

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE TWENTY EIGHTH MEETING

Date: **Thursday, 10 / 09 / 2020.**

Time: 01.00 pm to 03.00 pm

The following members were present:

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| • Dr. Ramanath Jha | Chairman; |
| • Dr. Manjiri Kamat | Historian, Mumbai University. |
| • Dr. P.P. Bhave | Environmental Engineer, VJTI. |
| • Prof. Rajiv Mishra | Principial, Sir J.J. College of Architecture |
| • Shri Sanjay Gedam | Chief Architect, PWD |
| • Shri Chetan Raikar | Structural Engineer and Conservation Expert. |
| • Ar. Kirtida Unwala | Conservation Architect. |
| • Shri Kantikumar Pawar | Archeologist / conservation expert. |

The following officers were in attendance:

- | | |
|---------------------|---------------------------|
| • Smt Aparna Bhatte | Dy. Mun. Architect (D.P.) |
| • Shri Deepak Bidve | Sr. 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 19.08.2020 (27th) were confirmed and the office was instructed to get the final copy of minutes signed by the Chairman.

B. The following new proposal was considered:

1. Sr. No.: Nil

Grade Precinct

'Redevelopment at Marine Drive'

Proposal: - Proposed Redevelopment of property bearing C.S. No.1523 of Girgaon Division situated at N.A.Purandare Marg at Girgaon Chowpatty in 'D'ward.

Applicant: - Dy.Ch.E.(B.P.)City

Ref: - Dy.CHE/410/(BP)CITY dtd.31.07.2020;



This is with reference to the application received from Dy Ch. Eng (B.P.) City enclosing therewith letter dtd 08.07.2020 from Sai Palace Hotels addressed to Hon'ble MC regarding redevelopment of property bearing CS No. 1523 of Girgaon Division situated at N.A. Purandare Marg at Girgaon Chowpatty; wherein it was instructed by Hon'ble MC to give remarks on this matter.

Instant application: - Reference is given to the letter from Sai Palace Hotels addressed to Hon'ble MC regarding the said matter, wherein Dy.ch Eng (BP) City forwarded a note to Hon'ble MC in which the following has been mentioned:

- i) A scope of work mainly contemplated redevelopment existing building at site u/r with construction new 32 storied building (2 basements, lobby at ground floor, parking at 2nd to 9th floor and habitable floors above) with height of around 150 M.
- ii) As per the survey remarks dated 11.06.2008 the plot u/r falls in CRZ area. Also, the property comes under Marine Drive precinct and is abutting heritage structure listed at Sr. no. 456 (La Cozy Mansion).
- iii) It was further mentioned that as per the DCPR 2034, Regulation 52 sub section (D) (b) for precinct which is reproduced as under
"b) In case of reconstruction or redevelopment of buildings in heritage precincts, height up to 32 m shall be permitted by the Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m, special permission from the Commissioner may be obtained, who may take into consideration guidelines if any in respect of listed Precincts."
- iv) Subsequently, License Surveyor, had submitted remarks from MCZMA issued u/no CRZ 2014/ CR 160/TC 4 dated 17.04.2015 that the project site bearing C.S. no. 1523 of Girgaon Division situated at Chowpatty, Mumbai does not fall within 100 meters CRZ area both HTL (old approved and new draft HTL) of Back Bay. Hence, the above mentioned site does not fall within the ambit of CRZ Notification 2011.

Discussion of the Committee in today's meeting: - It was noted by the Committee that, the General Guidelines and the Precinct Plan were forwarded to U.D. Dept vide letter dtd. 29.08.2019 for sanction of Government as required under regulation 52(6) of DCPR 2034, so as to enable MCGM to process proposals in Marine Drive Precinct, approval for the same is awaited.

Now, the Regulation 52(6) of Sanctioned DCPR 2034, stipulates that ***"the development within the precincts shall be in accordance with respective Precinct guidelines as formulated by the Municipal Commissioner in consultation with MHCC or as maybe decided by the Municipal Commissioner, shall require sanction by Government."***

While taking all this into consideration, the Committee opined that, proposed building with excess height i.e. upto 150 M on site u/r will spoil harmony, character of the precinct and also diminish the value and beauty of this heritage precinct.



The Committee was of the opinion that, the proposal should be fundamentally reprobated as the site u/r is situated within the Marine Drive Precinct.

C. The following old proposals were reviewed / considered:

1. Sr. No.:95

Grade- I

'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 and 21.07.2020;

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.

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.

The 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 its meeting dated 07.07.2020 & 13.07.2020: - 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.

Discussion of the Committee in its meeting dated 21.07.2020: - The proposal was discussed in continuation with the earlier meeting. It was noted by the MHCC that earlier, a new lift at rear side of main building was proposed and the existing lift was proposed to be demolished. However, the details / specifications of the proposed lift were found unsatisfactory. Considering the heritage significance of the structure, the Committee opined that other possible options for location of the lift, justifying the circulation / accessibility, may also be explored and a comprehensive proposal including lift specifications / materials, elevational details and its structural report should be submitted for consideration of the MHCC in next meeting.

Decision of the Committee in today's meeting: - The proposal was discussed in continuation with the earlier meeting. It was noted by the MHCC that authenticity / approvability regarding reconstruction of amenity blocks u/r from concerned B.P. dept was not confirmed by architect up till now. The Committee reiterated its earlier decision and advised architect to submit authenticity / approvability regarding reconstruction of amenity blocks. And again the Committee opined that other possible options for location of the lift, justifying the circulation / accessibility, may also be explored and a comprehensive proposal including lift specifications / materials, elevational details and its structural report should be submitted for consideration of the MHCC in the future meeting.



'Elphinstone Technical Institute'

Proposal: - Proposed restoration of Elphinstone Technical Institute building, situated at Mahapalika Marg, Fort, Mumbai.

Applicant: - Executive Engineer, Presidency Div. PWD.

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

Reference: - i) Applications received on 17.06.2020 and 14.08.2020;
ii) Earlier NOC/remarks dated 14.07.2020.

The building u/r is listed at Sr. No. 161 under the name 'Elphinstone Technical Institute with Rangbhavan Building' as a Grade II-B site in the heritage list.

Proposal: - It is informed that PWD dept. has envisaged restoration of the said building and M/s Abha Narain Lambah has been appointed as conservation architect for the same. The broad scope of proposed work includes:

- 1) Restoration of roof and structural repairs.
- 2) Restoration of the façade with gentle stone cleaning, re-pointing in lime mortar.
- 3) Restoration of doors and windows.
- 4) Removal of incongruous additions along the exterior façade.
- 5) Restoration of corridors and verandahs.
- 6) Restoration of interior halls.
- 7) Up-gradation of electrical works.
- 8) Restoration of furniture and historic elements.
- 9) Compound wall works.

Decision of the Committee in its meeting held on 26.06.2020: - The proposal was presented by architect and the details of proposed works were explained. The Committee requested applicant to submit the following:

- i) Structural report of the project along with details of structural restoration and repairs for better understanding of the structural systems and repairs methodology.
- ii) Specific details / drawings of the restoration works including existing materials / proposed materials and methodology of restoration.
- iii) Accessibility audit of the structure.

After due consideration of all aspects, the Committee decided to grant its in-principle consent for the essential repairs to the structure. However, the architect was advised submit the aforesaid details (phase-wise, if required) and obtain approval of the MHCC for the same before starting any restoration works.



Decision of the MHCC in today's meeting: - The proposal was discussed in continuation with the earlier meeting and site visit. The Committee noted that, it is essential to do water proofing and structural repair to entire wholesome structure. It was noted that the architect has proposed to replace existing grill at Facade with toughened glass. The Committee opined that, installation of fixed glass at openings may create problem of ventilation and disposal of rain water; installation of glass cannot be permitted. It was suggested that the architect should look after structural repairs on priority and should not introduce incongruent interventions in the structure. Subject to this, the Committee decided to grant its NOC for the said proposal purely from heritage point of view for further processing in the matter.

3. Sr. No.:39

Grade: II-A

'Commissioner of Police Office (Police Headquarters)'

Proposal: - Proposed installation of 2nd 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 and 07.07.2020.

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 2nd 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 2nd 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 its meeting held on 07.07.2020 : - 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 façade, 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 2nd 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 report 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.

Instant proposal: - The application from Hon'ble Commissioner of Police Mumbai, Shri. Param Bir Singh seeking NOC from the MHCC for proposed installation of second lift in the Commissioner of Police Office was received on 09.09.2020 by this office. It was stated that cost estimates show that construction of the second lift on the rear façade is a very expensive proposition and will cost the State Government substantially higher amount of money in these trying times. The capacity of the lift is also less compared to the requirement as Commissioner and Jt. Commissioner (L&O) receive large number of visitors and big delegations on daily basis. Therefore, it was requested to consider the other option of lift within the existing spiral staircase block at S-E corner.

It was further mentioned that the structure which was supposed to be demolished to install the new glass lift shall be retained and will be used as staff toilets.

Decision of the MHCC in today's meeting: - - Earlier, 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 report for the construction of lift at the location u/r. The instant proposal was discussed and the Committee appreciated efforts of Hon'ble Commissioner of Police Mumbai to retain a structure which was supposed to be demolished to install the new glass lift. The Committee also noted that scope of work and detailed drawings for installation of the new lift u/r and staff toilets are not submitted. Considering the heritage significance of the structure, the Committee opined that a comprehensive proposal for installation of the new lift u/r and staff toilets including lift specifications / materials, elevational details and its structural stability report should be submitted for consideration of the MHCC in next meeting.

D. The following was discussed / noted:

1. **Sr. No.:** nil

Notified Marine Drive Precinct



'Parsi Gate at Marine Drive'

Proposal: - Proposed moving of the Parsi Gate at N.S.Road (Marine Drive promenade) Opp. Aquarium, 'C' ward, Mumbai.

Ref: - Letter received from Mrs. Armaity Tirandaz, Acting Chairperson of the Board, FUNDS & PROPERTIES OF THE PARSI PUNCHAYET BOMBAY

The Parsi Gate u/r situated at Netaji Subhash Chandra Bose road, Marine Drive promenade is situated within the notified Marine Drive Precinct.

A copy of letter dtd. 10/09/2020 addressed to Hon'ble Municipal Commissioner, MCGM received by this office regarding proposed moving of the Parsi Gate at Marine Drive located opposite Aquarium at Netaji Subhash Chandra Marg in 'C' ward. It was mentioned by the applicant that Community members, a specific issue was raised as to whether was received from Heritage Committee with regards to the moving of the Parsi Gate at Marine Drive which is declared as Heritage Precinct.

Decision of the Committee in today's meeting: - The Committee noted that Parsi Gate u/r is a part of notified Marine Drive Precinct. However, the proposal for moving of the 'Parsi Gate' at N.S.Road (Marine Drive promenade)' is not yet received by the office of the Chairman, MHCC. Hence it was opined that, the Sub-Committee of MHCC will take final decision in this matter after formally receiving the proposal.

2. Sr. No.: 121

Grade - I

'Conical Domes at CSMT Building'

Proposal: - Application for approval of Methodology for Conservation of Grade-I UNESCO World Heritage Building 'Chhatrapati Shivaji Maharaj Terminus', Mumbai.

Applicant: - Mr. Mohammed Afaque, DEN (LM) CSMT.

Ref: - Application dated 19.08.2020.

The 'Chhatrapati Shivaji Maharaj Terminus' building, an outstanding example of Victorian Gothic Revival Architecture in India, is a UNESCO World Heritage Site and also a Grade I structure listed at Sr. No. 121 in the heritage list. It is also part of 'BMC Sub Precinct' of the 'Fort Precinct' listed at Sr. No. 633 (12) in the heritage list.

Scope of work: - The Divisional Engineer (LM), CSMT vide application and interim report u/r informed that the conical domes (05 nos.) located near the GM office at CSMT is in the most distressed condition. It is informed that the stone surface inside the dome is in deteriorated condition, as well Blackish and greenish spots are observed at several locations probably due to presence of fungal and bacterial growth, traces of water seepage and several delamination and cracks are also observed. It was recommended by consultant (CSIR) that,



for repair of masonry conical domes treated with 'Wrapping and strengthening with FRCM matrix along the masonry surface'.

Discussion of the Committee in today's meeting: - Now instant proposal submitted by Divisional Engineer (LM), CSMT regarding approval of Methodology for Conservation of 'Chhatrapati Shivaji Maharaj Terminus'. After going through the presentation and deliberate discussion, the Committee found that no solution is given by the consultant to stop leakages and fungal growth inside conical domes for further strengthening.

The Committee was of the opinion that, as the 'CSMT' is a Grade -I listed UNESCO World Heritage structure, no permanent finish shall be permitted on the stone surface either externally or internally. For this reason, the proposal of conservation work of Domes at site u/r as suggested by consultant may not be implemented.

E. The following additional proposal was then discussed:

1. Sr. No.:442

Grade:- Precinct

'Mahalaxmi Temple Precinct'

Proposal: - Proposed redevelopment of Jariwala Mansion (Mahalakshmi Bhavan) and Assembly Hall of Mahalakshmi Mandir to create a systematic Security and Screening system for Crowd Management, Police Chowky and Pilgrim Facilities for improved Security & re-positioning of staircase to allow Universal Accessibility to the temple and in Mahalaxmi Heritage Precinct.

Applicant: - Shri Mahalaxmi Temple Trust.

Architect: - M/s Abha Lambah Associates.

Ref: - i) Applications received on 18.05.2020 & 17.08.2020.

ii) MHCC meeting dated 08.06.2020;

iii) MHCC remarks dated 16.06.2020.

The building u/r known as Jariwala Mansion (Mahalakshmi Bhavan) and Assembly Hall of Mahalakshmi Mandir are situated within Mahalaxmi Temple Precinct listed at Sr. No. 442 and Mahalaxmi Temple Complex is listed at Sr. No. 442 (a) in the heritage list with a note that 'Temple setting shall have to be identified to maintain sanctity with visibility'.

The proposal: - The Jariwala Mansion (Mahalakshmi Bhavan) which is adjoining Mahalaxmi Temple is only accessible half way up the steps of Mahalaxmi Temple. It is informed that the structure is cessed building and has been declared unsafe by MHADA. It is further informed that in view of security concern, Police and MCGM have been constantly advising to work on a plan to have better screening facilities, provision of shoe stand, universal access and better crowd management. The proposal contemplates holistic redevelopment of Jariwala Mansion (Mahalaxmi Bhavan) as well as adjoining assembly hall including following:



- i) Shifting the existing steps to allow for a road level pedestrian entry to have security screening area and police chowky at road level rather than the present system where screening takes place after the steps which poses risk of stampede in event of any threat.
- ii) Providing a road level entry into Jariwala Mansion (Mahalaxmi Bhavan) with elevators inside the building to provide better access to aged and differently-abled persons who at present have to climb the steps.
- iii) Providing queuing halls on 2 floors of the proposed new building by combining the footprint of Jariwala Mansion and Assembly hall to allow for crowd management and to give pilgrim a shaded and protected area for queuing without crowding present road.
- iv) Providing a shoe/chappal stand on the road level so that pilgrims can deposit their foot-ware before entering security screening and lift area to the temple.
- v) Providing adequate toilet / washroom facilities and waiting room for aged people inside the new proposed building.
- vi) Combining the plot area of two building so that the increased footprint allows to keep final building mass low rise and with a sloping roof in-sync with the heritage precinct.
- vii) The entire design of proposed building is in harmony with the heritage precinct character including massing, footprint, building line and reflects traditional vernacular character.

It was requested by applicant to consider the proposal on urgent basis so that we can do maximum demolition and construction activity during Corona Containment period when pilgrim access is restricted.

Decision of the Committee in its meeting dated 08.06.2020: - It was noted by the Committee that the proposal basically comprises of two parts i) combined redevelopment of existing Jariwala Mansion and Assembly hall building with construction of new ground + 3 storied building with sloping roof. ii) Shifting of existing steps leading to temple into the temple plinth to facilitate universal access to proposed new building. It was informed by applicant that MHADA has issued notice for demolition of the structure being structurally unsafe. Considering this, the Committee decided to grant its consent for demolition of the said structure subject to obtaining all other applicable permissions and ensuring structural stability of adjoining buildings and maintaining sanctity of the temple precinct. The Committee decided to visit the site to assess the impact of proposed development on heritage character of precinct and then consider the redevelopment proposal separately in due course.

The aforesaid remarks of the MHCC were forwarded to the architect vide letter dated 16.06.2020. The site was also visited by the MHCC on 28.07.2020.



Instant submission: - The applicant has submitted revised elevations for the redevelopment proposal as per suggestions given by the MHCC during the site visit and drawings of the canopy above main steps leading to the temple.

Decision of the Committee in today's meeting: - The Committee found the proposed new structure to be in harmony with the surrounding heritage character and after due consideration decided to grant its NOC purely from heritage point of view for the said proposal subject to the following:

- i) that, structural stability of the surrounding building shall be ensured during course of work. Feasibility of shifting existing steps shall also be checked on basis of geological survey by structural consultant.
- ii) that, sanctity of the temple precinct shall be maintained during course of the work;
- iii) that, elevations as approved by the MHCC shall be scrupulously implemented at site;
- iv) that, appropriate fire safety measures as per provisions of law should be taken / implemented during the execution of the work;
- v) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including amalgamation of plots, user, open space, FSI, parking requirement 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.
- vi) that, Completion Certificate of the MHCC should be obtained on completion of said work at site.

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



Chairman
Mumbai Heritage Conservation Committee