

**M M R – HERITAGE  
CONSERVATION SOCIETY**

**ANNUAL REPORT  
2005-2006**

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

- |     |   |                  |
|-----|---|------------------|
| 1   | <b>Dr. Suresh V. Joshi (Till 11/10/2005)</b><br><b>Dr.T.Chandrashekhar (From 12/10/2005)</b><br>Metropolitan Commissioner, MMRDA.               | <b>President</b> |
| 2   | <b>Shri Johny Joseph</b><br>Municipal Commissioner, MCGM.   | <b>Governor</b>  |
| 3   | <b>Shri R.D. Shinde</b><br>Municipal Commissioner,<br>Kalyan Municipal Corporation.   | <b>Governor</b>  |
| 4   | <b>Shri R.N. Hegde,</b><br>Director, Archaeology & Museums,<br>Maharashtra State.   | <b>Governor</b>  |
| 5   | <b>Shri D. M. Sukthankar, (Till 31/7/2005)</b><br><b>Shri S. P. Upasani (From 1/8/2005)</b><br>Chairman, Heritage Conservation Committee, MCGM. | <b>Governor</b>  |
| 6   | <b>Ms. Kalpana Desai,</b><br>Director, Prince of Wales Museum.  | <b>Governor</b>  |
| 7   | <b>Ms. Tasneem Mehta,</b><br>Convenor, BrihanMumbai Chapter,<br>INTACH, Mumbai.   | <b>Governor</b>  |
| 8   | <b>Ms. Vimal Shah,</b><br>Vice-President, Asiatic Society, Mumbai.  | <b>Governor</b>  |
| 9   | <b>Shri Cyrus Guzder,</b><br>Chairman & Managing Director,<br>Airfreight Ltd., Mumbai.  | <b>Governor</b>  |
| 10  | <b>Shri Rahul Mehrotra,</b><br>Architect & Urban Designer.  | <b>Governor</b>  |
| 11  | <b>Shri Sadashiv Gorakshkar,</b><br>Ex Director, Prince of Wales Museum.  | <b>Governor</b>  |
| 12. | <b>Shri Shirish Patel</b><br>Structural Engineer  | <b>Governor</b>  |

## **PRINCIPAL OFFICERS OF THE SOCIETY**

- |    |   |                  |
|----|---|------------------|
| 1. | <b>Ms. Uma Adusumilli,</b><br>Chief, Planning Division, MMRDA.                      | <b>Director</b>  |
| 2. | <b>Shri S. B. Pardeshi,</b><br>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 2005-2006, the Society received 4 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 3 project proposals –

- **Project regarding “Implementation of Restoration of Convocation Hall of University of Mumbai”. – by University of Mumbai.**

The Board of Governors of MMR-HCS approved the above mentioned project and decided to provide financial assistance of Rs.25 lakhs or 50% of the cost of the project whichever is less. The duration of the project is 6 months.

The Convocation Hall of the University of Mumbai is a Grade-I site in Mumbai City designed by Sir Gilbert Scott and is one of the most cultural significant site in the city of Mumbai. This gothic landmark is of immense architectural design, social artistic value and is one of the finest Victorian structure in the country.

The restoration work entails stone restoration and replacement, stone cleaning and pointing, door and windows restoration, re-electrification, stained glass restoration, restoration of landscape and new interior acoustical lining. The total cost of the project is approximately Rs.1.77 crores. The project is proposed to be completed by June, 2006 and would be inaugurated by the President of India on the foundation day of the University of Mumbai.

- **Project regarding “Conservation of roof of Wilson College” – by Wilson College, Mumbai.**

The Board of Governors of the MMR-HCS approved the above mentioned project and decided to provide financial assistance of Rs.25 lakhs or 30% of the cost of the project whichever is less. The duration of the project is 36 months.

The Wilson College was built in 1889 in the Victorian Gothic Style by Architect John Adam. The building was extended in 1920s and 1940s by the Architectural Firm of Gregson Bately & King. It is one of the early examples of an institutional building with the blend of Victorian Gothic and existing vernacular architecture fronting the chowpatty Sea-face of Mumbai. This building is listed as Grade III heritage structure (Sr.No.457) in the Heritage Regulations for Greater Mumbai, 1995.

As part of 175<sup>th</sup> year anniversary of its inception, the Education Institution Unit of John Wilson Education Society had decided to undertake restoration of the heritage

structure in the Wilson College Complex. The Wilson College proposed to undertake the restoration with identified works of urgent nature (to be done within 1-2 years), necessary nature (to be done within 3-4 years) and desirable work (to be undertaken in long term). The total cost for comprehensive restoration worked out to Rs.2.01 crores.

- **Project regarding “Restoration of Matheran Hill Station Municipal Council’s Meeting Hall ”. – by Matheran Hill Station Municipal Council.**

The Board of Governors of MMR-Heritage Conservation Society approved the above mentioned project and decided to provide financial assistance of Rs.23.10 lakhs or 50% of the project cost whichever is less. (Total estimated cost is Rs.46.20 lakhs) The duration of the project is 12 months.

The Matheran Hill Station Municipal Council’s Meeting Hall was constructed as part of the Byramjee Jeejeebhoy Hospital Complex in the late 19<sup>th</sup> Century following the architectural character similar to the residential houses built in Matheran around that time.

The building was set out as an independent structure with timber frame, post beam construction covered with G.I. sheet covered king post trees roof. Over the years, the semi open verandah running on its 3 sides was covered up with G.I. Sheet using half of the floor area as a meeting hall and the other half as a store room.

The structure is in disrepair and required a major overhaul for its continued usage. Being more than 100 years old, the timber frame construction needs to be sensitively repaired with matching materials and craftsmanship.

The MHSMC, as a part of its Centenary Programme in 2005 had proposed to restore the Meeting Hall.

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

In addition to above projects, the Society has reviewed the work reports of following on going projects –

- **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.4,58,000/- and the duration was 13 months. The project commenced in August, 2003.

The main objectives of the project are to photo documentation and basic mapping of all forts and their present condition; Architectural documentation with respect to the structures and features would be mapped with the help of available data and on site work; to analysis the various issues and planning policies affecting the integrity of the forts and to prepare recommendations and conservation guidelines for each fort.

The project proponent had submitted the third stage report in November, 2005 and a draft manual in February, 2006. The Society suggested including recommendations for any facilities/utilities which need to come in the environment of the forts and which would be beneficial to the visitors to the forts. The final report is awaited.

- **Project regarding, “Restoration of David Sassoon Library Building, Phase –II ”.- by David Sassoon Library and Reading Room, Mumbai.**

The approved cost of the project is Rs.25 lakhs. The main objectives of the project are to water proofing of the building, external repairs and landscape. The restoration work commenced in April, 2005 for Water proofing and roof repair works. The project proponent had presented the first progress report in July, 2005 and the second stage progress report in February, 2006.

- **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.**

The estimated cost of the project is Rs.2.55 lakhs and the duration was 6 months. The main objectives of the project are to identify the fountains and pyaavs as the objects of heritage, list them and identify threats and problems to them. Further, the project also aims at preparing plans of measures to be undertaken for conservation of these fountains and pyaavs.

The project proponent had presented the first stage report in May, 2005 and the second stage report in October, 2005. The Society examined the reports and asked the project proponent to substantiate the grading of the sites proposed for listing through a historic, photographic and archival record. They have been also asked to undertake a detailed fabric status survey which should be incorporated in the standardized proforma of the MMR-HCS.

- **Project regarding, “Identification, listing and grading of structures and precincts of cultural, historical or architectural importance that merit heritage conservation in Navi Mumbai notified area.”.- by Pillai’s College of Architectural, New Panvel.**

The estimates cost of the project is Rs. 4 lakhs and duration was 6½ months. The main objectives of this project are (i) identifying the unique character and status of Navi Mumbai as regards its history and development, (ii) identifying, listing and delineating heritage structures and precincts in the project area and (iii) preparing guidelines for heritage conservation as are appropriate for the region.

The project proponent had submitted the modified draft final report and draft guidelines and DC Rules in May, 2005. The Society has scrutinised the guidelines and DCRs and it needed major reconstruction to make it more specific to avoid multiple interpretations. The comments of the Society were forwarded to the project proponent and instructed to modify the report. The final modified report is awaited.

- **Project regarding “Documentation and Conservation Guidelines for Heritage buildings and precincts in Vasai-Vihar Sub-Region” – by CRIT, Mumbai.**

The cost of the project is Rs.4.65 lakhs and the duration was 6 months. The project intends to documentation, listing and grading of the buildings of historical / cultural importance; demarcating precincts and zones of heritage significance; preparation of specific guidelines and development control Regulations for conservation to complement the existing regulation in the Vasai-Vihar Sub-Region.

The project proponent had submitted the second stage report and presented it before the Sub-Committee in its meeting held on 17<sup>th</sup> October, 2005. The Sub-Committee asked the project proponent to complete the summary in the format of Regulation No.67 of the D.C. Regulation of Greater Mumbai and to submit the draft final report. The final report is awaited.

- **Consultancy 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 consultancy project commenced in November, 2004 and duration was 22 weeks. The consultants have submitted the first stage report in November, 2004, the second stage report in January, 2005 and the third stage report (ie draft proposed Heritage list with proposed grading and draft revised existing heritage list) in September, 2005. The third stage reports have been scrutinised by the Society and the observations thereon have been communicated to the consultants for compliance. The final reports are awaited.

## **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 2005-2006, the Society had received Rs. 54,24,345/- by way of interest from the investment of corpus and surplus funds and an amount of Rs.59,87,676/- was released as grant to the approved project proposals and administrative expenses.

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

<b>Sr. No.</b>	<b>Year</b>	<b>Total Income (Rs.)</b>	<b>Grant released (Rs.)</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
8.	2005-2006	54,24,345	59,87,676	3

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

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