



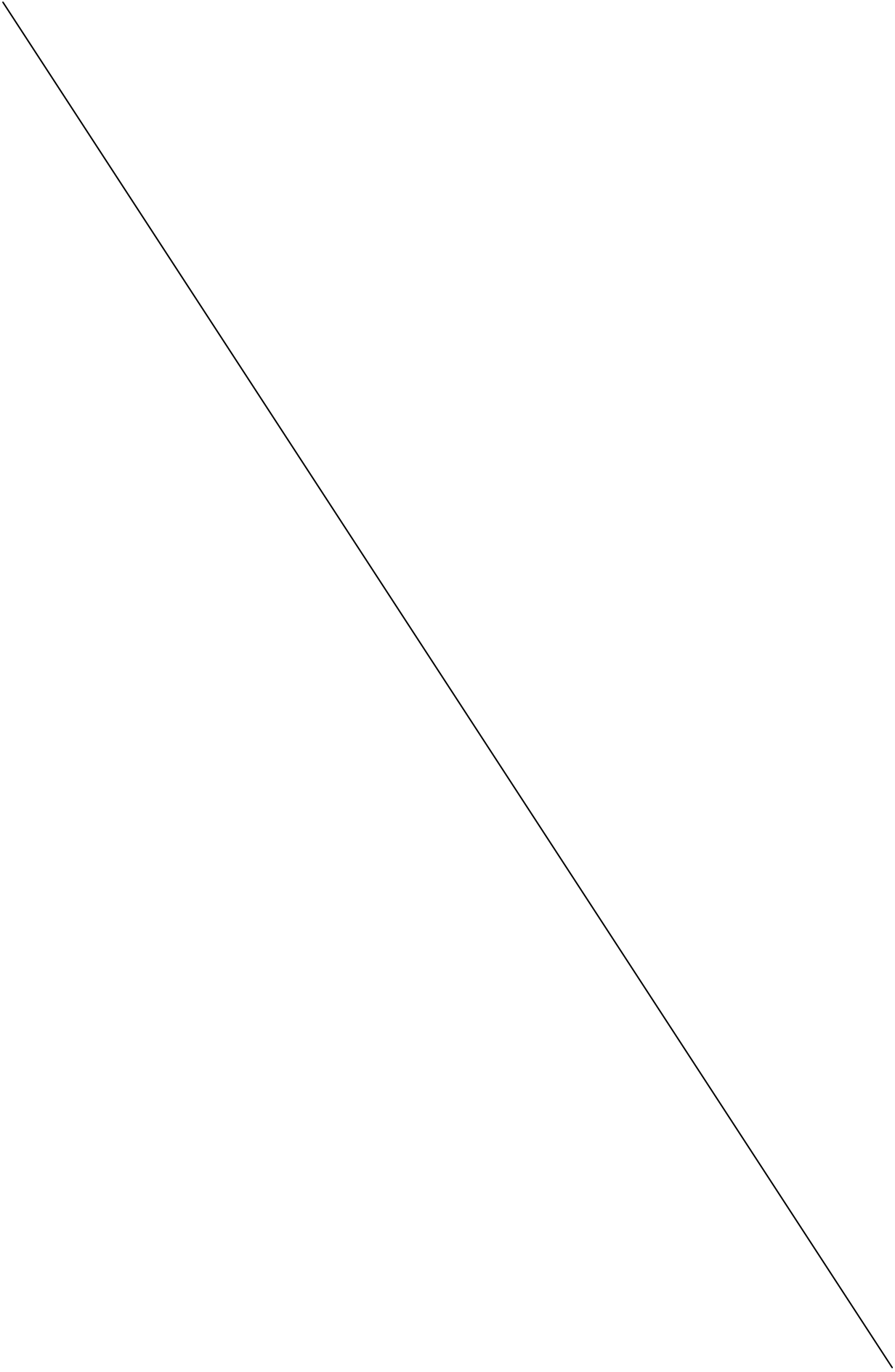
**MMR**  
**HERITAGE**  
**CONSERVATION**  
**SOCIETY**

**MMR-HERITAGE CONSERVATION**  
**SOCIETY**

**ANNUAL REPORT**  
**2012-2013**



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## **1. THE BOARD OF GOVERNORS OF THE SOCIETY.**

### **A. EX-OFFICIO GOVERNORS**

- |   |                  |
|---|------------------|
| <b>(a) Shri Rahul Asthana</b> (upto 28/02/2013)   | <b>President</b> |
| <b>(b) Shri U.P.S. Madan</b> (from 02/03/2013)<br>Metropolitan Commissioner, MMRDA                          |                  |
| <b>2. Shri Kishore Borde</b><br>Municipal Commissioner, Vasai-Virar City<br>Municipal Corporation           | <b>Governor</b>  |
| <b>3. Shri. Ramnath Sonawane</b><br>Municipal Commissioner, Kalyan-Dombivili<br>Municipal Corporation       | <b>Governor</b>  |
| <b>4. Shri. Sanjay Patil</b><br>Director, Archaeology & Museums,,Maharashtra<br>State.                      | <b>Governor</b>  |
| <b>5. Shri V. Ranagnathan</b> (from 19/07/2012)<br>Chairman, Mumbai Heritage Conservation<br>Committee.     | <b>Governor</b>  |
| <b>6 Shri Sabyasachi Mukherjee</b><br>Director General, Chhhatrapati Shivaji Maharaj<br>Vastu Sangrahalaya. | <b>Governor</b>  |

### **B. NORMINEES OF ORGANISATIONS /ASSOCIATIONS**

- |  |                 |
|--|-----------------|
| <b>7 Dr. (Prof.) Mrs. Manjiri Kamat</b><br>Professor, Department of History<br>University of Mumbai    | <b>Governor</b> |
| <b>8 Shri. Madan Singh Chauhan</b><br>Superintending Archaeologist, Archaeological<br>Survey of India. | <b>Governor</b> |

<b><u>C. INDIVIDUAL EXPERTS</u></b>		
<b>9</b>	<b>Shri D.M. Sukthankar</b>	<b>Governor</b>
	Ex-Chief Secretary to the Govt. of Maharashtra	
<b>10</b>	<b>Shri S P Pendharkar</b>	<b>Governor</b>
	Urban Planner	
<b>11</b>	<b>Shri Pankaj M. Joshi</b>	<b>Governor</b>
	Conservation Architect	
<b>12.</b>	<b>Ms. Alpa Sheth</b>	<b>Governor</b>
	Structural Engineer	
<b>13.</b>	<b>Shri. A.P. Jamkhedkar</b>	<b>Governor</b>
	Historian	
<b><u>D. PRINCIPAL OFFICERS OF THE SOCIETY</u></b>		
<b>1.</b>	<b>Ms. Uma Adusumilli,</b>	<b>Director</b>
	Chief, Planning Division, MMRDA	
<b>2.</b>	<b>Shri. Sunil Pipalkhute</b>	<b>Treasurer</b>
	Financial Advisor, MMRDA	
<b>3.</b>	<b>Shri Prasad Shetty</b>	<b>Secretary</b>
<b>4.</b>	<b>Ms. Kanchan Ghadge</b>	<b>Conservation Planner</b>
<b>5.</b>	<b>Shri C.S. Shetty</b>	<b>Admn. &amp; Accounts Officer</b>

## **2. INTRODUCTION**

In order to focus attention on various issues relating to heritage conservation in the Region, the MMRDA in its meeting held on 30th May, 1996 established by 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 **15 years**, the MMR-Heritage Conservation Society has supported **62** projects with approved cost of **Rs.6.73 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, Wilson College and David Sassoon Library. 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. The Society has released financial assistance of **Rs.5.20 crores** for the projects so far.



#### **4. ACTIVITIES DURING THE YEAR 2012-13.**

##### **4.1 NEW PROJECT PROPOSAL**

During the year 2012-13, the Society received seven proposals for funding which were scrutinized by the Sub-Committee of the Society. Out of this, two proposals are under consideration and on the recommendation of the Sub-Committee, the Board of Governors approved the following five project proposals for funding:

- **“Mumbai Music: Listening to the Modern City”** - by Tejaswini Niranjana and Surbhi Sharma.

The Board of Governors of the MMR-Heritage Conservation Society in its meeting held on 25<sup>th</sup> June, 2012 approved the above mentioned project and decided to provide financial assistance of Rs. 7.8 lakh for the first phase of the project. The duration of the project is 12 months.

The main objectives of the project is to undertake research and documentation of Hindustani Music related spaces in Mumbai along with producing a documentary film. The outcome of the project would be – a research, documentary film and archive of the research material. The project work is started in March, 2013 and is in progress.

- **‘Preparation of the Nomination Dossier for the Victorian & Art Deco Ensemble of Mumbai as a UNESCO World Heritage Site’- by Abha Narain Lambah Associates.**

The Board of Governors of the MMR-Heritage Conservation Society in its meeting held on 25<sup>th</sup> June, 2012 approved the above mentioned project and decided to provide part financial support of Rs. 15 lakh for the project. The duration of the project is 7 months.

The main objectives of the project are to make a compilation of a Nomination Dossier and Management Plan for Victorian and Art Deco Ensemble of Mumbai for the purpose of submitting it to UNESCO. The scope of the project would include documentation and Management Plan. The project work is started in March, 2013 and is in progress.

- **‘Dissemination projects initiated by the MMR-HCS on consultancy basis.**

The Board of Governors of the MMR-Heritage Conservation Society in its meeting held on 2<sup>nd</sup> February, 2013 approved the following dissemination projects on consultancy basis and authorized the Sub-Committee of the Society to work out the details of the programme with total cost of Rs. 25 lakh for all the three projects together and to appoint the consultants by inviting proposals through newspaper advertisements:

- Developing Heritage Circuit Maps in the MMR
- Developing a Comprehensive document / synopsis of Heritage in the MMR from existing studies and
- Compilation of Case Studies on Conservation projects in the MMR.

The Society invited Expression of Interest through a newspaper advertisement published in the ‘Indian Express’ on 23/05/2012. An EOI from 37 consultants have been received across all the three projects. Thereafter, the TORs approved by the Sub-Committee were forwarded to all the applicants requesting them to submit the proposals. In response, 17 consultants {5 consultants each for the projects at (a) & (b) and 7 consultants for project at (c)} submitted their proposals. Based on the evaluation of the proposals by the Sub-Committee and also presentations of the proposals by the consultants, the Sub-Committee had shortlisted and recommended the appointment of the following consultants for the three projects commissioned by the Society to the Board of Governors:

<b>Sr. No.</b>	<b>Name of the project</b>	<b>Name of the Consultant</b>	<b>Amount of consultancy fee. (Rs.)</b>
1	Developing Heritage Circuit Maps in the MMR	(a) EnviroDesigners Pvt. Ltd. (b) Rachana Sansad’s Urban Design Cell	5 lakh 5 lakh
2	Developing a Synoptic Document of Heritage in the MMR from the existing studies	Adarkar Associates	8 lakh
3	Compilation of Case Studies on Conservation projects in the MMR.	EnviroDesigners Pvt. Ltd.	8 lakh

The Board of Governors in its meeting held on 11<sup>th</sup> February, 2013 approved the appointment of the above mentioned consultants for the projects indicated against them at the consultancy fee shown above. The projects work commenced in March, 2013 and is in progress.

## 4.2 ON-GOING PROJECTS

The Board of Governors / Sub-Committee of the Society reviewed the progress reports of the following on-going projects:

- **Consultancy project on “Listing and Grading of Heritage Buildings & Precincts in Urban and Rural Areas of Thane and Raigad District in MMR not covered in earlier listing exercises (Task I,II,III,IV)”**

The above project was approved by the Board of Governors in January 2009 on consultancy basis on the terms and conditions similar to the earlier listing project of Greater Mumbai.

Listing and grading of heritage sites has been completed for several areas in MMR like Gr. Mumbai, Thane, Navi-Mumbai notified area, Vasai Virar and Kalyan Urban. However many regions of MMR like Alibaug, Pen, Karjat, Khopoli, Neral, Kulgaon-Badlapur, Ambarnath, Bhiwandi, Taluka, Mira-Bhayander, NMMC areas and rural areas of Thane and Raigad districts were yet to be covered for heritage listing. Therefore to undertake listing of heritage assets in the remainder of the areas not covered in the previous listing exercises, the MMR-heritage Society initiated a consultancy project. The project was divided into four tasks and following consultants were appointed in September 2009:

Task No.	Area	Consultant	Consultancy Fees (Rs.)
I	Urban areas of Thane Districts in MMR. (only including Municipal areas of Dombivilli, Ulhasnagar, Mira-Bhayander, Bhiwandi-Nizampur, Navi Mumbai, Ambarnath, Kulgaon-Badlapur)	Adarkar Associates.	25 lakh
II	Rural areas of Thane Districts in MMR. (except Vasai-Virar Sub region)	Adarkar Associates.	22 lakh
III	Urban areas of Raigad Districts in MMR. (only including Municipal Areas of Alibaug, Pen, Khopoli and Karjat)	KICONS LTD. (Kirloskar Consultants)	18 lakh
IV	Rural areas of Raigad District in MMR. (excluding Navi Mumbai Notified Area)	Envirodesigners Pvt. Ltd.	23 lakh

The work commenced in September 2009. Envirodesigners Pvt Ltd. have completed their project and the Board of Governors approved the projects in its meeting. Adarkar Associates completed the work up to stage 4 – draft Heritage list and KICONS LTD. completed the work up to stage 3. The Sub-Committee reviewed the work of both the consultants in its meeting held on 6<sup>th</sup> November, 2012. Both the Consultants have also uploaded the data into the Heritage Information System.

- **Consultancy project on “Preparation of Action Plan for Conservation of Heritage Precincts in MMR (Task-I & V)”**

The prevailing Heritage Regulations do not state specific guidelines for the conservation of Heritage Precincts in the city. Each Heritage Precinct has a unique architectural character, heritage significance 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. It was therefore felt necessary to develop a comprehensive plan which combines legislative mechanisms, specific projects and programmes and financial strategies for the conservation of these precincts. Projects and programmes could then be prioritized for developing an action plan. With this objective, a project on preparation of Action Plan for conservation of heritage precincts was conceived. The Board of Governors of the MMR-Heritage Conservation Society approved this project in 2008.

The project was initiated by the MMR-Heritage Conservation Society as a pilot, to develop strategies for conservation of Heritage Precincts in the MMR. Five precincts were shortlisted from a list of 80 precincts across MMR and five consultants were appointed in January, 2010.

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. Adarkar Associates and Urban Management Centre, the Consultants (Sr. No 2 & 3) have completed the project report which was approved by the Board of Governors in the . The consultancy of Urban Space Consultants for Jama Masjid precinct, Kalyan was terminated in July, 2011. The Sub-Committee scrutinized the final stage 6 report of HCP-DPM Pvt. Ltd. and K. Unwalla, the consultants (Sr.1 and 5) in the\_\_\_\_\_meetings held on \_\_\_\_\_ respectively. The Sub-Committee has approved the final stage report for both the projects and recommended the conclusion of the project in the next Board meeting.

### 4.3 CONCLUDED PROJECTS.

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

- **Consultancy project on “Listing and Grading of Heritage Buildings & Precincts in Rural Areas of Raigad District in MMR not covered in earlier listing exercises (Task IV)” – by Envirodesigners Pvt. Ltd.**

The above project was approved by the Board of Governors in January 2009 on consultancy basis.

Heritage lists have been prepared for several areas in MMR. However large parts of areas like Alibaug, Pen, Karjat, Khopoli, Neral, Kulgaon-Badlapur, Ambernath, Bhiwandi, Taluka, Mira-Bhayander, NMMC areas and rural areas of Thane and Raigad districts were yet to be covered for heritage listing. The main objective of the project is to cover these areas and document and list the heritage assets in these areas.

The project was divided into four tasks and Envirodesigners Pvt. Ltd. was appointed for Task-IV for ‘Listing and Grading of the Heritage buildings & precincts in Rural areas of Raigad District in MMR on a consultancy fees of Rs. 23 lakhs. The Consultant has completed the work and submitted the final report including broad guidelines for conservation of the identified heritage sites. The Sub-Committee reviewed and approved the final report in its meeting held on 6<sup>th</sup> November, 2012 and the Board of Governors of the Society in its meeting held on 11<sup>th</sup> February, 2013 approved the conclusion of the project.

- **Consultancy project on Preparation of Action Plan for Conservation of Heritage Precincts -**
  - (a) for **Chembur Precinct (Task-II)** - *by Adarkars Associates, Mumbai and*
  - (b) for **Deulwadi Precinct, Uran (Task-III)** – *by Urban Management Centre, Ahmedabad.*

A proposal for undertaking a project on preparation of Action Plan for conservation of the Heritage Precincts in MMR on consultancy basis was approved by the Board of Governors of the Society in December 2008.

The project was initiated by the MMR-Heritage Conservation Society as a pilot to develop strategies for conservation of Heritage Precincts in the MMR. Five precincts were shortlisted from a list of 80 precincts across MMR and five consultants were appointed in January, 2010.

Adarkars Associates, Mumbai was appointed for Chembur Precinct (Task-II) for a consultancy fee of Rs.23 lakh and Urban Management Centre, Ahmedabad was appointed for Deulwadi Precinct Uran for a consultancy fee of Rs. 16.96 lakh.

Both the consultants had submitted the final reports in November, 2012. The Sub-Committee reviewed and approved the final report in its meeting held on 6<sup>th</sup> November, 2012 and the Board of Governors of the Society in its meeting held on 11<sup>th</sup> February, 2013 approved the conclusion of the project.

## **TRAINING AND AWARENESS PROGRAMMES**

The

## **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 2012-2013, the Society had received **Rs. 91,15,034/-** by way of interest from the investment of interest free loan and surplus funds and an amount of **Rs. 74,87,995/-** 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
13	2010-2011	90,54,164	59,85,478	15,19,938	<b>75,05,416</b>	---
14	2011-2012	<b>75,49,563</b>	47,30,668	13,55,994	<b>60,86,662</b>	2
15	2012-2013	<b>91,15,034</b>	60,18,499	14,69,496	<b>74,87,995</b>	3

**MUMBAI METROPOLITAN REGION – HERITAGE CONSERVATION SOCIETY**  
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