

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI HERITAGE CONSERVATION COMMITTEE
MINUTES OF THE TWENTY NINTH MEETING

Date: Friday, 09 / 10 / 2020.

Time: 11.30 am to 01.00 pm

The following members were present:

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| • 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, 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:

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|---------------------|---------------------------|
| • 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. Borge and Shri Sabyasachi Mukherjee, members of the Committee.

A. Confirmation of minutes of previous meeting:

Minutes of the previous MHCC meeting held on 10.09.2020 (28th) were confirmed and the office was instructed to get the final copy of minutes signed by the Chairman.

B. The following new Proposals / cases were considered -:

1. Sr. No.: Nil

Grade Precinct

'Vahanvatl Bunglow'



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Proposal: - Proposal for Demolition of 'Vahanvati Bunglow' at F.P.No.469 Azad Road, Vile parle (East), K/E Ward, Mumbai. (Order from Hon'ble High Court for M.H.C.C.'s Remarks).

Applicant:- Assistant Commissioner 'K/East' Ward.

Ref: - 1.CHE/05921/DP dtd.11.09.2020;

2. High Court's Order & Writ Petition (L) No.2912 of 2020

This is with reference to the application received from Assistant Commissioner 'K/East' Ward enclosing therewith proposal dated 10.09.2020 regarding demolition of 'Vahanvati Bunglow' at F.P.No.469 Azad Road, Vile parle (East), K/E Ward, Mumbai; wherein Hon' ble High Court also instructed MHCC to give remarks on the subject structure i.e."Vahan-Vati Building.

Location / Heritage Status: - The site u/r known as 'Vahan Vati Building' is included at Sr.No.210/265 under Grade II B in the draft heritage list of 2012.

Instant application: - Reference is given to the letter from Assistant Commissioner 'K/East' Ward regarding the said matter, in which the following has been mentioned:

- i) As per structural Audit Report from Shri. Satish Sardesai regarding building known as "Vahanvati Bunglow" at F.P.No.469 Azad Road, Vile parle (East), K/E Ward categorizing the building as C-1 category dilapidated and dangerous building. Hence after following due process, ward office issued notice u/s 354 of MMC Act to pull down said structure.
- ii) Further, tenants of said 'Vahanvati Bunglow' submitted structural audit report of the building categorizing the building as C-3 category. Hence matter was referred to TAC committee. TAC Committee inspected the building and considering opinion of both structural audits and based on the site condition, TAC Committee opined that the building should be referred to be declared as C-1 category dangerous and dilapidated building and the said building should be vacated and pulled down immediately by following due process of law.
- iii) Subsequently, the decision of TAC Committee was informed to all tenants' occupiers with intimation to vacate the building immediately failing which further steps such as disconnection of electricity and water connection will be initiated by the Ward Office.
- iv) Further, tenants approached Hon'ble High Court vide Writ Petition no.2912 of 2020. In the petition, the petitioners have claimed that, the structure is a heritage structure. Hence, remarks from MHCC regarding the same are requested. Accordingly



Dy.M.A.(DP)'s office forwarded remarks stating that the site u/r 'Vahan Vati Building' is included at Sr.No.210/265 under Grade II-B in the proposed heritage list of 2012.

- v) Hon'ble High Court vide Writ Petition no.2912 of 2020 also gave order on 26.09.2020 that Mumbai Heritage Conservation Committee shall hold a meeting to decide whether the subject structure i.e. 'Vahan-Vati Building' is included under Grade II-B in the draft heritage list of 2012.

Discussion of the Committee in today's meeting: - It was noted by the Committee that, HRC (Heritage Review Committee) has submitted its report for the listing of heritage sites in 'K/E' Ward to Hon'ble M.C. and the same has been forwarded by Hon'ble M.C. to U.D. Dept. of State Govt. for approval and final notification.

The Committee noted the provisions of heritage regulations for Grade II-B in the DCPR 2034. After due consideration of all aspects, as well as documents submitted by the Assistant Commissioner - 'K/E' Ward and in view of the Hon'ble High Court's order, the Committee opined that, at present this site falls under Grade II-B as per proposed list of 2012 and further recommendation is under consideration of the U.D. Department of State Government. After due deliberations and verifying all documents, the Committee unanimously took decision that, Technical Advisory Committee's decision is appropriate in this matter.

2. Sr. No.: Nil

Grade- Nil

'Restoration of N.S. Patkar & B.G.Kher Marg'

Proposal: - Proposed restoration of B.G. Kher Marg, N.S.Patkar Marg and areas between Malabar Hill, 'D' Ward, Mumbai.

Applicant: - Ex.Eng. (Roads), City I.

Reference: - Application u/no CHE/07426/01.10.2020;

Location / Heritage Status: - The site u/r is not individually listed but abutting to the notified heritage sites of 'Towers of Silence' (Sr.No.428, Grade II-B), 'Khareghat Colony' (Sr.No.471, Grade II-B) and 'Mohomedbhai Building' (Sr. No. 260, Grade III).

The proposal: - Applicant mentioned in the letter that, due to heavy monsoon rains on 5th Aug 2020, which is reportedly the heaviest single day rainfall for the month of August in the last 46 years. It was further mentioned that damages are observed on N.S. Patkar Marg and B. G. Kher Marg due to collapse of huge wall/landslide along the hill of Hanging Garden at N.S.Patkar Marg. As per the direction of Hon'ble M.C., urgent repairs/restoration work of damaged roads & retaining wall are to be taken on war footing to bring the same to safe and good condition. It was further informed that Technical Advisory Committee has been formed under the Chairmanship of Professor of IIT Mumbai to plan & oversee the restoration works



at the subject location. It is proposed to carry out the work of restoration of damaged hillock & to improve /construct damaged N.S.Patkar Road and B.G.Kher Marg.

Decision of the Committee in today's meeting: - It was explained that, there is an urgent need of restoration of landslide area at the N.S.Patkar Marg and B.G.Kher Marg. The Committee noted that, site u/r is not individually listed but abutting to the notified heritage sites such as 'Towers of Silence', wherein it is mentioned that existing tree cover to be maintained. The proposed scope of work was found approvable from heritage point of view. However, the Committee advised applicant to retain all existing trees and not to harm any tree during development/restoration work. The Committee also advised to take care that proposed works should not cause flooding or any damage to adjacent buildings. Subject to this and obtaining all other applicable permissions from concerned depts. (if any), the Committee decided to grant its NOC from heritage point of view for the said proposal.

3. Sr. No.:161

Grade: II-B

'Bombay Scottish School'

Proposal: - Proposed additions/ alterations of existing School known as 'Bombay Scottish School', property bearing F.P.No.152 & 149 of Mahim Division in 'G/N' ward, Cadell road, Mumbai-400016.

Architect:- M/s Redkar & Redkar for M/s Brinda Somayya Associates.

Reference: - i) CHE/31145/DP-DyMA dated 04.03.2020.

ii) Compliance letter dated 10.06.2020.

The site u/r is listed at Sr. No. 558 under the name 'Scottish Church (School) & Orphanage' as Grade II-B in the heritage list.

Proposal: - The scope of proposed work as contemplated by applicant and considered by the MHCC was as follows:

Heritage Building: - Conservation and restoration

- i) Restoration of façade by removing the RCC extension added later.
- ii) External restoration of the building including cleaning and removal of paint, repairs to damaged pointing, dutchman's repairs, removal of vegetation growth, repairs/restoration of doors/windows.
- iii) Internal restoration including repairs of damaged plaster, masonry consolidation by grouting, structural stitching of masonry cracks, repairs / strengthening of roofing, anti-termite treatment etc.

Other Buildings: - Up-gradation of existing structures



- i) Reconstruction of North Block structure with new G+4 storied structure.
- ii) Structural stabilization, repairs and retrofitting at the South & Mid-block along with addition of two floors to both blocks.
- iii) Structural stabilization, repairs and retrofitting of new building (East block).

Discussion of the Committee in today's meeting: - The proposal was presented by representative of M/s Brinda Somayya Associates architect. The Committee was of opinion that, being a Grade II-B heritage site, restoration / conservation of the building is essential. It was explained by an architect that apart from repair works, Heritage Block façade is being restored to its original glory. It was also explained that, expansion of the school is essential to incorporate present functional requirements. It was also stated that they are opening the central courtyard as landscaped spaces for outdoor activities. The Committee, after due consideration, found the scope of restoration & additions/ alterations works approvable from heritage point of view and decided to grant its NOC purely from heritage point of view subject to the following:

- i) that, all verandahs and open spaces should be opened up as much as possible.
- ii) that, structural stability of all buildings should be maintained;
- iii) that, all architectural elements / details of the building facades should be maintained / restored as per original design and grid of openings should be maintained as original. Front façade should be cleaned if required and existing colour-scheme of the building should be maintained;
- iv) that, no existing trees should be harmed / affected in any way by said additions/ alterations work.
- v) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal, including the ownership, permissible F.S.I., open space, structural stability, parking etc. to be subsequently examined and got approved from the B.P. dept. concerned as per the provisions of general prevailing DCPR in force. All other applicable permissions from concerned authorities should be obtained.
- vi) that, Completion Certificate of the MHCC should be obtained on completion of work at site

As requested by members, it was also decided to visit the site for better understanding.

4. Sr. No.: 13

Grade: II-A

'Cricket Club of India'

Proposal: - Proposed additions and alterations in the existing kitchen of club House in



the "Cricket Club of India" on plot bearing C.S.No.1554 Fort Divn., plot No.202 of BBR Scheme at Dinshaw Vaccha Road, Churchage, Mumbai in 'A' Ward.

Architect: - Sachin Wairkar (Licensed Surveyor).

Reference: - CHE/03127/DP-Dy.M.A. dated 29.07.2020;

The site u/r is listed at Sr. No. 13 of the heritage list under the name 'Cricket Club Pavilion, Cricket Club of India' as a Grade II-A site. The site u/r is also part of notified Marine Drive Precinct. The said existing low-rise Club House RCC framed building comprises of Ground + 2 & 3rd (part) upper floors having total height of 16.60 mtrs from ground level to terrace roof slab level of the building.

Proposal: - Earlier the MHCC had granted its NOC for addition/alterations and modification at the existing 'Brabourne Stadium' of Cricket Club of India (C.C.I.) vide letter dated 13.06.2007. Now, architect has proposed additions and alterations in the existing kitchen of club House in the said building. It is mentioned that the proposal is only for internal additions / alterations & interior work without any structural changes. It was further stated that, the proposed work will be carried out without disturbing external façade of the building. The scope of work is as follows:

1. Removing of existing old brick bat masonry walls.
2. Reconstructing the brick bat masonry walls in cement mortar.
3. Removing old plaster and providing new internal sand plaster to existing brick / R.C.C walls & ceiling.
4. Providing water proofing in toilet areas.
5. Removing existing flooring and replacing by new flooring.

Decision of the MHCC in today's meeting: - The proposal was presented by architect and it was explained that as per the requirement, additions / alterations in the existing kitchen of Club House is proposed. The Committee noted the Structural Stability report (By Vora Associates) dated 01.11.2019 and Chief Fire Office NOC dated 23.12.2019 as submitted by the Architect. Considering all, the Committee decided to grant its NOC for the said proposal only from heritage point of view subject to authenticity / approvability of the proposal, including the ownership, user, permissible F.S.I., structural stability etc. being subsequently examined and got approved from the B.P. dept. concerned as per the provisions of general prevailing DCPR in force.

5. Sr. No.: 511

Grade II - B

'Secretariat Building', Raj Bhavan Complex'



Proposal: - Amended proposal for reconstruction of 'Secretariat Building' at Raj Bhavan Complex in 'D' Ward, Mumbai.

Applicant: - Executive Eng. PWD Pune Div.

Architect: - M/s Abha Lambah Associates.

Ref: - i) Application from M/s Abha Lambah Asso. received on 05.10.2020.

ii) MHCC meetings dated 07.09.2017, 26.09.2017 and 13.10.2017;

iii) Remarks / NOC of the MHCC dated 10.11.2017.

Location / Heritage Status: - The 'Raj Bhavan Complex' located at Walkeshwar Road, Malabar Hill, Mumbai is listed at Sr. No. 511 as Grade II-B site in the heritage list.

Earlier, the MHCC had granted its NOC for reconstruction of 'Durbar Hall' and 'Secretariat Building' at Raj Bhavan Complex vide letter dated 10.11.2017.

Revised Proposal: - The architect vide above mentioned letter has submitted revised design designs of 'Secretariat Building' at Raj Bhavan as per the directions given by the Hon'ble Governor of Maharashtra, for an additional floor in the Secretariat building under construction, to house additional office spaces and library for the Raj Bhavan. It was informed that consideration has been given to heritage nature of the site and previous instructions of the MHCC to keep the height of the Secretariat building lower than the Durbar hall building, and also to maintain the sloping tiled roof and verandah in keeping with the character of the other historic buildings in the campus. The height of the Secretariat Building in the revised proposal is slightly reduced.

Discussion of the Committee in today's meeting: - The revised proposal was explained by the architect. After going through the presentation and further deliberations, the Committee found that as per the additional requirement of functionality of space, one floor is added but the overall height of the structure till ridge level of sloping roof would be slightly reduced which will keep it marginally lower than the proposed 'Darbar Hall building'. The Committee also noted that, architect smartly fitted the design / functions of 'Secretariat Building' structure within a single roof profile which does not have any major impact on the overall character or skyline of the complex. Hence, the Committee unanimously approved the revised design of 'Secretariat Building' structure at 'Raj Bhavan Complex' and decided to grant its NOC for the same from heritage point of view subject to authenticity / approvability of the proposal, including the ownership, permissible F.S.I., open space, parking etc. being subsequently examined and got approved from the B.P. dept. concerned as per the provisions of general prevailing DCPR in force.



'Jekor Nivas'

Proposal: - Amended proposal for redevelopment of building known as 'Jekor Nivas' at 11-13, Modi street, C.S No. 1235, Fort Division in 'A' Ward, Mumbai.

Architect: - M/s Sanhotra B I & Associates.

Ref: - i) Application received on 05.03.2019, 15.07.2019 and 23.07.2020;

ii) MHCC NOC dated 25.07.2008;

iii) MHCC meetings dated 19.03.2019, 18.04.2019, 24.07.2019 and 06.08.2019

Location / Heritage Status: - The building u/r known as 'Jekor Nivas' is not an individually listed structure but is situated within 'Bazzargate Sub-Precinct' of 'Fort Precinct' listed at Sr. No. 633(10) and also situated within heritage buffer / vista of Grade I structure of GPO.

The MHCC had earlier granted its NOC on 25.07.2008 for redevelopment proposal envisaging construction of a new ground+7 upper storied building with total height of 25.45m up to terrace level.

The architect vide letter dated 05.03.2019 had submitted amended plans comprising construction of a ground + 12 storied building with a total height of 38.30m up to terrace level. The new building comprises shops/commercial area at ground floor and residential tenements on upper floors.

The amended proposal was considered by the Committee in its meetings held on 19.03.2019, 18.04.2019, 24.07.2019. The Committee noted that average height of existing buildings in the area is about 24m and the proposed building of 33.50m would be obtrusive. The Committee was apprehensive about allowing envisaged height and decided not to grant its NOC for the said amended proposal.

Instant amended proposal: - The applicant has now submitted a revised proposal with height of 33.50 M for reconsideration to the MHCC. However, it was observed that the height of building shown in the submitted drawings was 38.50M.

Decision of the Committee in today's meeting: - The proposal was examined by the Committee. The Committee noted that in the previous redevelopment proposals in Fort Precinct, it was decided by Committee that height of up to 32M could be considered in this Precinct especially in the main core between CST/GPO to North and up to Museum to the South. Considering this, with a view not to diminish / destroy heritage value / beauty of the Heritage Precincts and at the same time to allow regulated sensitive development within Precinct, the MHCC opined that height of up to 32M could be granted in this case and



advised applicant to reduce the height to 32M and submit proposal. Subject to restricting height up to 32M and authenticity / approvability of the proposal, including the permissible F.S.I., open space etc. being subsequently examined and got approved from the B.P. dept. concerned as per the provisions of prevailing DCPR and policies in force.

7. Sr. No.: 173/221

Grade – II-A

'St. Anthony Church Malvani'

Subject: - Proposal for clearance of bottleneck of Marve Road from Lotus Talao to Posri Talao at Malad (W) in P/North Ward.

- Reference:** - i) Earlier letter of the MHCC dtd.13.03.2020.
ii) Meeting under chairmanship of Hon'ble Cabinet Minister of Textile, Fisheries and Port Development Shri Aslam Shaikh dtd.07.09.2020.
iii) ACPN/3465/SR/AEM(w) Dt.10.09.2020.

The site u/r of 'St Anthony Church Malvani' is listed under Grade II-A category at Sr. No. 173/221 of the proposed heritage list of 2012.

The proposal: - It was informed by applicant that due to 27.45 M wide R.L. of Marve Road, the structure namely 'Father's Home' which is part of the heritage site 'St. Anthony Church, Malvani' is affected; however, the main structure of St. Anthony Church is not affected. The following has been informed in the application:

- i. Marve Road from S. V. Road junction to Madh T Junction is a major vital road in P/N Ward. There are 2 major bottlenecks at Marve Road. i) Malwani Fire Brigade to Nazrine Apartment, Malad (W) ii) At Malwani Church, Malwani village, Malad (W).
- ii. The Ward office has recently cleared first bottleneck from Fire Brigade to Hazrine Apartment. Malad (W). The second bottleneck at St. Anthony Church, Malvani Village, Marve Road, Malad (W) is pending since last two decades.
- iii. Marve Road is mediator which carries the traffic flow of Malad East & West towards, various beaches as well as various villages like Manori, Madh, Marve, Aksa, Koliwada & Adivasipada. It is a major connectivity to various attractions like Essel World & Global Pagoda.
- iv. Need of clearing the bottleneck of Marve Road:
 - Existing bottleneck creates traffic congestions in the peak hours.
 - Emergency vehicle services as Ambulance, Fire Brigade etc cannot get the access due to existing bottleneck.



- In Ganpati festival, Ganesh Utsav mandals from Goregaon, Charkop, Kandivali, Borivali face the fatigue during immersion rally.
- The abutting INS Hamla area which transports the ordinance ammunition with heavy loaded trucks faces the bottle neck problem.
- Smooth vehicular movement and perhaps better connectivity and therefore greater physical mobility;
- As traffic flow increases, conflicts increase between these local activities and the efficiency and safety of traffic functions of the road.
- The work of improvement of Marve Road is partly done in Cement Concrete by Roads department. To eliminate the bottleneck, this office has carried out total station survey through MCGM Surveyor Agency and the tentative road alignment is demarcated.

It was informed that to the opposite side of Marve Road, there are developed properties with requisite setback; hence there is no scope to shift the road line against sanctioned R.L.

Discussion of the Committee in today's meeting: - It was noted by the Committee that the site u/r is included under Grade II-A category at Sr. No. 173/221 of the proposed heritage list of 2012. The Heritage Review Committee (HRC), in its report has recommended it as Grade II-B. The report has been approved by the Hon'ble M.C. and has been forwarded to State Govt. for approval. The Committee after consideration was of the opinion that the 'Father's Residence' structure does not reflect significant heritage features/value. Considering the larger interest of public and city mobility, the Committee was not averse to widening of the road to remove the bottleneck. However, being a heritage site, the Committee requested clarification whether all other requisite approvals have been obtained in this regard and whether all stakeholders had been informed in regard to proposed road widening. The Committee decided to seek remarks from the applicant i.e. Assistant Commissioner 'P/N' Ward in this regard before further consideration of the matter.

8. Sr. No.: 88/109

Grade: II-B

'MORYA VILLA'

Proposal: - 'Morya Villa' on plot bearing CTS No. 461 of Bandra E division at Khar Road, in the H/ west Ward.

Applicant: - Smt. Monalee Kirtikar.

Ref: - Application dated 14.09.2020.



The site u/r known as 'Morya Villa', situated on plot bearing CTS No. 461 of Bandra-E division at Khar Road, in the H/ west Ward is included in the proposed heritage list 2012 at Sr. No. 88/109 under Grade II-B.

Scope of instant work: - It was informed by the applicant that as per structural report (by M/s Shashank Mehendale and Associates dated 28.04.2015) that the RCC portion of the building is in dilapidated condition and requires reconstruction. The classification of the building is listed as C-2 (Major structural repairs and evacuation during repairs is required); however, it may tend to C-1 category i.e. may have to be pulled down; if not attended within stipulated period as mentioned in the structural audit report. It was further stated that the said structure is in ruinous condition and assistant commissioner HW Ward requested to consider this case sympathetically. The applicant has requested to delete the Morya Villa from the Heritage list as a grade II-B.

Discussion of the Committee in today's meeting: - The Committee noted that presently the structure u/r known as 'Morya Villa' is included at Sr. No. 88/109 under Grade II-B in the heritage list of 2012. The HRC (Heritage Review Committee) has recommended the Grade III for the structure with a remark 'typical Villa structure with no intrinsic value deserving Grade II' in its report which is approved and forwarded by Hon'ble M.C. to U.D. dept. of GoM for further processing. The Committee opined that as the process of review is over and as the matter is under consideration of the U.D. dept. of GoM., the applicant may raise the matter to U.D. dept. of GoM. In view of the submitted structural report, the Committee advised applicant to take up urgent structural repairs, if any, and to safeguard the structure with necessary arrangements to avoid any untoward incident.

C. The following old proposals were considered:

1. **Sr. No.: 342** **Grade: II-B**

'Redevelopment proposal at Mumbadevi'

Proposal: - Proposed redevelopment of property bearing C.S.No. 2/1640, 3/1640, 7/1640 1641 & 1643 of Bhuleshwar Division in 'C' Ward, Mumbai

Applicant: - M/s. SGA Infrastructures.

Ref: - i) Application dated 23.08.2019 and 10.02.2020.

ii) Earlier MHCC's NOC issued on 29.09.2004 & 08.09.2009.

iii) Letter forwarded u/no.CHE/12796/Dy M.A/DP (Heritage) did. 23.07.2019.

iv) Site visit dated 05.10.2020.

The site u/r is not listed individually in heritage list but part of the 'Mumbadevi Temple Complex' listed at Sr. No. 342 under Grade II-B in the heritage list of 'C' ward.



Earlier the MHCC had granted its NOC on 25.11.2004 for the proposed change of user from residential to commercial and modification to the elevational treatment at the proposed building on plot bearing CS. Nos, 2/1640 & 3/1640 of Bhuleshwar Division, 'C' Ward.

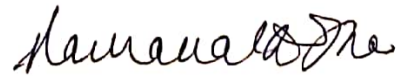
Instant Proposal: - The proposal contemplates reconstruction of existing buildings at site u/r. Proposed multistoried building comprised of G+ 17 floor with total height up to 69.95 mtr. The building consists of office and the commercial areas along with the four passenger lifts and parking with one car lift.

The site was visited by Committee on 05.10.2020 and the applicant was advised to submit photographs of the site & surrounding area along with a cross section through overhang above existing temple at the site.

Decision of the Committee in today's meeting: - The revised drawings, specifically the cross section at the temple side were discussed. The Committee found the overall proposal approvable from heritage point of view. However, it was advised by the Committee to keep safe distance between existing temple and new structure and omit the overhangs up to second floor. The Committee also advised to retain the existing tree at site. Subject to submitting drawings to this effect the Committee decided to grant its NOC for the said proposal purely from heritage point of view with following conditions:

- i) that, structural stability of the existing temple and the surrounding structures should be ensured.
- ii) that, sanctity of the adjacent temple should be maintained during course of work and temple should be restored as per conservation norms.
- iii) that, existing tree/s at site should be retained and care should be taken not to harm trees during course of the work.
- iv) that, authenticity / approvability of the proposal, including the ownership, permissible F.S.I., open spaces, user etc. being subsequently examined and got approved from the B.P. dept. concerned as per the provisions of prevailing DCPR and policies in force.
- v) that, Completion Certificate of the MHCC should be obtained after completion of the work at site.

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



Chairman
Mumbai Heritage Conservation Committee