

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**MUMBAI HERITAGE CONSERVATION COMMITTEE**

**MINUTES OF THE TWENTY FOURTH MEETING**

Date: **Tuesday, 07 / 07 / 2020 & Monday 13 / 07 / 2020.**

Time: 12.30 am to 02.30 pm

The following members were present:

- |                         |                                              |
|-------------------------|----------------------------------------------|
| • Dr. Ramanath Jha      | Chairman;                                    |
| • Dr. Manjiri Kamat     | Historian, Mumbai University.                |
| • Dr. P.P. Bhawe        | Environmental Engineer, VJTI.                |
| • Prof. Rajiv Mishra    | Principal, Sir J.J. College of Architecture. |
| • Shri Sanjay Gedam     | Chief Architect, Govt. of Maharashtra.       |
| • Shri Chetan Raikar    | Structural Engineer and Conservation Expert. |
| • Shri Kantikumar Pawar | Archeologist / conservation expert.          |

The following officers were in attendance:

- |                             |                           |
|-----------------------------|---------------------------|
| • Shri Chakradhar Kandalkar | Dy. Chief Eng. (D.P.) II. |
| • 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 Dr. Sandeep Pendhari, Prof. A. A. Bage and Shri Sabyasachi Mukherjee, members of the Committee.

**A. Confirmation of minutes of previous meeting:**

Minutes of the previous MHCC meeting held on 26.06.2020 (23<sup>rd</sup>) were confirmed and the office was instructed to get the final copy of minutes signed by the Chairman.

**B. The following old proposals were considered:**

1. Sr. No.:146/7

Grade: II-A & Precinct

**'Mumbai Coastal Road Package IV'**



Proposal: - Prescription of RL on part portion of N.S. Road abutting Hindu gymkhana & other gymkhanas, for construction of Mumbai Coastal Road package IV from Princess Street flyover to Priyadarshini Park, Mumbai.

Applicant: - Dy. Ch. E (Traffic) / Ch.E.(Coastal Road).

Reference: - i) CHE/1268/DP-DyMA dated 16.06.2020;

ii) NOC of the MHCC dated 28.10.2016;

iii) MHCC meeting dated 26.06.2020.

The prescribed R.L. on part portion of N.S. Road for construction of Mumbai Coastal Road package IV is situated within Marine Drive Precinct and abuts /affects the heritage sites of Hindu Gymkhana and all other gymkhanas along the road up to Taraporwala Aquarium.

**Earlier NOC:** - The MHCC had granted its NOC vide letter dated 28.10.2016 for revised alignment of the Mumbai Coastal Road project at 'Marine Drive' and near 'Bandra Fort' with suggestion to submit alignment and tunnel details etc separately in due course for consideration of the MHCC.

**Instant proposal:** - Reference is given to the letter from Ch.E (Coastal Road) regarding the work of construction of Mumbai Coastal Road from Princess Street flyover to Bandra Worli Sea-link, which is in progress. As per the said note the alignment of part portion of service road abutting various Gymkhanas situated at Marine Drive is required for Coastal Road work i.e mainly for cut and cover tunnel, ramp portion and for merging lane with N.S. Road. It is also informed that this is only portion available for expansion of south bound carriageway near Hindu Gymkhana where service road is narrow. Due to which after utilization of part portion of service road for Coastal Road, effective average width of service road will be 1.40 m at Hindu Gymkhana for vehicular & pedestrian movement which may cause congestion on service road and hence requires widening of service road.

It is informed that total width of existing road is 50m approx. and it is proposed to prescribe R.L of same width to N.S. road from points (A) to (B) as marked on submitted drawing. The proposed widening affects the land of Hindu Gymkhana and petrol pump at junction. It is further informed that area of setback is very minor and no trees are affected in the setback due to road widening. The remarks of the MHCC have been sought for the said proposal.

**Discussion of the MHCC in its meeting held on 26.06.2020:** - The proposal was presented by the officials from Coastal Road dept. and it was informed that as the alignment cannot be accommodated at seaward side due to technical limitations, option of widening existing service road has been proposed. The Committee was of the opinion that the Marine Drive Precinct is one of the significant heritage landmarks of the City and its openness and ambience needs to be preserved. The Committee was not amenable about forfeiting open



space of Gymkhana for the purpose and inquired whether any other alternative could be worked out. The Committee also expressed concern about existing trees / vegetation along the service road. The Committee decided to visit the site for better understanding and requested Coastal Road / Traffic dept. to make detailed presentation for the said proposal in next MHCC meeting.

**Discussion of the MHCC in this meeting:** - The detailed proposal of the Mumbai Coastal Road package IV was explained by the Ch.E. (Coastal Rod) & consultant of the project. It was explained that as per the proposed alignment of the coastal road and to maintain the uniform width of the service road, some portion of Hindu Gymkhana land (4.2m-4.7m from present boundary of Gymkhana) and some portion of existing petrol pump is required for the said work. It was also explained that utmost efforts have been taken to minimize the impact of heritage sites and road edge is maintained at the boundary of other adjacent gymkhanas. However the portion u/r of the Hindu gymkhana is slightly protruding out hence it comes under prescribed R.L. for maintaining the alignment of the road. It was also explained that large open spaces about 10 ha is being created near Priyadarshini Park in 'D' Ward and total about 70 ha green open space is being created in Mumbai Coastal Road Project in D & G South Wards. It was also explained that attempt will be made to transplant the affected trees due to coastal road project at marine drive along the boundaries of gymkhana subject to their permission.

The aforesaid points were noted by the Committee. However, considering the heritage significance of the area u/r the Committee was of the opinion that more deliberations are required in this case before reaching to any decision. The MHCC decided to form a Sub-Committee including Prof. Rajeev Mishra, Prof. P.P. Bhave, Shri Sanjay Gedam and Shri Chetan Raikar and the applicant was requested to discuss the details of the proposal with the Sub-Committee. The decision of the MHCC was deferred until such time.

**2. Sr. No.:39**

**Grade: II-A**

**'Commissioner of Police Office (Police Headquarters)'**

Proposal: - Proposed installation of 2<sup>nd</sup> lift at the rear side of the Commissioner of Police office situated at junction of D.N. Road and L.T. Road in Fort, Mumbai.

Architect: - M/s. Abha Lambah, Conservation Architect.

Reference: - i) CHE/01296/DP-DyMA dated 17.06.2020,  
ii) MHCC meeting dated 26.06.2020.



The building u/r is listed at Sr. No. 39 under the name 'Police Headquarters' as a Grade II-A structure in the heritage list. The building u/r reflects Neo-Gothic architectural style which is prominently seen in the Fort area.

**Proposal:** - Earlier the MHCC had granted its NOC for installation of a lift at N-W Corner of the building vide letter dated 23.12.2019. It is now proposed to install a 2<sup>nd</sup> lift at rear side of the building. Two options for the location have been submitted i) at S-E corner within existing staircase block. ii) externally at rear façade with existing structure to be continued up to 2<sup>nd</sup> floor and glass cladding for lift at second floor.

**Discussion of the MHCC in its meeting held on 26.06.2020:** - The proposal was presented by the applicant and it was explained that as per the requirement from the owner, second lift is proposed for public utility. The Committee, considering the heritage significance of the building was not in favour of additional interventions to the said building. The Committee requested architect to re-evaluate necessity of the second new lift in the building. The architect agreed to discuss the same with the user and revert.

**Decision of the MHCC in today's meeting:** - The meeting was attended by Hon'ble Commissioner of Police Mumbai, Shri Param Bir Singh and consulting architect Smt Abha Lambah. It was explained that earlier approved lift at NW corner which has direct access to C.P.'s office and conference room, is presently utilized specifically for the use of senior police officers and VIP's. Hence for the ease of public access a second bigger lift is required. The following two options for lift location were discussed: Option 1 – Existing spiral staircase block at SE corner which is presently not in use as its in deteriorated and partly collapsed. An internal lift is proposed which would not affect the façade of the building in any manner. Option 2 – Existing G+ 1 structure at rear facade, which is probably a later addition, is proposed to be converted in to lift block and new glass block is proposed for the above floors. It was opined by Hon'ble C.P. that second option being central to the building and near the existing main staircase block is preferable from security / control of public access point of view and is also convenient from circulation point of view as it minimizes travel distance.

The Committee was of the consensus that 2<sup>nd</sup> lift in the said building could be allowed. After considering all aspects as informed by applicant, the Committee was in favour of the option-2 (external block at rear façade of building). However, the architect was requested to submit structural stability certificate for the construction of lift at the location u/r. Subject to this and obtaining all other applicable permissions from concerned depts., the Committee decided to grant its NOC purely from heritage point of view for the said proposal.

**3. Sr. No.:95**

**Grade- I**



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## **'Maharashtra State Police Head Quarters'**

Proposal: Proposed installation of the lift at main building and reconstruction / restoration of ancillary blocks in the premises of 'Maharashtra State Police Head Quarters' situated at Shahid Bhagat Singh Road near S.P.Mukherjee Chowk, 'A' Ward, Mumbai.

Applicant: Ex.Eng. Presidency Division, PWD, Mumbai.

Consultant: Ms.Abha Lambah, Conservation Architect

Reference: i) Application u/no Che/26172/20.01.2020;

ii) MHCC NOC dated 09.07.2019;

iii) MHCC meeting dated 29.01.2020;

iv) Site visit dated 17.02.2020.

**Location / Heritage Status:** - The site u/r is listed at Sr. No. 95 as a Grade-I structure in the heritage list. The building designed by F.W.Stevens and built in 1872 – 76 was originally constructed to provide accommodation for the seamen and officers. The building is currently being used as the State Police Head Quarters. The building is a load bearing structure built in rubble stone masonry with blue basalt and detailing in Porbunder Stone. The flooring is of timber joists with stone ladi coba and flooring was in minton tiles.

Earlier, the Committee had granted its NOC for restoration of the main building of 'Maharashtra State Police Head Quarters' vide letter dated 09.07.2019. The Committee had advised checking approvability of the new proposed structure at rear side abutting compound wall. The architect had informed that the new building would be omitted from this proposal and separate proposal for the same would be put up in due course.

**Instant proposal:** - The scope of work as envisaged by applicant was as follows:

- i) Demolition of existing lift near central staircase and installation of new external lift by altering existing openings at rear side corridor.
- ii) Proposed restoration and redesign / reconstruction of existing amenity blocks within the campus. The existing structures of security block and seating area abutting rear boundary are proposed to be reconstructed with a new G+1 structure with sloping roof. The existing structures of BEST substation and officers' restroom are proposed to be restored with replacement of existing RCC columns at front with historical wooden columns, restoration of door / windows as per historical details and stone cladding to existing walls.

**Discussion of the Committee in its meeting dated 29.01.2020:** - The proposal was presented by the representative of architect. The Committee requested applicant to submit rear side elevation, details/specifications of lift and roof plans along with photographs for



better understanding of the impact of proposed lift on aesthetics of the building. In terms of the reconstruction of the amenity blocks, the Committee was of the opinion that built mass within the Grade-I heritage site should be ideally avoided. Also as advised earlier the applicant was requested to confirm authenticity / approvability regarding reconstruction of amenity blocks u/r from concerned B.P. dept. The Committee considering heritage significance of the site also decided to visit the site for assessing the impact of proposed works on heritage fabric of site.

**Discussion of the Committee in today's meeting:** - The site was visited by the MHCC on 17.02.2020 and observations were noted in today's meeting. The proposal was explained by the architect specifically for the proposed restoration and redesign / reconstruction of existing amenity blocks near the entrance. The Committee reiterated its previous view that additional built mass within the Grade-I heritage site should be ideally avoided and the architect was requested to first confirm authenticity / approvability regarding reconstruction of amenity blocks u/r from concerned B.P. dept.

**C. The following new proposals were then considered:**

1. **Sr. No.:161**

**Grade: II-B**

**'Khoja Aga Khan Dar Khana'**

Proposal: - Proposed roof repairs to the existing building known as 'Darkhana Jamatkhana' situated at 65, Jeevraj Bhimji Shah Marg, Dongri in 'B' Ward, Mumbai.

Architect: - Shri Vikas Dilawari

Reference: - CHE/1888/DP-DyMA dated 06.07.2020.

The building u/r is included at Sr. No. 130/47 under the name 'Khoja Aga Khan Dar Khana' as a Grade II-A site in the heritage list of 2012. Darkhana Jamatkhana, Mumbai built in the beginning of 20th century. The building is an interesting collage of European and Indian architectural elements structured around a courtyard with unique wooden roof trusses. The building is a three-storied structure, punctuated by a landmark clock tower on the northeastern corner. The tower is an elegant structure with a square base form, which becomes an octagon at the higher level, creating a balcony within, and is roofed by a traditional Islamic dome. It holds a clock on its upper level, making it a recognizable landmark in the area.

**Proposal:** - The proposal contemplates the following:



- i) Repairs to entire existing mangalore tiled roof by laying of new Shalimar tar felt or membrane over the existing teakwood boarding, the existing mangalore tiles and battens will be used, in any event of a shortfall, new tiles and battens will be used.
- ii) Decorative or non-decorative fascia board to be made new or replaced wherever missing or damaged.
- iii) The entire roof periphery gutter will be re-done with new teakwood planks, tar felt and lead flashing over it, all existing rotate teakwood boarding and structure members to be replaced or repaired as per site condition.
- iv) Damaged and missing 9" half round GI gutter to be repaired or made new, then fixed and connected to the existing down take pipes with CI hopper head.
- v) The existing CI rain water pipes to be connected with lead bell mouth and hopper head. Also roof projection soffit and down take pipes to be painted. Entrance gate Corrugated GI sheet roof to be replaced with tongue and groove teakwood boarding and Mangalore tiles.

**Decision of the Committee in today's meeting:** - The proposal was presented by the architect, Shri Vikas Dilawari. It was explained that proposal contemplates only essential repairs to the roofing system of the building by maintaining its original specifications and profile. The Committee found the proposed scope of work, methodology of repairs and material specifications approvable from heritage point of view. Subject to maintaining structural stability of the building u/r and obtaining all other applicable permissions from concerned depts., the MHCC decided to grant its NOC purely from heritage point of view of the said proposal.

**D. The following was discussed and noted:**

Subject: - i) Resignation of Shri Vikas Dilawari – Conservation Architect from MHCC as co-opted member;

ii) Appointment of Smt. Kirtida Unwalla – Conservation Architect as co-opted member of the MHCC.

Ref: - Letter of Shri Vikas Dilawari dated 27.02.2020 .

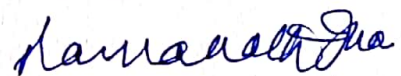
Shri Vikas Dilawari, Conservation Architect, vide letter dated 27.02.2020 resigned from the MHCC as a co-opted member due to personal reasons and paucity of time. The subject matter was discussed by the MHCC and Shri Dilawari was requested to positively reconsider the decision. However, it was informed by Shri Dilawari that it is not possible for him to



continue due to the given reasons. The MHCC in today's meeting accepted the resignation of Shri Vikas Dilawari from MHCC as a co-opted member.

The Committee was of the opinion that it is essential to have a Conservation Architect with experience / special knowledge of the subject in place of Shri Vikas Dilawari and the name of Smt. Kirtida Unwalla was unanimously finalized by the members. It was noted that as per Government Resolution dated 17th August, 2015, the Committee shall have the powers to co-opt up-to five additional members who have special knowledge of the subject matter, subject to condition that no such co-opted member had worked for two consecutive terms with this Committee. As per the G.R. the Committee decided to co-opt Smt Kirtida Unwalla – Conservation Architect as new member of the MHCC with immediate effect for the remaining term of the MHCC i.e. up to August 2021.

The meeting then concluded with a vote of thanks to the chair.



**Chairman**  
Mumbai Heritage Conservation Committee