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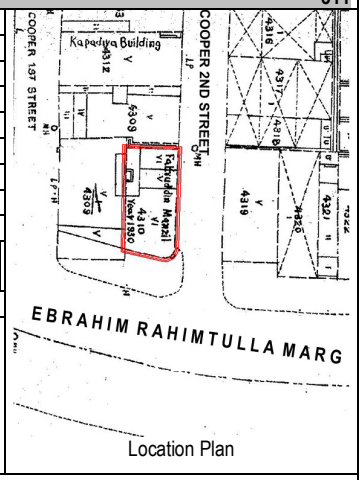
| Common Ref No: 311 | |
| Card No: 407 | |
| Ward (Part): C | |
| CS No: 4310 | |
| Plot Area: Indeterminable | |
| B U Area: - | |
| Date: 15/1/2005 | |
| Recorded by: Arun Wadhwa | |
| Reviewed by: | |
| Int: Arun Wadhwa, Sonal Modak<br>Ext: Arun Wadhwa, Sonal Modak | |
| Photo Ref.: 311_Fakruddin building | |



Location Plan

| | | | |
|---|---|---|---|
| **1.0** | | **Denomination** | |
| 1.1 | Name of Premises | Fakhruddin Manzil | |
| 1.2 | Earlier Name | Fakhruddin Manzil | |
| 1.3 | Built in: | 1930 (as inscribed at the entrance) | Extension Date: - |
| | | | |
| **2.0** | | **Access** | |
| 2.1 | Main | Off Ebrahim Rahimtullah Marg | |
| 2.2 | Subsidiary | Ebrahim Rahimtullah Marg | |
| | | | |
| **3.0** | | **Ownership pattern** | |
| 3.1 | Present | Private | |
| 3.2 | Past | Anjuman E. Taiyabji | |
| 3.3 | Status | Private | |
| | | | |
| **4.0** | | **Use** | |
| 4.1 | Present | Shops on ground floor and residences above. | |
| 4.2 | Past | Shops and residences. | |
| 4.3 | Usage | Daily. | |
| | | | |
| **5.0** | | **Significance & Value Classification** | |
| 5.1 | Townscape (manmade) | Corner building with continuous verandas at the intersection of Ebrahim Rahimtullah Marg and cross lane. It occupies the complete area of the plot abutting street fronts sharing common wall with the adjoining building to the south and with a very narrow space to its west. | |
| 5.2 | Architectural Description | **Planning**<br>Corner building with entrance located through a stair at the western end. Ground floor shops accessed from the road front. Small two room tenements form the L-shaped plan and residual duct space exists along the narrow access passage.<br>Continuous projecting verandahs form the building line along the road fronts. Common toilets accessed from the passage are at the rear.<br>**Features**<br>Continuous projecting verandahs with rounded corner profile form a significant feature of the building. Decorative and intricately carved wrought iron railing in the verandah parapet and staircase. Glazed ventilator panel in the upper portion of the balconies.<br>**Style**<br>Vernacular influence | |
| 5.3 | Intrinsic | - | |
| 5.4 | Value Classification | B(per), B(des) | Recommended grade: III |
| | | | |
| **6.0** | | **Topography** | |
| 6.1 | Floors | G + 5 floors. | |
| | | | |
| **7.0** | | **Construction** | |
| 7.1 | Plinth | Low plinth about a foot high, plaster finished. | |
| 7.2 | Walls | Brick masonry walls and wooden supporting members. | |
| 7.3 | Floor | Stone slabs supported on Steel I-sections. | |
| 7.4 | Stairs | Narrow double flight wooden stair with decorative wrought iron railing and wooden handrail. Distinct wooden newel post at all floor levels. | |
| 7.5 | Openings | Simple rectangular openings with wooden door and glazed panel window shutters. | |

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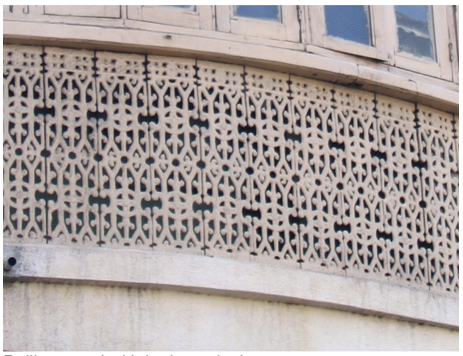
| | | Operable wooden ventilator panels above door/ window openings. |
| 7.6 | Roofing | Sloping asbestos roof with overhangs as seen from below. |
| 7.7 | Articulation | Iron railing in staircase and verandahs. |
| 7.8 | Finishes | Plastered/ painted external & internal wall surfaces. Varied floor finishes in different parts of the building. |
| 7.9 | Interiors (Movable & Immovable) | **Movable**<br>-<br>**Immovable**<br>- |
| 7.10 | Compound/ Fence/ Gate | Building itself forms boundary on the two road fronts abuts the adjoining building to the south and a very narrow space to the west. |
| 7.11 | Curtilage/ Unbuilt space/ Out Buildings/ Landscape | - |
| | | |
| **8.0** | | **Services & Utilities** |
| 8.1 | Lighting | Inadequate natural light in common passage, staircase and some internal rooms due to enclosed veranda spaces, hence relies on electric light fixtures. |
| 8.2 | Ventilation | Inadequate natural ventilation in passage, stair and internal chowk. |
| 8.3 | Electricity | BEST |
| 8.4 | Water Supply | MCGM. Underground and overhead water tank. |
| 8.5 | Drainage (Plumbing & Sanitation) | MCGM. Drainage connected to municipal sewers. |
| 8.6 | Fire Precaution | No trace of fire fighting equipment. |
| 8.7 | Other (HVAC/BMS/Security Systems) | - |
| | | |
| **9.0** | | **Condition** |
| 9.1 | Plinth | Poor. |
| 9.2 | Walls | Poor. Cracks and poorly maintained wall surfaces. Seepage observed in many areas including staircase wall. |
| 9.3 | Floor | Poor. Damaged floor in passage and poor finishing state. |
| 9.4 | Stairs | Poor. Loose and poor finishing state of wooden treads. Highly decorative wrought iron railing corroding due to negligible maintenance. Betel stains, interventions like electric water pumps and messy electric wiring. |
| 9.5 | Openings | Poor. Projecting verandah enclosed with aluminum sliding windows and grills. Glazed ventilator panels in verandas broken and altered. Box grill and *chajjas* added. |
| 9.6 | Roofing | Poor. Damaged wooden eaves and soffit boards. |
| 9.7 | Articulation & Finishes | Poor. Corroded wrought iron railing in verandas and staircase. Also poor finishing of wall surfaces internally as well as externally. |
| 9.8 | Services | Poor. Extremely poor state of electrical wiring in the staircase and passage areas. Very unhygienic condition of internal chowk. |
| 9.9 | Out Buildings | - |
| 9.10 | Overall Conditions | Poor \| Maintenance level: Negligible |
| | | |
| **10.0** | | **Transformation** |
| | Form | - |
| | Structure | Re-strengthening of projecting verandas by adding Steel I-sections. Also fifth floor seems to be later addition. |
| | Articulation & Finishes | - |
| | | |
| **11.0** | | **DP Remarks/ Perceived Threats** |
| | | Building forms part of R zone with shop line. |
| | | |
| **12.0** | | **Additional Notes/ References/ Documents available** |
| | | **Additional Notes:**<br>Verandah fronts impart uniform and unique character to the building front.<br>**References:**<br>INTACH (1990) *Preliminary unedited listing of Unprotected Monuments, Buildings and Structures listed for Conservation.*<br>SIR BANNISTER FLETCHER *A History of Architecture,* CBS publication and distributors. |



View of corner building with balconies, wooden column, carved railing


Staircase with metal and wood railing


Veranda with wooden and glazed panel, wooden columns, jali railing


Railing metal with intricate design