

**M M R – HERITAGE  
CONSERVATION SOCIETY**

**ANNUAL REPORT  
2006-2007**

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

- |            |   |                  |
|------------|---|------------------|
| <b>1</b>   | <b>Dr.T.Chandra Shekhar</b><br>Metropolitan Commissioner, MMRDA.  | <b>President</b> |
| <b>2</b>   | <b>Shri Johny Joseph</b><br>Municipal Commissioner, MCGM.   | <b>Governor</b>  |
| <b>3</b>   | <b>Shri R.D. Shinde</b><br>Municipal Commissioner,<br>Kalyan Municipal Corporation.                                       | <b>Governor</b>  |
| <b>4</b>   | <b>Shri R.N. Hegde,</b><br>Director, Archaeology & Museums,<br>Maharashtra State.   | <b>Governor</b>  |
| <b>5</b>   | <b>Shri S. P. Upasani</b><br>Chairman, Heritage Conservation Committee, MCGM.   | <b>Governor</b>  |
| <b>6</b>   | <b>Ms. Kalpana Desai,</b><br>Director, Chhatrapati Shivaji Maharaj Vatsu Sangrahalaya.                                    | <b>Governor</b>  |
| <b>7</b>   | <b>Ms. Tasneem Mehta,</b><br>Convenor, BrihanMumbai Chapter,<br>INTACH, Mumbai.   | <b>Governor</b>  |
| <b>8</b>   | <b>Ms. Vimal Shah,</b><br>Vice-President, Asiatic Society, Mumbai.  | <b>Governor</b>  |
| <b>9</b>   | <b>Shri Cyrus Guzder, (Till 13-11-2006 &amp; from 8-3-2007)</b><br>Chairman & Managing Director, Airfreight Ltd., Mumbai. | <b>Governor</b>  |
| <b>10</b>  | <b>Shri Rahul Mehrotra, (Till 13-11-2006)</b><br>Architect & Urban Designer.  | <b>Governor</b>  |
| <b>11</b>  | <b>Shri Sadashiv Gorakshkar,</b><br>Ex Director, Prince of Wales Museum.  | <b>Governor</b>  |
| <b>12.</b> | <b>Shri Shirish Patel</b><br>Structural Engineer  | <b>Governor</b>  |
| <b>13.</b> | <b>Shri D.M. Sukthankar,</b><br>Ex-Chief Secretary to the Govt. of Maharashtra (from 15-1-2007)                           | <b>Governor</b>  |
| <b>14.</b> | <b>Shri G.S. Pantbalekundri,</b><br>Ex-Dy. Secretary, UDD, Govt. of Maharashtra (From 15-1-2007)                          | <b>Governor</b>  |

## **PRINCIPAL OFFICERS OF THE SOCIETY**

- |           |   |                  |
|-----------|---|------------------|
| <b>1.</b> | <b>Ms. Uma Adusumilli,</b><br>Chief, Planning Division, MMRDA.                      | <b>Director</b>  |
| <b>2.</b> | <b>Shri S. B. Pardeshi,</b><br>Chief Accounts Officer and Financial Advisor, MMRDA. | <b>Treasurer</b> |
| <b>3.</b> | <b>Shri N.V.Kulkarni,</b>   | <b>Secretary</b> |

## **INTRODUCTION**

In order to focus attention on various issues relating to heritage conservation in the Region, the MMRDA in its meeting held on 30<sup>th</sup> May, 1996 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.

**A. For the past 10 years of its existence the Society has supported 39 projects with total expenditure on these projects as Rs.2.24 crores.**

## **PROJECT PROPOSALS**

During the year 2006-2007, the Society received six 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 two project proposals –

- **“Restoration of Chhatrapati Shivaji Maharaj Vastu Sangrahalaya”**. – *by the Director, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai.*

The Board of Governors of MMR-HCS approved the above mentioned project and decided to provide financial assistance of Rs.25 lakhs provided the total amount spent on the project is Rs.1.30 crores or in the proportion of actual amount spent on the agreed items. The duration of the project is 8 months.

The Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (formerly Prince of Wales Museum of Western India) is one of the foremost Museums of the Country and an important cultural institution of the city of Mumbai. Founded about one hundred years ago, this museum is a Grade-I heritage building exhibiting priceless national treasures for about a million visitors, who visit every year.

The restoration work entails, restoration of the façade and the exterior stone masonry, removal of hard ribbon cement pointing and re-pointing of the stone masonry using lime mortar, restoration of stuccos and plaster, restoration of the renders and interior finishes of the entrance lobby, specialized restoration of damaged cornices, glasses and stone carving, doors and windows restoration, restoration of domes and terraces.

The project is yet to be commenced.

- **“Conservation of Bombay Castle-Phase II & III and P1 & P2 Buildings of the Naval Dockyard”**.- *by Admiral Superintendent, Naval Dockyard.*

The Board of Governors of the MMR-HCS approved the above mentioned projects and decided to provide financial support to the extent of Rs.25 lakhs, provided the amount spent on both the projects is Rs.1.81 crores or in the proportion of actual amount spent on the agreed items and subject to public access to the above premises to the extent possible. The duration of the project is 12 months.

The Bombay Castle premises and P1 & P2 buildings, which are part of Naval Dockyard complex dates from 17<sup>th</sup> Century and are the oldest sites of immense cultural significance in the city of Mumbai. The sites are listed as Grade-I heritage structures at Sr.Nos 1 and 2 in the Heritage Regulations for Greater Mumbai, 1995.

The conservation work primarily involves restoring the structure to its original format and enhancing the obscured visibility of the Castle and buildings. The works include cleaning, pointing and jointing of walls, plastering, woodwork of fenestrations, restoration of weather sheds and balconies, strengthening and restoring of the roofs and gutters etc. all using correct conservation techniques.

The approval of the project proposal was communicated to the project proponent in March, 2007. However, the “Letter of Agreement” from the project proponent is awaited.

## **B. The status of the various on-going projects are as follows:**

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

In addition to above projects, the Sub-Committee of the Society has reviewed the work / final reports of the following on - going projects –

- **“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 Board of Governors in its meeting held on 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 was six months.

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.

The project proponent had submitted the stage-wise reports and also presented the same before the Sub-Committee. The members of the Sub-Committee given their suggestions at various stages. The project proponent submitted the final report in January, 2007, which contained the draft list of 50 fountains and pyaavs; List cards; conservation plan and the means of conservation. The Board of Governors in its meeting held in March, 2007 approved the final report and pronounced conclusion of the project.

The copies of the final report has been forwarded to the Mumbai Heritage Conservation Committee and Municipal Commissioner, MCGM for further action.

- **Restoration of Convocation Hall of University of Mumbai”**.- *by Vice Chancellor, University of Mumbai.*

The Board of Governors 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 was 6 months.

The Convocation Hall of the University of Mumbai is a Grade – I site 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, doors and windows restoration, re-electrification, stained glass restoration, restoration of landscape and new interior acoustical lining.

The restoration work was completed in September, 2006 with a total expenditure of Rs.215.32 lakhs. The “150<sup>th</sup> Foundation Day” of the University was celebrated at the newly renovated convocation Hall, for which, His Excellency, The President of India was the Chief Guest.

The final report of the project was presented before the Board of Governors in its meeting held in March, 2007 and the Board of Governors approved the report and pronounced the conclusion of the project.

- **“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 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 consultants presented their final report before the Board of Governors in its meeting held on 9<sup>th</sup> August, 2006. The Board of Governors appreciated the work undertaken by the consultants after detailed discussions on each project report. The total number of structures identified by the consultants was 1720 as against existing 630 structures. Similarly, the number of precincts was increased to 45 from existing 9. 96 structures were deleted from the existing list.

The Board of Governors approved the reports and decided to forward the approved list to the Mumbai Heritage Conservation Committee for further action including publicising. Accordingly, the copies of the reports were forwarded to the Mumbai Heritage Conservation Committee and also to the Municipal Commissioner, Greater Mumbai Municipal Corporation for further action.

- **“Installation of Street furniture on Dr. D.N. Road, Fort”.- by Heritage Mile Association.**

The Board of Governors in its meeting held on 21<sup>st</sup> July, 2003 approved the above mentioned project and decided to provide financial assistance of Rs.25 lakhs or 25% of the project cost whichever is less. The duration of the project is 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 ramps, post boxes, information plaques, protective railings, etc.

During the year the project proponent has completed the street furniture work of second stage, covering the area from Gogha Street to P.M. Road.

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

The Board of Governors of the Society in its meeting held on 27<sup>th</sup> November, 2003 approved the above project with the financial assistance of Rs.25 lakhs or 30% of the project cost, whichever is less.

The David Sassoon Library houses one of the oldest Libraries and reading room 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, water proofing and pointing removal. The internal works comprise of repairs of the flooring, stair case, doors and windows. This also includes restoration of architectural and finishes.

During the year water proofing; Roof Repair Works, Façade restoration and restoration of Doors and Windows have been completed. Remaining internal works are in progress.

- **Conservation of Wilson College building”**. – by *The Principal Wilson College, Mumbai*.

The Board of Governors of the Society 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.

Based on the fabric status report, the works have been divided into following three phases:

- (a) Phase – I : Complete roof repairs.
- (b) Phase – II : Restoration of the convocation Hall.
- (c) Phase – III: Other repairs including carpentry (Doors & Windows) re-plastering/re-painting, stone cleaning, painting and polishing.

During the year, the work of the Phase- I ie roof repairs has been completed and the work of Phase – II is in progress.

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

The Board of Governors of the Society approved the above mentioned project and decided financial assistance of Rs.23.10 lakhs or 50% of the project cost whichever is less. The duration of the project is 12 months.

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. The structure is 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.

During the year the second stage works, which included Earth work, masonry work, structural steel work, water proofing, Roof boarding, Doors and Windows, flooring and electric & lighting were completed. The remaining works are in progress.



## **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.

## **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 2006-2007, the Society had received Rs. 63,54,183/- by way of interest from the investment of interest free loan and surplus funds and an amount of Rs.57,71,756/- was released as grant to the approved project and administrative expenses.

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

Sr. No.	Year	Total Income (Rs.)	Expenditure			No. of Projects Completed
			Project (Rs.)	Administrative (Rs.)	Total (Rs.)	
1.	1998-1999	86,85,413	4,68,090	1,65,482	6,33,572	---
2.	1999-2000	49,08,498	7,95,283	1,49,698	9,44,981	1
3.	2000-2001	66,47,297	11,63,322	2,98,486	14,61,808	6
4.	2001-2002	50,89,228	10,97,895	6,74,705	17,72,600	6
5.	2002-2003	64,29,589	21,15,484	7,54,091	28,69,575	1
6.	2003-2004	66,98,993	30,02,704	7,32,974	37,35,678	4
7.	2004-2005	49,37,066	46,44,322	7,49,632	53,93,954	1
8.	2005-2006	51,18,943	53,54,708	6,32,968	59,87,676	3
9.	2006-2007	63,54,183	50,87,786	6,83,970	57,71,756	8

## MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY

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