BRIHANMUMBAI MUNICIPAL CORPORATION

MUMBAI HERITAGE CONSERVATION COMMITTEE (2022-25)

MINUTES OF THE **THIRTY SEVENTH** MEETING

Date: Tuesday, 07.12.2023.

Time: 02.30 PM to 05:30 PM

The following members were present:

• Dr. Ramanath Jha	Chairman
• Dr. Manjiri Kamat	Historian, Mumbai University
• Shri Sudhakar Nangnure	Ex. Director of Town Planning
• Dr. P.P. Bhave	Environmental Expert
• Shri Chetan Raikar	Conservation Expert
• Ar. Kirtida Unwalla	Conservation Architect
• Dr. Shashank Mehendale	
• Ar. Rahul Chemburkar	Conservation Architect

The following officers were in attendance:

• Smt Aparna Bhatte	Dy. Mun. Architect (D.P.)
• Smt Ashlesha Modak	Sr. Architect (D.P.)
• Shri Vitthal Jadhav	Sr. Architect (D.P.)
• Shri Rituraj Karanjkar	Sub-Eng. (Architect) D.P.

Leave of absence was granted to Prof Rajiv Mishra, Ar. Chetan Akre, Prof K.K. Sangle, Shri Sabyasachi Mukherjee and Prof. A. A. Bage members of the Committee, who were unable to attend the meeting owing to preoccupations.

Confirmation of minutes of previous meeting:

Minutes of the previous MHCC meeting held on 07.11.2023 were confirmed.

B. The following proposals were considered.

01. Sr. No.: 161 **Grade - I**

'Chatrapati Shivaji Maharaj Vastu Sangrahalaya'

Proposal: - Proposed additions / alterations and structural repairs to the 'Museum Annex Building' known as 'Max Mueller Bhavan' situated in the campus of Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, located on the plot bearing C.S nos.1A/33,1/33, 33 of Fort division ,159/61 , M. G. Road, Mumbai.

Applicant: - Architect Aparna Garud.

Ref: - i) Applications received on 03.11.2023 and 23.11.2023;
ii) MHCC meeting dated 07.11.2023
iii) MHCC NOC dated 29.03.2023.

The building u/r of the 'Museum Annex Building' also known as 'Max Mueller Bhavan' is part of the Grade – I heritage site of Chatrapati Shivaji Maharaj Vastu Sangrahalaya, listed at Sr. No. 161 in the heritage list of 'A' Ward.

Earlier Consideration: - The proposal for repairs / structural strengthening of the building u/r was considered by the MHCC in its meeting held on 14.03.2023. The Committee was of the opinion that proposed works of structural repairs would have implications of the elevation / façade of the building. Hence it is necessary to take cognizance of the same and include the elevational details in the proposal. However, considering the urgency of the work, the Committee had granted its approval for the said repairs proposal subject to the general conditions.

Subsequently, the applicant had submitted proposal with modifications in the planning in view of the universal accessibility and modified elevations with larger windows to provide sufficient lighting.

Discussion of the MHCC in its meeting held on 07.11.2023: - The modified planning and options for the proposed elevations were explained. The Committee was in agreement with the modifications in the plans. However, some modifications in the elevation design were suggested to maintain the original aesthetic impression of the building. The applicant accepted to take cognizance of the same and submit the elevations for consideration of the MHCC.

Accordingly, the revised elevations, as suggested by the MHCC, were submitted by applicant vide letter dated 23.11.2023.

Decision of the MHCC in today's meeting: - The revised elevations as submitted by the applicant were found approvable from heritage point of view and it was decided to grant approval to the said proposal subject to the following conditions:

i) that, structural stability of the building shall be ensured and all structural works shall be carried out as per the guidance and under the supervision of structural consultant;

ii) that, proposed elevations as approved by the MHCC shall be scrupulously implemented at site ;

iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal in terms of permissible F.S.I., user, ownership, open spaces / setback, parking requirement etc. as per the provisions of general prevailing DCPR, being subsequently examined and got approved from concerned B.P. dept. All other applicable permissions from concerned authorities shall be obtained before starting the work at site;

iv) that, for any subsequent changes in this proposal, amended NOC of the MHCC shall be obtained;

v) that, this NOC is valid for the duration of two years from the date of this letter;

vi) that, Completion Certificate of the MHCC shall be obtained after completion of work at site u/r.

02. Sr. No.: 401 **Grade – III & Precinct**

'Najabhai Mansion'

Subject: - Proposed redevelopment of property bearing plot No. 761, C.S. No. 571/10 of Dadar Matunga Estate Division, Mancherji Joshi Road, Parsi Colony, Dadar East, Mumbai.

Applicant: - M/s Navroze Enterprises.

Ref: - i) Application u/no CHE/20830/Dp-DyMA dated 05.12.2023.

The building u/r known as 'Najabhai Mansion' is individually listed under the Sr. No. 448 as a Grade-III structure and also part of the 'Five Gardens with residential houses / Parsi Colony Precinct' listed at Sr. No. 548 in the notified heritage list of F/N Ward.

Proposal: - The applicant has submitted the proposal seeking remarks from Dy.M.A.(D.P.) Heritage from external façade point of view. The applicant has submitted photographs of the building along with the schematic 3D views of the proposed building at the site u/r. As per direction of the Chairman - MHCC, the proposal has been put up before the committee for its perusal.

Decision of the MHCC in today's meeting: - By direction of the Chairman – MHCC, the proposal was discussed in the meeting. It was noted that approval from B.P. dept. /M.C. has been obtained for construction of a new building at site u/r, comprising two level basement for services and car parking + gr. + 19th + 20th(part) floor with the total height of 69.85M. It is

mentioned in the note sheet of Ch.Eng.(D.P.) that, 'considering that the existing structure is a Grade-III heritage structure and falls in Parsi Colony Precinct, as per the Hon. MC's D.O. letter u/no. MCP/7566 dt. 18.05.2022 to Chairman –MHCC i.e. by insisting specific remarks from Dy.M.A.(D.P.) Heritage from external façade point of view only.' Accordingly the proposal was submitted for the remarks from Dy.M.A.(D.P.).

The matter was discussed by the MHCC at length and after due consideration of all aspects, the Committee made the following observations:

1) The building / site u/r is individually listed under the Sr. No. 448 as a Grade-III structure and also part of the 'Five Gardens with residential houses / Parsi Colony Precinct'. The building u/r displays special features such as projected balconies with balustrades supported by stone brackets, entrance with pointed arch gateway, verandah on upper floors with timber railings, use of stained glass etc. 'Parsi Colony Precinct' is one of the significant heritage precincts in Mumbai. The colony was planned with open spaces and gardens at important intersections and with similar scale / proportions and vernacular character with typical balconies.
2) The heritage structures are covered under special provisions in DCPR 2034 and as per the regulation 52(9) of DCPR 2034, before allowing demolition of buildings in precinct, it is expected to carry out complete documentation of building and its façade, material specification, detailing etc. through an architect and submit along with any redevelopment proposal for taking cognizance for finalizing elevations of new building. The same has not been submitted by the architect / applicant.
3) As per the Hon. MC's D.O. letter u/no. MCP/7566 dt. 18.05.2022 to Chairman – MHCC, the MHCC was asked to formulate draft of comprehensive guidelines for development / redevelopment works in all precinct except Marine Drive Precinct and in the meantime the Dy. Municipal Architect (Heritage) shall examine the proposals from external façade point of view only specifically for listed Grade III and Heritage Precincts. The MHCC noted that draft heritage guidelines for development works in the 'Five Gardens with residential houses / Parsi Colony' have been prepared by the MHCC and submitted to M.C. for further procedure in this regard. As per the Hon. MC's D.O. letter u/no. MCP/7566 dt. 18.05.2022 to Chairman –MHCC, as the draft guidelines for the said Precinct are in place, the cognizance of the recommendations of the MHCC therein shall be taken. As per the said draft guidelines, 'in case of proposals relating to redevelopment / reconstruction / additions / alterations etc., the maximum permissible height (up to terrace level from the ground level) for core area is 32M and for peripheral area is 70M'. The said plot being the core area of the precinct, the height of 32M may be granted in this case.

The MHCC advised to forward the said remarks to the applicant and B.P. dept. for taking cognizance and amending the proposal to this effect.

03. Sr. No.: 633 **Precinct / Grade I buffer**

'Marine Drive Precinct / Fort precinct'

Proposal: - Proposed urban revitalization of streets and public open spaces / promenade at Marine Drive and Flora Fountain – Asiatic Library in 'A' Ward, Mumbai.

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

Ref: - i) Applications 20.10.2023 and 21.11.2023;
ii) MHCC meetings dated 25.10.2023 and 07.11.2023.
iii) Site Visit dated 03.11.2023.

One of the site u/r is located partly in the Marine Drive Heritage Precinct and other site is situated within Horniman Circle Precinct of Fort Precinct and combined buffer / vista of Grade – I sites. It was informed that two projects have been initiated by applicant by direction of Hon'ble MC and the plans as prepared by Bric Design Pvt. Ltd. were forwarded for approval of the MHCC.

Discussion of the Committee in its meeting held on 25.10.2023: - The proposal was presented by the architect and officials from E.E. (H.Q.). After going through both the proposals the Committee in want of better understanding of the proposal, decided to visit the site along with the architect. Until such time decision of the Committee was deferred in this case.

Discussion of the Committee in MHCC meeting dated 07.11.2023: - Sites of both projects were inspected by the Committee along with the applicant and the consultant. The Committee conveyed its suggestions regarding the proposed elements and its design to the applicant. It was also suggested to check structural integrity of the promenade foundation in the case of Marine Drive proposal. The applicant was advised to take cognizance of the suggestions of the MHCC and submit the revised proposal accordingly.

Decision of the Committee in today's meeting: - The revised proposal was presented by the representative of the applicant. The Committee was of the opinion that Marine Drive Precinct is one of the most significant heritage public spaces in Mumbai. While introducing urban design interventions, effort should be made to maintain the openness of the promenade by adding minimal elements while removing the nonessential clutter. The Committee recommended the following points for further consideration:

1) The elements which are time proven and functional need not be completely redesigned but repaired to meet the present standards. i.e. existing seating at the edge of the promenade may be repaired and made uniform to meet with the design considerations.
2) Non essential / unauthorized existing elements like kiosks, if any, shall be removed by discussing with concerned authorities.
3) The proposed lamp pole designs along the road edge were approvable and it was suggested to maintain the uniform design. It was advised to finalize the position and distance as per the illumination standards and site conditions.
4) It was advised maintain the existing vegetation and opt for native trees suited for sea proximity. The Committee was of the opinion that excess planters may be avoided to maintain the openness.
5) Option to integrate bollards with seating may be explored to optimise the spatial planning. The design of bollards should also be considered in the Art Deco character to increase cohesiveness of design. In case of replacing the existing bollards which were installed recently, reuse of the same at other suitable locations shall be considered.
6) No commercial advertisements / banners or additional signage shall be installed on the site.
7) The design of parking spaces shall br considered by the traffic dept. as per their regulations and policies. The remarks / approval the Three Member Committee as formulated by the Hon. High Court and remarks / approval from MCAMC for permanent art installations or art related works if any, shall be obtained
8) As this is a pilot project, the interventions should be reversible in nature without damaging the heritage site.

With this view, the Committee decided to grant its in-principal approval from heritage point of view, to the scheme of the both pilot projects subject to taking cognizance of the aforesaid suggestions of the Committee and obtaining all other applicable permissions from concerned authorities.

04. Sr. No.: Nil **Grade – Nil**

'Underground Road Tunnel Connectivity'

Proposal: - Proposed construction of underground road tunnel connectivity including approaches on design build basis between Orange Gate, Eastern Free Way to Marine Coastal Road at Mumbai.

Applicant: - MMRDA.

Consultant: - PADECO Co. Ltd.

Ref: - i) Applications dated 04.10.2023 and 24.11.2023;

ii) MHCC Meeting dated 25.10.2023.

The alignment of proposed underground road tunnel between Orange Gate, Eastern Free Way to Marine Coastal Road affects multiple individually listed sites and heritage precincts.

Proposal: - The proposal contemplates construction of underground road tunnel connectivity including approaches on design build basis between Orange Gate, Eastern Free Way to Marine Coastal Road and in-principle approval of the MHCC has been sought for its alignment.

Discussion of the Committee meeting dated 25.10.2023: - The proposal was presented by representatives from PADECO. The heritage areas affected by the alignment and respective key sections showing the depth for the proposed tunnels were explained. Considering the scale and importance of this project, the Committee advised applicant to review the influence zone as considered in the design and to submit a comprehensive project report including methodology of the proposed works and preventive measures to be taken for safety of the heritage structures. The applicant agreed to take cognizance of the same and revert.

Submission dated 24.11.2023: - The applicant has submitted methodology of proposed works for underground tunnel work and other preventive measures to be taken construction. It was informed that project is at early stage and detailed submission can be made during later stage for safety of heritage structures falling in the alignment of the project. In view of the same, at this stage in-principle NOC of the MHCC was requested.

Discussion of the Committee meeting dated 25.10.2023: - The submission of the applicant was noted by the Committee. As per the request of the applicant, the Committee was decided to grant its in-principle consent only for the proposed alignment of the project with the following conditions:

i) that, structural safety / health of the heritage structures is the prime concern of the MHCC and the same shall be ensured by the applicant. As stated by the applicant detailed report / methodology and certification regarding structural safety of the heritage structures shall be submitted at the earliest;

ii) that, details of the tunnel at the entrance / exit points and designs of the above ground structures that are in the vicinity of heritage structures / precincts shall be submitted for consideration of the MHCC.

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iii) that, this in-principle NOC is granted only from heritage point of view and all other applicable approvals shall be obtained from competent authorities.

05. Sr. No.: 605 **Grade – II-B**

'Sacred Heart Church'

Proposal: - Proposed lifts (A&B) for existing school buildings of 'Sacred heart Church' on plot bearing CTS No. E/881, 882, 883 & 884 of Village Bandra –E on S.V. Road, Santacruz (W) in 'H' Ward, Mumbai.

Applicant: - Architect Shirish Sukhatme.

Ref: - i) Application u/no. CHE/20094/DP-DyMA dated 24.11.2022;

The site u/r of 'Sacred Heart Church' is listed at Sr. No. 605 under Grade II-B in the heritage list of 2012.

Proposal: - The proposal contemplates construction of two lifts touching the original structure. Lift 'A' is proposed for access to auditorium in the school building consisting of ground + two upper floors and lift 'B' is provided for existing pastoral building (rectory building) consisting of ground + two upper floors.

Discussion of the Committee in today's meeting: - The proposal was explained by the architect. The Committee advised that the location of the proposed lifts may be revised in a manner that aesthetics and façade of the building shall not be hampered. It was also suggested to opt for machine-room less lifts. The applicant accepted to take cognizance of the aforesaid suggestions and revert.

06. Sr. No.: 144/80 **Grade II-B**

'Our lady of Health, Versova'

Proposal: - Proposed repairs to the roof and other miscellaneous works to the existing old church building known as Our Lady of Health Church situated at CTS No. 1268, Village Versova at K/W Ward, Mumbai.

Applicant: - Architect Shirish Sukhatme.

Ref: - i) Application u/no. CHE/20360/DP-DyMA dated 29.11.2023;

The site u/r of 'Our Lady of Health' is listed at Sr. No. 144/80 under Grade II-B in the heritage list of 2012.

Proposal: - The proposal contemplates repairs / restoration works with following scope of work:

i) Repairs to the existing rood with replacement of existing rafters & plywood sheets, providing waterproofing and repairs / replacement of Mangalore tiles.
ii) Repairs to the wall and floor of Mezzanine with removal of vegetation growth, re-plastering and painting and provision of new flooring.
iii) Repairs to the pivoted door.
iv) Cleaning of Kota stone.

Discussion of the Committee meeting dated 25.10.2023: - The proposal was explained by the architect. After due consideration, the Committee found the proposed works approvable from heritage point of view and it was decided to grant approval for the said proposal subject to the following conditions:

i) that, structural stability and integrity of the building shall be ensured and all proposed works shall be carried out under the guidance of structural consultant;
ii) that, all original architectural features / elements of the building should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;
iii) that, all works should be carried out as per conservation norms and under expert supervision;
iv) that, for any subsequent changes in this proposal, amended NOC of the MHCC shall be obtained;
v) that, this NOC is valid for the duration of two years from the date of this letter;
vi) that, Completion Certificate of the MHCC shall be obtained after completion of work at site u/r.

07. Sr. No.: 537 **Grade – I buffer / vista**

'Buffer / Vista of Shivaji Park'

Proposal: - Proposed redevelopment of existing buildings situated on C.S. No. 1764 & 1766 of Mahim Division in G/N ward, Shivaji Park, Mumbai.

Architect: - M/s Aakar Architects & Consultants.

Ref: - i) Application u/no. CHE/20123/DP-DyMA dated 28.11.2023;
ii) MHCC meetings dated 14.02.2023, 14.03.2023 and 17.05.2023.

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

Earlier consideration: - The proposal contemplated redevelopment of existing buildings on both plots u/r by amalgamating the plots; with construction of a basement (2 levels) + ground

+ 31 storey building with the total height of 119.65 m up to terrace level from general ground level.

The proposal was lastly considered by the Committee in its meeting held on 17.05.2023 wherein it was decided that height up to 70M could be granted in this case and the applicant was requested to amend the proposal accordingly.

Revised proposal: - The applicant has submitted revised proposal of building up to 70M height as per the last decision of the MHCC. The revised proposal contemplates redevelopment of existing buildings on both plots u/r by amalgamating the plots; with construction of a basement (3 levels) + ground + 21 storey building with the total height of 69.95 M up to terrace level from general ground level.

Decision of the Committee in today's meeting: - In view of the earlier consideration in this case and after due consideration of all aspects, the MHCC decided to grant approval for the said amended redevelopment proposal, purely from heritage point of view, subject to the following conditions:

i) that, height of service structures above terrace level shall be kept as minimal as possible;

ii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including amalgamation of plots, ownership, permissible F.S.I., open spaces / setback, parking requirements 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;

iii) that, for any subsequent changes in the proposal, amended approval shall be obtained.

iv) that, this approval is valid for the duration of two years from the date of this letter;

v) that, Completion Certificate of the MHCC should be obtained on completion of work at site u/r.

08. Sr. No.: 537 **Grade – I buffer / vista**

'Buffer / Vista of Shivaji Park'

Proposal: - Proposed redevelopment of property on plot bearing C.S. No. 1749 of Mahim Division in G/N Ward, on Dr. Madhukar Raut Marg, Shivaji Park, Dadar, Mumbai.

Architect: - M/s Aakar Architects & Consultants.

Ref: - i) Application u/no. CHE/10469/DP-DyMA dated 31.07.2023.

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

Scope of Work: - The proposal contemplates redevelopment of existing G+3 storey existing building with construction of a new building comprising basement (3 levels) + Ground +1st to 5th parking + 6th to 21st upper floors with the total height of 69.85M up to the terrace level from general ground level .

Decision of the Committee in today's meeting: - The proposal was presented by the representative of the architect. The Committee found the proposal including the elevation approvable from heritage point of view and it was decided to grant the NOC for the said proposal purely from heritage point of view subject to the following conditions:

i) that, this NOC is issued only from heritage point of view and authenticity/approvability of the proposal, including ownership, permissible F.S.I., open spaces / setback, etc. being subsequently examined and got approved from the concerned B.P. Dept. as per the provisions of prevailing DCPR and policies in force. All other applicable permissions from concerned dept. shall be obtained before starting the work at site.

ii) that, for any subsequent changes in this proposal, amended NOC of the MHCC shall be obtained;

iii) that, this NOC is valid for the duration of two years from the date of this letter;

iv) that, Completion Certificate of the MHCC shall be obtained after completion of work at site u/r.

09. Sr. No.: 566 **Grade - I**

'Castella de Aguda - Bandra Fort'

Proposal: - Proposed beautification of surrounding area of Bandra Fort, near Band Stand, Bandra West in H/West Ward, Mumbai.

Applicant: - A.E.(GIC).

Architect: - Ar. Hafeez Contractor.

Reference: - i) Application u/no. CHE/16190/DP-DyMA dated 10.10.2023.
iii) In-principle NOC of the MHCC dated 14.10.2019.

The Castella De Aguada (popularly known as Bandra Fort) is situated at the southern end of Behramji Jeejeebhoy Road, Bandra (West), Mumbai, and is listed at Sr. No. 566 of the Heritage List as a Grade I Heritage Structure.

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Proposal: - It was informed by the applicant that beautification works and landscaping around the Behramji Jeejibhoy Residence ruins and remedial measures to the ruins are propsoed.

Discussion of the Committee in today's meeting: - The Committee noted the earlier in-principle approval dated 14.10.2019 for the beautification of surrounding area Bandra Fort. Before proceeding with the new proposal, the applicant was advised to take cognizance of the suggestions of the MHCC mentioned in the last in-principle approval dated 14.10.2019 and submit the detailed proposal accordingly for further consideration of the Committee.

10. Sr. No.: 633(10) Grade – Precinct

'Manjunath Niwas / Bazar Gate Precinct'

Proposal: - Proposed repairs amounting to reconstruction and addition of lift to the building known as 127 'Manjunath Niwas' situated at property bearing C.S. No. 979 of Fort Division in 'A' Ward, Bora Bazar Street, Mumbai.

Applicant: - M/s Nirmeek Associates.

Ref: - i) Application u/no CHE/11955/DP-DyMA dated 17.08.2023;
ii) MHCC meeting dated 25.10.2023

The site u/r is part of Bazargate Sub-Precinct listed at Sr. NO. 633(10) in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates repairs amounting to reconstruction with addition of a lift of existing ground + 3 storey building at site u/r. It was informed that the existing building was in very dilapidated condition and as per structural consultants report more than 70% of building needed urgent repairs this proposal for 100 % repairs amounting to reconstruction was submitted to B.P. Dept. after obtaining NOC of MBR&R Board. Accordingly, IOD for the said proposal was issued on 24.05.2021 and CC was issued on 09.09.2021. The work of RCC frame work has been completed up to 3rd floor slab level. Subsequently, prior to proceeding for further approval for flattening of roof and addition of the lift within the existing building line, the NOC off the MHCC was insisted. In view of the above, post-facto approval of the MHCC has been sought.

Discussion of the Committee in its meeting darted 25.10.2023: - The proposal and its details were explained by the architect. The proposal and its details were explained by the architect. It was informed that the approval of MHCC was inadvertently not obtained before starting the work and the Committee was requested to consider the proposal for post-facto approval from heritage point of view.

The Committee at the outset expressed displeasure for not approaching MHCC before demolishing the building and further commencing the work. The Committee opined that although the Committee would have no objection for demolition of a precinct building in view of its dilapidated conditions, it is expected to carry out complete documentation of building and façade, its material specification, detailing etc. for the record and taking cognizance for finalizing elevations of new building.

Considering the plea of architect and hardships of the proposal the Committee decided to consider the proposal on post facto basis. The approvals granted by the MHADA and B.P. dept were noted by the Committee. It was noted that the building footprint, floors and the total height of the existing building is being maintained with provision of flat roof instead of part sloping roof and the same was found approvable from heritage point of view. However, the Committee advised architect to prepare new elevations that shall be in harmony with the heritage precinct and submit for consideration of the MHCC. The applicant accepted to take cognizance of the same and revert.

Decision of the Committee in today's meeting: - The new elevations were submitted by the applicant and were found to be approvable from heritage point of view. After due consideration of all aspects, the Committee decided to grant its post facto approval for the said proposal subject to the following conditions:

i) that, structural stability of the building shall be ensured under the guidance of structural consultant;
ii) that, elevations as approved by the MHCC shall be scrupulously implemented at site;
iii) that, all works should be carried out as per conservation norms and under expert supervision;
iv) that, for any signage for the said building, separate approval of the MHCC shall be obtained;
v) that, the overall authenticity / approvability of the proposal including ownership, b/u area / F.S.I. calculations, open space, user, parking requirements, structural stability etc. being subsequently examined by the concerned B.P. dept. All other applicable permissions should be obtained from concerned authorities;
vi) that, for any subsequent changes in the proposal, amended approval shall be obtained.
vii) that, this approval is valid for the duration of two years from the date of this letter;
viii) that, Completion Certificate of the MHCC should be obtained on completion of work at site u/r.

11. Sr. No.: 342 **Grade – II-B**

'Mumbadevi Temple Complex'

Proposal: - Proposed roof repairs to the exiting ground floor structure no. 53-57 on plot bearing C.S. No. 1638 of Bhuleshwar Division in 'C' Ward, Mumbai.

Applicant: - M/s S.P Consultants.

Ref: - i) Application u/no CHE/20846/DP-DyMA dated 05.12.2023.

The site u/r is situated in the premises of 'Mumbadevi Temple Complex' which is listed at Sr. No. 342 under Grade II-B in the heritage list of 2012.

Proposal: - The proposal contemplates repairs / replacement of existing G.I. sheet roofing as per the existing roof profile, over the existing ground storey structure u/r.

Decision of the Committee in today's meeting: - The proposal was explained by the applicant and it was informed that the G.I. sheet roofing above the existing structure is proposed to be repaired / replaced as per the original material and roof profile. The Committee noted that the structure u/r does not reflect any prominent heritage character. After due consideration, the Committee decided to grant its approval for the said proposal of roof repairs, subject to the following conditions:

i) that, structural stability of the existing building shall be ensured and all works shall be carried out under the guidance of structural consultant;

ii) that, all original architectural features / elements of the building should be maintained / restored and grid of openings and design / pattern of windows should be maintained as original;

iii) that, sanctity of the surrounding temple precinct shall be maintained during course of the work;

iv) that, this approval is granted only to the repairs of roof from heritage point of view and overall authenticity / approvability of the proposal should be verified by concerned ward office / B.P. dept. All other applicable permissions should be obtained from concerned authorities;

v) that, for any subsequent changes in the proposal, amended approval shall be obtained.

vi) that, this approval is valid for the duration of two years from the date of this letter;

vii) that, Completion Certificate of the MHCC should be obtained on completion of work at site u/r.

C. Proposals seeking Completion Certificate of the MHCC were considered.

01. Sr. No.: 116/43 **Grade – Precinct**

'Theosophical Society Precinct'

Proposal: - Redevelopment on plot bearing CTS No. 917, 917/1 of Village Juhu in the Vasant Theosophical Co-Op Housing Society, Off Juhu Tara Road, Vile Parle (W), Mumbai.

Architect: - M/s Pushkar Consultant.

Ref: - i) Application u/no. CHE/20325/DP-DyMA dated 29.11.2023;
ii) MHCC NOC dated 12.01.2022.

The site u/r is located within Theosophical Society Precinct listed at Sr. No. 116/43 in the 2012 heritage list.

Proposal: - In this case, the MHCC had granted its approval vide letter dated 12.01.2022 for redevelopment of ground+1 building on site u/r by construction of new Stilt +2 storey building with the height of 10.95M up to the terrace level. It has now been informed that the said work has been completed at site and Completion of the MHCC has been sought.

Decision of the Committee: - It was informed that works have been carried out in consonance with the MHCC approval. After due consideration, the Committee found the completed works approvable from heritage point of view and it was decided to grant Completion Certificate of the MHCC purely from heritage point of view.

02. Sr. No.: 78 **Grade II-A**

'Regal Cinema – Bank Premises'

Proposal: - Proposed additions alterations in the existing bank premises at ground and first floor in 'Regal Cinema Building' on plot bearing C.S. No. 3/460 of Colaba Division in 'A' Ward, Mumbai.

Applicant: - Sachin Nimbalkar, L.S. for Square Infra Solutions.

Ref: - i) Application u/no. CHE/20476/DP-DyMA dated 30.11.2023;
ii) MHCC NOC dated 24.02.2022.

The 'Regal Cinema Building' u/r is listed at Sr. No. 78 under Grade II-A and also part of the Museum Precinct listed at Sr. No. 633(3) in the heritage list of 'A' Ward.

Proposal: - In this case, MHCC had granted approval for the said proposal contemplating internal additions alterations in the bank premises at ground and first floor of the Regal Cinema building with removing existing partitions and construction of new lightweight partitions as per the new layout.

MUMBAI HERITAGE CONSERVATION COMMITTEE

Decision of the Committee in today's meeting: - The proposal was presented by the applicant. It was informed that works have been carried out in consonance with the MHCC approval. After due consideration, the Committee found the completed works approvable from heritage point of view and it was decided to grant Completion Certificate of the MHCC purely from heritage point of view.

03. Sr. No.: 111 **Grade II-A**

'Thomas Cook Building'

Proposal: - Part proposed / part regularization of additions / alterations in the existing structure known as 'Thomas Cook Building', situated on plot bearing C.S. No. 700 of Fort Division, Dr. D.N. Road in 'A' Ward, Mumbai.

Architect: - W.V. Kanhere.

Ref: - i) Application u/no. CHE/20583/DP-DyMA dated 01.12.2023;
ii) MHCC NOC dated 14.06.2022.

The building u/r known as 'Thomas Cook Building' is listed at Sr. No. 111 under Grade II-A in the heritage list of 'A' Ward.

Proposal: - In this case, MHCC had granted approval for the said proposal vide letter dated 14.06.2022 for regularization of breaches and internal fit-outs in the said building with an advise that roof material / pattern of verandahs shall match the main roof of the building.. It has now been informed that the said work has been completed at site as per the advice of the MHCC and Completion of the MHCC has been sought.

Decision of the Committee in today's meeting: - The proposal was presented by te applicant. It was informed that works have been carried out in consonance with the MHCC approval. After due consideration, the Committee found the completed works approvable from heritage point of view and it was decided to grant Completion Certificate of the MHCC purely from heritage point of view.

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

Chairman
Mumbai Heritage Conservation Committee