

# बृहन्मुंबई महानगरपालिका

## BRIHANMUMBAI MUNICIPAL CORPORATION

### Heritage Conservation Committee

### MEETING MINUTES

**Meeting No.:** HCC/2025/11

**Date:** 28th November 2025

**Time:** 3:30 PM to 5:45 PM

**Venue:** BMC Heritage Cell Office, 3rd Floor, Annexe Building, Mumbai

**Members Present:** 9 out of 11

#### Committee Members Present:

- Dr. Anil Mehta - Heritage Committee Chairman (Presiding)
- Smt. Kavita Naik - Corporator & Member
- Prof. Ramesh Kulkarni - Architect & Conservation Expert
- Shri Deepak Parab - Chief Engineer (Heritage Cell)
- Dr. Anjali Shah - Historian & Member
- Mr. John D'Souza - Structural Engineer
- Smt. Priya Joshi - Assistant Municipal Commissioner (Special Projects)

#### AGENDA: Conservation & Restoration of Grade I & II Heritage Structures

##### ITEM 1: Crawford Market Restoration - Phase 2

###### HERITAGE GRADE I

Structure Name:	Crawford Market (Mahatma Jyotiba Phule Market)
Location:	Lokmanya Tilak Marg, Fort, Mumbai

Year Built:	1869 (British Era)
Architectural Style:	Gothic Revival

**Current Status:** Phase 1 (external facade restoration) completed October 2025

### Phase 2 Scope:

- Internal structural repairs (load-bearing columns)
- Roof waterproofing and drainage system
- Electrical rewiring (fire safety compliance)
- Restoration of original Gothic architectural elements
- Clock tower mechanism repair

PROJECT DETAILS	
Budget Approved:	₹8,45,000 (Eight Lakhs Forty Five Thousand)
Budget Head:	Heritage Conservation Fund (Code: ZE16B115/H1-042)
Heritage Consultant:	M/s. CRCI Conservation Consultants
Restoration Materials:	Lime mortar, original Malad stone (matching existing)
Specialized Labor:	6 skilled artisans from Rajasthan

### Timeline:

- Work commencement: 5th December 2025
- Estimated completion: 31st March 2026
- Work hours: 6:00 AM to 10:00 AM (market closed hours)

### Responsible Officers:

- Project Manager: Mr. Vikram Desai, Executive Engineer (Heritage Cell)
- Conservation Architect: Prof. Ramesh Kulkarni (Committee Member)

### Discussion Points:

- Prof. Kulkarni emphasized use of traditional lime-based mortar instead of cement to preserve historical authenticity
- Fire safety officer recommended additional smoke detectors in market hall

- Shop owners association representative expressed concern about work schedule - Committee assured minimal disruption

**DECISION:** Approved unanimously. Work order to be issued immediately.

## ITEM 2: Elphinstone College Building - Urgent Repairs

### HERITAGE GRADE I

<b>Structure Name:</b>	Elphinstone College (Main Building)
<b>Location:</b>	Bhagat Singh Road, Fort, Mumbai
<b>Year Built:</b>	1888

**Issue:** Complaint received from college principal regarding water seepage in library section causing damage to rare books collection.

### Assessment Report Findings:

- Roof terrace waterproofing failed (installed 15 years ago)
- Rainwater penetrating through Gothic arched windows
- Internal plaster damage on north and east walls (approx. 3,200 sq ft area)
- 3 gargoyles (water spouts) damaged/missing

### Proposed Work:

1. Complete roof terrace waterproofing with China mosaic flooring
2. Repair/replace 12 wooden window frames (teak wood, matching original design)
3. Internal plastering (3,200 sq ft area using lime-based plaster)
4. Reconstruct 3 gargoyles using original design drawings from archives
5. Install hidden drainage pipes (copper) to prevent facade staining

PROJECT DETAILS	
<b>Budget Approved:</b>	₹12,80,000 (Twelve Lakhs Eighty Thousand)
<b>Budget Head:</b>	Heritage Conservation Fund (Code: ZE16B115/H1-055)

<b>Contractor:</b>	M/s. Heritage Restoration Specialists
<b>Responsible Officer:</b>	Mr. Suresh Patil, Assistant Engineer (Heritage Projects)

### Special Conditions:

- Work during winter vacation (20th December to 5th January) to avoid academic disruption
- Rare books to be shifted to safe storage during work
- Archaeological Society of India (ASI) to be kept informed (advisory role)

### Timeline:

- Mobilization: 15th December 2025
- Completion: 10th January 2026

**Discussion:** Dr. Anjali Shah (historian) suggested documenting the restoration process for archives. Committee agreed to photographic and video documentation at each stage.

**DECISION:** Approved. Additional ₹50,000 sanctioned for documentation work.

## ITEM 3: Bandra Fort Conservation

### PROTECTED MONUMENT

<b>Structure Name:</b>	Bandra Fort (Castella de Aguada)
<b>Location:</b>	Land's End, Bandra West, Mumbai
<b>Year Built:</b>	1640 (Portuguese Era)

**Current Issue:** Deterioration of fort walls due to high-tide wave action and salt-laden winds.

### Assessment Report:

- Severe erosion at base of seaward walls (2.5 meter height affected)
- Stone masonry joints weakened (lime mortar washed away)
- Several cannon foundations unstable
- Overgrown vegetation damaging wall integrity

## **Proposed Conservation Work:**

1. Repointing of 850 sq meters of stone masonry
2. Base wall reconstruction (using original laterite stone)
3. Installation of wave barriers (gabion baskets with basalt rocks - 2m height, 40m length)
4. Vegetation removal and root system treatment
5. Drainage system to divert rainwater away from structure

<b>PROJECT DETAILS</b>	
<b>Budget Approved:</b>	₹20,15,000 (Twenty Lakhs Fifteen Thousand)
<b>Budget Head:</b>	Monuments Conservation (Code: ZE16B115/H1-073)
<b>Technical Mortar Mix:</b>	Traditional lime-surkhi mix (1:2:4 ratio)
<b>Stone Source:</b>	Matching laterite from Bassein quarries
<b>Archaeological Oversight:</b>	Maharashtra State Archaeology Department

## **Implementation Constraints:**

- Work only during low tide periods
- Work season: November to March (avoiding monsoon)

## **Timeline:**

- Commencement: 1st December 2025
- Phase 1 (Urgent repairs): 28th February 2026
- Phase 2 (Complete conservation): 30th April 2026

## **Responsible Officers:**

- Site Engineer: Mr. Mahesh Naik
- Conservation Consultant: M/s. Archaeological Restoration India

**Discussion:** Smt. Naik emphasized making fort tourist-friendly while maintaining historical authenticity. Committee agreed to install informational signages (bilingual - English/Marathi). Additional budget ₹1,25,000 approved for signages and visitor facilities.

**PROJECT APPROVED with amendments. Total budget: ₹20,15,000 (including signages).**

## **HERITAGE FUND STATUS (FY 2025-26)**

<b>Total Heritage Conservation Fund (2025-26):</b>	<b>₹4,50,00,000</b>
Utilized (April-November 2025):	₹2,85,65,000
Committed (Today's Approvals):	₹41,40,000
<b>Available Balance:</b>	<b>₹1,22,95,000</b>

**Note:** Additional allocation of ₹1.5 crores expected in revised budget (January 2026)

## **ACTION ITEMS SUMMARY**

<b>Project</b>	<b>Officer Responsible</b>	<b>Budget (₹)</b>	<b>Start Date</b>	<b>Completion</b>
Crawford Market Phase 2	Mr. Vikram Desai	8,45,000	05-Dec-2025	31-Mar-2026
Elphinstone College	Mr. Suresh Patil	12,80,000	20-Dec-2025	10-Jan-2026
Bandra Fort	Mr. Mahesh Naik	20,15,000	01-Dec-2025	30-Apr-2026

### **Special Recognition:**

Letter of appreciation received from INTACH (Indian National Trust for Art and Cultural Heritage) for BMC's heritage conservation efforts. Crawford Market Phase 1 restoration nominated for UNESCO Asia-Pacific Heritage Award.

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**Next Heritage Committee Meeting:** 30th January 2026, 3:30 PM

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**Ms. Shruti Joshi**  
Heritage Cell Coordinator  
Date: 29th November 2025

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**Dr. Anil Mehta**

Heritage Committee Chairman  
Date: 29th November 2025

*This is a certified record of Heritage Committee proceedings - BMC Heritage Cell*