

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI HERITAGE CONSERVATION COMMITTEE

MINUTES OF THE FORTY FOURTH MEETING

Date: Monday, 20.12.2021.

Time: 02.00 PM to 5:30 PM

The following members were present:

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| • Dr. Ramanath Jha | Chairman; |
| • Prof. Rajiv Mishra | Principal, Sir J.J. College of Architecture. |
| • Dr. Manjiri Kamat | Historian, Mumbai University. |
| • Dr. P.P. Bhave | Environmental Engineer, VJTI. |
| • Dr. Abhay Bambole | HOD Structural Engineering, VJTI. |
| • Shri Chetan Raikar | Structural Engineer and Conservation Expert. |
| • Ar. Kirtida Unwalla | Conservation Architect. |

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. |

Leave of absence was granted to Prof. A. A. Bage, Shri Kantikumar Pawar and Shri Sabyasachi Mukherjee, members of the Committee, who were unable to attend the meeting owing to preoccupations.

A. The letter from UD dept of GoM dated 13.12.2021 regarding approval to the extension for the tenure present MHCC was noted by all members.

B. The following old proposals were considered:

1. Sr. No.: 236

Grade – III & Precinct

'Reserve Bank of India'

Proposal: - Proposal for beautification of area surrounding RBI main building, Amar Building & Central Office building, Fort, Mumbai.



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Applicant: - A M Makandar, Asst General Manager.

Reference: - i) Che/28732/Dp-DyMA dated 11.02.2020;

ii) MHCC meeting dated 20.02.2020;

iii) In-principal NOC of the MHCC dated 27.04.2020;

iv) Letter to the architect dated 02.11.2021.

This is with reference to the subject proposal seeking remarks / NOC of the MHCC submitted by Asst. General Manager, RBI. The proposal covers area of Shahid Bhagatsingh Road, Phirozshah Mehta Road and Perin Nariman Street around FOMA Hq. Western Naval Command listed at Sr. No. 229 under Grade III, RBI main building listed at Sr. No. 236 under Grade III and Greesham Assurance House listed at Sr. No. 237 under Grade III. The part of the area u/r falls within combined buffer of several Grade-I buildings including The Asiatic Society of Bombay and Central Library and part of Fort Precinct.

Proposal: The proposal was considered by the MHCC in its meeting held on 20.02.2020 and the following scope of work was presented:

- 1) Footpath re-engineering (finishing with better flooring material with natural stones / kerb).
- 2) Plantation of approx. 3 to 5 ft high new royal palm trees.
- 3) Heritage ornamental cast iron bollards in consonance with the heritage building & also in view of safety, security of the Bank's Premises.
- 4) Installation of signage and art installations to guide the public towards RBI Monetary Museum.
- 5) Removal of existing light poles which obstructs the view and installation of heritage themed ornamental street light poles of varying heights at various entry points and at existing light poles.
- 6) Re-modelling of Bus shelters.
- 7) Preserving the existing trees by providing gratings wherever required.
- 8) Movable planters and vertical wall art, sculptures related to the Bank in traffic island etc. The idea is to provide artistic makeover which reflects the status of Apex Bank of India.
- 9) Providing canopies (in cast iron) in consonance with Heritage structure over the two entrances in MRO Heritage Building.
- 10) Providing installation of Full height dual lane turnstile at Bank's rear entrance security cabin from security & safety point of view.
- 11) Providing C.I. Decorative *jaali* at Road Divider.
- 12) Pedestrianization of internal street between RBI main building and 'A' Ward.



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After due consideration, the Committee was in agreement with the proposed scope of work; however, the following suggestions were given:

- i) The design and specifications of proposed interventions e.g. paving, railing, dividers, light-poles, bus shelters; may be discussed with Sr. Heritage Conservation Eng. on the lines of guidelines of their proposal and same designs should be implemented to maintain the uniformity and character of the Fort Precinct.
- ii) All the existing trees should be maintained and instead of plantation of new palm trees, indigenous species of trees should be planted.
- iii) Remarks / NOC of the MCAMC should be obtained specifically for installation of artworks in public areas;
- iv) Remarks from 'A' Ward should be obtained for pedestrianization of internal street, installation of bollards and other related works;
- v) Bus stop design should be minimalistic with modern materials without any advertisement boards.

The Committee after due consideration decided to grant its in-principle NOC for the scheme of the said proposal and advised applicant to take cognizance of the aforesaid suggestions and submit details for consideration and approval of the MHCC in due course. The in-principle NOC of the MHCC was forwarded to the applicant vide letter dated 27.04.2020. The applicant was again requested to submit the balance compliance vide letter dated 02.11.2021.

A meeting regarding this subject was convened by AMC (ES) on 08.12.2021, wherein the in-principle NOC of the MHCC was noted and the applicant was advised to submit the balance compliance for further consideration of the MHCC.

The above development regarding the subject proposal was noted by the MHCC in today's meeting and it was decided to consider the proposal on receipt of the balance compliance from the applicant.

2. Sr. No: 121

Grade - I

'Chattrapati Shivaji Maharaj Terminus'

Proposal: - Proposed development works and integrated mobility plan at 'Chhatrapati Shivaji Maharaj Terminus' situated in Fort in 'A' Ward, Mumbai.

Applicant: - CGM Projects / planning, Indian Railway Stations Development Corporation Ltd.

Consultant: - M/s AECOM.

Reference: - i) Online meeting with U.D. dept. dated 10.06.2021;



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ii) MHCC Meeting dated 19.06.2021;

iii) Application dated 08.11.2021.

The 'Chhatrapati Shivaji Maharaj Terminus' building, designed by the British architect F. W. Stevens, is an outstanding example of Victorian Gothic Revival Architecture in India blended with themes deriving from Indian traditional architecture. CSMT main building is a Grade-I structure listed at Sr. No. 121 in the heritage list and also part of 'Fort Precinct'. Its surrounding area is marked as a buffer / vista. It is also a UNESCO World heritage site.

An online meeting dated 10.06.2021 was convened by U.D. dept. of GoM in the subject matter. It was informed in the meeting that as a part of master plan, development works at CSMT has been taken up by IRSDC and M/s AECOM have been appointed as technical consultant for the same. The broad scope of work as proposed by applicant was as following:

- 1) Suburban and long-distance nodes are proposed, elevated above the railway tracks. The two elevated nodes (decks) will ease and segregate the two major functions of railway station.
- 2) FOB connecting the two major nodes which improves connectivity and ease movement between two nodes. FOB also enhances connectivity to Crawford market and DN road.
- 3) Heritage character of the area is to be restored to its past glory, rediscovered and reintegrated into the fabric of the city. Offices in Annex Building and Main Line Building to be relocated New Annex building and other structure constructed post independence to be removed. Parking and drop-off areas to be created and existing area to be converted into a covered plaza. Maximum height limit of surrounding building is 24m.
- 4) All weather cover / roofing system is proposed over the long distance train platform and roof over the suburban platforms i.e. 1-7 is proposed to be restored.

Discussion of the MHCC In its meeting dated 19.06.2021: - The preliminary aspects of the proposal were noted by the MHCC as mentioned in the submitted presentation. The Committee was of the impression that Grade-I heritage listed buildings along with the concourse lobby / facade and suburban platforms with its roofing system are proposed to be conserved in its originality. It was noted that the physical interventions in the form of waiting lounge building and deck above the platforms would be outside the Grade-I listed site and its prescribed buffer zone. The Committee was not averse to the proposed works, however, considering the significance of this iconic heritage site to the city, the Committee advised applicant to present the comprehensive proposal with all details including restoration details, designs of new interventions, material specifications etc. The Committee also opined that



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cognizance of the suggestions given by the MHCC in its approval to the comprehensive conservation proposal of CSMT in 2019, should be taken.

Submission dated 08.11.2021: - A revised presentation prepared by the consultant was submitted for further consideration of the MHCC.

Discussion of the MHCC in today's meeting: - The proposal was presented by the representatives from IRSDC & M/s AECOM. It was explained that this phase of the proposal contemplates NOC of the MHCC for the master plan with building blocks & its scale / height. It was informed that the details of the buildings (plans / elevations), details of the other interventions and the restoration detailing of the heritage buildings will be submitted subsequently under the next phase. The Committee, considering the significance of the heritage site, decided to visit the site before offering its remarks.

3. Sr. No.: 537

Grade – I buffer / vista

'Buffer / Vista of Shivaji Park'

Proposal: - Amended proposal for redevelopment of property known as 'Shree Parimal CHS' situated on plot bearing C.S. No. 1790 of Mahim Div. situated at Keluskar Road, Shivaji Park in G/N Ward, Mumbai.

Architect: - Anil R Patil.

Ref: - i) CHE / 16410 / DP-DyMA dtd. 27.10.2021;
ii) MHCC NOC dated 02.01.2019.

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: - In this case, the MHCC had earlier granted its NOC for the redevelopment of existing ground + 3 storied building on plot u/r by construction of new building comprising ground + 1st to 9th upper floors + service floor + 10th to 16th upper floors + 17th (part) floor with the height of 6.75M.

The instant amended proposal contemplates construction of additional two floors in the said building. The proposed building would comprise of ground+1st to 18th floor+19th (part) floor with the total height of 69.99M up to the terrace level.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. After due consideration of all aspects, the MHCC decided to grant its NOC purely from heritage point of view for the said amended redevelopment proposal subject to the following conditions:



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- i) that, structural provision for the additional floors shall be confirmed by concerned structural consultant and approving authority;
- ii) that, height of service structures above terrace level shall be kept as minimal as possible;
- iii) that, this NOC is granted only from heritage point of view and authenticity / approvability of the proposal including ownership, structural feasibility, permissible F.S.I., open spaces / setback 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;
- iv) that, Completion Certificate of the MHCC shall be obtained after completion of work at site.

C. The following new proposals were considered:

1. Sr. No.: 77

Grade - I

'Bombay High Court'

Proposal: - Proposed Installation of 'Justice Clock' electronic information display system in the premises of Bombay High Court in 'A' Ward, Mumbai.

Applicant: - Chief architect, GoM.

Reference: - i) Application u/no CHE/14933/DP-DyMA dated 05.10.2021.

The 'Bombay High Court' building u/r is listed at Sr. No. 77 under Grade – I in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates installation of 'Outdoor Electronic Information Display System' for Justice Clock of size 7.5' x 10' above the existing board of Maharashtra State Legal Services Authority on NE corner of Bombay High Court premises as directed by Registrar, Original Side, High Court, Bombay.

Decision of the Committee in today's meeting: - The proposal was presented by officials from Chief Architect GoM dept. It was explained that 'Justice Clock' - LED video wall displaying information & awareness about disposal of cases for general public, thereby reducing the information gap between the judiciary and litigants is proposed on the lines of decision of the e-Committee of Supreme Court of India.

It was noted by the MHCC that as per the provision no. 46(3) of the DCPR, in case of government heritage buildings, outdoor display system relating to the activities of the building and related programme may be permitted. It was also observed that the proposed location



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does not notably obstruct the view of the Grade – I structures. Considering all, the MHCC decided to grant its NOC for the said proposal subject to the following:

- i) that, structural integrity /stability of the display structure along with the adjacent buildings should be ensured;
- ii) that, this NOC is granted only for the display of information / programmes related to the activities of the building as proposed and not for any commercial activity;
- iii) that, this NOC is granted only from heritage point of view and all other applicable permissions from concerned authorities should be obtained;
- iv) that, Completion Certificate of the MHCC should be obtained on completion of work at site.

2. Sr. No.: 180

Grade – II-B

'Bombay Gymkhana'

Proposal: - Proposed renovation of Custodian's area, Table Tennis area and Children's Library in the verandah of ground floor of the 'Bombay Gymkhana' building situated on plot bearing C.S. No. 730 of Fort Division, M.G. Road, Fort, Mumbai.

Applicant: - Architect Aparna Garud

Reference: - i) Application u/no CHE/16395/DP-DyMA dated 27.10.2021;

The site u/r of 'Bombay Gymkhana' is listed at Sr. No. 180 under Grade II-B in the heritage list of 'A' Ward.

Proposal: - The proposal contemplates renovation works of the part area of the verandah on the ground floor of the Bombay Gymkhana building. The area u/r with the said existing use has become inadequate of the required user and renovation of the area has been proposed.

Discussion of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. Considering the heritage significance of the site and to seek more clarity regarding the nature of proposed works, the Committee decided to visit the site. The decision of the MHCC was deferred until such time.

3. Sr. No.: 180

Grade – II-B

'Bombay Gymkhana'



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Proposal: - Painting and polishing work in the ground floor Verandah of ground floor of the 'Bombay Gymkhana' building situated on plot bearing C.S. No. 730 of Fort Division, M.G. Road, Fort, Mumbai.

Applicant: - Architect Aparna Garud

Reference: - Application u/no CHE/16829/DP-DyMA dated 02.11.2021;

The site u/r of 'Bombay Gymkhana' is listed at Sr. No. 180 under Grade II-B in the heritage list of 'A' Ward.

Proposal: - It was informed that during the as a part of regular maintenance, when the gymkhana was closed during the lockdown, some works were carried out on urgent basis as following:

- i) Painting and polishing in verandah area.
- ii) Replacement of damaged plywood ceiling boards with bison panel boards. The look of the ceiling has been maintained the same with the white paint as was originally present.
- iii) Some panels on the side of verandah have been replaced with bison panel boards, maintaining the same colour and finish.
- iv) Small windows which were damaged during rains were repaired / replaced with same material and design.

Discussion of the Committee in today's meeting: - It was noted by the Committee that complaints were received in respect of the said works as the prior NOC of the MHCC was not obtained. The site was also visited by 'A' Ward office and the said works were stopped in want of the MHCC NOC. Considering the heritage significance of the site and to seek more clarity regarding the nature of works already carried out, the Committee decided to visit the site. The decision of the MHCC was deferred until such time.

4. Sr. No.: 180

Grade – II-B

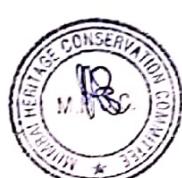
'Bombay Gymkhana'

Proposal: - Proposed repairs & maintenance of the kitchen in CEO Bungalow located in the premises of the Bombay Gymkhana situated at M.G. Road, Fort, Mumbai.

Applicant: - CEO, Bombay Gymkhana

Architect: - Aparna Garud

Reference: - Application u/no CHE/16829/DP-DyMA dated 02.11.2021;



The building u/s is situated within the premises of 'Bombay Gymkhana', listed at Sr. No. 180 under Grade II-B in the heritage list of 'A' Ward.

Proposal: - It was informed that to enable the CEO to move in the said bungalow, it is proposed to undertake urgent repairs and basic maintenance of the existing kitchen and NOC of the MHCC was sought for the same.

Decision of the Committee in today's meeting: - The proposal was presented by the applicant. It was informed that scope of proposed works is strictly internal and does not affect the structural stability of the building nor the external appearance of the building u/r. Considering all, the MHCC decided to grant its NOC for the said proposal subject to maintaining structural stability of the building u/r.

5. Sr. No.: 537

Grade – I buffer / vista

'Buffer / Vista of Shivaji Park'

Proposal: - Proposed redevelopment of existing building known as 'Krishna Bhavan' situated on plot bearing C.S. No. 1786 of Mahim Division, in G/N ward, situated on Keluskar Road, Shivaji Park, Mumbai.

Architect: - Prajeet Prasad.

Ref: - CHE / 15957 / DP-DyMA dtd. 21.10.2021.

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+4 storied building with construction of a new Ground + 18 storied building with a total height of 69.99 M up to terrace level and vertical car parking tower.

Decision of the Committee in today's meeting: - The proposal was presented by the architect in today's meeting. The Committee earlier had granted height up to 70M for redevelopment proposals within the buffer zone as per the general policy of the MHCC. Considering all, the Committee decided to grant its NOC purely from heritage point of view for the said redevelopment proposal subject to the following conditions:

- i) that, this NOC is issued only from heritage point of view and authenticity/approvalability 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, height of the service structures above terrace level should be kept as minimal as possible.
- iii) that, Completion certificate of the MHCC shall be obtained on completion of work at the site.

6. Sr. No: 193/242

Grade: - Precinct

'Marol Village Precinct'

Proposal: - Proposed redevelopment of existing property on plot bearing C.S. No. 853/4 & 853/5 of Village Marol at Andheri (East), Mumbai.

Architect: - M/s Sarang Architects.

Ref: - Application u/no. CHE/17378/DP-DyMA dated 12.11.2021.

The site u/r is part of the 'Marol Village Precinct' included at Sr. No. 193/242 of the proposed heritage list of 2012.

Proposal: - The proposal contemplates redevelopment of existing ground + 3 storied building with the construction of new ground + 9 storied building with the height up to 32.0 M up to the terrace floor.

Decision of the Committee in today's meeting: - The proposal was presented by the representative of the applicant. It was noted by the MHCC that structure u/r does not have any significant heritage characters & surrounding buildings have already been redeveloped and heritage character of this part of the precinct has been eroded. It was also noted that HRC has recommended delineation of the said precinct and said part of the precinct has been recommended for omission. Considering all, the MHCC decided to grant its NOC for the said 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 issued only from heritage point of view and authenticity/approvalability of the proposal, including permissible F.S.I., open spaces / setback, user etc. being subsequently examined and got approved from the concerned B.P. Dept. as per the provisions of prevailing DCPR and policies in force.
- iii) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.



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'Theosophical Society Precinct'

Proposal: - Proposed redevelopment of property on plot bearing CTS No. 917, 917/1 of Village Juhu in the Vasant Theosophical Co-op Hsg. Society Ltd., Juhu in K/W Ward, Mumbai.

Architect: - M/s Pushkar Consultants.

Ref: - Application u/no. CHE/14377/DP-DyMA dated 18.09.2021.

The site u/r is part of the 'Theosophical Society Precinct' included at Sr. No. 116/43 of the proposed heritage list of 2012.

Proposal: - The proposal contemplates redevelopment of existing ground + 1 storied building with the construction of new stilt + 2 storied building with the height of 10.95 M up to the terrace floor.

Decision of the Committee in today's meeting: - The proposal was presented by the representative of the applicant. It was noted by the Committee that the existing building u/r does not have any significant heritage character and the proposed building would follow the existing height pattern and scale of the precinct. Considering all, the MHCC decided to grant its NOC for the said proposal purely from heritage point of view subject to the following conditions:

- i) that, before demolition, complete documentation of façade, elevations including materials and detailing etc. shall be prepared and submitted;
- ii) that, external colour scheme of the building should be lighter / neutral so as to match with the other buildings in the said precinct;
- iii) that, height of service structures above terrace level shall be kept as minimal as possible
- iv) that, this NOC is issued only from heritage point of view and authenticity/approvalability of the proposal, including permissible F.S.I., open spaces / setback, user etc. being subsequently examined and got approved from the concerned B.P. Dept. as per the provisions of prevailing DCPR and policies in force.
- v) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.



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'Illumination of heritage buildings in Fort Precinct'

Proposal: - Proposed illumination of 'High Court', 'City Civil Court', 'Chief Metropolitan Magistrate Court' & 'PWD Building' in Fort precinct, 'A' Ward, Mumbai.

Architect: - M/s Abha Lambah & Associates.

Ref: - Application u/no. CHE/10695/DP-DyMA dated 19.08.2021.

The 'High Court' building is listed at Sr. No. 77; City Civil Court is listed at Sr. NO. 74, PWD Building Listed at Sr. No. 253 all Grade – I & Chief Metropolitan Magistrate Court (Residency Magistrate Court) listed at Sr. No. 159 as Grade II-A in the heritage list of 'A' Ward. All buildings are part of the 'Fort Precinct' listed at Sr. No. 633.

Proposal: - It was informed that the Tourism Dept of GoM has appointed M/s Abha Lambah & Associates as consultant for architectural theme illumination of various heritage / non heritage structures in Mumbai.

Decision of the Committee in today's meeting: – The proposal was presented by the architect in today's meeting for the proposed illumination theme for the High Court, City Civil Court, Chief Metropolitan Magistrate Court & PWD Building (in the High Court campus). It was explained that lighting design for the said buildings has been proposed using precision lighting to minimize visibility of fixtures, glare & light pollution; lighting levels are balanced to optimize visibility of architectural features with using only warmer light tones (without any coloured illumination).

The Committee, after due consideration, decided to grant its NOC for the proposal of illumination for the said buildings subject to the following conditions:

- i) that, only warm tones of light shall be used as proposed (without any coloured illumination);
- ii) that, extreme care should be taken while installing the light fixtures on the building surface so as not to damage any stone / architectural feature of the building. It was advised to use SS-316 grade or brass nails/screws for said works;
- iii) that, NOC / consent from respective building owner / user should be obtained before starting the work at site;
- iv) that, as some of the sites are part of WHS, due cognizance of guidelines of UNESCO, if any, should be taken;
- v) that, this NOC is issued only from heritage point of view and all other applicable permissions should be obtained from concerned depts. before starting the work;
- vi) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.



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'Sion Tank Premises'

Proposal: - Proposed restoration & beautification of Sion Tank at N.S. Mankikar Marg in F/N Ward, Mumbai.

Applicant: - E.E. (HQ)

Architect: - M/s M/s Vastuvidhaan Projects..

Ref: - Application u/no. CHE/17368/DP-DyMA dated 12.11.2021.

The site u/r of 'Sion Tank' is listed at Sr. No. 481 under Grade II-A in the heritage list.

Proposal: - It was informed by E.E.(HQ) that M/s Vastuvidhaan Have been appointed as consultant for the said project and the scope of proposed works as contemplated by applicant and considered by the MHCC was as follows:

- The deteriorated steps leading to the water body are proposed to be designed as a traditional *ghat*, in dressed black basalt stone.
- Comprehensive stone cleaning of Talao walls after de-watering by lime-based repairs and grouting to damaged portions of walls.
- Repairs to stone masonry and basalt stone paving above water level-viz-arch area, existing basalt steps, and parapets.
- Creating an immersion pond with steps at the southwest corner to separate out religious activities, with RCC shear walls and appropriate valves to keep polluted water separate.
- Creating an art plaza zone on the east bank, having stone pillars, wooden roofing members, and polycarbonate sheet roof.
- Central fountain and smaller fountains for beautification.
- Cast Iron railing along the entire talao periphery adds to the heritage character and for the safety and prevention of public misuse.
- Cast iron lamp posts and subtle illumination of the talao premises.
- Installation of jet aerators in the water body.

Decision of the Committee in today's meeting: – The proposal was presented by the architect & environmental consultant. The Committee, after due consideration found the proposed scope of works approvable from heritage point of view and decided to grant its NOC for the said proposal subject to the following suggestions / conditions:

- i) that, quality of Sion Talao water is of immense importance and hence it should be maintained by a) cleaning the while water body using appropriate measures and arresting the entry of contaminated / waste water ingress b) not allowing any type of immersions (organic / inorganic) in the water body by making alternate arrangements for such festive & other activities;



- ii) that, no permanent structure should be created for the activity of art plaza; no other additional construction should be done in the Talao Premises;
- iii) that, only warm tone for illumination shall be used as proposed (without any coloured illumination);
- iv) that, extreme care and special consideration should be given for maintaining safety / prosperity of aquatic ecosystem / habitat and natural aquatic life;
- v) that, this NOC is issued only from heritage point of view and all other applicable permissions should be obtained from concerned depts. before starting the work;
- vi) that, Completion Certificate of the MHCC shall be obtained on completion of the said work at the site.

D. The following proposal seeking Completion Certificate was considered:

1. Sr. No: 633(9)

Grade: - Precinct

'Bharat Bhavan II'

Proposal: - Additions / alteration works at office building known as 'Bharat Bhavan II' on plot bearing C.S. No. 46/1187, Ballard Estate, Mumbai.

Architect: - M/s Redkar & Redkar Associates, M/s SNK Associates.

Ref: - i) Application u/no. CHE/15462/DP-DyMA dated 14.10.2021;
ii) MHCC NOC dated 07.08.2019.

The building u/r known as 'Bharat Bhavan II' is listed situated within Ballard Estate Sub Precinct of Fort Precinct listed at Sr. No. 633(9).

Proposal: - The MHCC had earlier granted its NOC for the subject proposal vide letter dated 01.08.2019. It was now informed by the architect that the said works have been completed at site and the completion Certificate of the MHCC has been sought. It was further informed that some amendments in interior layout of the building were done as shown in the layouts.

Decision of the Committee in today's meeting: – The proposal was presented by the representative of the applicant. The completed works along with the internal layout changes as mentioned in the application were noted and found to be approvable from heritage point of view. Considering all, the MHCC decided to grant its Completion Certificate for the said proposal.



Chairman
Mumbai Heritage Conservation Committee