

**ANNUAL REPORT  
2001-2002**

**M M R - HERITAGE CONSERVATION SOCIETY**

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

<b>1</b>	<b>Shri Ajit Warty,</b> Metropolitan Commissioner, MMRDA.	<b>President</b>
<b>2</b>	<b>Shri K. C. Srivastava</b> Municipal Commissioner, MCGM.	<b>Governor</b>
<b>3</b>	<b>Shri Shrikant Singh,</b> Municipal Commissioner, Kalyan Municipal Corporation.	<b>Governor</b>
<b>4</b>	<b>Shri B. S. Gajbhiye,</b> Director, Archaeology & Museums, Maharashtra State.	<b>Governor</b>
<b>5</b>	<b>Shri D. M. Sukthankar,</b> Chairman, Heritage Conservation Committee, MCGM.	<b>Governor</b>
<b>6</b>	<b>Ms. Kalpana Desai,</b> Director, Prince of Wales Museum.	<b>Governor</b>
<b>7</b>	<b>Ms. Tasneem Mehta,</b> Convenor, BrihanMumbai Chapter, INTACH, Mumbai.	<b>Governor</b>
<b>8</b>	<b>Ms. Vimal Shah,</b> Asiatic Society, Mumbai.	<b>Governor</b>
<b>9</b>	<b>Shri Cyrus Guzder,</b> Chairman & Managing Director, Airfreight Ltd., Mumbai.	<b>Governor</b>
<b>10</b>	<b>Shri Rahul Mehrotra,</b> Architect & Urban Designer.	<b>Governor</b>
<b>11</b>	<b>Shri Sadashiv Gorakshakar,</b> Ex Director, Prince of Wales Museum.	<b>Governor</b>

### **PRINCIPAL OFFICERS OF THE SOCIETY**

<b>1.</b>	<b>Shri S. P. Pendharkar,</b> Chief, Planning Division, MMRDA.	<b>Director</b>
<b>2.</b>	<b>Shri S. B. Pardeshi,</b> Chief Accounts Officer and Financial Advisor, MMRDA.	<b>Treasurer</b>
<b>3.</b>	<b>Shri G. S. Pantbalekundri</b>	<b>Secretary</b>

## **INTRODUCTION**

Environmental protection & improvement and heritage conservation are important issues which deserve MMRDA's attention and help. In order to focus attention on various environmental and heritage concerns in the Region, the Authority in its meeting held on 30<sup>th</sup> November, 1995 approved the proposal to established the MMR-Heritage Conservation Society.

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

## **ACTIVITIES OF MMR-HERITAGE CONSERVATION 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 adopt all such 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, artifacts, 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/ artifacts.
- 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.

Jurisdiction of the Society is the Mumbai Metropolitan Region (MMR) area. The project proposals are invited in the format prescribed by the Society from Local bodies, University, Colleges, Societies, Institutions, Voluntary Organisations, NGOs and intellectual individuals working in the field of heritage conservation.

## PROJECT PROPOSALS

During the period of Annual Report, the Society received 11 project proposals, which were examined by the Society's Sub-committee. For this purpose, the project proponents were invited to present their proposals before the Sub-committee members. On the basis of Sub-committee's recommendations, the Board of Governors approved the following project proposals –

- **'Study of Forts in MMR' – put up by Rachana Sansad's Academy of Architecture, Mumbai.**

The members scrutinised the project proposal and recommended the project cost of Rs.4 lakhs for the 1<sup>st</sup> phase which would encompass the study of forts outside the MCGM limits and the 2<sup>nd</sup> phase for Rs.3 lakhs which would include forts within the MCGM limits.

The BoGs in its meeting held on 4<sup>th</sup> April, 2002 had approved the project. The duration of the project is 11 months. The project is yet to commence as the project proponent has not completed the formalities of signing the Letter of Agreement.

- **Identification, listing and grading of structures and precincts of cultural, historic or architectural importance that merit heritage conservation in Navi Mumbai notified area - by Pillais' College of Architecture, New Panvel.**

The BoGs resolved and approved the project with an estimated cost is Rs.4 lakhs for Phase-I and Phase-II in its meeting held on 4<sup>th</sup> October, 2001. The duration of the project is 6½ months. The project has commenced in December 2001 and two stages of work have been completed.

## REVIEW OF ON-GOING PROJECTS

In addition to above, the Sub-committee of the Society examined work reports of the following on-going projects –

- **Study and documentation of Manori, Marve, Aksa, Madh and Malvani villages in Mumbai – by Rizvi College of Architecture, Consultancy Cell, Mumbai.**

The estimated cost of the project is Rs.3,70,000/- and duration is 4 months.

The project proponents submitted the complete work report. The members appreciated the work done on the project. The Secretary of the Society requested the members to study the project in detail and give their comments on the same. The project commenced in February 2001 and completed in February 2002.

- **Conserving Urban Heritage of Kalyan – by Kalyan Heritage Society, Kalyan.**

The estimated cost of the project is Rs.3,90,000/- and duration is 6 months.

The project proponent submitted the work report. The members suggested the project proponent to follow the standard proforma devised for listing and develop the base maps in the recommended vector format. The members recommended the project proponent to follow the existing format of Heritage Regulation no.67 (1995) for Greater Mumbai as the standard pattern for value classification and grading. The project commenced in October 2001 and two stages of work have been completed.

- **Public awareness campaign for prevention of collapse of old buildings in Mumbai - by Rudra Sansthan, Mumbai.**

The estimated cost of the project was Rs.60,000/- for 3 lectures and duration was 3 months. The project proponent, however, concluded the project with 2 lectures in May 2001.

The BoGs deliberated at length on the reasons for the failure of this project: Whether there was inadequate appreciation of the demand for such lectures; whether the North Mumbai venue chosen by the project proponent did not provide for large audience; or whether the lecture content itself needed improvement.

The BoGs also expressed its concern about projects that failed to reach completion within the agreed time or budget. The BoGs, therefore, resolved that where the project proponents approached the Society for more than one project, their track record in project delivered earlier should be taken into account while sanctioning subsequent projects.

The BoGs agreed to conclude the project with two lectures by paying cost of Rs.40,000/- as against the estimated cost.

- **Bandra Village Precinct – by Shri David Cardoz, Mumbai.**

The estimated cost of the project is Rs.6,00,000/- and duration is 12 months. The project commenced in January 2000 and has completed one stage in the year of this report.

The members suggested the project proponent to include in the final report recommendations on area improvement initiatives and development of public spaces in the Bandra Village Precinct. They also asked the proponent to include in his proposal the suggestion to implement the Development Plan Road, which would prevent further degradation of the precinct.

The members suggested the project proponent to complete the project work and present a concise final report, not exceeding 30-40 pages, which would be a complete compilation of the earlier stages as hard copies as well as software format on a compact disc. with the above suggestions.

- **Ballard Estate Precinct - by Rachana Sansad's Academy of Architecture, Mumbai.**

The estimated cost of the project is Rs.1,50,000/- and duration is 3 months. The project commenced in December 1998 and two stages of work have been completed.

The members considered the work report and suggested that the project proponent to include the area situated between the Ramjibhai Kamani Marg and Shahid Bhagat Singh Marg. They also suggested the project proponent to complete the study including detailed listing, guidelines and recommendations.

- **Worshipping places in western suburbs in Mumbai – by Shri Phiroz Ranade, Mumbai.**

The estimated cost of the project is Rs.1,00,000/- and duration is 12 months. The project commenced in April 1999 and two stages of work have been completed.

The project proponent presented outline of the report to the members. The members found that the description of the heritage sites/structure was too general and was inadequate for deciding the grading. It asked the project proponent to revise certain sections with reference to listing requirements of the existing Heritage Regulation 67.

- **Conservation Guidelines for Mahatar Pakhadi Precinct - by Shri Pankaj Joshi, Mumbai.**

The estimated cost of the project is Rs.2,16,000/- and duration is 6 months. The project commenced in January 2001 and completed in March 2002.

The project proponent presented the conservation and development control guidelines to the members. The members approved the project and asked the project proponent to present the study and the guidelines to the Mumbai Heritage Conservation Committee of MCGM.

- **Conservation guidelines for Mahalakshmi Temple Heritage Precinct - *Shree Mahalakshmi Temple Charities, Mumbai.***

The estimated cost of the project is Rs.1,00,000/- and duration is 4 months. The project commenced in January 2001 and two stages of work have been completed.

The members directed the project proponent to study the implication of the coastal zone Regulations and the Development Plan on the delineated precinct. They also asked the project proponent to present the report to the MHCC.

- **Cumballa Hill Precinct-Conservation Proposal – *by INTACH, Mumbai.***

The estimated cost of the project is Rs.3,00,000/- and duration is 6 months. The project commenced in June 2000 and have completed two stages of work.

The project proponent presented the completed list of buildings in the precinct in the prescribed tabular format of Heritage Regulation no.67. The members expressed their apprehension about the extended delineation of the precinct boundary and suggested the need to reconsider such delineation. The members also recommended that the project proponent should develop scenarios to consider the issues of built and unbuilt environment, consumption of FSI and TDR in the existing ward, set backs in development control regulations and the covenants applicable to the buildings in the precinct.

- **Marine Drive Precinct – *by Rizvi College of Architecture, Consultancy Cell, Mumbai.***

The estimated cost of the project is Rs.5,70,000/- and duration is 8 months. The project commenced in July 1999 and completed in July 2001.

The project proponent presented the draft final report of Marine Drive Precinct project. The Board of Governors noted the laudable work done by the project proponent and also noted the high-lighted relevant urban features of the area. The Board of Governors expressed that the study should be converted into a publication. It was, therefore, decided that the Governors present for the meeting to offer their remarks/suggestions in respect of the draft final report presented by the project proponent.

- **Study and preparation of guidelines for Khodadad Circle, Parsi Colony and Hindu Colony Precinct’ – *by Kamala Raheja Vidyanidhi Institute of Architecture, Mumbai.***

The estimated cost of the project is Rs. 3,79,000/- and duration is 4 months. The project commenced in December 1998 and two stages of work have been completed.

## **STRATEGY**

### **INTRODUCTION**

The MMR – Heritage Conservation Society was established in 1997 by the Mumbai Metropolitan Region Development Authority to promote preservation, conservation, protection, development and improvement of the Natural, built and related cultural heritage in the MMR and to adopt all such means to achieve the objects included or ancillary to the attainment of the main objects to be funded from the interest earnings of an original corpus amount of Rs. 5 Crores allocated by the authority to the society.

It was decided that the Society shall follow the guidelines as stated below for financing further projects in the MMR.

## **GUIDELINES FOR FINANCING THE PROJECTS.**

- **Documentation of Project :**

The present practice of identification of precincts, documentation, documenting survey, grading of the existing buildings, mapping and photo-documentation shall be financed, however, in no case the project cost should exceed Rs.10 lakhs.

- **Guidelines for Precinct :**

Preparation of guidelines and DCRs for listed precinct and additional notified precinct shall be continued in addition to documentation of the precinct as suggested in 4.1 or in case documentation is completed, independent project proposals shall be entertained only for preparation of guidelines and DCRs for implementation of the proposals within the precinct. In such case, the project cost is not to exceed Rs.3 lakhs.

- **Publication of books and manuals :**

Publication of a report, book, manual handbook based on surveys, documentation, studies and research work closely related to heritage conservation will be financed by the Society as independent projects. The publication by the Society of reports, guidelines, etc. based on the work financed by the Society will be included in this category of projects. Apart from such publications, booklets, brochures, leaflets, posters, picture post-cards, banners etc. intended for creating public awareness or for the guidance of the tourists may also be printed or published with the financial assistance from the Society.

- **Implementation of Conservation projects:**

The Society may finance improvement of heritage precincts and individual heritage buildings. However, since the funding requirement for implementation projects is large, the Society will have to be highly selective and concentrate on projects that primarily benefit assets in public domain. To facilitate identification and selection of these projects, they can be categorised as a) Improvement of heritage precincts and b) Conservation of heritage buildings.

- a) *Improvement of heritage precincts -*

The improvement of heritage precincts will include:

(i) Area-wide improvement in the heritage precincts for which basic surveys and documentation studies have been carried out and guidelines and DCRs have been formulated.

Typically, such projects will be undertaken by a Local Authority with the initiative and support from the project proponent, and may include actual improvement of infrastructure and heritage features in the area. The improvement of the precincts may require resurfacing of roads, paving of pathways, providing appropriate area lighting, street furniture, signage, cleaning, painting, and repairing of artefacts and other heritage features in the area. The works will be implemented by the Local Authority by itself or through private initiative based on detailed drawings, designs and estimates prepared by a Conservation Architect. The Society may provide financial assistance for the services of the Conservation Architect and other consultants to the extent of Rs.10 lakhs.

The Local Authority may use its own funds or those from the Corporators' fund, MLAs' fund, MPs' fund, etc. The Society may also contribute part of the fund not exceeding Rs.25 lakhs as an incentive for the Local Authority to undertake the work.

(ii) As a variant of the foregoing precinct improvement project, the Local Authority may undertake project for improvement of important nodes and

other public places having heritage value. The extent of the financial assistance will be same as for precinct improvement.

b) *Conservation of Heritage Buildings -*

i) Conservation of Public Buildings:-

The Society may assist repair and restoration of individual building or group of buildings. These can be divided into following categories:

1. Government Buildings under the control of PWD, CPWD, Railways, Defence, etc.;
2. Buildings owned by local authorities and semi-government organisations such as BEST, BPT, etc.;
3. Public buildings belonging to public trusts, societies, etc.

The Society may finance conservation work including facade, cleaning, improvement, restoration and structural repair work upto Rs.50 lakhs or 50% actual cost of works, whichever is less.

ii) Conservation of private heritage buildings:-

The Society may extend financial assistance to private buildings, provided these are situated at strategic locations and considered as essential part of the public nodes or they constitute important landmarks contributing to the image and identity of specific areas or define important vistas. The Society may finance a part of the expenditure required for facades cleaning, improvement, restoration which contribute to the buildings important in the area upto the limits Rs.30 lakhs or 50% actual cost of works, whichever is less.

• **Training for maintenance of heritage buildings :**

Imparting training to staff of local authority, public authority and maintenance of heritage buildings, it is proposed that the authorities like – MCGM, MHADA, CPWD, State PWD, BEST, BPT, Railways (Central Railway & Western Railway) Defence, Mumbai University, etc. who are having their buildings included in the heritage list in categories I, II, III may be trained to protect and maintained their buildings in a systematic manner, considering the heritage values of the respective buildings. It is proposed to hold a 4 to 6 week long course. The School of Planning & Architecture, New Delhi has come forward to conduct the course. In case the response is positive, it may be considered to hold such training annually.

**PROJECT FINANCING.**

It is proposed that the project financing may be divided 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.

## **PANEL OF EXPERTS IN THE FIELD OF CONSERVATION ARCHITECTURE.**

A panel of 2-3 conservation professionals / experts will help the core group, i.e. the Sub-committee for the execution of the project. The members of the Sub-committee may decide the names of experts, considering the type of work, for which, grant is proposed.

## **PROCESSING THE APPLICATION.**

Procedure for processing the application for the fund includes schedule and conditions for distribution of funds and information to be submitted in the form of the reports from time to time throughout the funding period.

- **Requirement and terms for release of payments to grant recipients :**

The release of all grants is subject to agreement and approval by the MMR-Heritage Conservation Society for the proposed scope of work, project schedule and a detail budget prepared by the project team.

- **Disbursement of Funds -**

The MMR-Heritage Conservation Society Grants are to be released in 4 instalments:-

- a) The first payment is equal to 20% of the total grant amount and will be released to initiate work. The first payment shall be released after an *Initial Project Report* has been submitted and approved by the Board of Governors of Society.
- b) The second payment is equal to 30% of the total grant amount and will be released upon completion of 30% of the project work. This projected time frame will be determined by the Society, at the start of the project. The second payment shall be released after a *Completion Report* has been submitted and approved by the Sub-committee.
- c) The third payment is equal to 30% of the total grant amount and will be released upon completion of 50% of the project work. This projected time frame will be determined by the Society, at the start of the project. The MMR-Heritage Conservation Society Fund releases the third payment after a *Substantial Completion Report* has been submitted and approved by the Sub-committee.
- d) The final payment is equal to 20% of the grant amount will be released once the project is completed and the final report is submitted and approved. The Society shall release the final payment after the *Final Report* is submitted and approved by the the Board of Governors of the Society.

MMR-Heritage Conservation Society will not support demand for grants for -

- Overhead expenses, such as, office rent, electricity, gas, etc.
- Archaeological investigation.
- Conservation of movable objects.

## **TRAINING PROGRAMME**

MMR-Heritage Conservation Society aims to evolve training programme for local authorities for developing capabilities in undertaking heritage conservation related activities. First such programme for training Senior Engineer dealing with maintenance of buildings with the public authorities is being developed with Prof. (Mrs.) Nalini Thakur, Centre of Conservation Studies, School of Planning and Architecture, New Delhi.

## **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.

First of these manuals 'Conservation Guidelines for Khotachwadi' is published and available with the Society. The other projects in the process of the publication are –

- 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.
- Study of Marine Drive Precinct – by Rizvi College of Architecture, Consultancy Cell, Mumbai.

## CONFERENCE

The members of the Society were of the opinion that the Society should showcase the work already done and suggested a Conference including an Exhibition, Seminars and working sessions to invite constructive suggestions with reference to the database and further projects of the Society.

It is suggested that the conference could be structured as follows :

- **Exhibition** showcasing work undertaken by the society.
- **Book release** of Society's publication by the Governor / Chief Minister of Maharashtra
- **Seminar** with a working session to discuss database project and launch of project funding for conservation projects in the MMR.

## FUNDS

During the Annual Report period, the Society had received Rs.66,65,226/- by way of interest (including accrued interest) from the investment of corpus and surplus funds, out of which, Rs.10,97,895/- were released as grant to the approved project proposals.

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

Sr. No.	Year	Total Income	Grant released for projects	No. of Projects Completed
1.	1998-1999	64,21,094	4,45,800	---
2.	1999-2000	68,16,243	7,95,283	1
3.	2000-2001	71,03,730	11,63,322	6
4.	2001-2002	66,65,226	10,97,895	6

**MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY**

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