircase with a decorative railing, projected treads and exposed structural wood work.		
7.8	FINISHES	Plinth – Stone plinth finished with plaster. Walls – Lime plaster with smooth finish on both the inside and outside. Flooring – Shahbadi flooring in a chequered pattern in black and grey. Roof – Mangalore tiles.		
7.9	INTERIORS	Old furniture like cup boards, chairs, tables, wooden trunks etc.		
7.10	COMPOUND / FENCE/ GATE	The plot is defined by stone compound wall on all the four sides. The original compound wall is intact. The main gate is in the center of the front compound wall.		
7.11	CURTILAGE / UNBUILT SPACE / LANDSCAPE OUTBUILDINGS	There is a well in the right margin, which is not used. There are three other structures in the rear margin – a G + 1 servant quarter, a house for the gardener and a toilet block. Both the servant quarters are rented out and the toilet block is no longer used. In addition there is a shed for car parking in the left margin. The compound has soft finish – loose soil. There are a several large trees and plantation along the periphery of the compound and the house. The compound is not maintained.		
8.0	**SERVICES & UTILITIES**			
8.1	LIGHTING	Adequate natural light.		
8.2	VENTILATION	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	Window AC unit.		
9.0	**CONDITION**			
9.1	PLINTH	Good – original in good condition, not maintained.		
9.2	WALLS	Fair – original in good condition, cracks in the wall, exteriors are not maintained, affected by termite attacks.		
9.3	FLOOR	Good – original in good condition, maintained.		
9.4	STAIRS	Fair – original in fair condition not maintained.		
9.5	OPENINGS	Good – original in condition, not maintained.		
9.6	ROOFING	Fair–original in fair condition, not maintained, problem of leakage.		
9.7	ARTICULATION & FINISHES	Fair – exterior plaster has some damp and is peeling of at some places.		
9.8	SERVICES	Fair – original in fair condition, maintained.		
9.9	OUTBUILDINGS	Poor- original in condition – not maintained.		
9.10	OVERALL CONDITION	Fair.	MAINTENANCE LEVEL	Not Maintained.
10.0	**TRANSFORMATION**			
10.1	FORM	The front and the rear verandah on the ground floor and the first floors are covered. Toilets are added in the rear verandah of the house on the ground floor. On the first floor, wooden partitions are erected to divide the main hall into two rooms.		
10.2	STRUCTURE	None.		
10.3	ARTICULATION & FINISHES	None.		
11.0	**DP REMARKS / PERCEIVED THREATS**	None.		
12.0	**ADDITIONAL NOTES / DOCUMENTS AVAILABLE**	The information has been collected in an interview with the daughter of the owner.		



FRONT RIGHT VIEW





KITCHEN & OUTHOUSE ; WELL IN COMPOUND



FRONT FACADE



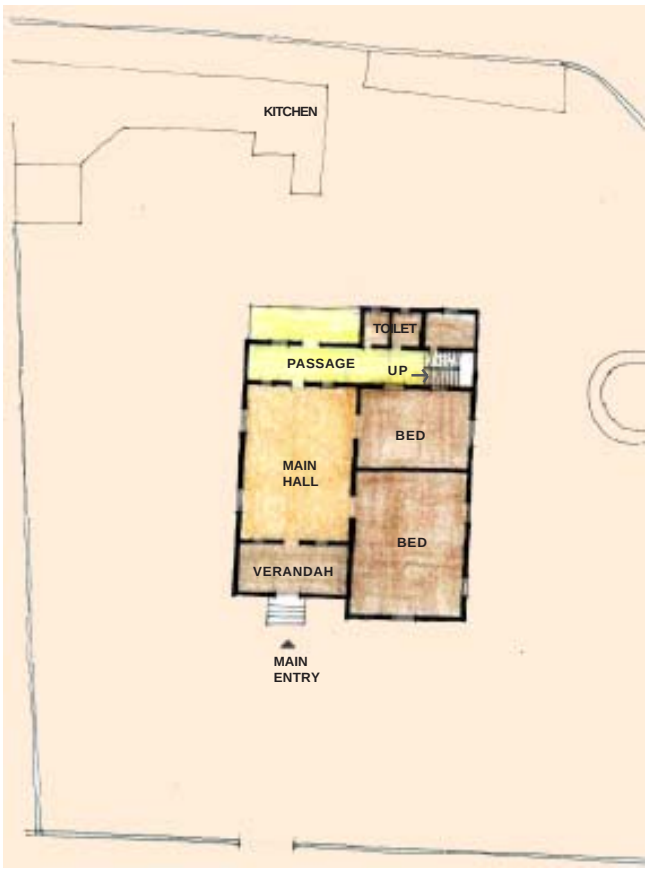
FRONT RIGHT BAY



REAR & LEFT SIDE VIEW



LEFT SIDE VIEW



PLAN - GROUND FLOOR







VERANDAH DETAILS ; STAIR BAY DETAILS



ROOF DETAILS



WOODEN STAIR





TYPICAL DOOR DETAILS



MAIN HALL ON FIRST FLOOR



MAIN HALL ON GROUND FLOOR



REAR BALCONY ON FIRST FLOOR