

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE THIRTIETH MEETING

Date: Thursday, 05 / 11 / 2020.

Time: 01.00 am 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. 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.) |
| • 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 09.10.2020 (29th) 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.: 633 (9)

Grade: Precinct

'Jahaz Bhavan'

Proposal: - Amended proposal for redevelopment of commercial Building of Director General of Shipping known as 'Jahaz Bhavan' on plot bearing C.S. No. 1190 of Fort division, W. H. Marg, 'A' ward , Mumbai- 400 001.



Architect: - M/s Deodhar Associates.

Reference: - 1) MHCC NOC dated 02.12.2017.

2) Amended proposal u/no. CHE / 05741/ Dy.M.A./DP (Heritage) dtd.
09.09.2020.

3) LOA from MbPT SPA dated 23.09.2020.

The site u/r is part of Ballard Estate Sub Precinct of Fort Precinct listed at Sr. No. 633(9) in the heritage list.

The Committee had earlier granted its NOC for the redevelopment of property on the said plot with construction of new 2 basements+ground+9 storied building with total height up to 32 M, with a condition that revised elevations incorporating suggestions of the Committee should be separately submitted and got approved before obtaining C.C. for the work above plinth level.

Amended Proposal: - The amended proposal contemplates construction of 3 basements + ground + 9 storied building with a height of 31.90 M up to terrace level. It was informed by architect that elevation of the proposed building has been redesigned as suggested by the MHCC and as per the requirement of MbPT SPA, one basement has been added & location of the ramp has been changed without any change in the height of the building. The NOC of the MHCC has been sought for the amended proposal.

Decision of the MHCC in today's meeting: - The amended proposal was presented by the architect in today's meeting. It was explained that as per the parking requirement, one basement has been added and location of the ramp has been changed without any change in the approved height. The Committee found the proposed new elevations along with aforesaid amendments approvable from heritage point of view and decided to grant its NOC for the said proposal purely from heritage point of view.

2. Sr. No.: 633 (9)

Grade: Precinct

'Meher Mansion'

Proposal: - Dilapidated condition of the building known as 'Meher Mansion' situated at Wellington Lane Estate, Cooperage Road, Colaba, Mumbai.

Applicant: - Executive Engineer B&F 'A' Ward.

Reference: - 1) MHCC NOC dated 02.12.2017.

2) Amended proposal u/no. CHE / 05741/ Dy.M.A./DP (Heritage) dtd.
09.09.2020.

3) LOA from MbPT SPA dated 23.09.2020.

This is with reference to the representation received in respect of dilapidated condition of building known as 'Meher Mansion' on land bearing C.S. No. 28 of Colaba Division, Cooperage Road, Colaba in 'A' Ward, Mumbai. The building u/r is listed at Sr. no. 103 under Grade III and is also part of Majestic Sub-Precinct of the Fort Precinct.



Earlier Consideration: - The MHCC had earlier considered the proposal for re-development under DCR 33(6) of property u/r in 2014. The proposal contemplated demolition of existing structure and construction of stilt + 6 upper storied building with total height of 22.50m. During consideration, it was noted by the Committee that the building u/r is one of the examples of the architectural typology of that era and also it was found to be in fair condition on visual inspection. The MHCC had also taken into account the Govt. Directive dated 25.04.1995 regarding height of buildings after reconstruction in 'A' Ward. The Committee had then suggested that structural report should be submitted along with a revised proposal by retaining the front part / façade of the building and proposal for total demolition and reconstruction of 'Meher Mansion' was not approved.

The amended proposal was submitted by applicant vide letter dated 04.12.2018. The existing structure in front i.e. 'Meher Mansion' (G+3) was proposed to be retained for commercial purpose and a new structure (Wing-B) comprising stilt + 8 upper floors with total height of about 27 m is proposed at rear side of plot. The office had requested balance compliance in this regard vide letter dated 14.12.2018.

Instant representation: - Executive Engineer (B&F) 'A' Ward has submitted a representation to A.C. 'A' Ward and DMC Zone-1 in the subject matter wherein the following has been stated:

- i) Ward office has issued a notice under section 354 of MMC Act u/no A/Bldg II/506/354/BF/2014 dated 19.05.2014 to Shri S.A. Kaikini (Asst Gen. Manger – Civil), Shri S.P. Khachane (Chief Engineer Civil) BEST to pull down the said building. In response to the said building BEST has demolished the rear portion of the said building however, the front portion has not been demolished due to heritage look.
- ii) In the meantime, BEST has applied MCGM for re-development of plot under 33(6) of DCR wherein BEST was directed to obtain MHCC NOC. The MHCC had conveyed its remarks vide letter dated 17.02.2016 where in the MHCC had requested A.C. 'A' Ward to examine the building u/r and offer fresh remarks about structural stability.
- iii) The Ward had issued letter u/no Asst.C/A/1684/B&F dated 28.05.2020 and letter u/no Asst.C/A/7031/OD/B&F dated 03.01.2020 through registered structural engineer empanelled with MCGM and submit structural audit report of the said building.
- iv) It is highlighted that the building was constructed in 1901 and is already been declared as C-1 by Dy.Ch.E. (B.P.) City on 21.06.2010. However, as requested by MHCC about fresh remarks about structural stability of the building, the BEST dept has not carried out structural audit of the building till date. In view of the same approval of DMC Z-1 was requested to appoint structural engineer empanelled with MCGM and to recover consultancy fee of structural engineer from BEST.
- v) DMC Z-1 in his remarks has mentioned that the building is already above 100 years and declared unsafe by Dy.Ch.Eng (B.P.) City. AS such the requirement of fresh



structural audit in this context is unwarranted and Ch. Eng. (D.P.) may decide suitably. A redevelopment proposal under DCR 33(6) needs to be expedited as there is already delay from 2015 to 2020.

vi) Ch. Eng. (D.P) in his note has agreed with the remarks of DMC Z-1 and hence opined that in 2020, the structural stability may not be insisted by the MHCC.

Discussion of the MHCC in today's meeting: - The instant representation and the previous consideration / remarks of the MHCC in respect of this proposal were noted by the Committee in today's meeting and it was decided to visit the site first to get better understanding about present condition of the structure u/r before taking the decision in the matter.

C. The following old proposals were considered:

1. Sr. No.: 633

Grade – Precinct

'Heritage Type Smart Poles in 'A' Ward'

Proposal: - Proposed installation of heritage type smart poles at Asiatic Library Junction, Hutatma Chowk Junction & Regal Cinema Junction in 'A' Ward.

Applicant: - Assistant Commissioner 'A' Ward

Ref: - Application received on 22.09.2020;

The locations u/r are part of 'Fort Precinct' listed at Sr. No. 633 in the heritage list and also fall within buffer / vistas of various Grade I structures.

Proposal: - Reference is given to the meeting conducted under chairmanship of Jt. M.C. (Vig) regarding development of Fort Precinct under 'Project Symphony' and as a pilot project; development of Veer Nariman Rd from Horniman Circle to Hutatma Chowk is being developed. Accordingly, applicant has proposed to install heritage type smart poles at the said locations by consolidation of street light poles. A, B & E Ward Committee chairman Shri Makarand Narvekar has also requested to beautify the Regal Cinema Circle by installing heritage type poles.

The applicant has proposed to consolidate the existing streetlight, signal, CCTV, signage and flood light poles with installation of new heritage type smart poles with around 48% reduction in number of poles at the said locations. It is further informed that Hon'ble M.C.'s in principle approval dated 27.02.2020 has been obtained for the said work through Asst. Commissioner 'A' Ward by inviting tender. The NOC of the MHCC is sought for the same.

Decision of the Committee in today's meeting: - The proposal and design of the poles was explained by the applicant / consultant. It was noted that the MHCC had previously granted NOC for installation of such ornamental poles at CSMT junction. The Committee was



of the opinion that the historical Fort Precinct has a potential to be revived to its original glory through such subtle changes and sensitive additions. The Committee advised that as the Fort Precinct is further subdivided into fourteen sub-precincts which have distinct urban and architectural character, the urban interventions and utilities such as lamp poles may have design variations to complement the respective sub-precinct. The Committee advised applicant that instead of preparing piecemeal proposals, a comprehensive proposal including design of all the elements may have to be prepared to get a holistic view. The Committee also decided to give its inputs in the form of general guidelines in due course. Meanwhile, the Committee decided to grant its NOC for the said proposal purely from heritage point of view subject to obtaining all other applicable permissions from concerned depts.

2. Sr. No.: 633

Grade – Precinct

'Colaba Police Station'

Proposal: - Proposed demolition of a building within the campus of Colaba Police Station.

Applicant: - Sr. Police Inspector, Colaba Police Station, Mumbai.

Ref: - Applications received on 29.09.2020 and 23.10.2020;

The site u/r known as 'Colaba Police Station' is listed at Sr. No. 225 under Grade II-B in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates demolition of a building within the campus of 'Colaba Police Station' based on the structural report dated 10.02.2020 from Shashank Mehendale & Associates declaring the said building under C1 category suggesting it to be vacated and immediately pulled down.

Decision of the Committee in today's meeting: - The structural audit report as submitted by applicant was noted by the Committee. However, as the site is listed under Grade II-B, the Committee decided to visit the site first before taking the final decision in the matter.

3. Sr. No.: 633

Grade – I buffer

'Balmohan Vidyamandir – Shivaji Park'

Proposal: - Proposed additions / alterations in the property known as 'Balmohan Vidyamandir' situated on plot bearing C.S. No. 1769 of, Mahim Division in G.N Ward, Dr. Madhukar Raut Marg, Shivaji Park, Dadar (W) , Mumbai.

Architect: - M/s G.M Arch Pvt Ltd.

Ref: - Application received on 28.07.2020 and 03.08.2020;

The site u/r is part of buffer / vista of 'Shivaji Park Maidan' which is a Grade-I site listed at Sr. No. 537 of notified heritage list of G/N Ward.



Proposal: - The proposal contemplates additions / alterations to the said building with following scope of work:

- i) Removing existing partition walls and construction of new brick partition walls;
- ii) Waterproofing of roof;
- iii) Waterproofing and renovation of toilets;
- iv) Polymer treatment to beams and roof slab;
- v) Repairs / restoration of existing windows / doors;
- vi) Replacement of floor and wall tiles.

Decision of the Committee in today's meeting: - It was noted that the scope of work is purely internal additions / alterations and after due consideration, the Committee found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following:

- i) that, structural stability of the building should be ensured;
- ii) that, all original architectural features / elements of the building façade should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;
- iii) that, this NOC is issued only from heritage point of view and all other applicable permissions from concerned authorities should be obtained;
- iv) that, completion certificate from MHCC should be obtained on completion of work at site.

4. Sr. No.: 549

Grade – I buffer

'Sion Fort - buffer'

Proposal: - Regularization of internal additions / alteration works in the structures situated on plot bearing C.S. No. 6(pt) of Sion Division in F/N Ward, Mumbai.

Applicant: - M/s Popular Metal Works and Rolling Mills.

Ref: - i) Applications received on 06.11.2019, 19.12.2019 and 19.03.2020;

ii) Approval from B.P. dept. u/no EB/2595/FN/A dated 07.07.2018.

The site u/r is part of buffer / vista of 'Sion Fort' which is a Grade-I site listed at Sr. No. 549 of notified heritage list of F/N Ward.

Proposal: - It was informed that in this case B.P. (City) has accorded approval for the regularization of repairs and additions / alterations carried out to the structures u/r wherein final NOC from archaeology and the NOC of the MHCC have been insisted before completion. It was informed that matter of ASI NOC is being processed separately with concerned authority.



Decision of the Committee in today's meeting: - It was informed in the presentation all modifications are internal additions / alterations comprising modifications in internal partitions and lofts, in the existing structure which do not impact the structural stability of the building u/r. The Committee considered the proposal only for the regularization of internal additions / alterations and decided to grant its NOC purely from heritage point of view subject to the following:

- i) that, structural stability of the building/s should be ensured;
- ii) that, this NOC is granted only for internal additions / alteration works without any change in the footprint / area, height or elevation of the structure/s u/r;
- iii) that, final NOC from the Archaeological Survey of India should be obtained;
- iv) that, this NOC is issued only from heritage point of view and authenticity / approvability of the proposal, including permissible F.S.I., open spaces / setback, user etc. should be examined and got approved from the B.P. dept. as per the provisions of applicable D.C.P. Regulations and policies in force. All other applicable permissions from concerned authorities should be obtained.

5. Sr. No.: 633(12)

Grade – Precinct

'Municipal Gymkhana Building'

Proposal: - Proposed repairs / renovation of Municipal Gymkhana building and existing shops in front of Gymkhana on Mahapalika Marg, Fort in 'A' Ward, Mumbai.

Architect: - Abha Narain Lambah & Associates.

Applicant: - Executive Engineer (H.Q.)

Ref: - i) Applications received on 19.10.2020 and 27.10.2020;

ii) Earlier MHCC remarks dated 01.07.2020;

The building of 'Municipal Gymkhana' u/r is situated within 'MCGM Sub-Precinct' of 'Fort Precinct' listed at Sr. No. 633(12) in the heritage list.

The proposal was lastly considered by the MHCC in its meeting held on 29.01.2020. It was informed by architect that the proposal contemplates partial reconstruction of the existing building by maintaining only structural system of badminton court and reconstructing rest of the building. It was also informed that as per the brief from Hon'ble M.C. to architect, the additional requirements have been incorporated in plan therefore increasing the footprint at rear side. So far, the Committee was considering the proposal as repairs, addition / alteration and renovation works. In the light of the presentation made and the insistence about the additionalities, the Committee came to the conclusion that this was an attempt to create a completely new structure that seriously compromises the requirements of heritage conservation, especially in the close proximity of CST, a world heritage site. It was, therefore, decided not to grant NOC to the proposal.



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Instant proposal u/r: - It was informed by applicant that AMC (ES) had a joint visit on 11.08.2020 along with consultant & officers of MMRC when it was suggested by AMC (ES) to restore / repair the Gymkhana building with nominal increase in footprint for wash room and to redesign of the shop-front along D.N. Road facing CSMT. It is also mentioned in the minutes of the site visit that rest of the planning must confirm to the existing structural framework of the building. Accordingly, revised proposal, as approved by AMC (ES) and Hon'ble MC, has been submitted for consideration of the MHCC.

Decision of the Committee in today's meeting: - The proposal was explained by the E.E. (H.Q.) and it was explained that revised proposal has been prepared as directions given by AMC (E.S.) during the site visit. It was further explained that footprint of the existing gymkhana is maintained except nominal increase in footprint for washrooms and rest of building will be as per the structural system of the existing building with internal changes as per the function. The Committee found the amended proposal of repairs / renovation of the said building along with the proposed elevation, approvable and decided to grant its NOC purely from heritage point of view subject to the following:

- i) that, planning must confirm existing structural framework and structural stability of the building should be ensured;
- ii) that, authenticity and approvability of the existing shops at front shall be confirmed before execution;
- iii) that, this NOC is granted only for the repairs / renovation of the Gymkhana building u/r from heritage point of view and all other applicable permissions from concerned authorities should be obtained;
- iv) that, authenticity / approvability of the proposal, including permissible F.S.I., open spaces / setback, user etc. should be examined and got approved from the B.P. dept. as per the provisions of applicable D.C.P. Regulations and policies in force.
- v) that, Completion Certificate of the MHCC should be obtained on completion of work at site.

6. Sr. No.: 214

Grade – II-B

'Khetwadi Municipal Marathi School'

Proposal: - Proposed major repairs to Khetwadi Municipal School situated on plot bearing C.S. No. 756, 1st lane of Sárdar Vallabh bhai Patel Marg, Girgaon Division in 'D' Ward, Mumbai.

Applicant: - E.E. (H.Q.).

Ref: - Application received on 02.11.2020.

The site u/r known as 'Khetwadi Municipal Marathi School' is listed at Sr. No. 214 under grade II-B in the heritage list of 'D' Ward.



Proposal: - It was informed by the applicant that M/s Shashank Mehandale & Associates as consultants for the said project. It was further informed that consultant has suggested cracks in the stone walls to be retrofitted and replacing the jack arch floors and recasting in RCC at the same location.

Decision of the Committee in today's meeting: - The proposal was explained by the E.E. (H.Q.) and it was explained that the structure u/r requires urgent structural repairs. The Committee after due consideration found the proposed scope of work approvable from heritage point of view and decided to grant its NOC for the said repair's proposal subject to the following conditions:

- i) that, structural stability of the building should be ensured;
- ii) that, that, all original architectural features / elements of the building façade should be maintained / restored, and grid of openings and design / pattern of windows should be maintained as original;
- iii) that, external restoration of the structure should be taken up in due course;
- iv) that, all other applicable permissions from concerned depts. should be obtained;
- v) that, Completion Certificate of the MHCC should be obtained on completion of work at site.

7. Sr. No.: 471

Grade – II-B

'Acworth Municipal Hospital for leprosy'

Proposal: - Proposed repairs / restoration of Leprosy Museum, Temple, Mosque, Chapel, Vipashana Hall and Medical Superintendent's Bungalow in campus of Acworth Municipal Hospital for Leprosy at Wadala.

Applicant: - E.E. (H.Q.).

Ref: - Application received on 02.11.2020.

The site u/r known as 'Acworth Municipal Hospital for Leprosy' at Wadala is listed at Sr. No. 471 under grade II-B in the heritage list of 'F/N' Ward.

Proposal: - It was informed that the in-principle approval of AMC (WS) for said work has been obtained by applicant. The proposal contemplates comprehensive internal and external repairs / restoration of Leprosy Museum, Temple, Mosque, Chapel, Vipashana Hall and Medical Superintendent's Bungalow situated within campus of Municipal Hospital for Leprosy.

Decision of the Committee in today's meeting: - The proposal was explained by the E.E. (H.Q.). The Committee after due consideration found the proposed scope of restoration work approvable and decided to grant its NOC purely from heritage point of view subject to the following:

- vi) that, structural stability of the buildings should be ensured;



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- vii) that, all works should be carried out as per conservation norms and under expert supervision;
- viii) that, all original architectural features / elements of the building should be maintained / restored and existing grid of openings, door / window patterns should be maintained as original;
- ix) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities should be obtained;
- x) that, Completion Certificate of the MHCC should be obtained on completion of work at site.

8. Sr. No.: 141/177

Grade – Precinct

'Malcom Bungalows Precinct'

Proposal: - Proposed construction of residential building on plot bearing C.T.S. No. 123 & 124, Malcom Baug, Village Ambivali & Village Bandivali, Jogeshwari (W), Mumbai.

Architect: - Sapre and Associates.

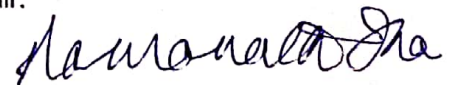
Ref: - Application received on 07.10.2020.

The site u/r is part of 'Malcom Bungalows' precinct included at Sr. No. 141/177 in the proposed heritage list of 2012.

Proposal: - The proposal contemplates construction of a bungalow comprising stilt / lower ground + upper ground + first floor with total height of 10.05 M up to terrace level, on the plot u/r.

Decision of the Committee in today's meeting: - The proposal was presented by the architect. It was explained that the building is proposed on the vacant plot as per the regulations of the society and NOC of the society has been obtained. It was also explained that the height of the building is similar with the other structures in the precinct and elevation / colour-scheme complements the prevailing architectural character of the precinct. The Committee after due consideration, found the proposal approvable and decided to grant its NOC purely from heritage point of view subject to the authenticity / approvability of the proposal, including permissible F.S.I., open spaces / setback, user etc. being subsequently examined and got approved from the B.P. dept. as per the provisions of applicable D.C.P. Regulations and policies in force.

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



Chairman
Mumbai Heritage Conservation Committee