

MMR-HERITAGE
CONSERVATION
SOCIETY

ANNUAL REPORT
2009-2010

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1. The Board of Governors of the Society.

A. EX-OFFICIO GOVERNORS

- | | | |
|----|---|------------------------------------|
| 1. | Shri Ratnakar Gaikwad,
Metropolitan Commissioner, MMRDA. | President |
| 2. | Shri Nandkumar Jantre
Commissioner, Thane Municipal Corporation. | Governor |
| 3. | Shri G.S. Gill
Vice Chairman & Managing Director, CIDCO | Governor |
| 4. | Shri B.S. Gajbhiye (Upto 31/10/09)
Shri Sanjay.K.Patil (from 1/11/09)
Director, Archaeology & Museums, Maharashtra State. | Governor
Governor |
| 5. | Shri D.K. Afzalpurkar,
Chairman, Mumbai Heritage Conservation Committee | Governor |
| 6. | Shri Sabyasachi Mukherjee,
Director, Chhatrapati Shivaji Maharaj Vatsu Sangrahalaya. | Governor |

B. NORMINESS OF ORGANISATIONS /ASSOCIATIONS

- | | | |
|-----|---|-----------------|
| 11. | Dr. Mariam Dossal
Professor, Department of History, University of Mumbai. | Governor |
| 12. | Shri Vikas Dilawari
Head, Department of Heritage Conservation, KR VIA. | Governor |

C. INDIVIDUAL EXPERTS

- | | | |
|-----|--|------------------------|
| 10. | Shri D.M. Sukthankar,
Ex-Chief Secretary to the Govt. of Maharashtra | Governor |
| 11. | Shri V.K. Phatak,
Urban Planner | Governor |
| 12. | Shri Pankaj M. Joshi,
Conservation Architect. | Governor |
| 13. | Shri Chetan Raikar,
Structural Engineer. | Governor |
| 14. | Dr. Aroon Tikekar,
Historian | Governor |
| 15. | Shri Ashish Shelar,
Member, MMRDA. | Special Invitee |

D. PRINCIPAL OFFICERS OF THE SOCIETY

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

2. INTRODUCTION

In order to focus attention on various issues relating to heritage conservation in the Region, the MMRDA in its meeting held on 30th May, 1996 established the MMR-Heritage Conservation Society.

Accordingly, the MMR-Heritage Conservation Society was registered under the Societies Registration Act, 1860 on 14th November, 1996 and the Mumbai Public Trust Act, 1950 on 6th February, 1997.

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 computerized 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 organize 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 organize 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 organizing 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 Organizations, NGOs and intellectual individuals working in the field of heritage conservation.

During the last 12 years, the MMR-Heritage Conservation Society has supported 54 projects with financial assistance of Rs.3.45 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 ; Meeting Hall of Matheran Hill Station Municipal Council; Chhatrapati Shivaji Maharaj Vastu Sangrahalaya; David Sassoon Library building and Wilson College building. 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 2009-10.

4.1 NEW PROJECTS

During the year 2009-2010, the Society received nine project proposals for funding, which were scrutinized 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 one proposal, the project proponents were asked to submit additional information. On the recommendations of the Sub-Committee, the Board of Governors rejected four proposals and approved the following four proposals –

- **“Refurbishment of BJPC Institution”. – By *B.J.P.C Institution*.**

The Board of Governors approved this project on 23rd September, 2009 and decided to provide financial assistance of Rs.25 lakhs or 30% of the actual cost whichever is less.

The B.J.P.C Institution is a listed heritage grade II B structure and a prominent landmark. The main objectives of the project are:

- To refurbish public spaces, like ground floor lobby, the main staircase, first and second floor passages, Art gallery at third floor.
- To refurbish Chemistry lab, Bio lab and Physics lab.

The work of the project is in progress now.

- **Consultancy project on “Listing and Grading of Heritage Buildings & Precincts in rest of MMR not covered in earlier listing exercises”.**

The Board of Governors of the society, in its meeting held on 28th January 2009 resolved to undertake the above mentioned project on consultancy basis and authorized the sub-committee of the society for selection of the consultants on the terms and conditions similar to the earlier listing project of Greater Mumbai..

The main objective of the project is that though heritage lists have been prepared for several areas in MMR, large parts of areas like Alibaug, Pen, Karjat, Khopoli, Neral, Kulgaon-Badlapur, Ambarnath, Bhiwandi, Taluka, Mira-Bhayander, NMMC areas and rural areas of Thane and Raigad districts were to be covered for heritage listing

The project was divided into four tasks:

TASK I: Listing and Grading of Heritage Buildings and Precincts in Urban Areas of Thane District (only including Municipal areas of Dombivilli, Ulhasnagar, Mira-Bhayander, Bhiwandi-Nizampur, Navi Mumbai, Ambarnath, Kulgaon-Badlapur).

TASK II: Listing and Grading of Heritage Buildings and Precincts in Rural areas of Thane District in MMR (except Vasai-Virar Sub region)

TASK III: Listing and Grading of Heritage Buildings and Precincts in Urban Areas of Raigad (only including Municipal Areas of Alibaug, Pen, Khopoli and Karjat)

TASK IV: Listing and Grading of Heritage Building and Precincts of Rural areas of Raigad District in MMR (excluding Navi Mumbai Notified Area)

After finalizing the scope of work and Terms of reference, through a competitive bidding process, the sub-committee recommended the appointment of the following consultants:

- Adarkar Associates (for Task I & II)
- Kirloskar Consultants Ltd. (for Task III)
- Envirodesigners Pvt. Ltd.(for Task IV)

The Board of Governors of the Society, in its meeting held on 23rd September 2009 approved the appointment of above-mentioned consultants.

The work commenced in September 2009 and the Inception reports, submitted by the Consultants, has been discussed and approved by the sub-committee in February 2010.

Further work is in Progress.

- **Consultancy project on “Preparation of Action Plan for Conservation of Heritage Precincts in MMR.”**

The Heritage Regulations at present does not state specific guidelines for the conservation of Heritage Precincts in the city. Each Heritage Precinct has a unique architectural character and requires specific development regulations. It is also important to understand that all issues of the precinct cannot be addressed with help of only development control regulations. There is, thus, a need to develop a comprehensive plan which combines legislative mechanisms, specific projects and programmes and financial strategies to conserve these precincts. The projects and programmes can be prioritized for developing an action plan.

The Board of Governors of the Society in its 34th meeting held on 18th January 2010 approved the proposal of appointment of the following consultants for preparation of Action Plans in the selected 5 precincts:

Sr. No	Consultant	Precinct	Consultancy fees (Rs.)
1	HCP-DPM Pvt. Ltd	Erangal, Mumbai	20.75
2	Adarkar Associates	Chembur, Mumbai	23.00
3	Urban Management Centre	Deulwadi, Uran	16.96
4	Urban Space Consultants	Jama Masjid, Kalyan	16.12
5	K. Unwalla Architects	Agashi, Vasai	16.00

The work on the project began in March 2010 and is in progress.

- **Project regarding “Documentary Film on Heritage Awareness of Caves in MMR”-by Design Plus.**

The Board of Governors in its meeting held on 18th January 2010 approved the above mentioned project and decided to provide financial assistance of Rs. 1, 30,000/- for the first phase of the project to undertake research, develop script and to finalize the story for duration of 2 months.

The main objective of the project is to undertake research on various cave sites in MMR (historical background, art, architecture & present status etc) and make a documentary film of 30 min duration. The movie will help create an understanding of the rich heritage of Mumbai amongst the citizens of the city.

The work of research, development of script and finalization of story is in progress.

4.2 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:

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

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

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 a a web-based framework to enter new data from the listing project has been set up, which would create a searchable data-base for all new documentation.

4.3 PROJECTS CONCLUDED

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

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

The project was approved on 27th November 2003 for a financial assistance of 25 lakhs.

The main objective of the project was to do a comprehensive restoration works of the library which included:

1. External works comprising of roof repairs, waterproofing and pointing removal.
2. Interior works involving repairs of flooring, staircase, doors and windows, restoration of architectural elements and finishes.
3. Landscape Restoration including basic cleaning of the garden and making an appropriate boundary fence.

The project was discussed at the Board of Governors meeting held on 18th Jan 2010 and was pronounced as concluded.

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

The Board of Governors approved the above project for a financial assistance of 25 lakhs.

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

At Board of Governors meeting held on 18th Jan 2010, the project was declared as concluded.

5. TRAINING AND AWARENESS PROGRAMMES

The Board of Governors approved the financial support of Rs. 5 Lakhs to K.R. Cama Oriental Institute to hold a two day International Seminar on “Architecture on Social History: Reflections on Bombay/ Mumbai”. The seminar was held on 23rd and 24th Jan, 2010 and a total of 15 academically researched papers were presented.

6. 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.

7. FUNDS

During the year 2009-2010, the Society had received **Rs. 8,32,334/-** by way of interest from the investment of interest free loan and surplus funds and an amount of **Rs.71,66,147/-** 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
12.	2009-2010	*8,32,334	62,51,110	9,15,037	71,66,147	3

*Note: As the investment was made for the period of 13 months on 31st March, 2009 (i.e. maturity date was beyond the end of financial year 2009-10), the actual interest received during the year 2009-10 is less than earlier years.

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