

**LISTING & GRADING OF HERITAGE
BUILDINGS & PRECINCTS IN MUMBAI**

TASK II

**REVIEW OF SR.NO. 317-632 OF THE HERITAGE
REGULATIONS OF 1995**

MAY 2004 – JUNE 2006

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PROJECT TEAM

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1.0 BACKGROUND OF THE PROJECT

The project aims at updating the 1995 heritage listing for Greater Mumbai, documenting in detail its construction methodology, architectural styles and present condition and evaluating its intrinsic merit to establish a grading criteria and from this exercise evolve a new list of listed structures within Greater Mumbai. The objective of this project is to develop a comprehensive and accurate inventory of buildings / structures / sites and precincts of heritage significance in Greater Mumbai. This inventory in the form of the heritage list has been formatted for easy and well-structured referencing for development permissions. This list will be considered by the Mumbai Heritage Conservation Committee of the Municipal Corporation of Greater Mumbai.

The consultancy assignment awarded to Abha Narain Lambah Associates is Task -II: Review of sr.nos.317 to 632 of existing list ,looks at review the existing notified list of heritage buildings/structures/sites and precincts in Mumbai and to fill gaps in the existing list.

The task involved the review of the existing listed buildings, precincts, building complexes and urban artifacts, recording in detail the architectural styles, construction methodology and present condition and updating its grading and state of preservation.

NO. OF BUILDINGS & URBAN ARTEFACTS INVENTORIED	252
NO. OF PRECINCTS INVENTORIES	20
NO. OF BUILDING COMPLEXES	34
NO. OF BUILDINGS WHERE PERMISSION TO SURVEY WAS DENIED	18
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TOTAL NO.OF ENTRIES	324

2.0 AREA OF STUDY

The study area included listed buildings in A ward, C Ward, D Ward, E Ward, F Ward, G Ward and H Ward of the Greater Mumbai Municipal Corporation. Apart from the listed buildings, the study also includes historic precincts and looks at their delineation and listing of important buildings within the precincts. The listing also includes a large number of building complexes and a few urban artifacts.

3.0 AIMS & OBJECTIVES

- 3.1 The study aims at establishing a review methodology specific for each typology of listed structures namely buildings, building complexes, historic precincts and urban level artifacts and open spaces.
- 3.2 To record in detail the architectural style, construction methodology and present condition supplemented with extensive photo-documentation for each listed entity.

- 3.3 To review and delineate the precinct boundaries for each of the listed precincts and areas of historic importance.
- 3.4 To develop a data base for the preservation of these structures.

4.0 REVIEW METHODOLOGY

Our team strategy for Listing was based on the premise that for any comprehensive listing exercise, it is mandatory for the methodology to begin with macro level issues and then zoom in on individual structures. This approach enabled better integration of individual sites to the urban fabric.

LISTING METHODOLOGY & STRATEGY

METHODOLOGY FOR LISTING OF PRECINCTS, URBAN ENSEMBLES & CULTURAL SITES

- **Reviewed Precinct delineations**
A fresh look was taken at the extent of the individual precincts. It was observed that in the absence of specific precinct guidelines and the failure in notification of the already drawn up guidelines, a large stock of the historic buildings in precincts such as Mahalakshmi, Khotachiwadi and Bandra has been lost. It is recommended to redefine the precinct boundaries and individually list all the character defining buildings within the precinct as well. A detailed listing has been done for all 25 precincts within the task.
- **Defined sub-character within precincts/ sites**
Due to urbanization, many precincts have undergone transformation and a large stock of the historic buildings in precincts such as Mahalakshmi, Khotachiwadi and Bandra has been lost. It is recommended to redefine the precinct boundaries define core, buffer zones, identify streetscapes and individually list the character defining buildings within these.
- **Established the socio-economic profile of the precinct/site/urban groupings**
The present listing format does not include any data on socio-cultural ethos of each precinct. This, for precincts such as Banganga, Mahalakshmi, Khotachiwadi, Bhuleshwar etc is critical.
- **Identified special features or character defining elements of precincts/ sites**
Identified the dominant architectural typology and the common character of the structures for precincts such as Raghaviji Road, Carmichael Road, Bandra, Ranwar, Khotachiwadi, Sherley rajan
- **Individually custom made proformas for structures, artefacts & precincts/ sites**
The listing format applied the same rules for a structure, urban artefact, maritime and naval heritage, industrial heritage, open space, fort, cave and precinct. We have within the same format evolved special typologies such as, precincts, urban artifacts, building complexes, forts and buildings.
- **Requisites for photo documentation & recording**
The proposed list has an identifying picture of the building, as well as those showing urban setting, character defining elements, interior spaces etc that has a bearing on their classification as heritage structures, or preservation status with adequate cross reference and has detailed description of the condition and status of preservation. For

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the ease of recording and review the photographs have been placed next to the description.

- **Provision of location map & cross referencing**
The proforma should include a CTS location map showing main access roads and C.S nos, it also mentions the D.P ward and sheet for the ease of cross referencing.

METHODOLOGY FOR CORRECTING ANOMALIES IN EARLIER LIST AS PER HERITAGE REGULATIONS 1995

- **Double Listing of same building**
It has been recorded that the same building has been listed twice in cases such as Adenwalla Mansion (Serial No. 455 and 376), Villa Vienna (Serial No. 574 & 575), Ferns Mansion (Serial No. 588 and 597) and Western Railway Palli Hill Colony (Serial No. 586 and 579)
- **Incorrect location of D.P maps**
The buildings have been marked wrongly in the D.P such as 94, Hill Road (serial No. 608), Houses on Both sides of Chitrakar Dhurandar Marg (Serial No. 624), Contemporary Art & Crafts Building (Serial No. 436) and Trambakeshwar Talao Mandir (Serial no. 397)
- **Incorrect Names**
Incorrect names of the buildings have been recorded for eg. Lady Willington ambulance which is actually lady Willington building for the Parsi Ambulance (Serial No. 630) and the Tejpal hall which should actually be Mathuradas Vasanji memorial hall (Serial No. 367)
- **Missing Value Classification**
The buildings such as Bandra Station (Serial No. 631), Byculla Station (serial No. 627) and Houses on both sides of Chitrakar Dhurandar Marg (serial No. 624) do not have any value classification.
- **Wrong architectural description and no enumeration for buildings within large complexes**
The complexes such as the J.J. Hospital (serial no. 527), Bai Sakarbai petit animal hospital (serial No. 542) and Veer Jeejamata Udyan (serial No. 530) there is no indication of how many buildings within the complex are listed. A thorough survey was conducted and each of the character defining buildings, elements and artefacts were individually listed.

METHODOLOGY

STAGE 1

1. Preliminary Historical and Archival research

- Research on history and evolution of building/structure/site
- Compilation of historical data on building and its surrounding

- Research on old name
- Compilation of archival photographs of site/structure if any
- Compilation of historic construction/ preservation/maintenance records if any

The above mentioned tasks were compiled from the below mentioned sources namely, the Maharashtra State Archives, The Bombay State Gazetteer, Historical Inputs from noted historian Ms Sharada Dwivedi and various secondary sources.

2. Study of Municipal Records/Ward Maps/Development Control Rules/ MMRDA and other sources

- Research in Municipal records about land ownership/cadastral survey numbers, plot area etc
- Study of applicable DC Rules
- Study of DCR 67 and applicable regulation of Heritage Regulations for Greater Bombay 1995
- Study of other applicable regulations such as Cess reconstruction DCR 33 (7)
- Study of existing precinct studies and documentations undertaken by UDRI, MMR-HCS etc

The above mentioned tasks were compiled from the below mentioned sources namely, the Ward Offices of the BMC offices for ward maps, D.P. Sheets.

3.Preparation of inventory format

- Comparative assessment of international inventory proformas
- Research on existing listing criteria and formulation of new grading/condition assessment criteria
- Establishment of new grading and listing criteria
- Establishment of objective strategies for proforma data sheets
- Creation of a cross referencing system with proforma, photographs, site maps, serial numbers
- Creation of a standard inventory format for each typology of heritage
- Application of such formats for key samples to check for applicability and efficacy of proformas
- Establishing criteria for Assessment of Values

STAGE 2

1. Field surveys and reconnaissance trips of wards and project areas
2. Survey and identification of potential sites/ structures/precincts/ urban groups for listing
3. Identification and selection of site/structure/precinct/urban group for listing
4. Filling in of inventory record as per new proforma
5. Architectural surveys and inspection
 - Field surveys and reconnaissance surveys/photographs of wards and project areas
 - Survey and identification of potential sites/structures/precincts/urban groups for listing
 - Identification and selection of site/structure/precinct/urban group for listing
 - Filling in of inventory record
 - Re checking of inventory by senior specialists

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- Collation and rationalization of inventories for consistency

6. Historical and Archival research

- Research on history and evolution of building/structure/site
- Compilation of historical data on building and its surrounding
- Research on old name
- Compilation of archival photographs of site/structure if any
- Compilation of historic construction/ preservation/maintenance records if any

The above mentioned tasks are proposed to be compiled from the below mentioned sources namely, the Maharashtra State Archives, The Bombay State Gazetteer, Historical Inputs from noted historian Ms Sharada Dwivedi and various secondary sources.

7. Re checking of inventory by senior specialists

8. Collation and rationalization of inventories for consistency

9. Photo documentation

- Photograph of identifying picture of structure to be listed
- Photographs indicating urban setting
- Photographs indicating character defining features
- Photographs indicating threats and major building issues
- Photographs indicating condition of structure/site and perceived threats

10. Assessment of Fabric Status

- Assessment of structural integrity
- Assessment of architectural integrity
- Assessment of surrounding area and urban context
- Study of maintenance standards
- Assessment of building additions, digitization of BMC maps and area Maps

STAGE 3

1. Assessment of Listing Criteria of 1995 list
2. Assessment of Precinct Boundaries in 1995 list
3. Assessment of Classification and Grading Criteria in existing list
4. Correction of aberrations in present list
5. Additional information on listed structures
6. Inclusion of Map, photograph etc of present listed buildings
7. Creation of typology and related classifications within present list
8. Inclusion of revised assessment of State of Preservation/Condition etc

5.0 LIMITATIONS

- 5.1 A large number of listed properties were with the State government and permission to survey was denied.
- 5.2 Some privately owned and trust marinated properties also denied permission to access and survey.
- 5.3 It was outside the scope of the study to provide detailed conservation recommendations for each of the listed buildings however general recommendations have been included within the report.
- 5.4 In the case of a few structures property cards and city survey sheets were missing from the Collectors office.

6.0 OBSERVATIONS

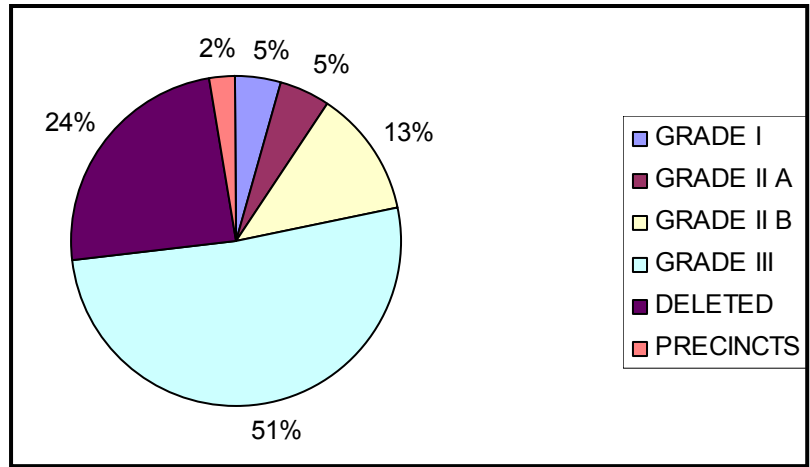
- Adhoc repairs by MHADA repair boards or private owners where the original structural members such as timber joists, brackets etc are replaced with steel sanctions. For repairs to buildings, only a meagre Rs. 800/- per sq.m. is allocated, which is hardly sufficient for structural repairs. Hence, the “restored” buildings after repairs are converted to blocks. Hence in order to avoid such issues, separate norms and Regulations are required for Cessed heritage building. Original flooring has been ripped up and replaced with vitrified tiles such as Gopal Nivas Building, Baula Building, KEM Hospital, Sita Building etc This has led to the irreplaceable loss of the original historic fabric. It has been observed that some buildings have been transformed so drastically that their inclusion in the list needs to be questioned for eg Bhangwadi Building..
- Although listed a lot of buildings have been reconstructed or replaced as modern concrete structures. With no architectural or historic integrity left, these buildings do not deserve to be listed eg Jackers, Dom Phil Villa etc.
- Poor condition of multi-tenanted building. Under the outdated Rent Control Act (enactment of the Bombay Rents, Hotel and Lodging House Rates Control Act, 1947), it is virtually impossible for landlord to evict tenants who pay outdated and measly rents and yet the onus of repair and maintenance falls on the shoulder of the owner who sees no incentive in repairing the property. This leads to eventual dilapidation of heritage properties, making them vulnerable.
- Threat to Grade III buildings and unlisted buildings in heritage precincts from Cess Reconstruction. Amendments to D.C. Regulation 33 (7). D. C. Regulation 33 (7), notified in 1999, strikes out Cessed Grade III buildings from the purview of Heritage Regulations. Close to 300 listed heritage buildings and many more in heritage precincts such as Khotachiwadi, Marine Drive, Matherpakadi etc., are, therefore, at risk of demolition and re-construction, so as to avail of significantly higher FSI.
- Lack of financial incentives/ soft loans and other economic mechanisms to encourage the restoration of privately owned buildings. The only incentive offered to owners of heritage properties is TDR, which takes into account only the compensation by the calculation of area and not considering the current economic value of such property. In the absence of any financial incentives or support and grants, the preservation and restoration of privately owned heritage is under threat.
- The system of blanket development control rules, often standardised for an entire city, have failed to protect historic areas in the urban context. Precinct specific conservation guidelines were drafted for some areas such as Khotachiwadi, Matherpakdi, Bandra village, Mahalakshmi and Opera House, but have been languishing without notification for years, demonstrating an utter lack of interest on the part of the municipal bodies to notify and strengthen this process.
- Government apathy in restoring and maintaining public and government owned buildings. In fact, out of the list of heritage buildings, 22 listed buildings fall under the purview of the BMC and another large section under the care of the PWD and Railways. In the absence of any training in conservation, these are left to the whims and fancies of the staff. Crawford Market, Bandra Station, Byculla Statue, JJ Hospital etc are prime examples of government owned buildings that are in a very sorry state of preservation due to a combination of lack of maintenance, insensitive accretions and a total apathy on the part of the civic agencies and

owners. There should be some short-term training workshops to educate the staff in the basics of conservation

- In the case of commercial areas like Girgaum, Kalbadevi and Bhuleshwar, apart from incentives for individual restoration, stricter vigilance and disincentives for insensitive signage, incongruous additions and encroachments etc need to be worked out.
- The listing has had its share of glitches. While buildings like the Opera House in the city were not included in the list of Grade I structures, less significant structures like the Lady Willingdon Ambulance building and BEST building qualified in this elite list of the most important monuments in the city. Similarly, while each and every one of the crosses on the cross roads of Bandra find mention in the grade I list, the list does not even mention the number of these structures, or the reasons for their inclusion. Also, at least it should be made mandatory that the Grade I buildings be better maintained and a management plan needs to be drawn up for their proper conservation.
- The Heritage Committee too has its share of issues as the body does not adopt the role of monitoring building accretions like signage, air conditioners etc. And instead of pro-actively making building owners adhere to heritage guidelines, adopts a more passive approach, waiting for the people to actually apply for permissions. Thus even if a Grade I heritage building is being grossly neglected, the Heritage Committee often does not step in unless the owners apply for permissions.
- Threats from Fire and electrical short circuiting. Due to ad-hoc additions and unused areas (such as attic spaces, service alleys) being converted to virtual dumping grounds, these not only cause obstruction during fire fighting but are also fire hazards. Even basic equipment such as a fire extinguisher is not installed in several public buildings.

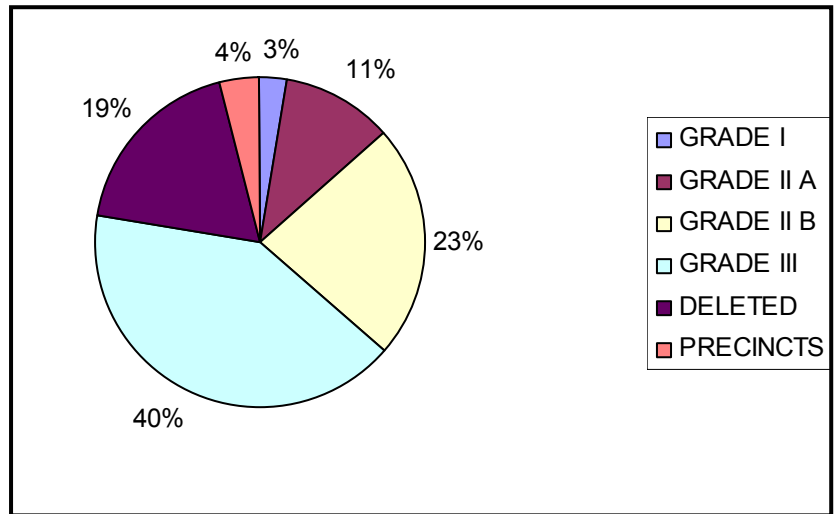
7.0 GRADING SUMMARY

GRADE I	15
GRADE II A	16
GRADE II B	41
GRADE III	168
DELETED	80
PRECINCTS	8
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TOTAL	328



PIE CHART SHOWING THE GRADING PERCENTAGE IN 1995 LISTING

GRADE I	9
GRADE II A	35
GRADE II B	74
GRADE III	133
DELETED	60
PRECINCTS	13
<hr/>	
TOTAL	324



PIE CHART SHOWING THE GRADING PERCENTAGE IN 2005 LISTING

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REVIEW OF GRADING

The grading criteria for all the buildings was reviewed keeping in mind the architectural integrity, historical integrity and present condition of the sites. A thorough survey was undertaken for recording the architectural description, styles, construction methodology and condition assessment and a uniform criteria for grading was generated keeping in mind the city level value of the building, its importance in the urban setting apart from its individual architectural and historic merit.

BUILDINGS UPGRADED	
GRADE II A – GRADE I	1
GRADE II B – II A	1
GRADE III – II A	14
GRADE III – II B	27
Deleted – II A	2
Deleted – II B	1
Deleted – III	29
TOTAL	75

BUILDINGS DOWNGRADED	
GRADE I- II A	8
GRADE I- III	1
GRADE II A – II B	4
GRADE II A– III	1
GRADE II B – III	2
GRADE II B – Deleted	1
GRADE III - Deleted	15
TOTAL	32

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UPGRADED

A total of 74 buildings were upgraded.

Deleted – III 28 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Pranjivan Building	352	Although deleted from the list, these building should be re-inducted as Grade III for their architectural and urban group value. Their state of preservation was recorded and precinct boundaries revised for Bhatia Hospital, Chuim & Sherley Rajan Village.
2.	Baula Building	354	
3.	Gadiwalla Building	411(ii)	
4.	Precinct around Bhatia Hospital	411(iii)	
5.	Maskati Corner	429	
6.	Chapsey Terrace	452	
7.	Kwality House	466	
8.	Kodak Kunj	472	
9.	Sethna Building	473	
10.	Saidunnissa House	474	
11.	Union Building	475	
12.	Seeta Building	501	
13.	Nesbit Hall	535	
14.	Rabia Mansion	551	
15.	Antonio D'silva High School	553	
16.	Chury House	556	
17.	Dhuru Building & Group	559	
18.	Shri Radhakrishna Kunj	561	Although deleted from the list, these building should be re-inducted as Grade III for their architectural and urban group value. Their state of preservation was recorded and precinct boundaries revised for Chuim & Sherley Rajan Village.
19.	Chuim Village	565	
20.	Sherley Rajan Village	587	
21.	Yatch restaurant Building	597	
22.	34,Perry Road	599	
23.	New Kantwadi Precinct	601	
24.	41, Perry Road	602	
25.	24/24A Perry Cross Road	603	
26.	Villa on St. Roques Rd	614	
27.	Ranwar Precinct	619	
28.	D.L. Pereira Villa	622	
29.	Charlotte Villa	623	

Deleted – II B 1 Nos

Sr.No.	Name of premises	Serial No.	Remarks
1.	Shyam Sadan	489	Originally deleted from the list this building still retains its architectural value and has immense socio cultural values as Lokmanya tilak had started the practice of Sarvajanik Ganesh Pooja in this chawl.

Deleted – II A 2 Nos

Sr.No.	Name of premises	Serial No.	Remarks
1.	Agiaries in Trinity Street	361	Although the precinct has been deleted as it has lost its character , two agiaries worthy of listing in the precinct are listed as Grade II A.
2.	Princess Triumphal Arch	495	This urban Neo-Classical gateway marks the entry into the Mahalakshmi Precinct as should be re-inducted for its architectural and urban group value.

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GRADE III – II B 29 Nos

Sr.No.	Name of premises	Serial No.	Remarks
1.	Dina Building	336a	The building has been upgraded to Grade II B due to its architectural and urban value and its good state of preservation.
2.	Madhav Baug Complex	339	
3.	Gopal Nivas Building	355	The building has been upgraded to Grade II B due to its architectural and urban value. This building along with its twin the Gold Mohur is one of the most important urban design gestures in the city defining Princess street.
4.	Gold Mohur	356	The building has been upgraded to Grade II B due to its architectural and urban value. This building along with its twin the Gopal Nivas is one of the most important urban design gestures in the city defining Princess street.
5.	Hira Baug	363	The building has been upgraded to Grade II B due to its architectural and urban value.
6.	Tejpal Hall	367	The building has been upgraded to Grade II B due to its architectural and historic association with the Indian Freedom struggle.
7.	Banoo Mansion	371	The building has been upgraded to Grade II B due to its architectural and urban value.
8.	Framjee Dinshaw Petit Parsee sanitorium	372	
9.	Birla House	386	The building has been upgraded to Grade II B due to its architectural and associational value with the Indian Freedom Struggle as mahatma Gandhi had lived here and Sardar Patel died here.
10.	Lincoln House	395	The building has been upgraded to Grade II B due to its architectural and urban value and associational value as the palace of the Maharaja of Wankaner and now American Consulate.
11.	Sophiya College	398	The building has been upgraded to Grade II B due to its architectural and urban value and good state of preservation.
12.	Nair building	400	
13.	Rauts Bungalow	407	
14.	Monte Rossa	410	
15.	Jindal Mansion	414	
16.	Municipal Commissioners Bungalow	449(i)	
17.	B.P.T Chairman Bungalow	449(ii)	
18.	Khareghat Colony	471	

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			it is one of the first urban housing schemes of the 20 th century for the Parsi community.
19.	Mackinnon Hostel	479	The building has been upgraded to Grade II B due to its architectural and urban value and good state of preservation
20.	Emmanuel Church	510	
21.	Christ Church	524	
22.	Bombay Central Station	526	
23.	Regina Pacis Immaculate Mary	532	The building has been upgraded to Grade II B due to its architectural and associational value with Premchand Roychand and good state of preservation
24.	Villa Vienna	574,575	The building has been upgraded to Grade II B due to its architectural value as a sea side villa and associational value with Shah Rukh Khan.
25.	St Josephs Convent	589	The complex has been upgraded to Grade II B due to its architectural and urban value and good state of preservation
26.	Sacred Heart Church	605	The building has been upgraded to Grade II B due to its architectural and urban value and good state of preservation
27.	St. Peters Church	609	

GRADE III – II A 12 Nos

Sr.No.	Name of premises	Serial No.	Remarks
1.	Seth Hormasji Bomanji Wadia Atesh Behram	332	The building has been upgraded to Grade II A due to its associational values being one of the 4 Atesh behrams in Mumbai
2.	Sethnas Agiary	419	The building has been upgraded to Grade II A due to its associational values being one Parsi Fire Temples in Mumbai
3.	Dhana Patel Agiary	420	The building has been upgraded to Grade II A due to its associational values being one Parsi Fire Temples in Mumbai
4.	Zaver Mansion	454	All buildings on Chowpatty sea face have been upgraded to Grade II A due to their great significance in the urban ensemble of Marine Drive and Chaupatty sea face , architectural values ,good state of preservation and to protect the townscape and height lines.
5.	Adenwalla Mansion	455	All buildings on Chowpatty sea

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6.	La Cozy Mansion	456	face have been upgraded to Grade II A due to their great significance in the urban ensemble of Marine Drive and Chaupatty sea face , architectural values good state of preservation and to protect the townscape and height lines.
7.	Wilson College	457	
8.	Chaupatty Sea face Buildings	458	
9.	Orient Club	459	
10.	Modi Sorabji Vaccha Gandhi Agiary	468	The building has been upgraded to Grade II A due to its associational values being one Parsi Fire Temples in Mumbai
11.	St Therasas Church	486	The building has been upgraded to Grade II A due to its architectural and urban values.
12.	Basalt benches by Byramjee Jeebhoy	569	The artifacts have been upgraded to II A due to their associational value with Byramjee Jeejeebhoy
13.	Taj Villa	581	These buildings are examples of colonial sea side villas in excellent state of preservation. The development potentials of these sites has already been utilized in the annexe blocks hence they should be preserved in their pristine state as models.
14.	Priscilla Villa	598	
15.	St.Andrews Church,Bandra	607	The building has been upgraded to Grade II A due to its architectural and urban values.

GRADE II B – II A

1 Nos

Sr.No.	Name of premises	Serial No.	Remarks
1.	Parsi Towers of Silence	428	The towers of Silence have been upgraded to Grade II A due to strong open space issues that form a vital open lung for the city and the strong symbolic and socio-cultural values of the complex

GRADE II A – GRADE I

1 Nos

Sr.No.	Name of premises	Serial No.	Remarks
I.	Royal Opera House	78	It is recommended to upgrade this outstanding City landmark to Grade I for its architectural, urban and historic and associational values.

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DOWNGRADED

A total of 32 buildings were downgraded

GRADE I – II A

8 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Ma Hajianis Durgah	550	These building do not merit a Grade I status as they are neither architectural gems nor city level landmark structures, nor do they have a special historic association or great maintenance levels. On their individual architectural and historic values and after a thorough investigation of their state of preservation, they have been granted a Grade II A status.
2.	Mount Mary Church	626	
3.	Byculla Railway Station	627	
4.	Reay Road Railway Station	628	
5.	Parsee Well , Flora Fountain	629	
6.	Lady Wellingdon Building for the Parsi Ambulance	630	
7.	Bandra Station	631	
8.	BEST Electrical House	632	

GRADE I – III

1 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Crosses on Carter Road	578	These crosses are mere local landmarks, most of the original crosses have been replaced with modern ones and should be listed for only socio-economic reasons. It is therefore recommended to include them as Grade III.

GRADE II A – II B

4 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	K. Lalbhai Bungalow	385	Private Individually owned residential bungalows in large compounds do not merit a Grade II A status as these are not city landmarks or associated with important personalities and events. They have been graded as Grade II B so as to allow sensitive development within their compounds if needed.
2.	State Ministers Residence	390	
3.	Kekee Manzil	564(i)	
4.	St. Staininslaus High School	610	

GRADE II A –III

1 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Nagindas Mansion	320	This building has lost its architectural character, is not a city level landmark , does not have any associational values and is listed only for its urban group value and hence has been graded as Grade III

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GRADE II B –III 2 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Modern Sikka High School	507	Originally listed for their architectural merits, the buildings have been transformed greatly and are in a poor state of preservation, hence it is proposed to list them as Grade III.
2.	Institution	613	

GRADE II B –Deleted 1 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	The Jackers	580	Originally listed as a colonial bungalow along the sea, the original bungalow has been demolished and rebuilt as a modern 14 storey apartment block with no architectural or historic integrity left. It is therefore recommended to delete this building from the list.

GRADE III –Deleted 13 Nos.

Sr.No.	Name of premises	Serial No.	Remarks
1.	Bhang Wadi	329	The original heritage structures have been demolished and replaced by modern concrete structures. They buildings have no architectural or historic integrity and are proposed to be deleted from the list.
2.	Vasant Vilas	374	
3.	Sahyadri	383	
4.	Manek Lodge	467	
5.	Prempuri Ashram Trust Building	469	
6.	Patel Building	487	
7.	Dr. Wilson Street	503	
8.	Kilachand's ancestral House	504	
9.	Building No. 29	515	
8.	Building No. 37 Himkar Nivas	521	
9.	St Anthony's Home & Girls school	531	
10.	Gold Mist	585	
11.	Our lady of Mount Carmel Church	590	
12.	Belvedere No.18	581	
13.	Dom Phil Villa	621	

8.0 RECOMMENDATIONS

1. Combating the threat of Cess reconstruction and special guidelines for cessed buildings.

Cess reconstruction continues to threaten historic areas with complete immunity from heritage regulation, precinct zoning etc.

We need to deal with the disastrous impact of the government's amendment of Development Regulation 33 (7) that rendered nearly 300 Grade III buildings on the Heritage List, out of the purview of the Heritage Regulations. This is a body-blow to heritage conservation in Mumbai specially since this regulation, if left unchallenged, would cause heritage conservation (beyond the 250 Grade I and Grade II buildings), become vulnerable to complete reconstruction at high floor space index ratios. Cess Reconstruction provisions for incentive Floor Space Index have been wrongly exploited to create monstrous buildings that pushed heritage precincts to the brink. The Regulations stipulate that a Cessed Grade III building can be reconstructed if under severe structural distress, for which the Repair Board does not require even permission from the MHCC. Reconstruction is permissible with the same FSI consumption or it depends upon the number of tenancies in the building Hence, hypothetically if half a dozen plots are amalgamated the incentive FSI 70%. MHADA provisions governing reconstruction of buildings need an amendment to provide for exclusion of heritage buildings. The threat continues with even MHCC's representations to the government having seen no response.

There are also a number of Cessed buildings under Grade IIB. There have been difficulties in reaching decisions on the nature and extent of repairs in cases where MHADA and the owners believe such structures to be structurally unsound. It is, therefore, necessary to prepare somewhat modified guidelines for Cessed Grade IIA and IIB structures.

- 2. Mixed use buildings with commercial activity on the ground floor need to have signage regulated within the arches or arcades so that it does not detract from the historicity of the building. It is recommended to develop sensitive signage guidelines for historic districts within the entire city.**
- 3. A restoration and maintenance handbook needs to be drawn up for the historic buildings in the city, with separate material palettes for Victorian and vernacular buildings with special emphasis on the use of the building, which can be used while regulating changes internal and external to the large stock of the Grade II buildings.**
- 4. All buildings require sensitive service up gradation for its electrical an, water supply and drainage and air conditioning systems.**
- 5. Building extensions need to be regulated, set back from the street facing façade. Lifts need to be incorporated sensitively. Water tanks should p[preferably be located underground with hydro pneumatic systems or in rear alleys and courtyards or low height water tanks should be provided within attic spaces or on flat terraces.**
- 6. Reuse of historic material should be encouraged and a system of a resale of historic material such as ripped up Minton tiles, cast iron railings, windows and fanlights or timber joists and trusses should be developed where the salvaged material from disintegrating buildings can be utilized for the restoration of other historic structures rather than being sold for scrap value in the local market.**

7. Innovative tax incentives to support conservation

A need for better systems of economic incentives such as tax exemptions is felt, like some European countries, a 10% recovery tax out of Income Tax paid by the citizens be reserved for heritage conservation, thus setting up a fund for heritage preservation. This very pertinent issue remains unaddressed and the potential for tax breaks, financial incentives and funding mechanisms to support conservation remains unexplored.

8. Need to prioritize funding for Government buildings

This lack of focus on prioritizing funds for maintenance has often led to mis-directed repairs and poor maintenance of heritage buildings. There is no set mechanism to generate funds for heritage conservation. For example, there is road Cess, water Cess, sewerage Cess or even Kargil Cess, but there is no mechanism for generation of funds by way of Cess etc. Hence due to the above it is feared that conservation is likely to be get strangled. There would be a situation where people would resort to breaking the Regulations as also misusing them, and unless some measures are taken it would be difficult to maintain these heritage sites. The key task must be to see how resources can be generated for heritage conservation, perhaps from within the system itself. Such novel ideas have not even been analysed at a government level, let alone be put into practice.

9. Lack of funding for Grade III private/residential historic stock

Historic stock in areas such as Bandra Village Matherpakadi and Khotachiwadi where conservationists deal with lack of funding. Grade III precincts with their predominant non-institutional private ownership / tenancy, limited financial resources and alleged high costs of maintenance seemed never to be able to deal with the whole spectrum of conservation challenges. Private funding through sponsorships, grants or adoption for maintenance is non-existent in these precincts. No monetary compensation or tax benefit is afforded to the owner of heritage property to maintain the premises. A step towards easing the liabilities of landlords was taken when the MMRDA formed a trust to grants funds to owners for restoration of the structure as well as maintenance. However, the same has remained more on paper and it is not translated into reality. Also funding is only restricted to public spaces and projects.

10. Stronger punitive action against MHCC violations

In order to strengthen the hands of the Heritage Committee it is imperative to create a framework for punitive action. Presently the penalties levied for violating the Regulations are insufficient. Only action is taken under MRTP, which takes years and is not very effective. The penalty for violation as provided under Section 52 of the MRTP Act, is imprisonment for 1 to 3 years as also penalty. Although the planning authority has the power to restore the unauthorised construction, but in case a heritage building is demolished or altered the restoration becomes almost impossible. Under the MRTP Act the penalty is punitive action and in no way gives an incentive to the owner to restore the structure. The government has taken no step to strengthen the hands of the Committee, that is overstretched.

11. Grant funds available with Heritage Committee to provide assistance in specific cases

Most owner insisted on demolition as they feel getting a heritage status is like sealing their development rights and monetary gains, Unless they are given financial help the MHCC would capitulate, as it had no access to repair funds or grants. The acute need for financial grants to support conservation of historic stock was palpable and yet a decade after the Committee was created, it has no access to funds for assisting in special cases where owners are not able to afford repair of their historic buildings.

12. Awareness and Vigilance

It is felt that MHCC needs to improve its vigilance skills with perhaps a "Hotline" procedure established for the Heritage Office to respond quickly to unauthorized repairs/alterations to listed buildings.

13. Mumbai Heritage Conservation – on the Web

Like most other organizations like the Historic Scotland, English Heritage and City Council of Bath have their listed buildings and precincts on the website. As part of its efforts to go electronic, the Heritage Office of the BMC should seek professional assistance and establish a website. The content of this site would be rich in terms of data relating to heritage properties, summaries of proposals considered by the MHCC and posted periodically, conservation guidelines for precincts (as they are published progressively), photo-documentation, the digitised Development Plan sheets showing heritage property boundaries and so forth. Far from this, the Heritage Committee to date, does not even have an email address where citizens can place their comments or vigilance reports.

14. Need for a Pro-active role played by Heritage Committee

The MHCC has failed to adopt a pro-active role in making building owners adhere to heritage guidelines, instead, taking a passive approach, waiting for the people to actually apply for permissions. Thus even if a Grade I heritage building is being grossly neglected, the Heritage Committee often does not step in unless the owners apply for permissions. The status quo remains, with the Heritage Committee continuing to play a more reactive rather than a pro active role.

15. Renaming of Historic Structures

Victoria Terminus had been renamed Chhatrapati Shivaji Maharaj Terminus and Prince of Wales Museum as Chhatrapati Shivaji Maharaj Vastu Sangrahalayavery soon every building in this city would be renamed and there would be no collective memory or historic identity left in trying to eradicate our 400 year old colonial history.

16. Need to define and delimit precincts and neighbourhoods through special legislation and to establish a local development authority (comprising of locals and professionals) under the umbrella of the municipality.

A largely autonomous body that would include as its mandate, the planning, conservation and daily management of these sensitive urban nuclei, giving a high priority to the rehabilitation of the historic fabric should be established.

17. Co-ordination between the various governmental and semi government bodies such as MHADA, MTNL, BSES, and Bombay Gas in sensitive handling of precincts

It is required to better co-ordinate the actions of various implementing and planning bodies related to precincts. Even today it is not surprising to hear that MTNL or BSES have dug up a pavement as soon as the surfacing is completed.

18. Need to set up a Fabric Council and parameters for conservation practice

The authenticity of material/ construction / design are often casually dealt with and sometimes completely ignored in the home grown conservation in Mumbai's over enthusiasm to all things heritage. There is a strong need to create some parameters for ensuring quality and standards and monitoring conservation projects or at least developing some mid career training in the basics of conservation techniques and ethics.