

**ANNUAL REPORT
2003-2004**

M M R - HERITAGE CONSERVATION SOCIETY

The Board of Governors of the MMR-Heritage Conservation Society

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| 1 | Shri A. K. Mago Metropolitan Commissioner, MMRDA. | President |
| 2 | Shri K. C. Srivastava Municipal Commissioner, MCGM. | Governor |
| 3 | Shri D. N. Khamatkar Municipal Commissioner, Kalyan Municipal Corporation. | Governor |
| 4 | Shri B. S. Gajbhiye, Director, Archaeology & Museums, Maharashtra State. | Governor |
| 5 | Shri D. M. Sukthankar, Chairman, Heritage Conservation Committee, MCGM. | Governor |
| 6 | Ms. Kalpana Desai, Director, Prince of Wales Museum. | Governor |
| 7 | Ms. Tasneem Mehta, Convenor, BrihanMumbai Chapter, INTACH, Mumbai. | Governor |
| 8 | Ms. Vimal Shah, Asiatic Society, Mumbai. | Governor |
| 9 | Shri Cyrus Guzder, Chairman & Managing Director, Airfreight Ltd., Mumbai. | Governor |
| 10 | Shri Rahul Mehrotra, Architect & Urban Designer. | Governor |
| 11 | Shri Sadashiv Gorakshakar, Ex Director, Prince of Wales Museum. | Governor |
| 12. | Shri Shirish Patel Structural Engineer | Governor |

PRINCIPAL OFFICERS OF THE SOCIETY

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|----|-------------------------------------------------------------------------------------|------------------|
| 1. | Shri S. P. Pendharkar, Chief, Planning Division, MMRDA. | Director |
| 2. | Shri S. B. Pardeshi, Chief Accounts Officer and Financial Advisor, MMRDA. | Treasurer |
| 3. | Shri G. S. Pantbalekundri (Till 31 st January, 2004) | Secretary |
| 4. | Shri N.V.Kulkarni (With effect from 23 rd March, 2004) | Secretary |

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 30th May, 1996 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 14th November, 1996 and the Mumbai Public Trust Act, 1950 on 6th 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 year 2003-2004, the Society received 5 project proposals, which were appraised by the Sub-committee of the Society. As a part of appraisal process, the project proponents were invited to present their proposals before the Sub-committee. On the basis of the recommendations of the Sub-Committee, the Board of Governors approved the following project proposals –

- **Project regarding, “Funding Street Furniture proposed to be put on D.N.Road, Fort, Mumbai. ” – by Heritage Mile Association, Mumbai.**

(Approved Cost : Rs.25 lakhs)

The BOGs of the Society in its meeting held on 21st July, 2003 approved the above project and decided to provide financial assistance of Rs.25 lakhs. The duration of the project was 24-36 months. The project intended to implement Street improvement initiatives on Dr.D.N.Road, Fort, Mumbai by putting Provision of heritage Sensitive Street furniture, Paving and Public Infrastructure such as litter bins, handicapped rams, post boxe's, information plaques, protective railings etc.,

During the year, the project proponent has completed street furniture work for the first four blocks of D.N.Road as per the schedule of the project work and have already spent approximately Rs.26 lakhs on the project.

- **Project regarding, “Implementation work for restoration of David Sassoon library, Phase-II.” – by David Sassoon Library, Mumbai.**

(Approved Cost : Rs.25 lakhs)

The BOGs of the Society in its meeting held on 27th November, 2003 approved the above project proposal with the financial assistance in the form of grant amounting to Rs.25 lakhs or 30% of the project cost, whichever is less.

The David Sassoon Library houses one of the oldest living Libraries and Reading Rooms in use in Mumbai and has been listed as a grade I heritage structure within the Fort Precinct and the Museum Sub-Precinct. The Restoration works include comprehensive restoration of the building, expanding library spaces and improving its functioning. The external works comprise of Roof Repairing, waterproofing and Pointing Removal. The internal works comprise of repairs of the flooring, stair case, doors and windows. This also include restoration of architectural elements and finishes,

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, “Ballard Pier Precinct.” - by Rachana Sansad’s Academy of Architecture, Mumbai.**

The estimated cost of the project was Rs.1,50,000/- and the duration was 3 months. The project commenced in December, 1998 and the final report was submitted in January, 2004.

In the final report the project proponent has included conservation Surveys, Listing, documentation and guidelines of Ballard Pier Precinct. The recommendation of the study report has been forwarded to the Mumbai Heritage Conservation Committee of MCGM for its implementation.

- **Project regarding, “Worshipping places in Western Suburban of Mumbai.” - by Documentation.**

The estimated cost of the project is Rs.1,00,000/- and duration is 12 months. The Sub-Committee studied the work report which consisted 20 samples of sites identified for listing. The Sub-Committee noted that the information presented by the project proponent for the 20 sites was satisfactory and the project proponent could complete the listing of rest of the 106 identified sites as early as possible.

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

The estimated cost of the project was Rs.3,00,000/- and duration was 6 months. The project commenced in August, 2000 and the final report was submitted in October, 2003.

In the final report the project proponent has included survey, documentation, delineation of the precinct and the Special Development Control Regulations (Guidelines) for the Cumballa Hill Precinct. Subsequently on approval of the report, the Society has forwarded the recommendation of the report to the Mumbai Heritage Conservation Committee (MHCC) of MCGM for its implementation.

- **Project regarding, “Conserving Urban Heritage of Kalyan.” – by Kalyan Heritage Society.**

The estimated cost of the project was Rs.3,90,000/- and duration was 6 months. The project commenced in September, 2001. The project proponent submitted the final report during this financial year.

In the final report the project proponent has included survey, listing, identification of precincts, photo-documentation and the regulations for developing proposed heritage buildings and precincts in Kalyan. The recommendations final report have been forwarded to the Municipal Commissioner, KDMC, for the incorporation of heritage list and regulations in the DCRs.

- **Project regarding, “Delineation, listing and grading of heritage precincts and structures of the traditional market are in ‘C’ Ward limits in Mumbai.” – by Rachana Sansad’s Academy of Architecture.**

The estimated cost of the project is Rs.3,78,000/- and the duration was six months. The project commenced in October, 2001 and two stages of the work has been completed. The Sub Committee scrutinized the work report and asked the project proponent to submit the draft final report early.

- **Project regarding, “Identification, listing and grading of the heritage precincts of cultural, Historical or Architectural importance that merit 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 was 6 ½ months. The project commenced in November, 2001. The project proponent had presented the second stage work report and requested for extension to complete the final work of the project. The Sub Committee scrutinized the work report and asked the project proponent to submit the final report early.

- **Project regarding, “Revitalisation and Management plan for the forts within the Mumbai Metropolitan Region.” – by Rachana Sansad’s Academy of Architecture.**

The estimated cost of the Phase I of the project is Rs.4,50,000/- and the duration was 13 months. The project commenced in August, 2003. The first stage work report has been submitted by the project proponent, which contained the reconnaissance survey, photo documentation and detailed sample of ghodbunder fort.

- **Project regarding, “Neighbourhood Project.” – PUKAR, Mumbai.**

The estimated cost of the project is Rs.1,90,000/- and the duration is 6 months. The project proponent submitted the presented the 1st stage work report of the project during this financial year. In this report the project proponent compiled the database including collection of old photographs from family albums, fresh photo-graphs of Khotchiwadi video footage of the residents in conversation about family histories related to the Khotachiwadi and audio recording of elderly residents.

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.

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.

FUNDS

During the year 2003-2004, the Society had received Rs.49,72,133/- by way of interest (including accrued interest) from the investment of corpus and surplus funds, out of which, Rs.35,88,640/- were released as grant to the approved project proposals.

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

| Sr. No. | Year | Total Income | Grant released for projects | No. of Projects Completed |
|----------------|-------------|---------------------|------------------------------------|----------------------------------|
| 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 |
| 6. | 2003-2004 | 49,72,133 | 35,88,640 | 4 |

MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY

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