

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**MUMBAI HERITAGE CONSERVATION COMMITTEE**

**MINUTES OF THE TWENTY SIXTH MEETING**

Date: Friday, 31 / 07 / 2020.

Time: 12.30 pm to 02.30 pm

The following members were present:

- |                        |  |
|------------------------|--|
| • Dr. Ramanath Jha     | Chairman;                                    |
| • Dr. Manjiri Kamat    | Historian, Mumbai University.                |
| • Dr. P.P. Bhave       | 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. |
| • Dr. Kantikumar Pawar | Archaeologist / conservation expert.         |
| • Smt. Kirtida Unwalla | Conservation Architect.                      |

The following officers were in attendance:

- |                             |                           |
|-----------------------------|---------------------------|
| • Shri Vinod Chithore       | Chief Eng. (D.P.)         |
| • 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 21.07.2020 (25<sup>th</sup>) were confirmed and the office was instructed to get the final copy of minutes signed by the Chairman.

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

**1. Sr. No.:555**

**Grade- II-B**



## 'Mayor's Bungalow'

Proposal: - Amended proposal for construction of 'Shri Balasaheb Thackeray National Memorial' at Mayor's Bungalow plot, situated at Veer Savarkar Marg, Shivaji Park, Dadar (W) in G/N Ward, Mumbai.

Applicant: - Shri Balasaheb Thackeray National Memorial Trust.

Architect: - M/s Abha Lambah & Associates.

Reference: i) Earlier NOC dated 05.07.2018;

ii) Amended proposal u/no Che/3016/DP-DyMA dated 28.07.2020.

The site u/r, located on Veer Savarkar Marg in G/N Ward, is listed at Sr. No. 555 under the name 'Mayor's Bungalow' as a Grade II-B site in the heritage list. The sea facing property comprises of a Gr. + 1 storied bungalow reflecting Neo-Classical features, ground storied servant's quarters, drivers room/garage and a huge landscaped green area around

**Earlier approval:** The proposal seeking NOC of the MHCC for proposed construction of 'Shri Balasaheb Thackeray National Memorial' at site u/r was considered by the MHCC in its meetings dated 08.05.2018, 05.06.2018 and 03.07.2018. The site was also visited by the Committee members on 15.05.2018 and 27.06.2018. The Committee had granted its NOC for the said proposal vide letter dated 05.07.2018 comprising following scope of work:

- i) Demolition of the existing servant's quarter structures at the North-East corner of the property and demolition of the existing driver's room, shed, garage situated at the South-East corner of the property.
- ii) Demolition of the roundabout in front of the existing porch of Mayor's Bungalow structure and construction of a lower ground structure comprising art gallery, library, seminar and lecture hall, toilets and other utility areas.
- iii) Construction of a new amenity block in the North-East corner of the property in place of the existing servant's quarter area.
- iv) Provision of an open parking space at the South-East corner of the property and new hard-scape / soft-scape in the area surrounding the newly constructed structures and existing Mayor's Bungalow.
- v) The Mayor's Bungalow structure is proposed to be retained in its existing form and proposed to be used for the purpose allied to the memorial museum.

**Amended proposal:** - It is now informed by architect vide letter dated 28.07.2020 that the proposal has been amended on the account of inclusion of the adjacent plot of Keraliya Samaj in the proposal. The amended proposal includes the following as informed by the architect:



**Entrance Block / Plaza (New addition):** - A low rise structure (2 basements+ ground floor) with a height of 4.00 M above ground level is proposed partly on Mayor's Bungalow Site and partly on Keraliya Samaj plot that acts as entrance portal to the heritage property which is also required for security screening and basement parking. The Entrance block houses the conference hall, security, ticketing, screening for the public to enter the main memorial site & other services at ground floor. In addition to that it will also have seminar / multipurpose halls and allied services at the 1st basement level. As recommended by Building Proposal Department, a 2nd level basement with adequate car parking with car lifts is included as per DCP Regulations. Adequate Fire Fighting, HVAC, Electrical, Security Systems have been provided for all structures including 2 car lifts and 2 staircases for the Entrance block to service the basement levels. Existing driver's room, shed, garage situated at this location were proposed to be demolished in earlier approved proposal.

**Interpretation Centre:** - The Interpretation Centre which is proposed mostly underground, was 3 meters away from the Porch of Heritage building in the earlier approved plan is now shifted 15 meters away from the Heritage Building. This has been done with a view to ensure that the new construction of basement is as far from the heritage building as possible to minimize impact on the heritage structure. The area of interpretation centre has also been reduced by 5000 Sq. Ft. to reduce its mass and impact on heritage structure. It is observed from submission that height of the new structure (Interpretation Centre) in front of the existing porch of the bungalow is now approx 1.00 M above surrounding ground level against earlier approved height of 0.75 M (2 ft. 6 inches).

**Museum in old Mayor's Building:** - The existing heritage structure of 'Mayor's Bungalow' is proposed to be retained for the purpose allied to the memorial museum. It is observed from submission that internal addition / alterations and addition of a lift near staircase have been proposed.

**Artist Retreat & Cafe:** - Earlier, a new amenity block in the North-East corner of the property in place of the existing servant's quarter structures. A similar new ground storied structure with sloping roof of 'Artist Retreat & Café' is now proposed at the same location.

**Discussion of the MHCC in today's meeting:** - The meeting was attended by Architect Abha Lambah and representative of the trust, Shri Sudhir Naik. It was explained by the architect that subsequent to the earlier approval of the MHCC for the Smarak building, adjacent plot has also been acquired; and in order to reduce the mass of the erstwhile approved Interpretation Centre, some activities such as seminar hall along with security screening and parking as insisted by B.P. Dept. have been planned in the new building, majority of which sits on the new plot with some part on the existing plot. The new building at



entrance is planned to meet with the security / crowd management requirements and effort has been made to keep it as low as possible. The entrance portal gateway that frames the view to the heritage bungalow also provides covered space for crowd during security screening. The interpretation Centre has been shifted further away from the heritage bungalow and its b/u area has been reduced in order to minimize the impact on the heritage structure. It was also explained that height of the interpretation centre which was earlier 0.75 M has been increased to 1.00 M after consultation with structural engineer with consideration to construction, ventilation and flooding possibility. It was further explained that all structures have been planned taking into account location of existing trees at site. Shri Sudhir Naik confirmed that not a single tree is being disturbed while planning the structures.

The Committee discussed the proposal at length and it was the unanimous opinion of the Committee that for the Memorial to do justice to the memory of the venerable person as well as the heritage structure, it would be necessary that the structure should retain its original grandeur that is well preserved within its architecture and landscape setting. It should have minimal interventions while enhancing its new use in an optimal manner. The Committee after deliberations had following observations / suggestions:

- i) It was noted that the Committee has already granted its NOC for the proposal comprising Interpretation Centre and Amenity block / Artist Retreat & Café. However, the Committee pointed out that the height of the Interpretation Centre structure was restricted to 0.75 M against 1.20 M as originally proposed after conscious deliberations. The Committee advised the architect to explore possibility of maintaining the approved height, taking into account all technical aspects involved, which should be worked out adequately with the reference of reduced levels that specify the correct lay of land and its water drain pattern. The Committee also suggested to workout detailed cross section of site to study line of vision and specify heights of the structures with reference to reduced level and not general make up of ground level.
- ii) The Committee projected a reservation about the new structure in regards to the scale and form, specifically the height of entrance portal gateway / canopy, which may obstruct the original visual connectivity of the principal memorial bungalow and diminishes overall setting character of the place, as embedded in the collective memory of people of the city. The Committee suggested exploring possibility of reducing the activities in the said building so as to reduce the built mass of the structure. The Committee also discussed about possibility of condoning the parking requirement to minimize the requirement of car-lift and which may also congest the entrance of the Smarak. The Committee was of the opinion that minimum required

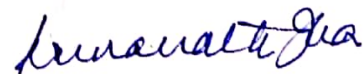


conventional parking may be provided inside the campus and possibility of using public parking lots in surrounding areas may be explored. It was suggested by Dy.Ch.Eng. (D.P.) – II that public parking at Kohinoor Mill may be used for visitors.

- iii) It was noted by the Committee that it is proposed to restore the existing bungalow with some internal additions / alterations which was part of the earlier scheme. However, the Committee had not granted its specific consent to the restoration & addition / alteration proposal for want of all details related to the conservation plans of the heritage building. The Committee found the instant submission of restoration and addition / alterations at existing Mayors bungalow incomplete in terms of details. The architect was requested to submit a comprehensive proposal separately, including methodology, details, material specifications and structural report. Members advised greater due diligence by the architect in submissions to the MHCC.
- iv) The Committee was of the opinion that trees at the site are inherent component of its natural heritage character and utmost effort should be made to retain the existing trees. The Committee requested applicant to submit the existing tree and landscape character survey layout and decided to visit the site, after receipt of tree survey plan. Mr. Naik, who represented the trust, specifically stated that the trust was committed to doing all due diligence for the preservation of trees.
- v) The architect was suggested to check height clearance at entrance gate for fire tender movement and other fire / safety requirements.
- vi) The possibility of shifting BEST sub-station to other suitable location in consultation with the concerned authorities to enhance the ambience of Smarak was discussed.

The applicant was advised to take cognizance of the aforesaid observations / suggestions of the MHCC and revert at the earliest. It was decided to visit the site to assess the impact of additionalities in the proposal on heritage ambience and if required, meeting with the Memorial Trust could be sought to discuss the observations / suggestions of the Committee to further enhance the architectural quality of this iconic project while preserving heritage ambience of the site.

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



**Chairman**  
Mumbai Heritage Conservation Committee