



**M M R – HERITAGE
CONSERVATION SOCIETY**

**ANNUAL REPORT
2007-2008**

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The Board of Governors of the MMR-Heritage Conservation Society

1. **Dr.T.Chandra Shekhar, (Upto 01/08/2007)** President
Metropolitan Commissioner, MMRDA.
- Shri Ratnakar Gaikwad, (from 01/08/2007)** President
Metropolitan Commissioner, MMRDA.
2. **Dr. Jairaj M. Phatak,** Governor
Municipal Commissioner, MCGM.
3. **Shri R.D. Shinde, (Upto 03/06/2008)** Governor
Municipal Commissioner,
Kalyan Municipal Corporation.
- Shri Govind Rathod, (Upto 04/06/2008)** Governor
Municipal Commissioner,
Kalyan Municipal Corporation.
4. **Shri R.N. Hegde,** Governor
Director, Archaeology & Museums,
Maharashtra State.
5. **Shri S. P. Upasani, (Upto 31/07/2008)** Governor
Chairman, Mumbai Heritage Conservation Committee, MCGM.
6. **Shri Sabyaschi Mukherjee,** Governor
Director, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya.
Mumbai.
7. **Ms. Tasneem Mehta,** Governor
Convenor, BrihanMumbai Chapter,
INTACH, Mumbai.
8. **Ms. Vimal Shah,** Governor
Vice-President, Asiatic Society of Mumbai.
9. **Shri Cyrus Guzder,** Governor
Chairman & Managing Director,
Airfreight Ltd.,
Mumbai.
10. **Shri Sadashiv Gorakshkar,** Governor
Ex Director, Prince of Wales Museum.
11. **Shri Shirish Patel,** Governor
Structural Engineer
12. **Shri D.M. Sukthankar,** Governor
Ex-Chief Secretary to the Govt. of Maharashtra
13. **Shri G.S. Pantbalekundri,** Governor
Ex-Dy. Secretary, UDD, Govt. of Maharashtra

PRINCIPAL OFFICERS OF THE SOCIETY

1. **Ms. Uma Adusumilli,** **Director**
Chief, Planning Division, MMRDA.

2. **(i) Shri S. B. Pardeshi, (upto 29/6/2007)** **Treasurer**
Chief Accounts Officer and Financial Advisor, MMRDA.

- (ii) Shri G.J. Girase, (from 30/06/2007 to 11/10/2007)** **Treasurer**
Chief Accounts Officer and Financial Advisor, MMRDA.

- (ii) Dr. Satish Bagal, (from 12/10/2007)** **Treasurer**
Chief Accounts Officer and Financial Advisor, MMRDA.

3. **Shri N.V.Kulkarni,** **Secretary**

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.

OBJECTIVES OF THE SOCIETY

The main objects to be pursued by the MMR-Heritage Conservation Society are – to promote preservation, conservation, protection, development and improvement of natural, built and related cultural heritage within the area of Mumbai Metropolitan Region (MMR); and to adopt all means to achieve the objects incidental or ancillary to the attainment of the main objects including but not restricted to the following:

Developing a Data Base for Mumbai Metropolitan Region:

- To conduct studies/surveys of buildings, artefacts, structures and precincts of historical/aesthetic / architectural /cultural value;
- To undertake systematic listing of heritage buildings and precincts as well as identifying the components of natural / cultural heritage which needs to be conserved;
- To compile and store data on heritage, including digital database conversion by using advanced techniques such as computerised optical image processing;
- To set up a full-fledged resource centre including library, material documentation and photo-documentation centre on heritage conservation.

Training, Education and Awareness:

- To encourage the architectural educational institutions by undertaking training programmes in heritage conservation and carrying out documentation of heritage buildings and precincts in MMR;
- To organise training programmes for local authorities for developing capabilities in undertaking heritage conservation related activities;
- To sponsor candidates for participating in training courses in India/abroad for architectural students and local authority staff in heritage conservation and related subjects;
- To publish a journal and organise other publications on various aspects related to heritage conservation;
- To promote awareness about heritage conservation movement by educating general public as well as students at the school level, by organising exhibitions/competitions on heritage conservation.

Providing Financial Assistance to Conservation :

- To finance the programmes for maintenance of heritage buildings/precincts/ artefacts;
- To finance the programmes leading to preservation and conservation of natural heritage such as coastal areas, lakes, rivers, forests, hills and hill stations, etc.;

- To finance the programmes of preservation and conservation of settlements of cultural and historical significance.
- To promote networking of various agencies in MMR including local historical societies, NGO's and professionals

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

During the last 10 years, the MMR-Heritage Conservation Society has supported 41 projects with financial assistance of Rs.2.68 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; 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.

PROJECT PROPOSALS

During the year 2007-2008, 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 two 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 two project proposals –

- **“Conservation of Durbar Hall of Asiatic Society”**. – *by the Asiatic Society of Mumabi.*

The Board of Governors of MMR-HCS approved the above mentioned project and decided to provide financial assistance to the extent of Rs.25 lakhs (Rupees Twenty five lakh only). The duration of the project is twelve months.

The Asiatic Library of Mumbai has been classified as a grade I heritage building for its architectural, historical, cultural, urban and associational value. The Asiatic Library, was founded by James Markintosh as the Library Society of Bombay in 1804 and was renamed as the Royal Asiatic Society of Bombay in 1829. The oldest surviving cultural institutions in the city of Mumbai, the Library boasts

of a vast collection of rare books, manuscripts and historical records, as well as a priceless collection of statues. This is among the most monumental heritage structures of Mumbai with an imposing façade of Neo Classical pedimented porticos surmounting a row of Doric columns.

The restoration work entails, acoustical treatment and upgradation of electrical services, as well as, a careful and sensitive restoration of its historic finishes, statuary, furniture and finishes.

The project work is yet to be commenced.

- **“Conservation of Papdi Talav in Vasai”**.- by *Vasai Municipal Council*.

The Board of Governors of the MMR-HCS approved the above mentioned project and decided to give financial support to the extent of Rs.25 lakhs (Rupees Twenty five lakh only) towards the component relating to the Lake edge improvement (including construction of a retaining wall). The duration of the project is six months.

The Popdi Talav is of vital cultural and environment importance to the Vasai Town. The needs to be conserved and the construction of the retaining wall is critical for the talav. The project work is yet to be commenced.

REVIEW OF ON-GOING PROJECTS

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

- **“Identification, listing and grading of structures and precincts of Cultural, Historical and Architectural importance that merit heritage conservation in Navi Mumbai notified area, which falls under Raigard District”**. – by *Pillais’ College of Architecture, Research Cell, New Panvel*.

The Board of Governors approved the above mentioned project and decided to provide financial assistance to the extent of Rs. 4 lakh (Rupees Four lakh only). The duration of the project was 6.5 months.

There was a lack of data and awareness about heritage in Navi Mumbai, as compared to the relative awareness in Navi Mumbai, as compared to the relative awareness in Mumbai, which has seen the development of a heritage movement over the last two decades. In fact, Navi Mumbai is seen almost entirely as a new town built on a tabula rasa, with no significant pre-existing features. However, the notified areas include several repositories of historical development over the last 300 years. The urban and rural settlements in Navi Mumbai reflect the constructive genius of original inhabitants of the region that needed to be brought to attention and preserved. Thus, this project intended to be channeled around extant heritage.

The project commenced in December, 2001. The first and second stage reports of the project were submitted by the project proponent in April, 2002 and January, 2003 respectively. The draft final report was submitted in August, 2005. However, it was observed that the draft guidelines prepared by the project proponent were 'subjective in nature'. Therefore, the Board of Governors asked the project proponent to make it more specific to avoid multiple interpretations and directed to make necessary changes. The final report with all deliverables has been submitted by the project proponent in March, 2008. The final report was approved by the Board of Governors and pronounced the conclusion of the project.

The copies of the final report have been forwarded to the Urban Development Department, Govt. of Maharashtra; CIDCO, Panvel and Uran Municipal Councils for further action.

- **“Restoration of Matheran Hill Station Municipal Council’s Meeting Hall”**.- by *MHSMC*.

The Board of Governors of the MMR-Heritage Conservation Society approved the above mentioned project and decided to provide financial assistance of Rs.23.10 lakh (Rupees Twenty three lakh ten thousand only) or 50% of the project cost, whichever is less. The duration of the project was 12 months.

The Matheran Hill Station Municipal Council Hall is housed in the Byramjee Jeejeebhoy Hospital Complex and is set out as an individual timber frame building with G.I. Sheet roofs on a King Post Truss frame with a semi open verandah on its three sides. Being more than 100 years old the timber frame structure needed to be sensitively repaired / restored with very high carpentry skills and appropriate time in order to enhance the life of the structure for years to come.

The main components of the work included repairs of the plinth and floor, structural repairs to the wooden frames; restoration of wooden roof with GI sheets; restoration of doors, windows and participations and electric works.

The project work was commenced in June, 2006 and the final report has been submitted in March, 2008. While approving the final report of the project, the Board of Governors approved additional financial assistance of Rs.1.90 lakh due to increase in total project cost and pronounced the conclusion of the project.

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

The Board of Governors of the MMR-Heritage Conservation Society approved the above mentioned project and decided to provide 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 spent on the agreed items. The duration of the project was 8 months.

The Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (formerly Prince of Wales Museum of Western India) is one of the foremost Museums of the country and an important cultural institution of the city of Mumbai. Founded about one hundred 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 first stage works relating to enabling the project, removal of hard pointing, repainting with lime mortar, Water misting, stone cleaning, removal of ficuss growth, restoration work, Chajja repairs, dome cleaning and window restoration have been completed. The remaining works are in progress.

STRATEGY

The Society had approved policy guidelines for financing heritage conservation projects in the Mumbai Metropolitan Region (MMR), in future. The projects to be financed shall include the following :

- **Documentation Project :**

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

- **Guidelines for Precinct :**

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

Publication of books and manuals :

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

the tourists may also be printed or published with the financial assistance from the Society.

- **Implementation of Conservation projects:**

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

PROJECT FINANCING.

The project financing defined in 4 categories –

- (i) Upto Rs.10 lakhs ;
 - (ii) From Rs.10 lakhs to Rs.25 lakhs ;
 - (iii) From Rs.25 lakhs to Rs.50 lakhs ; and
 - (iv) Above Rs.50 lakhs.
- a) The project proposals of documentation, listing, surveying, etc.; preparation of guidelines and DCRs and publications are not to exceed more than Rs.10 lakhs.
 - b) Projects of improvement and development of precincts may be financed to the extent of Rs.10 lakhs for design consultancy and Rs.25 lakhs for implementation.
 - c) For restoration of Government and public buildings, the assistance for the project financing will not exceed Rs.50 lakhs or 50% of the cost of the work whichever is less.
 - d) For external improvement of private buildings the limit of financial assistance will be Rs.30 lakhs or 30% of the cost of the proposed work, whichever is less.

The projects in category (iii) will be examined by the Society and forwarded to Executive Committee, MMRDA for its approval and in category (iv), the Society will examine the projects and the projects will be put up to the Authority for providing financial assistance.

PUBLICATION

Material and data generated from the documentation process as well as evaluation and formulation of the guidelines is being published in the form of reports, users' manuals and hand-books. These publications would be in local languages and profusely illustrated in order to make them accessible for wide range of people in the City.

The following manuals are published and available with the Society.

- Conservation Guidelines for Khotachwadi – Academy of Architecture.

- Design handbook for the provision of heritage sensitive street furniture and signage for D. N. Road streetscape – Ms. Abha N. Lambha, Mumbai.
- Conservation Guidelines for Opera House Precinct – by Ms. Sandhya Savant, Mumbai.
- Stone cleaning in the context of architectural conservation in Mumbai – by A.C.C. Ltd., Mumbai.

FUNDS

During the year 2007-2008, the Society had received Rs. 83,93.315/- by way of interest from the investment of interest free loan and surplus funds and an amount of Rs.57,01,655/- was released as grant to the approved project and administrative expenses.

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

Sr. No.	Year	Total Income (Rs.)	Expenditure			No. of Projects Completed
			Project (Rs.)	Administrative (Rs.)	Total (Rs.)	
1.	1998-1999	86,85,413	4,68,090	1,65,482	6,33,572	---
2.	1999-2000	49,08,498	7,95,283	1,49,698	9,44,981	1
3.	2000-2001	66,47,297	11,63,322	2,98,486	14,61,808	6
4.	2001-2002	50,89,228	10,97,895	6,74,705	17,72,600	6
5.	2002-2003	64,29,589	21,15,484	7,54,091	28,69,575	1
6.	2003-2004	66,98,993	30,02,704	7,32,974	37,35,678	4
7.	2004-2005	49,37,066	46,44,322	7,49,632	53,93,954	1
8.	2005-2006	51,18,943	53,54,708	6,32,968	59,87,676	3
9.	2006-2007	63,54,183	50,87,786	6,83,970	57,71,756	8
10.	2007-2008	88,93,315	48,27,000	8,75,655	57,02,655	5

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