MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE FORTY SIXTH MEETING

Date: **Friday, 07.01.2022.**

Time: 02.00 PM to 5:30 PM

The following members were present:

- Dr. Ramanath Jha — Chairman;
- Prof. Rajiv Mishra — Principal, Sir J.J. College of Architecture.
- Dr. Manjiri Kamat — Historian, Mumbai University.
- Dr. P.P. Bhave — Environmental Engineer, VJTI.
- Dr. Abhay Bambole — HOD Structural Engineering, VJTI
- Shri Chetan Raikar — Structural Engineer and Conservation Expert.
- Ar. Kirtida Unwalla — Conservation Architect.
- Dr. Kantikumar Pawar — Archaeologist / Conservation expert.

The following officers were in attendance:

- Smt Aparna Bhatte — Dy. Mun. Architect (D.P.)
- Shri Umesh Nagarkar — Dy. Mun. Architect (City)
- Shri Deepak Bidve — Sr. Architect (D.P.)
- Shri Rituraj Karanjkar — Sub-Eng. (Architect) D.P.

Leave of absence was granted to Prof. A. A. Bage and Shri Sabyasachi Mukherjee, members of the Committee, who were unable to attend the meeting owing to preoccupations.

A. The following old proposals were considered:

1. Sr. No: Nil **Grade - Nil**

'Grants Building'

Proposal: - Amended proposal for redevelopment of building known as 'Grants Building' on plot bearing C.S. No. 1/380, Colaba Div, Mumbai.

Architect: - M/s BNSA Studio.

Reference: - i) Application received on 29.09.2021;
ii) MHCC NOC dated 01.09.2017;



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iii) MHCC Meeting dated 07.01.2022;

The site u/r is located at Apollo Bandar Road in Colaba, 'A' Ward, Mumbai. The building u/r is neither an individually listed building nor it is situated in any heritage Precinct. However, being situated in 'A' Ward, as per the Govt. directive of 1995, MHCC had earlier considered the proposal and granted its approval in 2017 for reconstruction of existing G+4 storied building with construction of new basement + ground + 10 storied building with a total height of 35.85M up to terrace level.

Amended proposal: - It is now informed that the proposal has been amended due to increase in FSI as per new policies, with construction of new basement (3 levels) + ground +20 upper storied building with a total height of 69.90M up to terrace level. It was further informed that the building on zero open space with no parking, in order to consume the full potential and provide necessary parking with adequate open space as per norms and fire safety aspect, the proposal has been amended with increased height.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that the building u/r is not an individually listed structure nor situated within any heritage precinct. However, as the MHCC had earlier considered the proposal, the amended proposal was considered by the MHCC only from aesthetical point of view. After due consideration of all aspects and taking into account the present heritage status of the site, the MHCC decided to accord its consent for processing the proposal by concerned B.P. Dept. as per the applicable regulations and policies in force.

2. Sr. No: 139 **Grade: - II-B**

'Bombay Arch San Diocesan Association Building'

Proposal: - Proposed repairs / restoration works at office building of 'Bombay Diocesan Trust Association Pvt. Ltd', situated at 19/21, Hazarimal Somani Marg, Fort in 'A' Ward, Mumbai.

Applicant: - The Bombay Diocesan Trust Association Pvt. Ltd.

Architect: - M/s Sharayu More Associates.

Ref: - i) Application u/no. CHE/8409/DP-DyMA dated 07.07.2021;
ii) MHCC Meeting dated 06.08.2021.

The building u/r known as 'Bombay Arch San Diocese Association Building' is listed at Sr. No. 139 under Grade II-B in the heritage list of 'A' Ward and also part of 'Esplanade Sub Precinct' of the 'Fort precinct'.

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Proposal: - It was informed that the proposal contemplates repairs and restoration works to one part of the building which includes repairs to the roof, porch ceiling and wooden balcony on rear facade.

Earlier Consideration: - The proposal was earlier discussed by the MHCC in its meeting held on 06.08.2021 and it was explained by applicant that part of the building u/r which is structurally in precarious condition requires repair. The Committee after due consideration, was of the opinion that building of such heritage significance needs to be restored comprehensively instead of piecemeal manner. The architect was requested to submit a comprehensive restoration proposal for complete including all necessary structural repairs with the guidance of structural consultant. Meanwhile it was advised to safeguard the structure, if necessary.

Discussion of the Committee in today's meeting: – The proposal was discussed in today's meeting in continuation with earlier discussion in presence of the architect and structural consultant. Comprehensive proposal including both wings of the building was presented. However, it was informed that due to limitation of funds, the works are proposed to be carried out in phases. The Committee was of the opinion that it would be ideal to take up the restoration of complete roof and essential structural repairs under phase one and rest of the works could be taken up in next phase as per the availability of funds. The architect agreed to take cognizance of the suggestions and revert.

3. Sr. No.: 578 **Grade – I Buffer**

'Buffer of Cross on Carter Road'

Proposal: - Amended proposal for redevelopment of the property on plot bearing CTS No. C/1058, C/1062 and C/1063 of Village Bandra, Off Carter Road, Bandra (W), H/W-Ward, Mumbai.

Architect: - M/s Yunus Zaveri.

Ref: - i) Application received on 06.01.2022;
ii) Earlier NOC dated 02.07.2014.

Proposal: - In this case, the MHCC had granted its NOC in 2014 for construction of basement + stilt + 7 storied building with the height of 24.0M up to terrace level. It is now informed by applicant that as per the provisions of new regulations, in order to utilize the full FSI, the proposal has been amended with proposed construction of 3 additional floors. The proposed building will be basement + stilt + 10 floors with the total height of 32.0M up to the terrace floor.

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Decision of the Committee in today's meeting: - It was noted by the MHCC that the 100M buffer for the 'Cross' was recommended to be reduced by the HRC and the same has been endorsed by the MC. It was also noted that as per the general policy of the MHCC, height up to 32M could be granted for such redevelopment proposals. Considering all, The Committee decided to grant its NOC for the said amended proposal purely from heritage point of view subject to the following:

i) that, structural provision for the additional floors shall be confirmed by concerned approving authority;

ii) that, height of service structures above terrace level shall be kept as minimal as possible;

iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including ownership, structural feasibility, permissible F.S.I., open spaces / setback etc. should be examined & confirmed by the concerned B.P. Dept in accordance with the prevailing DCPR and policies in force. All other applicable permissions should be obtained from concerned authorities;

iv) that, Completion Certificate of the MHCC shall be obtained after completion of work at site.

B. The following new proposals were then considered:

1. Sr. No.: 193/242 **Grade – Precinct**

'Marol Maternity Home'

Proposal: - Proposed additional construction at 'Marol Maternity Home' on plot bearing CTS No. 840 of Marol Village in K/E Ward, Mumbai.

Applicant: - Municipal Architect.

Ref: - Application received on 15.12.2021.

The site u/r is situated within 'Marol Village Precinct' listed at Sr. No. 193/242 in the heritage list of 2012.

Proposal: - It was informed by applicant that the existing structure of 'Marol Maternity Home' is a G+6 storied building with approximate height up to 24.0M. The proposal contemplates additional construction of 3 rooms viz. Dot room, Garbage Collection Room & Oxygen Cylinder Room; at ground floor of the existing building; on medical requirement.

Decision of the Committee in today's meeting: - The proposal was explained by the applicant. Considering the requirement of the additional construction on medical grounds, the

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MHCC decided to grant its NOC for the said proposal purely from heritage point of view subject to the following:

i) that, structural provision for the additional construction & structural stability of the existing structure shall be ensured;

ii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including ownership, structural feasibility, permissible F.S.I., open spaces / setback etc. should be examined & confirmed by the concerned B.P. Dept in accordance with the prevailing DCPR and policies in force. All other applicable permissions including any specific clearance required for storage of oxygen should be obtained from concerned authorities;

iii) that, Completion Certificate of the MHCC shall be obtained on completion of work at site.

2. Sr. No.: Nil **Grade – Precinct**

'Nehru Garden – Marine Drive Precinct'

Proposal: - Proposed repair and refurbishment of 'Nehru Garden' located land bearing C.S.No. 1630 of Fort Div. in 'A' Ward, Madame Cama Road, Churchgate, Mumbai.

Applicant: - Dy. Municipal Architect (Garden Cell).

Ref: - Application received on 03.12.2021.

The site of 'Nehru Garden' u/r is situated within notified 'Marine Drive Precinct'.

Proposal: - The scope of proposed repairs / beautification works as envisaged by applicant and considered by the MHCC was as follows:

i) Proposed construction of compound wall.
ii) Proposed decorative entrance gate with grill and name board.
iii) Proposed pathway as per detail drawings.
iv) Proposed SWD drain as per remarks of swd (city) dept.
v) Proposed pergola as per detail drawings.
vi) Proposed built in seating as per detail drawings.
vii) Proposed security cabin.
viii) Proposed lighting and benches, dust bins, information Boards etc.
ix) Proposed horticulture work i.e. lawn, shrubs, creepers, ornamental trees, tall trees, etc.

Decision of the Committee in today's meeting: - The proposal was presented by the officials from Garden Cell Dept. It was informed that the said plot is owned by the State

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Govt. and the part of the Garden is handed over to MCGM for its beautification and maintenance in stage-I. The MHCC, after due consideration of all aspects was of the opinion that the design of complete garden needs to be looked at in holistic way and with an integrated approach with the central theme being the statue of the Pandit Nehru Ji. It was also suggested that instead of increasing hard surfaces, permeable materials should be used for paving as far as possible. It was also opined that the aesthetics of the garden should not be limited to inside but could also be appreciated from the road / outside and the compound wall should be designed in a manner that would open out the view of the garden and safeguard the campus at the same time. The aforesaid suggestions were accepted by the applicant. Subject to taking cognizance of the aforesaid suggestions, the MHCC decided to grant its in-principle NOC purely from heritage point of view. The applicant was requested to submit the amended drawings at the earliest.

3. Sr. No.: 542 **Grade II-B**

'Bai Sakarbai Petit Animal Hospital'

Proposal: - Proposed repairs and restoration of Gateway on access road leading to BSPCA & 'Bai Sakarbai Dinshaw Petit Hospital' for Animals, Dr. S.S. Road, Parel Mumbai.

Applicant: - Asst. Secretary BSCPA.

Architect: - Vikas Dilawari.

Ref: - i) Application received on 18.10.2021;
ii) Email received on 03.01.2022.

The site of 'Bai Sakarbai Petit Animal Hospital' u/r is listed at Sr. No. 542 under Grade II-B in the heritage list of F/S Ward.

Proposal: - It was informed that concerned Ward office has served notice regarding the dilapidated and dangerous condition of the said gateway and from public safety point of view it was directed to repair the said gateway. It was further informed that architect Vikas Dilawari has been appointed as consultant for the said works which includes the following scope:

i) Erection of scaffolding for structural investigation of the gateway.
ii) Repairs to the encased beam with polymer modified cement repairs and micro concreting;
iii) If the concrete and reinforcement are beyond repairs, it could be considered to recast a new beam.
iv) As a second alternative, two additional posts / concrete columns can be added with arches referring to the archival images of the gateway.

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Decision of the Committee in today's meeting: - The proposal was presented by the consulting architect and structural engineer. Considering the dilapidated condition of the gateway and public safety, the Committee advised to immediately safeguard the structure and carry out the structural investigations. Considering all, the MHCC decided to grant it's in principal NOC for the repairs of the said gateway and advised architect to come up with the final line of action and restoration details as per the results of the structural investigations.

4. Sr. No.: 432 **Grade - Precinct**

'August Kranti Maidan in Gamdevi Precinct'

Proposal: - Proposed master plan and restoration of 'August Kranti Maidan' in 'D' Ward, Mumbai.

Applicant: - E.E. HQ

Architect: - Pankaj Joshi.

Ref: - Application received on 30.12.2021;

The historic 'August Kranti Maidan' is situated with 'Gamdevi Precinct' listed at Sr. No. 432 of the heritage list of 'D' Ward.

Proposal: - It was informed that Architect Pankaj Joshi have been appointed for the said project vide order dated AMC/City/D/9297 dated 16.01.2021. The proposed scope of work as envisaged by applicant and considered by the MHCC was as follows:

For August Kranti Maidan:

1. Restoration of culturally and historically significant site.
2. Restoration and reinstallation of cast iron gates, fencing and allied cast iron supporting elements.
3. Removal of fenced divisions in the maidan.
4. Reducing paved/ concrete pathways and increasing permeable ground surface.
5. Storm water drain network to mitigate flooding.
6. Creation of a permeable mud macadam pathway on the periphery.
7. Creation of a memorial wall along the eastern side.
8. Street furniture like benches, planters, dust bins, low lighting etc.

For area up-gradation and urban design works of footpaths and freedom trail:

1. Footpath re-engineering with in-situ concrete panels paving with brush finish, as per specifications to improve and enhance pedestrian experience and achieve footpath design life of 30 to 50 years with low maintenance.

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2. Footpath re-engineering with heritage basalt paving, as per specifications to create a heritage setting for the August Kranti Maidan and Mani Bhavan.
3. Construction of at-grade ramp crossing and median refuge islands with tactile paving for ease of walking and provide universal accessibility for senior citizens, physically challenged, prams and wheelchair users.
4. Construction of tree surrounds, flushed with footpath level to maximise walking surface and remove hindrances on footpath
5. Pedestrian crossings and other road markings with elastomeric paint, as well as freedom trail strip marking in inlay or paint.
6. Consolidation and removal of signages and installation of standardized signages, as directed, to reduce visual and physical clutter.
7. Allied programs such as pavement illumination with dual arm street lights, signage works and signage consolidation.
8. Provision and fixing of appropriate street furniture such as litter bins, concrete planters and benches.
9. Dismantling of existing BEST bus shelters and bus poles, and providing and fixing new bus shelters and bus poles with effective minimalistic design, as per specifications.

Decision of the Committee in today's meeting: - The proposal was presented by the architect Pankaj Joshi in today's meeting and deliberated at length by the Committee. The Committee was of the opinion that the site u/r is of immense importance from historical point of view to the city and the proposal needs to be looked upon from both tangible (physical interventions) and intangible (history related to the place) dimensions. The Committee found the physical & urban design interventions as proposed approvable from heritage point of view. However, the Committee opined that historical aspect of this proposal needs to be handled in sensitive and transparent manner with the help of well documented historical references. The Committee advised applicant to consult historian on the MHCC panel – Dr. Manjiri Kamat and other reputed institutions related to history for accurate representation of historical significance of this place and their inputs could be then implemented in the design. The suggestion of the MHCC was accepted by the applicant. In view of the above, the MHCC decided to grant it's in principal NOC for the physical intervention part of the proposal subject to obtaining all other applicable permissions from concerned authorities. It was also advised that all natural heritage shall be preserved and extreme care shall be taken that all trees & its roots are safeguarded and not harmed in any way.

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5. Sr. No.: Nil **Grade- Precinct**

'Marine Drive Precinct'

Proposal: - Proposed construction of Govt. Quarters for higher grade officers on plot no. 186 to 193, C.S. No. 1977, behind Yashodhan Building, Dinshaw Vaccha Road, Mumbai.

Architect: - Nitin Bhalerao.

Ref: - Application received on 30.11.2021;

The site u/r is part of notified 'Marine Drive Precinct'.

Proposal: - The proposal contemplates redevelopment of existing buildings of Police Station and Barracks on plot u/r with construction of new ground + 7 storied residential building for Officers Quarters with the total height of 24M up to terrace level.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. The Committee noted that the proposed height of 24.0M is in harmony with the average height of surround buildings in Marine Drive Precinct and also within the height limit as recommended in draft guidelines for redevelopment proposals in Marine Drive Precinct. However, the Committee advised that the planning authority shall check the legal status of the said guidelines and redevelopment proposal u/r before its approval. Considering all, the Committee decided grant its NOC purely from heritage point of view for the said proposal subject to the following:

i) that, height of service structures above terrace level shall be kept as minimal as possible;

ii) that, legal status of the draft guidelines and redevelopment proposals in Marine Drive Precinct shall be confirmed concerned planning / approving authority;

iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including ownership, permissible F.S.I., open spaces / setback, legal status etc. should be examined & confirmed by the concerned B.P. Dept in accordance with the prevailing DCPR and policies in force. All other applicable permissions should be obtained from concerned authorities;

iv) that, Completion Certificate of the MHCC shall be obtained on completion of work at site u/r.

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6. Sr. No.: 172 **Grade II-A**

'Standard Chartered Bank (Grindleys Bank Building)'

Proposal: - Proposed repairs & restoration of 'Standard Chartered Bank Building' situated at 90, M.G. Road, Fort, Mumbai.

Architect: - Hericon Consultants.

Ref: - Application received on 15.09.2021;

The building u/r of Standard Chartered Bank building (Grindleys Bank Building) is listed at Sr. No.172 under Grade II-A in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates restoration & repairs to the said building facade with following scope of work:

i) Cleaning of stone surfaces using water jet mist and paper poulticing.
ii) Re-pointing of stone masonry using lime mortar.
iii) Dutchman repairs to the stone features.
iv) Refurbishing of plumbing and electrical services.
v) Restoration and repairs to the windows as per the original design.
vi) Removal of vegetation growth on facade.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. The Committee found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

i) that, structural stability of the building shall be ensured;
ii) that, all original architectural features / elements of the building should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;
iii) that, all works should be carried out as per conservation norms and under expert supervision;
iv) that, only non-abrasive techniques for stone cleaning shall be opted and no chemical coating / paint shall be used on stone surface;
v) that, proposal for signage and illumination is not part of this NOC and shall be submitted separately with all details for consideration of the MHCC in due course,
vi) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities shall be obtained;
vii) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

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'Gloria Church and School'

Proposal: - Proposed repairs and restoration of the roof of 'Gloria School & Priests Residence' situated at B.R. Ambedkar Road & Sant Savta Marg Junction, Byculla in 'E' Ward, Mumbai.

Applicant: - Parish Priest and Trustee.

Architect: - David Cardoz & Ainsley Lewis.

Ref: - Application received on 10.12.2021.

The site u/r of 'Gloria Church and School' is listed at Sr. No. 528 under Grade II-B in the heritage list of 2012.

Proposal: - The proposal contemplates repairs and restoration of existing roof of 'Gloria School & Priests Residence' with following scope of work:

i) All woodwork will be thoroughly checked and if deteriorated and beyond repair, will be replaced with old BTC teakwood.

ii) The purlins and trusses will be treated and decayed ends will be trimmed and restored/ replaced as required. All joints will be re-fixed and reinforced in position with SS straps.

iii) The boarding will be checked and replaced only if required. Additional layer of marine ply will be provided if necessary.

iv) The boarding / marine ply will be covered with a layer of tar-felt followed by two layers of battens before laying down cleaned roof tiles.

v) Existing concrete slabs will be grouted if required with all cracked sealed / waterproofed from above. Brickbat-coba and china mosaic will be redone for waterproofing.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. The Committee found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

i) that, structural stability of the building shall be ensured;

ii) that, all original architectural features / elements of the building & roof profile should be maintained / restored;

iii) that, all works should be carried out as per conservation norms and under expert supervision;

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iv) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities shall be obtained;

v) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

8. Sr. No.: 78 **Grade II-A**

'Regal Cinema – Bank Premises'

Proposal: - Proposed additions alterations in the existing bank premises at ground and first floor in 'Regal Cinema Building' on plot bearing C.S. No. 3/460 of Colaba Division in 'A' Ward, Mumbai.

Applicant: - Sachin Nimbalkar, L.S.

Ref: - Application received on 07.12.2021;

The 'Regal Cinema Building' u/r is listed at Sr. No. 78 under Grade II-A in the heritage list of 2012.

Proposal: - The proposal contemplates internal additions alterations in the bank premises at ground and first floor of the Regal Cinema building with removing existing partitions and construction of new lightweight partitions as per the new layout. Structural stability certificate from structural consultant for the said works is submitted.

Decision of the Committee in today's meeting: - The proposal was presented by the applicant in today's meeting. It was informed that the scope of work is purely internal and does not affect the facade of the building in any way. The Committee found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

i) that, structural stability of the building shall be ensured;

ii) that, all original architectural features / elements of the building should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;;

iii) that, all works should be carried out as per conservation norms and under expert supervision;

iv) that, specific permission for signage, if any, shall be separately obtained;

v) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities shall be obtained;

vi) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

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9. Sr. No.: 78 **Grade-Precinct**

'Mistry Mansion'

Proposal: - Proposed internal changes and change of activity to bank at ground floor of 'Mistry Mansion' building situated on CTS No. 1/96 of Fort Division in 'A' Ward, Mumbai.

Applicant: - Sachin Nimbalkar, L.S.

Ref: - Application received on 13.12.2021;

The 'Mistry Mansion' u/r is not individually listed building but part of the D.N. Road Precinct listed at Sr. No. 633(6) in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates internal additions alterations and change of activity to bank including the following scope of work:

i) Removal of existing partition / non load bearing walls.
ii) Installation of full height wooden/glass/siporex partitions as per new layout.
iii) Replacement of existing flooring.
iv) Internal tenantable repairs such as painting, electrification etc.

Decision of the Committee in today's meeting: - The proposal was presented by the applicant in today's meeting. It was informed that the scope of work is purely internal and does not affect the facade of the building in any way. The Committee found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

i) that, structural stability of the building shall be ensured;
ii) that, all original architectural features / elements of the building including C.I. columns should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;;
iii) that, all works should be carried out as per conservation norms and under expert supervision;
iv) that, specific permission for signage, if any, shall be separately obtained;
v) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities shall be obtained;
vi) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

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10. Sr. No.: 154 **Grade II-A**

'Amarchand Mansion'

Proposal: - Proposed repairs and restoration of the dome of 'Amarchand Mansion' building and premises at Madame Cama Road, Colaba, Mumbai.

Architect: - Kirtida Unwalla.

Ref: - Proposal received on 06.01.2022.

The building u/r known as 'Amarchand Mansion' is listed at Sr. No. 154 under Grade II-A in the heritage list of 'A' Ward.

Scope of Work: - It was informed that comprehensive repairs and restoration of the said building are undertaken. Structural assessment of the building and detailed analysis / fabric assessment will be carried out. This instance of proposal contemplates repairs to the dome of the building of dome on urgent basis.

Decision of the Committee in today's meeting: - The proposal was presented by the architect Kirtida Unwalla in today's meeting, who also being member of the Committee recused herself from further deliberations / discussions in this case. It was informed that the dome of the building requites immediate repairs and rest of the restoration proposal will be submitted separately for consideration of the MHCC. The Committee found the proposed scope of work and methodology of repairs / restoration approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

i) that, structural stability of the building shall be ensured;

ii) that, all original architectural features / elements of the building & façade should be maintained / restored and grid of openings, design / pattern of windows, roof patterns and historic flooring & patterns should be maintained as original;

iii) that, all works should be carried out as per conservation norms and under expert supervision;

iv) that, comprehensive restoration scheme for complete structure should be submitted separately. All signage of the building should be streamlined. Box grills should not be used for the windows and the external units of A.C., if any, should not be fixed on the front facade;

v) that, this NOC is issued only from heritage point of view and all other applicable permissions shall be obtained from concerned authorities.

vi) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

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11. Sr. No.: 236 **Grade – III & Precinct**

'Reserve Bank of India'

Proposal: - Proposal for beautification of area surrounding RBI main building, Amar Building & Central Office building, Fort, Mumbai.

Applicant: - A M Makandar, Asst General Manager.

Reference: - i) Applications dated 11.02.2020, 11.12.2020;
ii) MHCC meeting dated 20.02.2020;
iii) In-principal NOC of the MHCC dated 27.04.2020;
iv) Instant letter from architect dated 05.01.2022.

This is with reference to the subject proposal seeking remarks / NOC of the MHCC submitted by Asst. General Manager, RBI. The proposal covers area of Shahid Bhagatsingh Road, Phirozshah Mehta Road and Perin Nariman Street around FOMA Hq. Western Naval Command listed at Sr. No. 229 under Grade III, RBI main building listed at Sr. No. 236 under Grade III and Greesham Assurance House listed at Sr. No. 237 under Grade III. The part of the area u/r falls within combined buffer of several Grade-I buildings including The Asiatic Society of Bombay and Central Library and part of Fort Precinct.

Proposal: The proposal was considered by the MHCC in its meeting held on 20.02.2020 and the following scope of work was presented:

1) Footpath re-engineering (finishing with better flooring material with natural stones / kerb.
2) Plantation of approx. 3 to 5 ft high new royal palm trees.
3) Heritage ornamental cast iron bollards in consonance with the heritage building & also in view of safety, security of the Bank's Premises.
4) Installation of signage and art installations to guide the public towards RBI Monetary Museum.
5) Removal of existing light poles which obstructs the view and installation of heritage themed ornamental street light poles of varying heights at various entry points and at existing light poles.
6) Re-modelling of Bus shelters.
7) Preserving the existing trees by providing gratings wherever required.
8) Movable planters and vertical wall art, sculptures related to the Bank in traffic island etc. The idea is to provide artistic makeover which reflects the status of Apex Bank of India.
9) Providing canopies (in cast Iron) in consonance with Heritage structure over the two entrances in MRO Heritage Building.

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10) Providing installation of Full height dual lane turnstile at Bank's rear entrance security cabin from security & safety point of view.
11) Providing C.I. Decorative *jaali* at Road Divider.
12) Pedestrianization of internal street between RBI main building and 'A' Ward.

After due consideration, the Committee was in agreement with the proposed scope of work; however, the following suggestions were given:

i) The design and specifications of proposed interventions e.g. paving, railing, dividers, light-poles, bus shelters; may be discussed with Sr. Heritage Conservation Eng. on the lines of guidelines of their proposal and same designs should be implemented to maintain the uniformity and character of the Fort Precinct.
ii) All the existing trees should be maintained and instead of plantation of new palm trees, indigenous species of trees should be planted.
iii) Remarks / NOC of the MCAMC should be obtained specifically for installation of artworks in public areas;
iv) Remarks from 'A' Ward should be obtained for pedestrianization of internal street, installation of bollards and other related works;
v) Bus stop design should be minimalistic with modern materials without any advertisement boards.

The Committee after due consideration decided to grant its in-principle NOC for the scheme of the said proposal and advised applicant to take cognizance of the aforesaid suggestions and submit details for consideration and approval of the MHCC in due course. The in-principle NOC of the MHCC was forwarded to the applicant vide letter dated 27.04.2020. The applicant was again requested to submit the balance compliance vide letter dated 02.11.2021.

A meeting regarding this subject was convened by AMC (ES) on 08.12.2021, wherein the in-principle NOC of the MHCC was noted and the applicant was advised to submit the balance compliance for further consideration of the MHCC. The same was noted by the MHCC in its meeting held on 20.12.2021 and it was decided to consider the proposal on receipt of the balance compliance from the applicant.

Decision of the MHCC in today's meeting: - The applicant vide letter dated 05.01.2022 informed that remarks in this subject from 'A' Ward, Roads dept. and E.E. (HQ) have been obtained and implemented in the designs. In view of the same, the MHCC decided to grant its final NOC for the said proposal purely from heritage point of view subject to the following conditions:

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i) that, due cognizance of the all previous suggestions and remarks from all depts. shall be taken during execution;

ii) that, remarks / NOC of the MCAMC should be obtained specifically for installation of artworks in public areas;

iii) that, Completion Certificate of the MHCC shall be obtained on Completion of the works at the site.

C. The following proposal seeking Completion Certificate was considered :

1. Sr. No.: 130 **Grade – II-A**

'TCS House / Rallis House'

Proposal: - Internal additions / alterations at 3rd & 4th floor in the building known as 'TCS House' (Rallis House) situated on plot bearing C.S. No. 1411 & 1412 of Fort Division in 'A' Ward, Mumbai.

Architect: - M/s Harsh Gangar & Associates.

Ref: - i) Application received on 04.01.2022;
ii) NOC of the MHCC dated 24.12.2019.

The building u/r known as TCS House / Rallis House is listed at Sr. No. 130 under Grade II-A in the heritage list.

Scope of work: - The MHCC had earlier granted its NOC for the subject proposal vide letter dated 24.12.20219. It has now been informed that the said work has been completed under the guidance of the structural engineer and the external appearance of the building facade, grid of openings, roof profile is not altered in any manner. It was further informed that the all the other applicable permissions from concerned depts. have been obtained.

Decision of the Committee in today's meeting: - The proposal was presented by representative. After due consideration, the Committee found the completed works in consonance with the NOC and approvable from heritage point of view. Considering all, the MHCC decided to grant its Completion Certificate purely from heritage point of view.

Chairman
Mumbai Heritage Conservation Committee

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