

**M M R – HERITAGE  
CONSERVATION SOCIETY**

**ANNUAL REPORT  
2008-2009**

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## 1. The Board of Governors of the Society.

### A. EX-OFFICIO GOVERNORS

1. **Shri Ratnakar Gaikwad,** **President**  
Metropolitan Commissioner, MMRDA.
2. **Dr. Jairaj M. Phatak, (Upto 10-09-2008)** **Governor**  
Commissioner, MCGM.
3. **Shri R.D. Shinde, (Upto 10/9/2008)** **Governor**  
Commissioner,  
Kalyan Municipal Corporation.
4. **Shri Nandkumar Jantre, (From 22/12/2008)** **Governor**  
Commissioner,  
Thane Municipal Corporation.
5. **Shri G.S. Gill, (From 22/12/2008)** **Governor**  
Vice Chairman & Managing Director, CIDCO
6. **Shri B.S. Gajbhiye,** **Governor**  
Director, Archaeology & Museums,  
Maharashtra State.
7. **Shri D.K. Afzalpurkar,** **Governor**  
Chairman, Mumbai Heritage Conservation Committee
8. **Shri Sabyaschi Mukatjan,** **Governor**  
Director, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya.  
Mumbai.

### B. NORMINESS OF ORGANISATIONS /ASSOCIATIONS

9. **Ms. Tasneem Mehta, (Upto 10/09/2008)** **Governor**  
Convenor, Brihan Mumbai Chapter,  
INTACH, Mumbai.
10. **Ms. Vimal Shah, Upto 10/09/2008)** **Governor**  
Vice-President, Asiatic Society of Mumbai.
11. **Dr. Mariam Dossal, (From 22/12/2008)** **Governor**  
Professor, Department of History,  
University of Mumbai.
12. **Shri Vakas Dilawari (From 22/12/2008)** **Governor**  
Head, Department of Heritage Conservation, KVRIA.

### C. INDIVIDUAL EXPERTS

13. **Shri D.M. Sukthankar,** **Governor**  
Ex-Chief Secretary to the Govt. of Maharashtra

- |     |                                                                                                          |                        |
|-----|----------------------------------------------------------------------------------------------------------|------------------------|
| 14. | <b>Shri Sadashiv Gorakshkar, (Upto 10/09/2008)</b><br>Ex Director, Prince of Wales Museum.               | <b>Governor</b>        |
| 15. | <b>Shri Shirish Patel, (Upto m 10/09/2008)</b><br>Structural Engineer                                    | <b>Governor</b>        |
| 16. | <b>Shri Cyrus Guzder, (Upto 10/09/2008)</b><br>Chairman & Managing Director,<br>Airfreight Ltd., Mumbai. | <b>Governor</b>        |
| 17. | <b>Shri G.S. Pantbalekundri, (Upto 22/12/2008)</b><br>Ex-Dy. Secretary, UDD, Govt. of Maharashtra        | <b>Governor</b>        |
| 18. | <b>Shri V.K. Phatak, (From 22/12/2008)</b><br>Urban Planner                                              | <b>Governor</b>        |
| 19. | <b>Shri Pankaj M. Joshi, (From 22/12/2008)</b><br>Conservation Architect.                                | <b>Governor</b>        |
| 20. | <b>Shri Chetan Raikar, (From 22/12/2008)</b><br>Structural Engineer.                                     | <b>Governor</b>        |
| 21. | <b>Dr. Aroon Tikekar, (From 22/12/2008)</b><br>Historian                                                 | <b>Governor</b>        |
| 22. | <b>Shri Ashish Shelar, (From 22/12/2008)</b><br>Member, MMRDA.                                           | <b>Special Invitee</b> |

**D. PRINCIPAL OFFICERS OF THE SOCIETY**

- |    |                                                                |                  |
|----|----------------------------------------------------------------|------------------|
| 1. | <b>Ms. Uma Adusumilli,</b><br>Chief, Planning Division, MMRDA. | <b>Director</b>  |
| 2. | <b>Dr. Satish Bagal,</b><br>Financial Advisor, MMRDA.          | <b>Treasurer</b> |
| 3. | <b>Shri N.V.Kulkarni,</b>                                      | <b>Secretary</b> |

## **2. 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.

## **3. OBJECTIVES OF THE SOCIETY**

The main objectives of 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.

During the last 11 years, the MMR-Heritage Conservation Society has supported 42 projects with financial assistance of Rs.2.8 crores involving survey, documentation, guidelines for major heritage buildings and precincts and implementation of actual conservation / restoration of heritage structures. Some of the important completed projects are: Conservation guidelines for Khotachiwadi Precinct; Opera House Precinct ; Marine Drive Precinct; Mahatar Pakhadi Precincts; Bandra Precinct; Cumballa Hill Precinct; Khodadad Circle, Parsi Colony, Hindu Colony Precincts; Ballard Pier Precinct; Guidelines for heritage buildings in Thane, Kalyan, Matheran and Navi Mumbai Notified area; Comprehensive Listing and grading of heritage structures and precincts in Greater Mumbai; documentation and conservation guidelines for heritage buildings and precincts in Vasai-Virar Sub-Region; Listing and Conservation Plan for Fountains and Pyaavs in the City of Mumbai.; Conservation of Ballard Bunder Gate house and Bombay Castle wall located at naval Dockyard; Convocation Hall of Mumbai University and Meeting Hall of Matheran Hill Station Municipal Council. The Society had also organized a week-long Training programme in Heritage Conservation for senior officers/Engineers/Architects dealing with the maintenance of buildings of Local and public authorities in the Mumbai Metropolitan Region.

#### **4. Activities during the year 2008-09.**

##### **4.1 Amendments to Rules and Regulations of the MMR-Heritage Conservation Society regarding Composition of the Board of Governors.**

The Board of Governors reviewed the rules relating to the tenure of Governors and decided on the following changes:

1. Two members selected from amongst the Commissioners of the Municipal Corporations in the MMR and representative of CIDCO, by rotation, as may be decided by the Board of Governor instead of permanent representation from MCGM only.
2. Tenure restriction for the representatives of the Organisations/ Associations nominated to the Board of Governors and Individual Expert members to 3 years and if re-appointed, extended to a maximum of 2 tenures.

The Authority in its 122<sup>nd</sup> meeting held on 10<sup>th</sup> September, 2008 approved the amendments. Accordingly, the Board of Governors has been re-constituted and new members have been appointed to the Board in the meeting of the Board of Governors held on 22<sup>nd</sup> December, 2008.

#### **4.2 NEW PROJECT PROPOSALS**

During the year 2008-2009, the Society received five project proposals for funding, which were scrutinised 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 and in the case of three proposals, the project proponents were asked to submit additional information. On the recommendations of the Sub-Committee, the Board of Governors rejected one proposal and approved the following proposal –

- **“Development of Software on Heritage Information System in MMR”.** – *by C-DAC.*

The Board of Governors approved this project on 22<sup>nd</sup> December, 2008 for a cost of Rs.21.5 lakhs

The project envisages development of an Heritage Information System to compile and disseminate projects undertaken by the Society in the past 11 years. This included listing and documentation of heritage assets; documentation of precincts and important monuments like forts, fountains; preparation of guidelines for conservation; publication of useful books on conservation methods; etc.

The main scope of the project includes developing an internet based Heritage Information System through developing and deploying a software tool that will facilitate the tasks of digitization, cataloguing, management and dissemination of information of heritage assets in MMR. The work of the project commenced in March, 2009 and is in progress.

#### **4.3 ON-GOING PROJECTS**

In addition to the above new project, the Board of Governors / Sub-Committee of the Society reviewed the progress reports of the following on-going projects:

- **“Restoration of the David Sassoon Library- Phase-II”-** *by David Sassoon Library.*

The Board of Governors approved the above project on 27<sup>th</sup> November, 2003 for a financial assistance of 30% of the project cost subject to a maximum of Rs.25 lakh.

The David Sassoon Library houses one of the oldest Libraries and Reading room in use in Mumbai and a listed Grade-I heritage structure. 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.

The external work has been completed in February, 2007. However, the progress of the internal work has been extremely slow, as there has been shortage of funds expected from other sources. The proponents informed that though Shri Pritish Nandy, Hon.ex M.P. (Rajya Sabha) sanctioned an amount of Rs.34 lakh from MPLADs fund for this work in March, 2004 and requested the Collector, Mumbai City to release the funds early, the same was sanctioned by the Collector in October, 2007 after obtaining approval from the Director (MPLADS), Government of India. Further, the Public Works Division of the Government of Maharashtra, to whom the funds were allotted by the Collector for this work, commenced the work only in November, 2008. The internal restoration work is in progress and would be completed by end of October, 2009.

• **“Restoration of Chhatrapati Shivaji Maharaj Vastu Sangrahalaya”- by the Director CSMVS.**

The Board of Governors approved the above project on 7th March, 2007 for financial assistance of Rs.25 lakh provided the total amount spent on the project is Rs.1.30 crores or in the proportion of actual amount.

The Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (formely 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 year ago, this museum is a Grade-I heritage building exhibiting priceless treasures for about a million visitors, who visit every year. The main components of the work included restoration of the façade and exterior stone masonry, removal of hard ribbon, cement pointing and re-painting 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.

During the year the most of the façade consolidation and clearing as well as pointing works were completed, except for front entrance bay. The smaller domes had been restored and the work on the main dome is in progress. The terrance lime concreting works are also in progress.



#### **4.4 PROJECTS CONCLUDED**

The Board of Governors / Sub-Committee of the Society also reviewed the final reports of the following projects :

- **“Documentation and conservation guidelines for Heritage Buildings and Precincts in Vasai-Virar Sub-Region”**. – by *Collective Research Initiatives Trust (CRIT)*.

The above project was approved in August, 2004 for a financial assistance of Rs.4.65 lakhs.

The BOGs also approved an additional grant of Rs.54,000/- for printing of the final report of the project. The main objectives of the project was to undertake surveys to list and grade the buildings and precincts in the Vasai-Virar Sub-Region that are of historical / cultural importance and preparation of guidelines and Development Control Regulation for conservation of the same.

The final report was presented before the BOGs in its meeting held on 29<sup>th</sup> January, 2009. 170 heritage sites including Talavs have been identified by the project proponents, out of which, 43 sites are recommended as Grade I, 46 as Grade II, 69 as Grade III and 12 as precincts. The Board of Governors approved the final report of the project and the copies of the final report have been forwarded to the Urban Development Department, Govt. of Maharashtra and the CIDCO for further process and issue of necessary notification for inclusion in the DCRs.

- **“Funding Street Furniture to be part on Dr. Dadabhai Naorji Road, Fort”**.- by *Heritage Mile Association*.

The Board of Governors had approved the above project on 21<sup>st</sup> July, 2003 for a financial assistance of 25% of the cost of the project, subject to maximum of Rs.25 lakhs to the Heritage Mile Association. The estimated cost of the project was Rs.1.4 crores. The balance funds were to be mobilized from other organizations. The duration of the project was 36 months.

The project intended to implement street improvement initiatives on Dr. D.N. Road, Fort, Mumbai by providing of heritage sensitive street furniture, paving and public infrastructure such as litter bins, ramps for the handicapped, post boxes, information plaques, protective railings, etc.

The project work was delayed considerably due to hawkers' problem in the area. The project proponents completed the placing of street furniture on three blocks ie WI-Oriental Building; E 8 to E 12-Alice Building, Nawab Building, Prospect chambers, Bai Pirojabi Dadaboy Varcha Agiari, Kermani Building and E13-Bombay Mutual Life Building.

The remaining work was held up due to difficulty in raising the remaining funds for the project. Also the project required large amount of funds for maintenance and security and with the general slow down in the economy, sponsors had put on hold their support to the project.

Due to substantial delay in the project, the Board of Governors decided to conclude the project by March, 2009 and suggested that the proponents may apply to the Society again for completing the pending work in the future, when they are able to raise the remaining fund.

- **“Conservation of Wilson College Building”- by Wilson College.**

The Board of Governors had approved the above project on 10<sup>th</sup> February, 2006 for a financial support to the extent of Rs. 25 lakhs or 30% of the project cost whichever is less.

The main objectives of the project were to complete roof repairs of all Heritage tiled roof structures; to implement restoration of the College Hall including its acoustics and electrical and to restore stained glass, gliding, flooring, electrification, carpentry, stone cleaning and painting. The work was divided into the following 3 phases:

Phase I : Complete roof repairs  
Phase II: Restoration of the Convocation Hall  
Phase III: Other repairs including carpentry (Doors & Windows) re-plastering / re-painting, stone clearing, pointing and polishing,

The project proponents completed the work of Phase –I, ie Complete roof repairs in May, 2008, with an expenditure of Rs.27,53,231. The Society had released Rs.9,50,000/- for the Phase I work.

The project proponent could not start the works of Phase II and Phase III due to lack of funds. The Management of Wilson College was expecting to raise the remaining matching fund for the project especially from the Alumni , but did not succeed.

The Board of Governors expressed their disappointment over the proponents being unable to raise the money for such as important work. As the work of Phase II & Phase III was substantially delayed and the proponents were unable to raise their share of funds for the project, the Board of Governors in its meeting held on 29<sup>th</sup> January, 2009 decided to terminate the project with effect from 31<sup>st</sup> March, 2009.

## **5. PUBLICATIONS**

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 Khotachiwadi – Academy of Architecture.

- Design handbook for the provision of heritage sensitive street furniture and signage for D. N. Road streetscape – Ms. Abha N. Lambah, 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.

## 6. **FUNDS**

During the year 2008-2009, the Society had received Rs. 83,10,462/- by way of interest from the investment of interest free loan and surplus funds out of which an amount of Rs.28,15,919/- 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
			On Projects (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
10.	2007-2008	88,93,315	48,27,000	8,75,655	57,02,655	5
11.	2008-2009	83,10,462	18,98,000	9,17,919	28,15,919	3

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