

**ANNUAL REPORT  
2002-2003**

**M M R - HERITAGE CONSERVATION SOCIETY**

## The Board of Governors of the MMR-Heritage Conservation Society

1	<b>Shri Ajit Warty</b> (Till 15 <sup>th</sup> January, 2003) <b>Shri A. K. Mago</b> (From 15 <sup>th</sup> January, 2003) Metropolitan Commissioner, MMRDA.	<b>President</b>
2	<b>Shri K. C. Srivastava</b> Municipal Commissioner, MCGM.	<b>Governor</b>
3	<b>Shri Shrikant Singh</b> (Till 25 <sup>th</sup> November, 2002) <b>Shri D. N. Khamatkar</b> (From 25 <sup>th</sup> November, 2002) Municipal Commissioner, Kalyan Municipal Corporation.	<b>Governor</b>
4	<b>Shri B. S. Gajbhiye,</b> Director, Archaeology & Museums, Maharashtra State.	<b>Governor</b>
5	<b>Shri D. M. Sukthankar,</b> Chairman, Heritage Conservation Committee, MCGM.	<b>Governor</b>
6	<b>Ms. Kalpana Desai,</b> Director, Prince of Wales Museum.	<b>Governor</b>
7	<b>Ms. Tasneem Mehta,</b> Convenor, BrihanMumbai Chapter, INTACH, Mumbai.	<b>Governor</b>
8	<b>Ms. Vimal Shah,</b> Asiatic Society, Mumbai.	<b>Governor</b>
9	<b>Shri Cyrus Guzder,</b> Chairman & Managing Director, Airfreight Ltd., Mumbai.	<b>Governor</b>
10	<b>Shri Rahul Mehrotra,</b> Architect & Urban Designer.	<b>Governor</b>
11	<b>Shri Sadashiv Gorakshakar,</b> Ex Director, Prince of Wales Museum.	<b>Governor</b>
12.	<b>Shri Shirish Patel</b> (With effect from 1 <sup>st</sup> November, 2002) Structural Engineer	<b>Governor</b>

### PRINCIPAL OFFICERS OF THE SOCIETY

1.	<b>Shri S. P. Pendharkar,</b> Chief, Planning Division, MMRDA.	<b>Director</b>
2.	<b>Shri S. B. Pardeshi,</b> Chief Accounts Officer and Financial Advisor, MMRDA.	<b>Treasurer</b>
3.	<b>Shri G. S. Pantbalekundri</b>	<b>Secretary</b>

## **INTRODUCTION**

Environmental protection and improvement, and heritage conservation are important issues which deserve MMRDA's attention and help. In order to focus attention on various environmental and heritage concerns in the Region, the Authority in its meeting held on 30<sup>th</sup> November, 1995 approved the proposal to established the MMR-Heritage Conservation Society.

Accordingly, the MMR-Heritage Conservation Society was registered under the Societies Registration Act, 1860 on 14<sup>th</sup> November, 1996 and the Mumbai Public Trust Act, 1950 on 6<sup>th</sup> February, 1997.

## **OBJECTIVES OF THE SOCIETY**

The main objects to be pursued by the MMR-Heritage Conservation Society are – to promote preservation, conservation, protection, development and improvement of natural, built and related cultural heritage within the area of Mumbai Metropolitan Region (MMR); and to adopt all means to achieve the objects incidental or ancillary to the attainment of the main objects including but not restricted to the following:

### **Developing a Data Base for Mumbai Metropolitan Region:**

- To conduct studies/surveys of buildings, artefacts, structures and precincts of historical/aesthetic / architectural /cultural value;
- To undertake systematic listing of heritage buildings and precincts as well as identifying the components of natural / cultural heritage which needs to be conserved;
- To compile and store data on heritage, including digital database conversion by using advanced techniques such as computerised optical image processing;
- To set up a full-fledged resource centre including library, material documentation and photo-documentation centre on heritage conservation.

### **Training, Education and Awareness:**

- To encourage the architectural educational institutions by undertaking training programmes in heritage conservation and carrying out documentation of heritage buildings and precincts in MMR;
- To organise training programmes for local authorities for developing capabilities in undertaking heritage conservation related activities;
- To sponsor candidates for participating in training courses in India/abroad for architectural students and local authority staff in heritage conservation and related subjects;
- To publish a journal and organise other publications on various aspects related to heritage conservation;
- To promote awareness about heritage conservation movement by educating general public as well as students at the school level, by organising exhibitions/competitions on heritage conservation.

## **Providing Financial Assistance to Conservation :**

- To finance the programmes for maintenance of heritage buildings/precincts/ artefacts;
- To finance the programmes leading to preservation and conservation of natural heritage such as coastal areas, lakes, rivers, forests, hills and hill stations, etc.;
- To finance the programmes of preservation and conservation of settlements of cultural and historical significance.
- To promote networking of various agencies in MMR including local historical societies, NGO's and professionals

Jurisdiction of the Society is the Mumbai Metropolitan Region (MMR) area. The project proposals are invited in the format prescribed by the Society from Local bodies, University, Colleges, Societies, Institutions, Voluntary Organisations, NGOs and intellectual individuals working in the field of heritage conservation.

## **PROJECT PROPOSALS**

During the period of Annual Report, the Society received 8 project proposals, which were appraised by the Society's Sub-committee. As a part of appraisal process, the project proponents were invited to present their proposals before the Sub-committee. On the basis of Sub-committee's recommendations, the Board of Governors approved the following project proposals –

- **'Neighbourhood project' – put up by Partners in Urban Knowledge Action & Research (PUKAR) , Mumbai.**

The members scrutinised the project proposal and approved the 'Neighbourhood Project' – put up by PUKAR of six months duration with an estimated cost of Rs.1,90,000/- (Rupees One Lakh Ninety Thousand only). The project intends to document the local and social histories of Khotachiwadi and initiate people participatory mechanism for heritage conservation in the precinct. The project is yet to commence.

## **REVIEW OF ON-GOING PROJECTS**

In addition to above, the Sub-committee of the Society examined work reports of the following on-going projects –

- **Project regarding "Conserving Urban Heritage of Kalyan" – by Kalyan Heritage Society.**

The estimated cost of the project is Rs.3,90,000/- and duration is 6 months. The project commenced in September, 2001. The project proponent submitted the second stage work report during this financial year. In the second stage report, the project proponent has listed 85 sites and 4 precincts in the Kalyan area, which includes 13 Grade-I Sites, 52 Grade-II Sites, 20 Grade-III sites and Four Precincts. The listed sites were photo-documented and graded along with listing documentation in the prescribed standard proforma. The second stage work report was approved and the project was recommended to continue for further work.

- **Project regarding “Heritage Conservation in Navi Mumbai Notified Area” – by Pillai’s College of Architecture, New Panvel.**

The estimated cost of the project is Rs.4,00,000/- and duration is 6½ months. The project commenced in November, 2001 and have completed first stage of work. The project proponent presented the work report of the project. The project proponent submitted the second stage work report during this financial year. In the second stage report, the project proponent has listed 114 sites in Navi Mumbai area of Raigad District, which includes 14 Grade-I Sites, 45 Grade-II Sites and 59 Grade-III sites. The listed sites were photo-documented and graded along with listing documentation in the prescribed standard proforma. The second stage work report was partially complete, therefore, the project proponents were asked to submit the final detail listing, grading and delineation of precinct.

- **Project regarding “Cumballa Hill Precinct” – by INTACH.**

The estimated cost of the project is Rs.3,00,000/- and duration is 6 months. The project commenced in August, 2000 and have completed two stages of work.

The project proponent during this financial year presented study report, which included alternatives and rationale for delineation of Cumballa Hill Precinct. The Society deliberated on the proposed delineation and suggested the project proponent to present pros and cons of both the options of delineation with reference to the framed draft guidelines for them.

The study would be completed with the submission of final delineation and guidelines for the Cumballa Hill Precinct.

- **Project regarding “Study of Bandra Village Precinct” – by Shri David Cardoz, Mumbai.**

The estimated cost of the project is Rs.6,00,000/- and duration was 12 months. The project commenced in January 2000 and the draft final report was submitted in February, 2003.

In the draft final report the project proponent has included conservation surveys, listing, documentation and guidelines of Bandra Village Precinct. The project proponent is following the recommendations of the report with the Mumbai Heritage Conservation Committee of MCGM for its implementation.

- **Ballard Estate Precinct - by Rachana Sansad’s Academy of Architecture, Mumbai.**

The estimated cost of the project is Rs.1,50,000/- and duration was 3 months. The project commenced in December, 1998 and two stages of the work have been completed.

The project proponent is currently developing detailed conservation and development control guidelines for the precinct. The draft final report will be submitted in April, 2003.

- **Worshipping places in western suburbs in Mumbai – by Shri Phiroz Ranade, Mumbai.**

The estimated cost of the project is Rs.1,00,000/- and duration was 12 months. The project commenced in March, 1999 and two stages of work have been completed. However, the Society was of the opinion that the description of the heritage sites/structure was general and inadequate. Hence, more details in accordance with

the proforma recommended by the Society are been included to be submitted in the next stage of the project.

- **Conservation guidelines for Mahalakshmi Temple Heritage Precinct - *Shree Mahalakshmi Temple Charities, Mumbai.***

The estimated cost of the project is Rs.1,00,000/- and duration was 4 months. The project commenced in January, 2001 and two stages of work have been completed.

The project proponent was asked to study the implication of the Coastal Zone Regulations and the Development Plan on the delineated precinct. Subsequently, the project may be forwarded to the Mumbai Heritage Conservation Committee (MHCC) of MCGM for its implementation.

- **Parsi Colony and Hindu Colony Precinct' – by Kamala Raheja Vidyanidhi Institute of Architecture, Mumbai.**

The estimated cost of the project is Rs.3,79,000/- and duration was 6 months. The project commenced in November, 1998 and completed in February 2003.

The Society examined the special Development Control Regulations for the delineated sub-precincts of Dadar Parsi Colony, Matunga Central, Hindu Colony and Khodadad Circle. Subsequently, on approval of the report, the Society asked the project proponent to present the recommendations of the report to the Mumbai Heritage Conservation Committee (MHCC) of MCGM for its implementation.

## **STRATEGY**

The Society had approved policy guidelines for financing heritage conservation projects in the Mumbai Metropolitan Region (MMR), in future. The projects to be financed shall include the following :

- **Documentation Project :**

The present practice of identification of precincts, documentation, documenting survey, grading of the existing buildings, mapping and photo-documentation shall be financed, however, in no case the project cost should exceed Rs.10 lakhs.

- **Guidelines for Precinct :**

Preparation of guidelines and DCRs for listed precinct and additional notified precinct shall be continued in addition to documentation of the precinct as suggested in 4.1 or in case documentation is completed, independent project proposals shall be entertained only for preparation of guidelines and DCRs for implementation of the proposals within the precinct. In such case, the project cost is not to exceed Rs.3 lakhs.

- **Publication of books and manuals :**

Publication of a report, book, manual handbook based on surveys, documentation, studies and research work closely related to heritage conservation will be financed by the Society as independent projects. The publication by the Society of reports, guidelines, etc. based on the work financed by the Society will be included in this category of projects. Apart from such publications, booklets, brochures, leaflets, posters, picture post-cards, banners etc. intended for creating public awareness or for the guidance of the tourists may also be printed or published with the financial assistance from the Society.

- **Implementation of Conservation projects:**

The Society may finance improvement of heritage precincts and individual heritage buildings. However, since the funding requirement for implementation projects is large, the Society will have to be highly selective and concentrate on projects that primarily benefit assets in public domain. To facilitate identification and selection of these projects, they can be categorised as a) Improvement of heritage precincts and b) Conservation of heritage buildings.

a) *Improvement of heritage precincts -*

The improvement of heritage precincts will include:

(i) Area-wide improvement in the heritage precincts for which basic surveys and documentation studies have been carried out and guidelines and DCRs have been formulated.

Typically, such projects will be undertaken by a Local Authority with the initiative and support from the project proponent, and may include actual improvement of infrastructure and heritage features in the area. The improvement of the precincts may require resurfacing of roads, paving of pathways, providing appropriate area lighting, street furniture, signage, cleaning, painting, and repairing of artefacts and other heritage features in the area. The works will be implemented by the Local Authority by itself or through private initiative based on detailed drawings, designs and estimates prepared by a Conservation Architect. The Society may provide financial assistance for the services of the Conservation Architect and other consultants to the extent of Rs.10 lakhs.

The Local Authority may use its own funds or those from the Corporators' fund, MLAs' fund, MPs' fund, etc. The Society may also contribute part of the fund not exceeding Rs.25 lakhs as an incentive for the Local Authority to undertake the work.

(ii) As a variant of the foregoing precinct improvement project, the Local Authority may undertake project for improvement of important nodes and other public places having heritage value. The extent of the financial assistance will be same as for precinct improvement.

b) *Conservation of Heritage Buildings -*

i) Conservation of Public Buildings:-

The Society may assist repair and restoration of individual building or group of buildings. These can be divided into following categories:

1. Government Buildings under the control of PWD, CPWD, Railways, Defence, etc.;
2. Buildings owned by local authorities and semi-government organisations such as BEST, BPT, etc.;
3. Public buildings belonging to public trusts, societies, etc.

The Society may finance conservation work including facade, cleaning, improvement, restoration and structural repair work upto Rs.50 lakhs or 50% actual cost of works, whichever is less.

ii) Conservation of private heritage buildings:-

The Society may extend financial assistance to private buildings, provided these are situated at strategic locations and considered as essential part of the public nodes or they constitute important landmarks contributing to the image and identity of specific areas or define important vistas. The Society may finance a part of the expenditure required for facades cleaning, improvement, restoration which contribute to the buildings important in the area upto the limits Rs.30 lakhs or 50% actual cost of works, whichever is less.

## **PROJECT FINANCING.**

The project financing defined in 4 categories –

- (i) Upto Rs.10 lakhs ;
  - (ii) From Rs.10 lakhs to Rs.25 lakhs ;
  - (iii) From Rs.25 lakhs to Rs.50 lakhs ; and
  - (iv) Above Rs.50 lakhs.
- a) The project proposals of documentation, listing, surveying, etc.; preparation of guidelines and DCRs and publications are not to exceed more than Rs.10 lakhs.
  - b) Projects of improvement and development of precincts may be financed to the extent of Rs.10 lakhs for design consultancy and Rs.25 lakhs for implementation.
  - c) For restoration of Government and public buildings, the assistance for the project financing will not exceed Rs.50 lakhs or 50% of the cost of the work whichever is less.
  - d) For external improvement of private buildings the limit of financial assistance will be Rs.30 lakhs or 30% of the cost of the proposed work, whichever is less.
- The projects in category (iii) will be examined by the Society and forwarded to Executive Committee, MMRDA for its approval and in category (iv), the Society will examine the projects and the projects will be put up to the Authority for providing financial assistance.

## **TRAINING PROGRAMME**

MMR-Heritage Conservation Society aims to evolve training programme for local authorities for developing capabilities in undertaking heritage conservation related activities. The Society has decided to organise a one week residential training programme which would enable the Society to understand the likely level of interest of the trainee officers of Public / Local Authorities for an extended training programme or scholarship. If the short term training course was successful, we could continue it at regular intervals in a year for next few years.

## **PUBLICATION**

Material and data generated from the documentation process as well as evaluation and formulation of the guidelines is being published in the form of reports, users' manuals and hand-books. These publications would be in local languages and profusely illustrated in order to make them accessible for wide range of people in the City.

The following manuals are published and available with the Society.

- Conservation Guidelines for Khotachwadi – Academy of Architecture.
- Design handbook for the provision of heritage sensitive street furniture and signage for D. N. Road streetscape – Ms. Abha N. Lambha, Mumbai.
- Conservation Guidelines for Opera House Precinct – by Ms. Sandhya Savant, Mumbai.
- Stone cleaning in the context of architectural conservation in Mumbai – by A.C.C. Ltd., Mumbai.

## **CONFERENCE**

On 15<sup>th</sup> and 16<sup>th</sup> November, 2002, the Society organized a Conference and Exhibition in Mumbai to showcase the work already done. The Conference included working sessions to invite constructive suggestions with reference to the database and further projects of the Society.

The objective of the conference and exhibition was -

- 1) To showcase the work done by the Society in 6 years of its existence.
- 2) To unfold Society's agenda for future and assess public reaction.

The one and half day function was attended by around 750 participants including representatives of public and local authorities, conservation professionals, practising

architects and planners, academicians, students from architecture and other disciplines of University of Mumbai, representatives of NGO's, residents organisations of heritage precincts, representatives of heritage conservation groups from cities of Maharashtra State and other cities of India.

The Chief Minister of Maharashtra inaugurated the exhibition and conference. He also released two publications of the MMR-HCS. In his speech, the Chief Minister of Maharashtra expressed satisfaction about the activities of the Society and as Chairman of MMRDA assured that there will be no dearth of funds to support and extend its activities. The Chief Minister and the dignitaries present at the conference also endorsed and encouraged the idea of formulating a separate legislation for Heritage Conservation in the State of Maharashtra.

The inaugural panel of the Conference was chaired by Shri Devvrat Mehta, Convenor, INTACH (Maharashtra) with Shri S. P. Pendharkar, Chief, Planning Division, MMRDA; Shri Cyrus Guzder; Shri Rahul Mehrotra; Smt. Tasneem Mehta, Governors of MMR-HCS. The next three panels were presentation by the project proponents of MMR-HCS, which included projects in the Mumbai City and the MMR. The Fifth Session included presentation of Dr. V. N. Patkar, ORS, Planning Division, MMRDA on GIS for heritage conservation followed by a film on F. W. Steven's 'A Legend Almost Forgotten' – by Rajesh Latkar (Project Proponent). The final panel concluded with an overview of heritage conservation in MMR followed by concluding remarks by Chief, Planning Division, MMRDA.

The summarized projects and areas of concern which were discussed in the Conference are as follows -

- a) Review of existing Heritage Listing for Greater Mumbai
- b) Additional and Supplementary list of Heritage Sites in Greater Mumbai.
- c) Heritage listing and regulations for Thane, Kalyan, Matheran and Navi Mumbai to be published under section 37 of MRTP act.
- d) Architectural Guidelines to be developed for remaining Precincts of Greater Mumbai.
- e) Support inclusion of Grade III cessed buildings and cessed buildings in Grade III precincts through amendment to regulation 67 of MRTP act.
- f) Digitising existing studies conducted by the Society and creating digital database for e.g. GIS for Heritage Conservation in MMR.”
- g) Study of Hoardings in Mumbai and development of guidelines for hoardings.
- h) Study and rationalisation of Transferable Development Rights in Greater Mumbai.
- i) Finance conservation of public heritage buildings.
- j) Rehabilitating heritage artefacts and monuments in Greater Mumbai.

The participants expressed their desire that the Society should organise such exhibition and seminar as an annual event which could also be of a smaller scale. Many Architecture Colleges and NGO's like INTACH expressed their desire to host the Exhibition in Mumbai and other cities in India.

The Society through its sales counters at the Conference sold more than 200 copies of its publication. It also circulated about 800 copies of Society's publication and about 150 copies of Guidelines for financing heritage conservation projects in MMR to several interested conservation professionals and representatives of professional institutions, architecture colleges and NGO's.

The Society further intends to publish a post conference document which would include samples of the exhibition, the transcribed proceedings of the seminar and the resolutions made in the conference. This document could be circulated to professional institutions, NGO's, Conservation professionals and schools of architecture for dissemination and invite their further participation for promoting the objectives of the society.

## **FUNDS**

During the Annual Report period, the Society had received Rs.63,64,926/- by way of interest (including accrued interest) from the investment of corpus and surplus funds, out of which, Rs.13,07,910/- were released as grant to the approved project proposals.

Statement showing year-wise income, grant released and number of projects completed

<b>Sr. No.</b>	<b>Year</b>	<b>Total Income</b>	<b>Grant released for projects</b>	<b>No. of Projects Completed</b>
1.	1998-1999	64,21,094	4,45,800	---
2.	1999-2000	68,16,243	7,95,283	1
3.	2000-2001	71,03,730	11,63,322	6
4.	2001-2002	66,65,226	10,97,895	6
5.	2002-2003	63,64,926	13,07,910	1

## **MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY**

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