

**ANNUAL REPORT  
2004-2005**

**M M R - HERITAGE CONSERVATION SOCIETY**

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

1	<b>Dr. Suresh V. Joshi</b> Metropolitan Commissioner, MMRDA.	<b>President</b>
2	<b>Shri Johny Joseph</b> Municipal Commissioner, MCGM.	<b>Governor</b>
3	<b>Shri D. N. Khamatkar</b> 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> Structural Engineer	<b>Governor</b>

### PRINCIPAL OFFICERS OF THE SOCIETY

1.	<b>Shri S. P. Pendharkar, (Till 31/5/2004)</b> <b>Shri K.R. Ghorpade, (From 1/6/2004 to 27/9/2004)</b> <b>Ms. Uma Adusumilli, (From 28/9/2004)</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 N.V.Kulkarni,</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> 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 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 year 2004-2005, the Society received 13 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 –

**“REVISIONING MUMBAI”** – Conference on Heritage of Mumbai – by The Asiatic Society of Mumbai. (Approved Cost : Rs. 4 lakhs)

The BoGs in its meeting held on the 2<sup>nd</sup> August, 2004 approved the above project and decided to provide financial assistance of Rs. 4 lakhs.

The Conference deals with the vision for Mumbai in the 21<sup>st</sup> Century with primary focus on Urban Conservation as a Catalyst for reordering the post Industrial City of Mumbai.

- **Project regarding, “Documentation and preparation of Conservation Guidelines for Heritage Buildings and Precincts in the Vasai-Vihar Sub-Region.” – by Collective Research Initiatives Trust (CRIT), Mumbai.**  
(Approved Cost : Rs.4.65 lakhs)

The BoGs in its meeting held on the 2<sup>nd</sup> August, 2004 approved the above project and decided to provide financial assistance of Rs. 4.65 lakhs. The duration of the project is 6 months and commenced in January, 2005.

The project intends to documentation, listing and grading the building of historical / cultural importance; demarcating precincts and zones of heritage significance : preparation of specific guidelines and Development Control Regulations for Conservation of the same to Complement the existing regulation in the Vasai-Vihar Sub-Region.

- **Project regarding, “Listing, Present Fabric Status and Conservation Plan for Fountains and Pyaavs in the City of Mumbai”.- by the Department of History, Ramnarain Ruia College, Mumbai.**  
(Approved Cost : Rs.2.55 lakhs)

The BoGs in its meeting held on the 27<sup>th</sup> October, 2004 approved the above project and decided to provide financial assistance of Rs.2.55 lakhs. The duration of the project is 6 months and commenced in February, 2005.

The main objectives of the project are to identify the fountains and pyaavs as the objects of heritage in the sense of historical and architectural importance; to explore the concept of beautification in the total process of making the colonial Bombay and also to point out the public water facilities in the areas of Bombay occupied with Commercial activities and to point out the extinction (Some of the fountains), conditions and the present use of the fountains and pyaavs.

- **Project regarding, “Listing and grading of Heritage Buildings and Precincts in Greater Mumbai and Mumbai Suburbs”.**

In response to a request from the Mumbai Heritage Conservation Committee of Municipal Corporation of Greater Mumbai to review the existing notified list of Heritage buildings and precincts in Mumbai by Notification No.DCR.1090/3197/RDP/UP-11, dated the 21<sup>st</sup> April, 1995 and to undertake fresh exercise of listing, to fill gaps in the existing list (which has given greater emphasis to the Fort area in Mumbai and neglected other areas in the Island City and Suburbs of Greater Mumbai, the Board of Governors of the Society in its meeting held on the 2<sup>nd</sup> August, 2004 approved the appointment of the following consultants :

- **Task – I :** Urban Design Research Institute, Mumbai for “Review of Sr.Nos, 1 to 316 and Sr.No.633 of existing list stated in the Regulation 67 of the Heritage Regulation for Greater Mumbai, 1995” at the Consultancy fee of Rs.7.60 lakhs.
- **Task - II :** Abha N. Lambah Associates, Mumbai for “Review of Sr.Nos.317 to 632 of existing list stated in the Regulation 67 of the Heritage Regulation for Greater Mumbai, 1995” at the Consultancy fee of Rs.8.40 lakhs.
- **Task - III :** Adarkar Associates, Mumbai for Wards A,B,C,E,F-South & F-North, including sites already identified by MMR-HCS through its projects” at the Consultancy fee of Rs.9.87 lakhs.
- **Task – IV :** Adarkar Associates, Mumbai for “Wards D,G-South & G-North including sites already identified by MMR-HCS through its projects” at the Consultancy fee of Rs.9.87 lakhs.
- **Task – V :** Environment Planning Collaborative, Ahmedabad for “Western Suburbs Wards, including sites already identified by MMR-HCS through its projects” at the Consultancy fee of Rs.10 lakhs.
- **Task – VI :** The Designers, Mumbai for “Eastern Suburbs Wards including sites already identified by MMR-HCS through its projects” at the Consultancy fee of Rs.6.40 lakhs.

The above projects commenced in November, 2004 and the Consultants submitted their work reports i.e. draft review of the existing heritage list (Output 2) in January, 2005. The reports had been scrutinized by the Sub-Committee and recommended that the Consultants should undertake the surveys in detail to avoid any ground for

the stakeholders of the listed sites for arguing against it and also suggested to include proactive proposals regarding individual sites, which may be forwarded as a detailed report for implementation by the Mumbai Heritage Conservation Committee (MHCC).

- **Project regarding, “Implementation of Conservation processes for Bombay Castle premises and structures – A Grade I Heritage Structure of Indian Navy “- by Admiral Superintendent, Naval Dockyard, Mumbai.**  
(Approval Cost : Rs. 6.5 lakhs)

The BoGs in its meeting held on the 21<sup>st</sup> February, 2005 approved the above project and decides to provide financial assistance of Rs.6.50 lakhs for the first phase of the project.

The main objectives of the project are to implement Conservation of the Bombay Castle Walls and restoration of the general area and environment of the curtilage and to restore and return substantial visibility to the historic structure of Bombay Castle for access to general public.

- **Project regarding, “Implementation of Conservation of Ballard Bunder Gatehouse located at Naval Dockyard” – by Admiral Superintendent, Naval Dockyard, Mumbai.**  
(Approved Cost : Rs. 17.82 lakhs)

The BoGs in its meeting held on the 21<sup>st</sup> February, 2005 approved the above proposal and decided to provide financial assistance of Rs. 17.82 lakhs or 50% of the project cost whichever is less.

The main objectives of the project are to implement Conservation of Ballard Bunder Gatehouse and restoration of the general area and environment of the curtilage; to provide substantial visibility to the historic structure at Ballard Pier Precinct and to open up the site after restoration and implementation of the interpretation Centre / museum for access to general public. The project is already commenced and would be completed by the end of April, 2005.

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

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

- **“Neighbourhood Project” – by Partners in Urban Knowledge Action & Research (PUKAR), Mumbai.**

The estimated cost of the project was Rs.1.90 lakhs and duration was 6 months. The project commenced in September, 2003 and the final report was submitted in September, 2004.

The final report of the project contained a short Film on Khotachiwadi, interviews with the residents / occupants of the area and audio record of their narratives, which included historical accounts of the buildings and the social historical of the area, adaptation of the MMR-HCS studies into posters to exhibit them with the occupants of

the area, comic booklet and post cards on Khotachiwadi and papers on constitution of setting up of "Kotachiwadi Residents Trust" for Conservation of the Heritage Precinct.

- **"Worshipping places in Western Suburbs in Mumbai" – by Phiroz Ranade, Mumbai.**

The estimated cost of the project is Rs.1 lakh and the duration was 12 months. The project commenced in March, 1999 and the draft final report has been submitted in November, 2004.

The Sub-Committee members scrutinized the report and were not satisfied with the quality of the report and asked the project proponent to improve the quality of the report by adding information about the history of the structure or event associated with it and detailed description of the architectural style of all the sites. They also asked the project proponent to submit the original photographs in large size and to submit the final report at the earliest.

- **Project regarding "Delineation, listing and grading of heritage precincts and structures of the traditional market area in 'C' Ward limit in Mumbai" – by Rachana Sansad's Academy of Architecture, Mumbai.**

The estimated cost of the project is Rs.3.78 lakhs and the duration was 6 months. The project commenced in October, 2001 and the draft final report was submitted in September, 2004.

The Sub-Committee scrutinized the guidelines presented by the project proponent and suggested the changes to be incorporated in the report and to refine the special Development Control Regulations.

The project proponent was also asked to submit the final report taking into consideration the suggestion made by the Sub-Committee at the earliest.

- **Project regarding "Identification, listing and grading of structures and precincts of culture, 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 1/2 months. The project commenced in November, 2001 and the draft final report was submitted in September, 2004.

The Sub-Committee scrutinized the guidelines presented by the project proponent and suggested the changes to be made in the report and to prepare separate guidelines in the format of Regulation No.67 of Heritage Regulations for Greater Mumbai, 1995. The project proponent has been asked to submit the final report after taking into modification suggested by the Sub-Committee early.

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

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 project proponent presented the work report in January, 2005. The Sub-Committee suggested the project proponent to argument the historical and architectural documentation with annotated photographs in support of the same to explore the procedure through which the fort sites could be listed and conservation proposals could be implemented.

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

The approved cost of the project is Rs. 25 lakhs and the duration is 24-36 months. The project commenced in December, 2003 and the first phase of the project has been completed.

The project proponent discussed the status of the project and informed that the work of the second phase of the project would begin in the second week of February, 2005.

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

The approved cost of the project is Rs. 25 lakhs. The status report of the project was discussed with the project proponent in January, 2005. The project proponent submitted the revised schedule of works of implementation and they have been asked to submit all documents pertaining to the tendering.

- **TRAINING PROGRAMME.**

(23<sup>rd</sup> August, 2004 to 27<sup>th</sup> August, 2004)



## **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 2004-2005, the Society had received Rs.49,10,462/- by way of interest (including accrued interest) from the investment of corpus and surplus funds, out of which, Rs.46,89,322/- 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
6.	2003-2004	49,72,133	35,88,640	4
7.	2004-2005	49,10,462	46,89,322	1

**MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY**

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