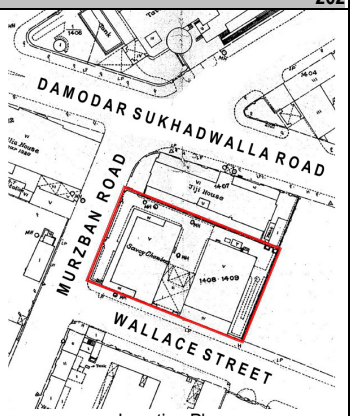
Apeejay Chambers			262
		Common Ref No: 262 Card No: 357 Ward (Part): A (part II) CS No: 1408 (Fort division) Plot Area: 711.54 sq. mts. B U Area: - Date: 17/12/2004 Recorded by: Sonal Modak Reviewed by: Int: Sonal Modak, Zankhana Prajapati Ext: Sonal Modak, Zankhana Prajapati Photo Ref.: 262_Apeejay Chambers	 Location Plan

1.0		**Denomination**			
1.1	Name of Premises	Apeejay Chambers			
1.2	Earlier Name	Apeejay Chambers			
1.3	Built in:	Indeterminable	Extension Date:	-	
2.0		**Access**			
2.1	Main	Wallace Street – Vehicular and Pedestrian			
2.2	Subsidiary	Murzban Road – Pedestrian			
3.0		**Ownership pattern**			
3.1	Present	Indeterminable			
3.2	Past	Indeterminable			
3.3	Status	Indeterminable			
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)	Standing on a corner of Wallace Street and Murzban Road. The building has main entrance from Wallace Street on south side of the building. Subsidiary entrance is from Murzban Road on west side.			
5.2	Architectural Description	**Planning** Apeejay Chambers comprise of two identical rectangular buildings, mirror images of each other connected by a corridor at first floor level along the Wallace street. There is open space between two blocks from where both the buildings have main access. All the floors have typical floor plan, which houses various offices on different floors. All the service areas and toilets are located on northern side of the building. **Features** Bay windows spanning first and second floors in height on western and southern facades. The building has simple plain facades. **Style** The building displays no particular style. Has influence of Vernacular architecture.			
5.3	Intrinsic	-			
5.4	Value Classification	A(arc), B(per), B (des), B (uu), E, F, G(grp)	Recommended grade	II B	
6.0		**Topography**			
6.1	Floors	G + 4 with part terrace			
7.0		**Construction**			
7.1	Plinth	Medium height plinth in grey basalt ashlar masonary with plinth protection band.			
7.2	Walls	Thick load bearing walls with buff basalt ashlar masonary on external face.			
7.3	Floor	Timber flooring. Mostly not visible due to false ceiling.			
7.4	Stairs	Total four staircases. Two timber dog-legged staircases as main access to the upper floors. Two cast iron spiral staircases on rear side.			
7.5	Openings	All door/window openings are rectangular fitted with double glazed shutters with ventilators above. Bay windows spanning first and second floors in height with glazed shutters.			
7.6	Roofing	Timber truss hipped roofing with mangalore tiles with part flat RCC slab roofing.			
7.7	Articulation	-			
7.8	Finishes	Exposed buff basalt ashlar masonary externally. Internally plastered and painted walls.			

		Terracotta tiles for flooring.
7.9	Interiors (Movable & Immovable)	**Movable** - **Immovable** -
7.10	Compound/ Fence/ Gate	Building abuts roads on west and south side. 5 ft. high brick compound wall on other sides.
7.11	Curtilage/ Unbuilt space/ Out Buildings/ Landscape	Water storage tank and pump house in north-east corner of plot.
8.0		**Services & Utilities**
8.1	Lighting	Inadequate daylight available so totally dependent on artificial lighting.
8.2	Ventilation	Inadequate ventilation so totally dependent on forced ventilation.
8.3	Electricity	BEST
8.4	Water Supply	MCGM
8.5	Drainage (Plumbing & Sanitation)	MCGM
8.6	Fire Precaution	-
8.7	Other (HVAC/BMS/Security Systems)	-
9.0		**Condition**
9.1	Plinth	Fair – Broken plinth protection layer, minor cracks observed, plant growth, leakage, blackening of stone seen.
9.2	Walls	Fair – blackening of external stone façade, leakage causing dampness, plant growth.
9.3	Floor	Fair – Could not be seen in many areas due to false ceiling.
9.4	Stairs	Fair – Cleanliness not maintained. Broken wooden treads, cracks seen.
9.5	Openings	Fair – Door/window shutters have been replaced in some places. Window openings are closed with brick masonary in some places.
9.6	Roofing	Fair – Wooden members deteriorated in some areas. Broken roofing tiles.
9.7	Articulation & Finishes	Poor – Severe cracks observed.
9.8	Services	Poor – Broken service pipes resulting in leakages. Unplanned layout of service pipes. Haphazard electrical wiring. Cleanliness not maintained.
9.9	Out Buildings	Fair
9.10	Overall Conditions	Fair | Maintenance level | Poor
10.0		**Transformation**
	Form	Bridge connecting two buildings constructed at first floor level. Addition of weather sheds to protect window openings.
	Structure	-
	Articulation & Finishes	-
11.0		**DP Remarks/ Perceived Threats**
		Building forms part of nC1 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.



Buff stone clad building with projecting corner bay with bay windows, sloping roof, terrace with stone balustrade etc



Entrance arch opening with round opening, frieze band etc



Projecting bay windows with bands and tapering base



Bay window with frieze band at sill level, shutters altered and blocked



Entrance through arched opening, with decorative motif above, band



Arched recessed window with band, bracket, frieze band



Wooden staircase with wooden steps and railing