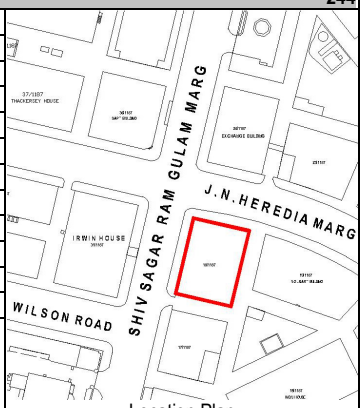
Vakil House					244
		Common Ref No: 244 Card No: 335 Ward (Part): A (Part II). CS No: 18/1187 (Fort Division). Plot Area: 634.53 sqm. B U Area: - Date: 26/11/2004 Recorded by: Zankhana Prajapati Reviewed by: Int: Zankhana Prajapati Ext: Zankhana Prajapati Photo Ref: 244_Vakil House.	 Location Plan	
1.0		**Denomination**			
1.1	Name of Premises	Vakil House			
1.2	Earlier Name	Vakil House			
1.3	Built in:	1920's	Extension Date:	-	
2.0		**Access**			
2.1	Main	Shivsagar Ramgulam Marg			
2.2	Subsidiary	J. N. Heredia Marg			
3.0		**Ownership pattern**			
3.1	Present	Private			
3.2	Past	Bombay Port Trust.			
3.3	Status	Owner/Tenant			
4.0		**Use**			
4.1	Present	Restaurant, Northern Marine Shipping Ind., J. S. A- solicitor's office, MSC private ltd.			
4.2	Past	Offices.			
4.3	Usage	Daily.			
5.0		**Significance & Value Classification**			
5.1	Townscape (Manmade)	It is part of Ballard Estate Precinct and follows the urban pattern of that area. The building is on the corner plot of the road junction of J. N. Heredia Marg and Shivsagar Ramgulam Marg.			
5.2	Architectural Description	**Planning** Building has main entrance; entry to the restaurant and one office from Sprott Road. It maintains the profile of the plot and of street. Through the entrance you enter the staircase lobby with lift block. All service utilities are to the rear of the building. **Features** Prominently marked projections incorporating balcony and ground floor openings in unison and marking it in unique form of detailing. It has a wooden porch in front of one premise in ground floor. Ground floor has segmental arched openings and other floors have huge flat arched openings, with keystone projections. Cornice Band runs along the first and terrace floor's floor level, supported with series of small brackets. The façade is of yellow Malad stone. **Style** It displays characteristics of the European Renaissance style.			
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 + 3			
7.0		**Construction**			
7.1	Plinth	Low plinth of buff basalt stone.			
7.2	Walls	Non-load bearing brick walls with stone ashlar masonry on the facades.			
7.3	Floor	The entire building has wooden flooring; while in ground and certain portions have concrete beams and slabs. In certain areas tiling has been done in marble granite and ceramic tiles.			
7.4	Stairs	The staircase is a wooden staircase and is carpeted, with wooden dado done to the adjacent walls and has marble and granite landing. It has wooden handrail and baluster. Lift block is present.			

Vakil House		244
7.5	Openings	Entrance is of semicircular arched openings made of yellow dressed stone. Original doors are heavy paneled, double shuttered wooden doors. Internal doors of various premises are all transformed according to the interiors done by occupants. All openings of ground floor are segmental arched openings, but on both sides of entrance are segmental arched openings and the first and second floor openings are flat arch plain opening with a prominent cornice.
7.6	Roofing	Building has flat roof with prominent cornice band.
7.7	Articulation	Balcony projection over the cornice band is a major articulation.
7.8	Finishes	Façade has stone masonry fascia and internal walls are plastered.
7.9	Interiors (Movable & Immovable)	**Movable** Nothing was visible, as the building has gone through major transformation. **Immovable** Nothing was visible, as the building has gone through major transformation.
7.10	Compound/ Fence/ Gate	Iron gates at the side of the compound.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Adjoining space between the buildings is paved and it directly opens to the street. The plot does not have any out building or compound wall.
8.0		**Services & Utilities**
8.1	Lighting	Natural daylight through windows, together with electrical light fixtures.
8.2	Ventilation	Natural ventilation but there is presence of AC units as well as fans.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	No integrated fire precaution system is present but some offices do have fire extinguishers for emergency.
8.7	Other (HVAC/BMS/Security Systems)	AC units.
9.0		**Condition**
9.1	Plinth	Fair - Plinth is in good condition in front but at rear and side it has deteriorated due to seepage from drainpipe and dampening. It also has plant growth at certain places, loose and broken stone and stains of tobacco.
9.2	Walls	Fair - Plant growth in certain area is a structural threat if not taken care of. Leakages in down take pipes and at balcony projections have blackened the wall at certain places.
9.3	Floor	Fair - The condition of the flooring was good and nothing else was visible due to false ceiling.
9.4	Stairs	Good - Stair area seems to have undergone recent restoration and is in good condition.
9.5	Openings	Fair - New grills added in all ground floor openings. At certain places window ventilators altered and punctuated with AC units and hence disturbing the homogenous façade. Doors have also gone through the major transformation from one premise to another.
9.6	Roofing	Indeterminable.
9.7	Articulation & Finishes	Fair - Small patches of cement pointing in wall, stone colored and blackened. Many cracks and peeling of plasters is seen in staircase. Coping brackets are damp due to seepage.
9.8	Services	Good - Good condition.
9.9	Out Buildings	-
9.10	Overall Conditions	Fair. | Maintenance level | Fair.
10.0		**Transformation**
	Form	-
	Structure	Addition of mezzanine at certain premises may have changed structural loading system.
	Articulation & Finishes	Plant growth, finishes have been changed and stone are blackened.
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 building with rectangular openings with bands, projecting balconies with supporting cornice band



Detail of projecting balconies with supporting band of brackets



Arched entrance opening with bands



Opening detail with bands around