

14. HERITAGE CONSERVATION

14.1. Existing Situation

The City of Mumbai has great history of more than three centuries. During this part Mumbai has metamorphosed from the group of 7 islands into one of the biggest metropolis of the world. This growth of Mumbai has been phenomenal.

In the early days, when Mumbai was merely a group of 7 islands in the Arabian Sea, the main population comprised mainly the fishermen and the local community. Then came East India Company which decided to make the city of Mumbai as their main Trade Center because the Mumbai Harbor being a naturally safe harbor was most ideal for transportation of the goods. During this period the Trade and Commerce in the city of Mumbai grew rapidly and the city of Mumbai gained a great degree of prominence. In the 18th Century the British Raj took over the reins of Mumbai which proved to be the turning point in the history of the city of the Mumbai. The British realized the tremendous potential of Mumbai and decided to develop Mumbai on the lines of the city of London. At this juncture the development of the infrastructure of Mumbai was started in a very methodic manner by the British. This development comprised construction of Mumbai castle, magnificent buildings for Trade and Commerce, development of Mumbai harbor, construction of roads, introduction of transport facilities, postal sendees etc. Obviously, with such comprehensive development city's population also began to swell.

By the end of the 19th Century/ the southern part of the Mumbai spanning across Colaba to Dadar/ Mahim was very well developed. During this period some magnificent structures of monumental status were constructed for the users like offices, trade centers, hospitals, fountains, residential bungalows, Railway Termini etc., these structures were mainly designed by the young British Architects who initially had predominant influence of Gothic Architecture in their designs.



But soon they appreciated the richness of the Oriental Architectural also and as a result in the latter half of the 19th Century the city of Mumbai saw the buildings having nice blend of Western and Oriental style of architecture. This is indeed the "Built Heritage" of the city- of Mumbai which has got the historic significance, the grandeur, top class workmanship and the charm of Indo-Gothic Architecture. Besides these structures amply demonstrate the foresight and vision of the architects.

Needless to say the built heritage of the city of Mumbai merits careful conservation and protection, both, from the viewpoint of the city's History and the rich contemporary Architecture.

Considering the importance of the conserving Mumbai's Heritage, the State Government of Maharashtra enforced the Heritage Conservation Act in 1995 by amending the D. C. Regulations. In this regard, 615 structures /precincts were listed as Heritage Structures/ Precincts and graded into three categories by taking into account their Historic Architectural/ Social significance. This was a revolutionary step in respect of the conservation of city's Heritage because in the absence of any such regulation these monumental Heritage Structures Precincts would not have the kind of legal protection they needed and with the

Prominent Heritage Structures in Mumbai

- ◆ The Gateway of India,
- ◆ The Central Library
- ◆ The Sailor's Home,
- ◆ The Crawford Market
- ◆ C.S.T. Rly Station
- ◆ Municipal Head Office
- ◆ The High Court
- ◆ C.T.O.
- ◆ K.E.M. Hospital & G.S.Medical College
- ◆ Mumbai University
- ◆ H.V.J.B.Udyan
- ◆ Dr.Bhau Daji Lad Museum
- ◆ IS.Kanheri / Mahakali Caves

rapid growth of the city, the Built Heritage could have been destroyed. The State Government of Maharashtra has further taken steps to preserve and protect Mumbai's Heritage by constituting the statutory committee viz. Mumbai Heritage Conservation Committee which advises the Municipal Commissioner on proposals related to the listed Heritage Structures /Precincts. Further, the MMR Heritage Conservation Society- promotes the studies / listings of the Heritage Structures / Precincts in Mumbai and the Mumbai Metropolitan Region. Authorities like the State Archeology Department, Archeological Survey of India have also been active in this undertaking the restoration/maintenance works. There are a number of NGOs working in this field. Thus there is adequate administrative set up to ensure proper protection and conservation of Mumbai's Heritage.

Out of the prominent structures/precincts, the Elephanta Caves and the CST Building have already been awarded the World Heritage Status.

A. MCGM's Initiative

MCGM has 25 Nos. of the listed Heritage Structures / Precincts under its ownership. For restoration and maintenance, MCGM has constituted Municipal Heritage Conservation Cell, an in-house unit, to look after Repairs / Restoration of the listed Heritage Structures/ Precincts under its ownership. MCGM is the first and perhaps the only Public Authority to constitute such an in-house unit for Heritage Conservation Works.

The work of Repairs & Restoration of Heritage Structures/Precincts being highly specialized, MCGM has constituted a panel of the Heritage Conservation Expert Individuals / Agencies to provide Project Management & Consultancy Services for the Heritage Conservation works to be undertaken by MCGM. As an initial step, MCGM has assigned to the Heritage Experts on its panel, the work of preparing Fabric Status Reports for its listed Heritage Structures / Precincts with a view to assessing the present condition of its Heritage Structures / Precincts and then finalizing the Action-Plan for undertaking the Repairs / Restoration work in systematic & phased manner.

An ambitious project of Repairs / Restoration Revitalization of the Heritage Structure of Dr.

Bhau Daji Lad Museum, the Local City Museum, has been completed within a public private partnership, an alliance with M/s. INTACH (an NGO working in Heritage Conservation field) and M/s. Jamanalal Bajaj Foundation (related to the renowned Corporate M/s. Bajaj Group). The UNESCO has conferred its prestigious Award of Excellence to MCGM for its commendable work of repairs / restoration of this Museum.



To ensure funds availability to cater to repairs and restoration which often is time consuming, MCGM has evolved a five year comprehensive restoration plan covering all heritage structures

owned by the Corporation. The plan ensures allocated funds to the tune of Rs. 25.00 Crore in each Budget Year. All the Heritage Structures Precincts owned by MCGM are expected to be comprehensively repaired / restored in the period of next 5 years. It is presently carrying out through its own resources, the restoration of Mayor's Bungalow, a century old structure and an important landmark of Mumbai.

Given MCGM's experience, as the Guardian Authority of Mumbai city, it proposes to extend this initiative for the preservation of the listed Heritage Structures / Precincts in Mumbai which are owned by others.

^SWOT^ ANALYSIS

Mumbai's Heritage could be analyzed for its Strength, Weakness, Opportunities, Threats as follows :

Strength: The strength of Mumbai's Heritage lies not only in the Beauty / Grandeur of the Heritage Structures but also in the fact that they are the LIVE Monuments of Mumbai's glorious past. At present, the city witnesses construction of sky-scrapers everywhere in Mumbai which is the result of the acute space crunch coupled with the advanced Construction Technology. However the Heritage Structures with their charm of the contemporary beauty & grandeur still enjoy their own prestigious status on the back-drop of ever increasing skyline of Mumbai. Most of the Heritage Structures are built in Basalt-stone, Malad-stone, Sandstone, Porbunder-stone, Limestone, Burma Teak-wood etc. Most of these structures have beautifully designed Burnt-Clay-Tiles which have stood the test of time in the sense that even after 100 years of their construction these structures are still in very good condition.

Not only that, even today they are found to be adequate to cater for the present needs of their users which is a tribute to the vision & foresightedness of the Architects of those times. These structures add to the beauty of the city and are very precious assets of Mumbai's Built

Fabric.

Weakness: The weakness of Mumbai's Heritage lies in the fact that most of the Heritage Structures have not been maintained properly and in the absence of any Protective Law till 1995, a lot of incongruous interventions have been done in these structures. As a result, these structures have suffered badly and are presently in need of immediate attention for comprehensive and careful repairs restoration. Moreover, the new development taking place abutting any Heritage Site is planned without any co-relation.

Most of the Heritage Structures / Precincts in Mumbai are owned by Public Authorities like the Central / State Governments /MCGM etc. and these Authorities do not have adequate funds & in-house expertise to undertake the Heritage Conservation works. This jeopardizes the kind of attention the Heritage Conservation works do actually merit.

Opportunities: In the rapidly growing Mumbai city, it is indeed a challenge to preserve & protect its Heritage without coming in way of the city's development. This calls for evolving evolve specific schemes by which the city's Heritage Structures and the modern constructions can harmoniously co-exist and compliment mutually. This is a unique challenge as the city has not segregated Heritage Zones and Non-Heritage Zones. In other words, the modern construction is bound to take place even in the vicinity of the existing Heritage Structures. It would thus be necessary to ensure that architectural design of the new development near the Heritage Structures compliments the contemporary architectural design of the Heritage structure. The Heritage Conservation drive in Mumbai can provide the big opportunity not only to restore the original beauty / grandeur of the Heritage Structures / Precincts but also to suitably spruce up / beautify the surrounding areas so that all the Heritage Sites and the surrounding areas become clean & attractive.

Threats: But for the enactment of the Heritage Conservation Act 1995, the City's Heritage Structures / Precincts would have been under the constant threat of destruction / extinction especially with the new developmental works which are being taken up to cope with Mumbai's ever-growing demands. Moreover, the Heritage Conservation Activity by and large not been able to be accorded the priority status it deserves because of the many other overbearing priority works like Housing / Water-Supply & Sewerage Roads Storm-Water Drains ' Slum Improvement etc.

14.2. Key Issues and Strategy Options/Plans

Key issues plaguing the sector include lack of an appropriate framework and allocation of funds. Besides these, the assets being under the ownership of different public agencies outside the control of the state government or local government are hindrance to maintenance or restoration, as it involves dealing with various authorities.

Lack of regulation of maintenance of such structures has also resulted in an obvious lack of effort for their management or identification of budgets for the same.

Key Issues	Strategy Options / Plans
Lack of Attention/Focus	Implementation of the Heritage Conservation Act and earmarking of funds in budgets
Lack of dedicated budgets for maintenance and restoration	Identification of and implementation of a suitable framework and vehicle for channelizing/ pooling funds for maintenance and restoration
Diverse Ownership	Creation of a suitable umbrella framework for bringing together heritage properties for restoration and regulation