MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE FORTY SEVENTH MEETING

Date: **Thursday, 20.01.2022.**

Time: 02.30 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.

The following officers were in attendance:

• Shri Yatin Dalvi	Dy. Chief Engineer (D.P.) - I
• Smt Aparna Bhatte	Dy. Mun. Architect (D.P.)
• 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, Dr. Kantikumar Pawar 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: 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;

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II) MHCC Meetings dated 06.08.2021 & 07.01.2022.

The building u/r known as 'Bombay Arch San Diocesan 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'.

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 Considerations: - 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.

The proposal was again discussed in meeting dated 07.01.2022 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.

Decision of the MHCC in today's meeting: - The meeting was attended by the architect and it was informed that as per advice of the MHCC, restoration of complete roof will be taken up along with essential structural repairs. It was requested by the architect to also allow the repairs of porch ceiling and wooden balcony on rear facade, as originally proposed. After due consideration, the MHCC decided to grant its NOC only from heritage point of view for the specific works mentioned above subject to the following:

i) that, structural stability of the entire structure shall be checked and ensured;
ii) that, all original architectural features / elements of the building should be maintained / restored and grid of openings and design / pattern of windows, railings should be maintained as original;
iii) that, all works should be carried out as per conservation norms and under expert supervision;

MUMBAI HERITAGE CONSERVATION COMMITTEE M.H.C.C.

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iv) that, comprehensive restoration of complete building shall be taken up in due course and submitted for consideration of the MHCC;

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.

2. Sr. No.: 538 **Grade II-B**

'Haffkine Institute Campus – Tata Memorial Hospital'

Proposal: - Amended proposal for proposed building of hostel facility, Dharmashala, Cancer Hospital and Service building on plot bearing C.S. No. 3/330 of Parel Sewri Div. in F/S Ward, G.D. Ambekar Marg, Parel, Mumbai.

Architect: - M/s Nandapurkar & Associates.

Ref: - i) Application received on 19.01.2022;
ii) Earlier NOCs dated 15.01.2018 & 24.12.2019.

The site u/r is part of 'Haffkine Institute' which is listed at Sr. No. 538 as a Grade II-B site along with 'Haffkine Institute Directors Residence' at Sr. No. 539. The plot u/r partly falls within 300 m buffer of ASI site of 'Monolith Bas Relief Depicting Shiva'

Proposal: - In this case, the MHCC had earlier granted its NOC vide letter dated 15.01.2018 for construction of Hostel & Dharmashala building comprising basement + stilt + 2 podiums + 15 upper floors with a total height of 53.40M up to terrace level. The instant amended proposal contemplates vertical extension of Dharmashala building above the podium comprising 1st – 15th upper floors with total height of 53.40M up to terrace level.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that vertical extension of Dharmashala building above the podium has been proposed which is annexed and identical to the already approved for Hostel building. The final elevations comprising both Hostel wing and Dharmashala wing were presented. It was also mentioned that NOC from ASI for the said proposal has been obtained on 15.11.2021. Considering all, the MHCC decided to grant its NOC for the said amended proposal purely from heritage point of view subject to conditions laid down in earlier NOCs and the following conditions:

i) that, structural provision for the additional floors / vertical extension shall be confirmed by structural consultant and concerned approving authority;

MUMBAI HERITAGE CONSERVATION COMMITTEE M.H.C.C.

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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.: 106-a **Grade – III**

'Bharat Bhavan - I'

Proposal: - Proposed facade restoration of Bharat Bhavan – I building situated in Ballard Estate in Fort, Mumbai.

Architect: - M/s Hericon Consultants.

Ref: - Application received on 15.11.2021.

The site u/r is listed at Sr. No. 106-a under Grade III in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates restoration of 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) Stitching of the cracks using SS pins.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. After due consideration the Committee suggested the following:

i) To undertake comprehensive structural health assessment of the building.
ii) To prepare a sample patch of stone masonry for cleaning of existing interventions of cement and epoxy, preferably at least prominent location.

The architect agreed to take cognizance of the aforesaid suggestions and revert. The decision of the MHCC was deferred until such time.

MUMBAI HERITAGE CONSERVATION COMMITTEE ★ MHCC

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2. Sr. No.: 633(9) **Grade – Precinct**

'Bharat Bhavan - III'

Proposal: - Proposed facade restoration of Bharat Bhavan – III building situated in Ballard Estate in Fort, Mumbai.

Architect: - M/s Hericon Consultants.

Ref: - Application received on 15.11.2021.

The building u/r known as 'Bharat Bhavan III, situated at Walchand Hirachand Marg in Ballard Estate and is part of Ballard Estate Precinct listed at Sr. No. 633(9)..

Proposal: - The proposal contemplates restoration of 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) Stitching of the cracks using SS pins.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. After due consideration the Committee suggested the following:

i) To undertake comprehensive structural health assessment of the building.
ii) To prepare a sample patch of stone masonry for cleaning of existing interventions of cement and epoxy, preferably at least prominent location.

The architect agreed to take cognizance of the aforesaid suggestions and revert. The decision of the MHCC was deferred until such time.

3. Sr. No.: 185/40 **Grade – III**

'Mangaldas Cloth Market'

Proposal: - Proposed partial repairs to building no. 1-5 of 'Mangaldas Market' situated on C.S. No. 1040 of Bhuleshwar Division in 'C' Ward, Mumbai.

Applicant: - M/s Pandey Consultants.

Ref: - Application received on 30.08.2021.

The building u/r is part of heritage site of 'Mangaldas Cloth Market' included at Sr. No. 185/40 under Grade-III in the heritage list of 2012.

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Proposal: - The proposal contemplates partial repairs to the said building comprising repairs to the RSJ columns, beams, brick masonry, roof, strengthening of wall and waterproofing treatment.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. It was explained that the structure is in need of repairs and present elevations of the structure will not be disturbed in any manner. Considering all, the MHCC decided to grant its NOC for the said proposal subject to the following conditions:

i) that, structural stability of the building shall be ensured;
i) 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;
ii) that, all works should be carried out as per conservation norms and under expert supervision;
iii) that, this NOC is granted only from heritage point of view and 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

4. Sr. No.: 577 **Grade III**

'Bai Shirinibai Mancheraji Kama Convalescent Home of Parsi Woman & Children'

Proposal: - Proposed demolition of building known as 'The Bandra Parsi Convalescent Home' situated on plot bearing CTS No. 895 of Village Bandra-B, Bandra (W), Mumbai.

Applicant: - M/s Imperial Infra Developers Ltd.

Architect: - Manish Sawant.

Ref: - i) Application received on 16.12.2021;

The site of 'Bai Shirinibai Mancheraji Kama Convalescent Home of Parsi Woman & Children' u/r is listed at Sr. No. 577 under Grade III in the heritage list of 2012.

Proposal: - It was informed that the said structure is more than 90 years old and in dilapidated conditions. The structural Inspection was carried out by structural consultant Mr. Nilesh Pandit which states that structure falls in C1 category. It was further informed that the structure has been vacated. The proposal seeks NOC for the MHCC for demolition of the said structure.

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Decision of the Committee in today's meeting: - The proposal was presented by the consulting architect and structural engineer. It was informed that H/W Ward office has issued two notices for the demolition of the said dilapidated structure. The structural report as submitted by applicant was noted by the Committee and considering the structural conditions of the building, the Committee decided to grant its NOC for demolition of the said structure subject to the following conditions:

i) that, detailed architectural and photographic documentation of the said structure including its special architectural features shall be done before demolition;

ii) that, concerned Ward office shall verify the structural audit report as submitted by the applicant;

iii) that, this NOC is granted only for demolition of the said structure and further development proposal on site u/r shall be submitted separately for consideration of the MHCC.

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

The Committee decided to visit the site to assist the architect in identification of special features for documentation purpose.

5. Sr. No.: 384 **Grade – Precinct & Grade-II buffer**

'Banganga Precinct and heritage buffer'

Proposal: - Proposed reconstruction of existing religious structure 'Kashi Math' on bearing C.S. No. 49 of Malabar Hill Division in 'D' Ward, Mumbai.

Architect: - Sunil Ambre & Associates.

Ref: - Application received on 10.01.2022;

The site u/r of 'Kashi Math' is partly situated within the heritage precinct and buffer of Banganga Tank which is a Grade-I heritage site listed at Sr. No. 384.

Proposal: - The proposal contemplates redevelopment of existing building of the Math comprising lower ground (pt)+ground + first floor + second floor (pt) with construction of new lower ground (pt)+ground + first floor + second floor (pt) building with similar mass & scale. It was informed that the existing original Samadhi structure would be retained and the new structure would be built around it.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that the Samadhi at the site u/r is the original structure and the existing structure around it was built in stages over the time. It was further explained that due to the natural topography, the structure is divided in two levels which is not ideal in terms of

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space utilization. Also considering the frequent need of structural repairs, it is proposed to redevelop the existing structure with construction of new building with similar mass, scale and height but with enhanced space utilization and aesthetics. It was further informed that the historic Samadhi structure would be retained in its originality and the new structure would be built around it. The Committee found the overall proposal approvable from heritage point of view; however, it was observed that the character of the front elevation is indicative of the style of the contemporary date when it was built and as such represents the chronological age of the buildings and the precinct. As such the architect was suggested to retain the existing features of the principal front elevation in the process of new designs. Subject to this and the following conditions, the MHCC decided to grant its NOC purely from heritage point of view for the said proposal:

i) that, structural stability & sanctity of the surrounding buildings and the existing Samadhi shall be ensured during the course of the work;

ii) that, the revised principal elevation of the building as per the suggestions of the MHCC shall be separately got approved from the MHCC before C.C.;

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 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.

6. Sr. No.: 445 **Grade – III**

'Purshottam Building'

Proposal: - Proposed lift in Chowk Portion of 'A' & 'B' Block at 'Purshottam Building' situated on plot bearing C.S. No. 1493 of Girgaon Division in 'D' Ward, Mumbai.

Architect: - M/s Patidar Alliance.

Ref: - Application u/no ChE/21955/DP DyMA dated 10.01.2022;

The 'Purshottam building' u/r is listed at Sr. No. 445 under Grade-III in the heritage list of 'D' Ward.

Proposal: - The proposal contemplates addition of two lifts in the internal chowk of the said building. It was informed that the lifts are required on medical grounds, to facilitate easy

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access to the occupants on upper floors. The medical certificates of the occupants have been submitted.

Decision of the Committee in today's meeting: - It was noted by the MHCC that the requirement of the lift is on the medical grounds and the location of lift is at the internal chowk of the building which does not affect the external appearance of the building. The structural stability certificate for said works submitted by structural consultant – V.J. Joshi & Associates was also noted. Considering this, the MHCC decided to grant its NOC purely from heritage point of view for the said proposal subject to the following conditions:

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

ii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the overall proposal 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;

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

7. Sr. No.: Nil **Grade – Precinct**

'Birla Krida Kendra – Marine Drive Precinct'

Proposal: - Proposed redevelopment of existing building of 'Birla Krida Kendra' for 'Marathi Natyavishwa Sangrahalaya' on plot bearing C.S. No. 1/12 of Girgaum Division in 'D' Ward at Girgaum Chowpatty, Mumbai.

Architect: - Shashank Mehandale & Associates.

Ref: - i) Application u/no Che/22389/DP DyMA dated 14.01.2022;
ii) In Principle approval /remarks of the MHCC dated 22.10.2013.

The existing 'Birla Krida Kendra' building is situated within the notified 'Marine Drive heritage precinct'.

Proposal: - The proposal contemplates redevelopment of existing building/s of 'Birla Krida Kendra' with construction of new building of 'Marathi Natyavishwa Sangrahalaya' comprising basement (2 levels) + lower ground + ground + mezzanine + 1st to 4th (part) upper floors with the height of 19.80M up to the terrace level and 27.50M up to the topmost level of tensile fabric structures on the terrace floor, from G.L. of Marine Drive.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and distinguished members of the State Govt's Committee for the said project. It was informed that the existing site of 'Birla Krida Kendra' comprises of Auditorium Complex,

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Open Plaza, watch tower (damaged and partly demolished) and restaurant. The buildings are in dilapidated and dangerous condition and pull down notice has been served. The buildings are defunct since many years except the restaurant which is functioning. The proposal intends to develop a curated museum for displaying the rich history of Marathi Theatre movement, state of art auditorium (600 seats), rehearsal hall, merchandize area, dormitories for artists, museum, library, cafe, restaurant, banquet hall & parking. It was further informed that the design with faceted panel facade reflects the vision to make an iconic structure which symbolizes the rich culture & heritage of Marathi drama & Theatre. It was also informed that there is no tree at the site u/r and new trees shall be planted as per the landscape design.

The proposal was deliberated at length by the Committee. At the outset, the Committee acknowledged the significance of intangible aspect of the heritage in the form of Marathi Theatre & its contribution to the culture of the state and opined that it deserves the iconic structure to honour the rich history of the Marathi drama & Theatre. At the same time the Committee was of the opinion that the Marine Drive Precinct is one of the significant sites in the city and greater thought needs to be given for the aesthetics of the proposed building, especially its facade (elevations, material & colour-scheme) that needs to complement the heritage ambience in terms of built environment scale and aesthetics of the precinct. It was also advised to take into consideration the location of 'Kennedy Sea-face monument' in relation to the entrance to the site. The Committee noted the MHCC's draft recommendation for building heights in Marine Drive Precinct and in-principle NOC / remarks offered by the previous MHCC in this regard in 2013. Considering all, the MHCC decided to grant approval for the proposal in its concept so that the proposal could be processed further by the approving authority subject to the following:

i) that, the cognizance of the suggestions of the MHCC in terms of building facade shall be taken and same shall be submitted for consideration of the MHCC at the earliest;

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

iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the overall proposal including ownership, user, reservation, FSI, parking requirement etc. should be examined & confirmed by the concerned B.P. Dept in accordance with the prevailing DCPR and policies in force.

iv) that, all other applicable permissions including CRZ, funnel, CFO shall be obtained;

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

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8. Sr. No.: 549 **Grade-I Buffer**

'Shanti Niketan'

Proposal: - Proposed redevelopment of existing building known as 'Shanti Niketan' on plot bearing C.S. No. 350/6 of Sion Division in F/N Ward, Mumbai.

Architect: - M/s Designexus Studio.

Ref: - i) Application u/no ChE/22779/DP DyMA dated 19.01.2022;

ii) ASI NOC dated 19.02.2020.

The site u/r is located in the heritage buffer of the 'Sion Fort' which is listed at Sr. No. 549 under Grade-I in the heritage list.

Proposal: - The proposal contemplates reconstruction of the existing G+3 storied structure with construction of new stilt + 16 storied building with the total height of 63.65M up to the terrace level. It was informed that the NOC from the ASI for the said proposal has been obtained and the proposal has been approved by E.E. (B.P.) City on 13.01.2022.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that the existing building u/r is in dilapidated condition and is proposed to be redeveloped. The approval of ASI and B.P. dept. for the said proposal was noted by the Committee. Considering this, the MHCC decided to grant its NOC purely from heritage point of view for the said proposal subject to the following conditions:

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

ii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the overall proposal including ownership, FSI, open spaces, parking 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;

iii) that, concurrence of the MHCC shall be obtained for any amendments in the proposal and Completion Certificate of the MHCC shall be obtained on completion of work at site u/r.

9. Sr. No.: 39 **Grade II-A**

'Police Head Quarter / CP Office Campus'

Proposal: - Proposed construction of 'Human Resource Centre Building' in Police CP office campus at plot bearing C.S. No. 1490 in Fort Div. in 'A' Ward, Mumbai.

Architect: - M/s Planoscapes.

MUMBAI HERITAGE CONSERVATION COMMITTEE M.H.C.C.

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Ref: - Application u/no ChE/13115/DP DyMA dated 09.09.2021;

The site u/r is located in the campus of 'C.P. Office' which is listed at Sr. No. 39 under Grade II-A in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates reconstruction of the existing G+1 storied structure in the said campus with construction of new Human Resource Centre Building comprising ground + 6 storied building with the total height of 30.00M up to the terrace level.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that the design and height of the proposed building u/r is similar to that of the existing new admin building in the same campus. Considering all, the MHCC decided to grant its NOC purely from the heritage point of view for the said proposal subject to the following conditions:

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

ii) that, elevations as approved by the MHCC shall be scrupulously implemented at the site;

iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the overall proposal including ownership, FSI, open spaces, parking 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.

10. Sr. No.: 167/215 **Grade-III**

'Navlakhi Bungalow'

Proposal: - Proposed redevelopment of property on plot bearing CTS No. 555, 555/1-10 of Village Borivali in 'R' Ward, Borivali (W), Mumbai.

Architect: - Manish Shah.

Ref: - i) Application u/no ChE/19775/DP DyMA dated 10.12.2021;
ii) MHCC Meeting dated 11.09.2018.

The structure u/r known as 'Navlakhi Bungalow' is included at Sr. No. 167/215 under Grade III in the heritage list of 2012.

Proposal: - The said proposal was earlier approved by the MHCC in its meeting held on 11.09.2018 for construction of a new basement + ground + 4 upper storied structure with

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total height of 20.65m up to terrace level. The instant proposal contemplates reconstruction of the existing property with construction of new basement + ground + 21 upper storied building with the total height of 69.95M up to terrace level.

Decision of the Committee in today's meeting: - The proposal was presented by the architect and it was explained that the existing building u/r is in dilapidated condition and is proposed to be redeveloped. It was further explained that the proposal has been amended as per the new DCPR. The height study analysis of the surrounding area was also presented. Considering all, the MHCC decided to grant its NOC purely from the heritage point of view for the said proposal subject to the following conditions:

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

ii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the overall proposal including ownership, FSI, open spaces, parking 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;

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

11. Sr. No.: 568 **Grade II-B**

'Dhobi Ghat'

Proposal: - Proposed removal / relocation of Washing Stones at 'Mahalaxmi Dhobighat' along Dr. E. Moses Road in G/S Ward, Mumbai.

Architect: - Assistant Commissioner G/S Ward.

Ref: - i) Application u/no ChE/20652/DP DyMA dated 23.12.2021;
ii) MHCC meeting dated 20.02.2020.

The site of 'Dhobighat' listed at Sr.No. 568 under Grade II-B in the heritage list. In this case, the MHCC had earlier granted it's NOC for prescribing R.L. to existing road known as Dr. E. Moses Road lower level from Sant Gadge Maharaj Chowk to Dead end near railway tack in G/S Ward and construction of ROBs purely from heritage point of view subject to preparing and submitting documentation of all the structures in heritage site being affected.

Proposal: - It is now informed that as per inventory of affected structures in the alignment of Dr. E. Moses Road, approx. 124 nos. of washing stones need to be shifted. It is further informed that there is no space available for shifting of said stones hence remarks are sought whether these stones can be removed and kept in Municipal store as there is no space available in nearby vicinity.

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Decision of the Committee in today's meeting: - The proposal was presented by the applicant. It was noted during meeting that extent of the heritage boundary of Dhobi Ghat is limited to the east side of the road u/r and the applicant was requested to take cognizance of the same. It was informed by applicant that washing stones / structures in the listed heritage site are partially affected by the R.L. and only few washing stone structures are completely affected. The Committee advised applicant to explore possibility of retaining partially affected washing stone / structures and rehabilitating the ones which need complete removal, in the nearby vicinity. The applicant agreed to take cognizance of the suggestions of the MHCC and revert.

D. The following proposal seeing Completion Certificate was considered:

01. Sr. No.: 633 (10) **Grade - Precinct**

'Building in Bazar Gate Sub-Precinct'

Proposal: - Addition of the Lift in the building no. 165-167 situated on plot bearing C.S. No. 1023 of Fort Division in 'A' Ward, Mumbai.

Architect: - Swati Deshmukh for SD Arch.

Ref: - i) Application u/no ChE/19827/DP DyMA dated 13.12.2021;
ii) MHCC NOC dated 26.11.2019.

The building u/r, located at Perin Narivan Street (Bazar Gate) situated is in Bazar Gate Sub Precinct in heritage list at SR. No. 633 (10).

Proposal: - The MHCC had earlier granted its NOC for the subject proposal vide letter dated 26.11.2019. It is now informed that the works of the addition of lift in the building u/r have been completed as per the MHCC NOC and Completion Certificate of the MHCC has been sought for the same.

Decision of the Committee in today's meeting: - The proposal was presented by the applicant. The Committee found the completed works approvable from heritage point of view and decided to grant its Completion Certificate purely from heritage point of view for further processing by concerned B.P. Dept.

Ramnath Jha

Chairman
Mumbai Heritage Conservation Committee

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