

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE TWENTY SECOND MEETING

Date: Thursday, 08 / 06 / 2020.

Time: 02.30 am to 04.30 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, Govt. of Maharashtra. |
| • Shri Chetan Raikar | Structural Engineer and 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 Hemant Khaire | Sr. Architect (D.P.) |
| • Shri Rituraj Karanjkar | Sub-eng (Architect) D.P. |
| • Shri Dinesh Gawande | Sub-eng (Architect) D.P. |

Leave of absence was granted to Dr. Sandeep Pendhari, Prof. A. A. Bage, Shri Kantikumar Pawar and Shri Sabyasachi Mukherjee, members of the Committee.

A. Confirmation of minutes of previous meeting:

Minutes of the previous MHCC meeting held on 20.02.2020 (21st) were confirmed and the office was instructed to get the final copy of minutes signed by the Chairman.

B. The following old proposals were considered:

1. Sr. No.:633

Grade:- Precinct

'Metro Line 3 - D.N. Road-Hutatma Chowk Station'



Proposal: - Amended part proposal for above ground structures for D.N. Road – Hutatma Chowk Station segment of Mumbai Metro Line-3.

Applicant: - Architect Vikram Pawar for MMRCL.

Ref: - i) CHE/32473/DP-DyMA dated 17.03.2020;

ii) MHCC meetings dated 31.07.2018, 31.10.2018 and 09.01.2019.

ii) MHCC NOC dated 29.08.2019;

The proposal seeking NOC / Remarks of the MHCC for the above ground interventions between Hutatma Chowk and Nagar Chowk on the Dr.D.N.Road stretch for Metro Line – 3 was earlier considered by the MHCC. After due consideration, the Committee had granted its NOC for the said proposal vide letter dated 29.08.2019. The area u/r is part of the Fort Precinct listed at Sr. No. 633 and the above ground structures of Hutatma Chowk Station are also situated within combined buffer / vista of grade I structures including Flora Fountain.

Instant amended submission: - It was informed by applicant that subsequent to MHCC NOC, Traffic Dept. remarks were received conveying their reservations on the proposal which as per them amounted closure of parallel lane of D.N. Road in front of Dadyshet Agiary. In response, applicant has submitted revised proposal which essentially reverted to entry exit structure being within the traffic island but which avoids the concerns of visual sight lines, pedestrian movements and unaffected vehicular movement. To further enhance the quality of station, it is also proposed resurfacing of the parallel lane with cobbled stone like concrete block finish such that vehicular movement is slowed down and pedestrian experience is enhanced.

Discussion of the Committee in today's meeting: - The revised location of the structures was discussed in terms of visual sightlines off/from important heritage structures / vistas, especially monument of Flora Fountain. In want of more clarity, it was decided to request applicant to submit / present projected images of proposed structures from important points and its impact on existing heritage canvass. Until such time, decision of the Committee was deferred.

2. Sr. No.: 139 / 175

Grade - Precinct

'Kevni Village Precinct'

Proposal: - Amended proposal for redevelopment of property known as 'Almeida House' bearing CTS No. 587 and 588 of Village Ambivali at Kevni Pada, Extn. Gaothan, Andheri (E), Mumbai.

Applicant: - Varsha Builders and Developers.

Ref: - i) CHE/26734/DP-DyMA dated 24.01.2020;



ii) MHCC NOC dated 15.06.2018.

The property u/r known as 'Almeida House' located at Dixit Rd Ext. is situated within 'Kevni Village Precinct' which is included at Sr. No. 139 / 175 in proposed new heritage list of 2012.

Scope of Work: - The MHCC had earlier granted its NOC for redevelopment of said property with construction of new Ground+7 storied building with total height of 23.94m up to terrace level.

It is now informed by applicant that plans have been amended as per new DCPR 2034. The new proposal contemplates construction of a ground/stilt (part) + 10 storied building with a total height of 31.95m.

Decision of the MHCC in today's meeting: - The amended proposal was discussed by the MHCC. After due consideration, the Committee decided to grant its NOC purely from for the heritage point of view for the instant amended proposal subject to implementing the elevational treatment as approved earlier and restricting height service structures above terrace as minimal as possible. Authenticity / approvability of the proposal should be further examined & got confirmed by the concerned B.P. Dept in accordance with the prevailing DCPR and policies in force.

C. The following new proposals were then considered:

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: - CHE/00650/DP-DyMA dated 18.05.2020.

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 is 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 today's meeting: - 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.

2. Sr. No.: 633/6

Grade – Precinct

'Museum Precinct'

Proposal: - Rejuvenation of Vikrant Memorial at Rampart Row Kala Ghoda opposite Lion Gate, Naval Dockyard Mumbai.

Applicant: - Shri. Abhiram Sundaram (Lieutenant Commander).

Reference: - i) Application dated 09.09.2019;

ii) This office letter uno.CHE/32188/DP/Dy.MA(Heritage) dtd 06.05.2020;

The site u/r is not individually listed but situated in 'Museum Precinct' at Sr. No. 633(3) as per published heritage list of A ward Mumbai. The site u/r is a traffic island at Rampart row opposite to Lion Gate of Naval Dockyard.

Scope of work: - It was informed that the memorial of Indian Navy's premier Aircraft Carrier Ex- Vikrant is present on a traffic island at Rampart row, Kalaghoda opposite Lion Gate of Naval Dockyard, Mumbai. It was further informed that height of existing stanchions and barricading wall is not sufficient to prevent entry of public into the garden and the trespassing inadvertently may cause damage to the installation. The proposal contemplates the following:

- i) The boundary wall of said traffic island to be increased in height up to four feet above ground with provision of interlace stanchions / spikes of 1 – 1.5 feet to prevent trespassing.
- ii) In addition to raising of boundary wall, additions / alteration to existing memorial by installing miniature model / sculpture of Aircraft carrier is also proposed.

Discussion of the Committee in today's meeting: - The proposal was discussed in the meeting. It was not clear whether the art installation of Aircraft carrier is present or if it is proposed. The Committee was of the opinion that boundary wall, if required, should have minimal visual obstruction to the artwork. The Committee advised that NOC of the MCAMC may also have to be obtained for design and installation of the artwork, if any. The Committee requested applicant to submit detailed proposal including existing site photographs, details of proposed artwork / plaque if any, details of proposed boundary wall / railing with more visually open design.



'Mumbadevi Temple Complex'

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.

Architect: - Nilesh Dholkia.

Reference: - i) Applicant's letter dated 23.08.2019 and 10.02.2020.

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

iii) This office letter u/no.CHE/12796/Dy.M.A/DP (Heritage) dtd. 23.07.2019.

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

Scope of work: - The MHCC earlier had granted its NOC dated 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 C.S.Nos. 2/1640 & 3/1640 of Bhuleshwar Division, C Ward.

Subsequently, applicant had submitted revised proposal for additional floor over the earlier approved stilt + 4 storied building on the said plot. The MHCC had granted NOC for the revised proposal on 08.09.2009 with subject to conditions (i.e. original box grills to be removed and new common grills within windows to be designed.).

The instant proposal contemplates redevelopment of existing structure/s at said plot with construction of new basement+ground+17 storied building with height of 69.95 up to terrace level.

Discussion of the Committee: - The proposal was discussed by the Committee and the applicant was advised to submit documentation (drawings & photographs) of the existing buildings / façade including special architectural features, if any. Applicant was also requested to submit height study analysis if the Mumbadevi Temple Complex vis-a-vis the proposed development. It was also decided to visit the site for better understanding of the impact of new development. Until such time, the decision of the Committee was deferred.

'Bazargate Precinct'

Proposal: -Proposal for seeking revised clearance from MHCC in respect of reconstruction under DCR 33(6) of existing building known as Laxmi



Bhuvan on land bearing C.S.No. 926 of Fort Division, situated at 43, Jijibhai Street, Fort, 'A' Ward, Mumbai.

Consultant: - Consultant Combined

Reference:- i) Application dated 05.03.2020.
ii) Earlier MHCC's NOC issued date 04.06.2013.

The site u/r is not individually listed but situated in 'Bazar Gate Heritage Precinct' listed at Sr. No. 633/10 in published heritage list of 'A' ward.

Earlier NOC: - MHCC had granted its NOC dated 04.06.2013 for reconstruction of the then existing building at said plot for construction of building comprising of ground+7 upper floors with a total height of 23.90mts up to terrace floor, subject to the following conditions:

- i) Machine room less lift within the proposed height of the building.
- ii) Construction of OH water tank directly on the terrace by elevating it on columns by 4 feet so as to reduce the overall height of the proposed structure.

Instant application : - It is now informed by an architect that as per DCPR 2034, CFO has agreed to permit two additional floors within building height of 32.00 mtrs comprising Ground + 9 Floors. The revised proposal contemplates construction of ground+9 storied building with total height of 29.25m up to terrace level with machine-room less elevator and OH tank at 1.20m above terrace as approved earlier. It is also informed that plinth level which was proposed 0.30 m earlier is now raised to 0.90m due to structural difficulties and to prevent damage to adjoining buildings and the elevational treatment as approved earlier is maintained.

Decision of the Committee: - The revised proposal was discussed by the MHCC specifically in terms of height. It was noted that height of building including the above terrace service structures is up to 32m which was found approvable by the MHCC. Considering all, the Committee decided to grant its NOC for the said proposal purely from heritage point of view subject to the following:

- i) that, earlier recommended elevational treatment should be continued in the revised proposal;
- ii) that, structural stability of adjacent buildings should be ensured and safety precautions should be taken during course of work;
- iii) that, box grills should not be used for windows;
- iv) that, overall approvability / authenticity of the proposal should be examined & got confirmed by concerned B.P. Dept in accordance with the prevailing DCPR and policies in force.



D. The following proposals seeking Completion Certificate were considered:

1. Sr. No.: 633/6

Grade – Precinct

'Fountain Sub Precinct'

Proposal:- Proposed repairs to building no. 26-30, Bake House Lane, known as "Fort Foundation", off Nagindas Road, on plot bearing C.S. No. 2/137 of Fort Division, 'A ward' Mumbai – 40001.

Consultant: - Ar. N. V. Patidar.

Reference: - i) Application dated 18.02.2020;
ii) MHCC meeting dated 30.01.2009.

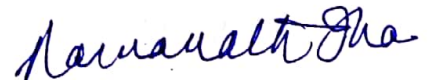
The site u/r is listed is not individually listed but situated in 'Fountain Sub Precinct' at Sr. No. 633/6 as per published heritage list of A ward Mumbai.

Scope of work: - The MHCC had granted its NOC dated 27.02.2009 for repairs work to the building u/r. The proposal contemplated structural repairs work of the said building such as reconstruction of floor slabs and re-plastering of the building.

It is now informed by the applicant that the said work at the building u/r has been completed and the NOC of the MHCC has been sought.

Decision of the Committee in today's meeting: - The proposal was discussed by the MHCC and the photographs of the completed works were noted. The Committee found the completed work approvable from heritage point of view and decided to grant its Completion Certificate purely from heritage point of view for further processing by concerned B.P. dept.

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



Chairman
Mumbai Heritage Conservation Committee