CHAPTER IX
HERITAGE MANAGEMENT PLAN

9.1 General

From the studies presented in the fourth and fifth chapters, it is understood that VMR in general and Visakhapatnam in particular are rich in cultural heritages such as buildings, monuments, devotional places, culture centres, gardens and so on and so forth. Similarly, from chapters six and seven, it could be deciphered that irrespective of their custody or ownership, the said heritages did not yet receive either the desired attention of the governing bodies in particular or the public in general. From the case studies discussed in the eighth chapter, it is also understood that valuable heritages including various structural components are usually remaining in a poor state reflecting apathy of all the quarters concerned. This kind of perplexing situation calls for sound management tools that address the whole gambit of affairs in an effective manner and hence this issue is taken up in the present chapter.

9.2 Importance of Heritage Management Plan

Poor condition of heritages in a place not only warrants documentation and assessment of various categories of heritages (not taken care either by the central or state archaeological organs), but also demands undertaking of renovations, repairs etc. at the earliest in the country before the precious information of varied nature reflecting diverse cultures contained therein vanishes away once for all. As pointed out by Anonymous (2006d), heritages being dynamic and constantly evolving non-renewable assets and resources require careful and informed management. Arazi et al. (2009) defined management as a tool for “the effective and efficient utilization of resources in order to attain the set objectives through planning, organizing, directing and controlling organizational resources”. Therefore, a sound, dependable and long lasting management strategy incorporating the state-of-the-art knowledge, skills and standards is highly essential so that reminiscences of the prestigious past remain intact in their original status and steadfast glory to be cherished by the coming generations (Idrus et al., 2010). As advocated by Anonymous (2012e), “a management plan is a document that sets out the significant heritage aspects of a place, and details the
appropriate policies to manage it, so that its values are retained for future use and appreciation”.

9.3 Need for Heritage Management Plan

Increased literacy and rapid strides in several other frontiers including the closely allied tourism-cum-hospitality industry coupled with concomitant economic growth did not bring-in the needed impetus to ensure the security to and prospects of heritages of the land. Infact, GoI directs its state governments to constitute a Heritage Conservation Committee under each urban development authority as mentioned in section 6.2 of chapter six (Anonymous, 2007a, 2011a). However, the composition of this committee as suggested by GoI is felt far from sufficient as “Decision-making for interventions and contemporary architecture in a historic urban landscape demand careful consideration, a culturally and historically sensitive approach, stakeholder consultations and expert know-how. Such a process allows for adequate and proper action for individual cases, examining the spatial context between old and new, while respecting the authenticity and integrity of historic fabric and building stock” (Anonymous, 2005c). Therefore, a hybrid management system is contemplated to ascertain effective implementation of these jobs as the chore involves manpower, inputs and backup of multi-disciplinary nature embracing several disciplines, viz., history; architecture; sociology; economics; law; civil, mechanical, electrical engineering, material, environmental sciences, etc.

9.4 Objective

Sincere identification, able appreciation, proper protection, effective conservation, appropriate presentation, ceaseless promotion, uninterrupted transition and unhindered protraction of the rich and diverse heritages of the Visakhapatnam city through the conception of an appropriate Heritage Management Plan (HMP).

9.5 Perception

Works of several authors and documents of different international, national, regional and local bodies deal at length with the management framework involving legal, statutory, mandatory and allied aspects for the effective conservation, protection
and development of heritages present within their provincial limits, generally (Kathpalia and Lambah, 2002; Anonymous, 2004a; 2007a, d; 2010b, c; 2011a; 2012e, f; Thakur, 2007; Kapadia, 2009 and Agustiananda, 2012). In contrast, literature and documents concerned with the management of heritages in terms of planning and implementation are rather scanty (Anonymous, 2006c, d; 2007d, c; 2010b, c; 2011a, b and Nayak, 2009). Given this scenario, it is noted that despite such elaborate legal instruments, copious procedures and committed interest; satisfactory safeguarding of heritages in many places remains a herculean task often culminating in partial success of the efforts, at the most.

At this juncture, it appears most apt to distinguish these two systems quite clearly. While a ‘management framework’ is essentially a spirit and guide that obligates various administrative authorities to take up heritage conservation, the latter (‘management plan’) is a basic vehicle that transforms the said spirit into a mechanism delivering the intended goods of good heritage conservation to the society at large, successfully. Zerrudo (2008) while dealing with ‘The Cultural Mapping Project of the Heritage City of Vigan’, Canberra, Australia had adroitly observed that heritage legislation is more of a guideline that drives home the aspects of heritage appreciation, protection and utilisation. The framework mostly saves a heritage from ‘bulldozer threat’ (Kannojia and Singh, 2011) whereas a management plan aims at continuous “preservation and improvement of spatial, functional and design-related values” of a heritage.

Similarly, while the spirit and guidelines can be adopted from the upper most hierarchy (UNESCO) down to the ULB levels mostly with little or no changes, the vehicle of planning shall be constructed in accordance with the local need coupled with available human and financial resources (although its core can be imbibed from anywhere without much difficulty or change). Compounding this situation, no standard procedure does exist to assist in the preparation of a HMP. Thus, almost all ULBs universally have a management framework but hardly any management plan. Even in the case of World Heritage Sites, the exercise though mandatory is left to individual countries. However, Operational Guidelines for the Implementation of the World Heritage Convention are useful in this context to some extent (Thakur, 2007). These guidelines clearly spell out, “Management of the dynamic changes and
developments in World Heritage historic urban landscapes encompasses precise knowledge of the territory and its elements of heritage significance identified through scientific methods of inventory, the relevant laws, regulations, tools and procedures, which are formalized in a Management Plan” (Anonymous, 2012d). Given this situation, preparation of management plans in the line is far from satisfactory at national, state, regional and local levels, particularly in India despite ‘Model Buildings Bye-laws’(Anonymous, 2004a) and ‘Model Heritage Regulations’ issued by the GoI (Anonymous, 2011a).

Under these circumstances, a HMP substantially different from similar such itsy-bitsy plans in India and elsewhere, yet reasonably stronger than many of them was conceived during the present instance. During this humble attempt, a framework involving different elements that help in smooth management sailing was perceived and a HMP for Visakhapatnam city was formulated. As such, the plan can be universally adopted, may be with a few minor modifications depending upon the specificity of a situation and nature of a heritage and need of the hour.

9.6 Yardstick

A management plan should be a comprehensive strategy for the conservation of any built heritage and such a plan should attribute a true value to the heritage further to protecting its integrity to the best possible extent to the most plausible period of time in future. Although dynamic and constantly evolving, heritage requires careful and informed management as noted by Anonymous (2006d).

9.7 Guidelines

The HMP was designed in a manner consistent with the guidelines of the UNESCO Convention 1972, principles in the ICOMOS Burra Charter 1999, directions in various national and state acts, especially Andhra Pradesh Heritage Regulation Act 1999 and provisions in RMPVMR-2021, Model Buildings Byelaws and Model Heritage Regulations issued by the GoI.
9.8 Planning Organs and Functions

Essentially, a management plan looks at protection, maintenance and management of the whole array of heritages to maintain their overall significance and values at international, national, regional and local levels, as the case may be (Thakur, 2007). UNESCO’s Vienna Memorandum 2005 also reiterated, “The development and implementation of a Management Plan for historic urban landscapes requires the participation of an interdisciplinary team of experts and professionals, as well as timely initiation of comprehensive public consultation” (Anonymous, 2005c). This fact needs extreme accentuation, especially in the light of vertical demarcation of duties of different public departments and agencies that are known to coordinate hardly among themselves (Chainani, 2007; Yang, 2008 and Anonymous, 2012f). As aptly observed by Thakur (2007), India has the capacity to comprehensively and effectively protect and manage heritages as a part of overall mainstream activity and the need of the hour, however, is to develop sustainable and mutually reinforcing strategies of management.

9.8.1 Heritage Body

In view of the said complexity that was finely translated as “In contrast to traditional practice, the values of the emerging heritage paradigm (the concept of preserving the ability of a heritage in the light of constant evolution) most often rest on intangible vessels, for which the existing conservation toolkit is of little assistance” by Araoz (2011), a Heritage Body consisting of personnel well conversed with various management, planning, technical and dissemination matters related to heritages and their conservation is highly essential. In this respect, a Heritage Body consisting at least of four sub-committees, namely, 1) Heritage Management Committee (HMC) headed by the City’s Mayor or Chairman or Chair person of the ULBs concerned, 2) Heritage Planning Committee (HPC) headed by the Vice-Chairman of VUDA, 3) Heritage Technical Committee headed by a professor of a university or a senior officer of ASI specialised in architectural conservation and 4) Heritage Volunteers Committee (HVC) headed by the councilor of the ward concerned besides a Heritage Centre (HC) to assist and aid in all activities of the Heritage Body is contemplated (Fig. 9.1). The constitution and role of each of these committees shall be distinct and non-overlapping as envisaged below.
Fig. 9.1: Flow Chart of Heritage Management Plan
i) Heritage Management Committee

Constitution

1) City’s Mayor or Chairman or Chair Person
2) People’s Representatives
3) Commissioner of Municipal Corporation
4) Chief Urban Planner of VUDA
5) Chief City Planner of GVMC
6) Chief Engineer of GVMC
7) Assistant Commissioner (Endowments)
8) Professor in Architecture
9) Archaeologist
10) Project Managers and
11) Environment Lawyer

Role

a) Taking up listing (assigning statutory status) of various heritages present in the area,
b) Taking care of the CAS and preservation measures suggested by the HTC,
c) Taking steps to create buffer zones around each heritage wherever possible,
d) Calling for tendering and awarding works based on HPC’s advise,
e) Executing various conservation works suggested by the HPC,
f) Coordinating among HPC, HTC and HVC for their effective functioning,
g) Fixing up remunerations to HTC members and offer incentives to HVC members,
h) Enforcing heritage laws,
i) Redressing civic issues,
j) Undertaking review and relaxation of maintenance laws for the promotion of heritages in deserving cases and
k) Ensuring special budget allocation and raising funds from other sources.

Directions and terms of reference useful to VUDA in exercising duties delegated to it and other three committees on applications received from the government or
private owners for maintenance, preservation, alteration, improvement, partial removal and demolition of a heritage are desired to be prepared besides recommending to ULBs for the registration of all designated heritages within their jurisdiction.

**ii) Heritage Planning Committee**

*Constitution*

1) Vice-Chairman of VUDA  
2) Conservation Architect  
3) Curator of Visakha Museum  
4) Environmental Engineer  
5) District Tourism Officer  
6) Archaeologist  
7) Historian  
8) Structural Engineer  
9) Urban Planner of VUDA  
10) Urban Designer  
11) District Educational Officer

*Role*

a) Sorting out works related to the best preservation of various heritages,  
b) Prioritising the works according to the need, situation and funds position,  
c) Assigning appropriate programme(s) to HTC from time to time based on points (a) and (b) above,  
d) Harmonizing measures suggested by the HTC in tune with the developmental activities around,  
e) Charting out work schedules, if any, to be undertaken as per the recommendations of the HTC for the preservation of a heritage under consideration,  
f) Identifying benign materials and specialised technical contractors required in case of any repairs, renovations and alterations to a heritage,  
g) Taking up evaluation of any works implemented in every instance suggested by it for the best preservation of a heritage,
h) Coordinating with HTC and HVC to retain the glory and promote the integrity of heritages and their values in a sustainable manner,
i) Laying specific guidelines to avoid any adverse affects from the visit of public and tourists to a heritage place and
j) Collating tourism programmes and public visits to highlight the significance of the heritages.

As “To preserve, conserve and maintain the continuity of the essence of heritage is related to the intrinsic nature of heritage planning” (Singh, 2010), Heritage Planning Committee shall be a standing committee of the council forming an integral part of the organisational setup. The committee shall function normally under the council, as is the case of other wings and departments such as town planning and public health. All members in the committee should have a thorough understanding of all the regulatory mechanisms and conservation principles. GVMC shall make it mandatory to obtain clearance from this committee for all works approved by the Town Planning Department so that no controversies and complications arise in future not only in the case of new constructions but also in the instance of existing heritages.

iii) Heritage Technical Committee

Constitution

1) University Professor or Assistant Director of ASI specialised in Architectural Conservation
2) Historian
3) Surveyors
4) Archaeologist
5) Architect
6) Conservation Architect
7) Geophysicist
8) Civil Engineer
9) Electrical Engineer
10) Environmental Engineer
11) Landscape Architect
**Role**

a) Identifying heritages through surveys and field works,
b) Authenticating traditions and lineage of practices pertaining to a heritage,
c) Establishing heritage value or interest of each and every heritage,
d) Undertaking documentation (plan, architectural details, photo capturing and digitisation) of the heritages,
e) Suggesting for listing or delisting of heritages depending upon the above merits,
f) Assigning apt designation or re-designation to each heritage based on the grades derived as in the present study or in a further improvised way,
g) Conducting conditional assessment surveys of the heritages as required from time to time,
h) Proposing suitable preservation methods for the best conservation of the heritages,
i) Assessing impact of all developmental activities around on the sustainability of a heritage concerned and
j) Demarcating, wherever possible, buffer zones around each heritage to protect its integrity, appeal and panorama for several years to come.

Information and education shall form an integral part of the HMP so that property owners as well as public are enlightened of the associated values and realise the need for its or their preservation and upkeep. Such awareness can be induced through several ways and means such as short documentaries, television advertisements, web sites, paper advertisements, newsletters, pamphlets, brochures, coffee table books, descriptive guides, maintenance manuals and exhibits (Kathpalia and Lambah, 2002; Nayak, 2009 and Anonymous, 2011c). Educational programmes can envisage a variety of novel events and attempts such as drawing, painting, essay, poetry, quiz, walking, running and cycling; conduct of tours and heritage carnivals or festivals.

iv) **Heritage Volunteer Committee**

**Constitution**

1) Councilor of the Ward Concerned
2) Convener of INTACH
3) Local Residents Association Secretary
4) Secretaries of NGO’s engaged in allied activities
5) Property Owners
6) Balwadi* Volunteers
7) Representatives from Heritage Clubs in Schools and Colleges
8) Senior Citizens of the Wards concerned
9) Development of Women and Children in Rural Areas (DWACRA) groups
10) Volunteers from National Social Service Organisation
11) Student Volunteers from Architectural Institutions

*Balwadi is an Indian pre-school run in rural areas and for economically weaker sections of the society, either by government or NGOs.

**Role**

a) Helping and assisting HTC in identification and authentication of various heritages, establishment of their heritage values or interest and documentation,
b) Creating awareness about the significance of various heritages in their region among policy makers, administrators and public,
c) Fostering government-corporate and private-corporate partnerships to augment funds for the conservation and upkeep of various heritages in their region,
d) Disseminating information regarding various steps taken by the ULBs from time to time towards conservation of various heritages in their region,
e) Pursuing HPC to take up various (pending) works related to the conservation and upkeep of different heritages in their region,
f) Helping in harmonization of the activities of HPC,
g) Overseeing the ongoing works at different heritages in their locality and give feedback to the Heritage Body,
h) Guiding the public and tourists to help in preserving the integrity and value of heritages in their region,
i) Helping in keeping heritage structures and precincts clean and tidy and
j) Keeping a vigil on the safety and security of the heritage properties.

By mobilizing local population through generation of pride of possession of heritages and involving them in various stages of decision-making or job execution besides encouraging responsibility among owners of different heritage properties, the

Thus, a Heritage Body is a constituted organ intended to promote the glory and significance of all existing heritages in the city through proper inventory, documentation, designation, listing, conditional assessment, conservation and maintenance based on right methodologies to achieve the right results. At this juncture, it may be worth recalling, “till such time that a legal and institutional framework for conservation and redevelopment is put in place a Heritage Committee needs to be formed having equal representation of all the stakeholders and specialists in Urban Conservation, historians, artists, sociologists, environmentalists, planners, architects, local craftsmen, artisans, local NGOs, etc for monitoring conservation and developmental activities in the historic area” (Anonymous, 2006c). The author further adds, “Until a Heritage Conservation and Management Plan has been prepared and adopted, all developmental activities in the historic area need to be scrutinized by the Heritage Committee…” However, as the functions of such a committee do not cease ever because of the reasons explained and responsibilities assigned to it in the preceding paragraphs, the same shall form a part and parcel of HMP of a place to serve the cause eternally and effectively.

The above objectives are much in tune with those of the Heritage Advisory Committee of the City of Thunder Bay in Canada (Anonymous, 2004b). Heritage Forums consisting of different working groups set up by the Meath County in Ireland and Norfolk County in Canada as non-statutory advisory groups to assist in the formulation and implementation of County Heritage Plans show some simile to the present committees (Anonymous, 2006d and 2007c). In order to revive heritages, Rajasthan government has established ‘Heritage Cells’ in 23 cities and towns of the state. Likewise, Delhi Development Authority, Ahmedabad, Cochin, Delhi, Mumbai and Pondicherry Municipal Corporations have created heritage cells to meet the goals (Nayak, 2009 and Anonymous, 2011c), which contain certain common objectives with that of the present ones.
9.8.2 Heritage Centre

Heritage Centre shall

a) Open, process and maintain registers and files in the case of all heritages in the city
b) Buildup documents pertaining to the history, architecture, conservation plans including photographs, videos and documentaries
c) Maintain all accounts related to the development and upkeep of each heritage separately
d) Maintain and regularly update a record of the technical experts of various disciplines suitable for induction into HTC and HVC
e) Record the availability of various heritage benign materials, their sources and suppliers
f) Register specialised technical contractors capable of undertaking works related to the conservation of heritages in most compatible manner
g) Computerise all above information including digitisation of heritages wherever possible or helpful
h) Buildup an exclusive heritage library and documentation centre
i) Put up and receive applications and all other correspondence related to heritage matters and follow up their processing by various organs of the Heritage Body and
j) Specifically maintain a heritage register routinely and systematically

9.8.3 Heritage Register

As a first step towards development and conservation of heritages existing within the jurisdiction of the GVMC, a special register to be named as ‘Heritage Register’ (HR) shall be opened by the HC. Complete details of each and every heritage shall be recorded in the register after assigning it a unique identity. A model format developed to facilitate recording of information in HR is furnished below (Format 9.1).
Form 9.1: HERITAGE INFORMATION RECORD IN HERITAGE REGISTER

<table>
<thead>
<tr>
<th>Name</th>
<th>Unique ID</th>
<th>Heritage grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Geographical coordinates</td>
<td></td>
</tr>
</tbody>
</table>

### A. Documentation aspects

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
</table>

#### 1. Historical items

- a. Location
- b. Construction year(s)
- c. Age
- d. Inscription
- e. Rule/ dynasty
- f. Patronage
- g. Ownership
- h. Significance/ value
- i. Heritage type
- j. Intended use
- k. Present utility
- l. Ownership

#### 2. Structural details

- a. Site area
- b. Builder
- c. Architect
- d. Plan type
- e. No. of stories
- f. Built-up area
- g. Typology
- h. Style
- i. Archives
- j. Digitisation details

### B. Conservation aspects

<table>
<thead>
<tr>
<th>Item</th>
<th>Year-wise information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year</td>
</tr>
</tbody>
</table>

#### 1. Maintenance jobs

- a. Additions
- b. Deletions
- c. Alterations
- d. Renovations

#### 2. Conservation matters

- a. Work done
- b. Funds spent
- c. Funds received
- d. Donor agency
- e. Incentives received
- f. Re-designation, if any
- g. Reference of CAS report

#### 3. Budgetary details

- a. Works due
- b. Expenditure involved
- c. Anticipated year of activity
a) **Benefits of Heritage Register**

The Register

a) Ensures official inventory of all heritages within the jurisdiction of a ULB  
b) Facilitates easy access to any information about a heritage  
c) Provides complete track of a heritage and its upkeep  
d) Eliminates duplication of recording and monitoring systems  
e) Readily reveals the tasks on hand regarding the upkeep of any heritage  
f) Serves as a companion document in preparing Management Plan(s)

A similar register is maintained by various cities of the State of Queensland, Australia (Anonymous, 2010b).

**9.9 Planning Approach**

As already reiterated, Visakhapatnam city as a whole is rich in both cultural and natural heritages related to different periods of history and all these heritages for sure form a part of the proud possession of the place. Only thing needed is their proper recognition and management coupled with ample propaganda to bring them to the limelight. A basic planning approach for the effective management of heritages in the city shall be based on the following lines.

**9.9.1 Survey**

A full-fledged survey of the entire city shall be undertaken and a thorough inventory of all heritages, cultural and natural shall be prepared as done in the case of important ones during the present study.

i) **Resources Identification**

Important heritages identified during the present study as mentioned in Chapter IV needs to be supplemented with many more cultural (arts, buildings, traditions, customs, festivals, etc.) and natural heritages (hills, water bodies, foreshore areas, forests, fauna, flora, etc.) and precincts following standard guidelines.
ii) Characterisation

Cultural history, architectural character and environmental features of all heritages in the city shall be deciphered out as was done in the case of certain important built heritages during the current study and their importance highlighted adroitly.

iii) Documentation

Building details shall be documented through footprints, design, architectural details, photo imaging and computer digitisation in accordance with relevant guidelines in the subject.

9.9.2 Designation

Designation or re-designation of each heritage based on the grades derived as in the present study or in a further improvised manner shall be carried out.

i) Public Opinion

In order to seek appropriate legal protection from state government to heritages in the inventory prepared as above, opinions, suggestions and objections from the public shall be sought after as per the instructions laid down for the purpose in ‘Model Building Bye-laws’ (Anonymous, 2004a), RMVMR-2021 (Anonymous, 2007a) and ‘Model Heritage Regulations’ (Anonymous, 2011a).

ii) Listing

After fulfilling all the above requirements, the ULB shall prepare detailed proposals to seek statutory backup from the state government to effectively govern their utility, maintenance and development further to the sanction of finances and award of tax incentives to promote the much desired conservation of the diverse deserving heritages of the city.
iii) Demarcation of Conservation Areas

Various important heritages in Visakhapatnam One Town, Dutch heritages in Bheemunipatnam and Buddhist monuments around Visakhapatnam as recognised during the present study may better be rechristened as ‘Historical Residential District’, ‘Historical Dutch Settlement’ and ‘Historical Buddhist Precincts’, respectively, to ascribe special status to them for their conservation and propagation in cultural heritage arena.

‘Historical Residential District’ constitutes “historical core” of the Visakhapatnam city and possesses a quaint atmosphere characterised by dexterous, aesthetic, attractive and ornate facades of school, church and residential buildings.

‘Historical Dutch Settlement’ at Bheemunipatnam was one of the major Dutch settlements reflecting its presence in the form of tiled hip roofs of the houses and colonnaded verandahs, cemeteries and fort remnants. The place further includes heritages built during the subsequent periods.

‘Historical Buddhist Precincts’, Bavikonda and Thotlakonda that promoted Buddhism in Sri Lanka, Myanmar and South-East Asian nations during Kalinga empire are located in Visakhapatnam outskirts.

9.9.3 Condition Assessment Survey

As done in the case of two typical examples during the present study, full-fledged conditional assessment surveys shall be carried out in the case of each heritage to understand its physical as well as functional fitness that throws light on the maintenance and preservation requirements together with the temporal need.

9.9.4 Conservation Proposals

Based on the priority and funds availability, proposals for the conservation of desired or prioritised heritages shall be planned and budgeted for their earliest facelift.
i) Identification of Benign Materials

Depending upon the heritage(s) identified for conservation, suitability of materials required for undertaking different works in tune with the original fabric shall be adjudged and decided.

ii) Identification of Suitable Contractors

Experienced contractors specialised in undertaking works related to the conservation of heritages using different benign materials in a most compatible manner shall be identified so that authentic characters of the heritage are well retained and well highlighted.

iii) Tendering Procedures

Relevant tenders shall be floated following standard administrative procedures of the ULB with any special clauses as per the concurrence of the competent authority, if required.

9.9.5 Works Implementation

Work implementation shall be evaluated at periodical intervals in every instance by the HTC and reported to the HMC to realise the intended output to preserve a heritage in the best possible manner.

i) Appropriate Utility

Upon face lifting a heritage, the ULB shall ensure that it is put to use or adoptive reuse in the best harmonious way suitable so as to perpetuate its heritage value(s).

ii) Publicity

The value, image and purpose of heritage(s) shall be trumpeted to serve the cause of local community as well as the place in a befitting manner so as to bring pride to the nation as a whole.
iii) Caretaking and Maintenance

In addition to the appointment of caretakers and maintenance workers on a regular basis, various organs of the Heritage Body shall take appropriate role in ascertaining the security and tidiness of the heritages for their long perpetuation and public eye-catching.

9.9.6 Economic Planning

As opined by Timothy and Boyd (2003), one of the most profound difficulties for heritage conservation is lack of adequate financial resources. The crusade is definitely expensive in terms of material, maintenance and technical services and hence is mostly carried out through temporary funds but not on a regular or recurrent basis or sustainable manner as pointed out by Agustiananda (2012). These observations hold good in the instance of GVMC also. The GVMC is found often failing in implementing heritage conservation and development projects due to the absence of economic planning and allotment of financial resources for the purpose. Conservation and renovation of private heritage properties has been also meeting with the same fate.

i) Budgetary Provisions

Specific fund allocations for heritage conservation are to be made either by the State, VUDA or GVMC in their annual budgets. At least a humble budget allocation should be made so as to take care of periodical maintenance and upkeep at the barest minimum.

ii) Fund Mobilisation

In the absence of any budgetary provisions, RMPVMR-2021 has proposed drawl of funds from the Department of Endowments for the upkeep and maintenance of conservation sites, especially of religious nature. The plan suggested that corporate sector should be involved in preserving heritage sites so that tourism can also be boosted deriving more resources for the purposes of heritage conservation. These strategies to generate funds to promote heritage conservation approaches are also not
taken care of by the GVMC. The net result of these inactions is the unsatisfactory outcome towards the urgent positive steps required to perpetuate the heritages in the city.

Under these pitiful circumstances, other funding platforms such as a) Cultural Functions Grants Scheme (CFGS) of the Ministry of Culture, GoI, b) Heritage Promotion Schemes of the JNNURM, Ministry of Urban Development and Housing and Urban Poverty Alleviation and c) Common Good Fund of the State Government are suggested to be explored.

iii) Fiscal Promotions

Incentives in the form of tax (property, water, service, professional, income, etc.) reliefs, waiver of registration charges of the nature of transfer or sale, maintenance aid in the form of quinquennial packages and low interest loans shall be offered to promote the cause of heritage conservation.

Most of the topics touched upon above were also dealt with discretely by Anonymous (2004b, 2006c, d, 2007d, 2010b, 2010c, 2011a, b and 2012e), Hali (2006) and Idrus et al. (2010) while dealing with heritage management plans and strategies for City of Thunder Bay, Nanded City, Meath County, Prince George’s County, Queensland State, Dublin City, India, Datia Town, Australia, Kerala and Malaysia, respectively. Norfolk County Lakeshore Special Policy Area Secondary Plan of Norfolk County, Canada recommends inventory and designation as cultural heritage management strategies and cultural heritage resources conservation measures for the development of the area (Anonymous, 2007c) as considered during the present instance.

9.10 Significance of HMP

This plan should be regularly reviewed, updated and made unconditionally available to owners, heritage promoters and public genuinely interested in advancing the cause of heritage conservation.
The plan is

1) Meant for encouraging conservation of heritages by balancing regulations and incentives,

2) Intended to provide a clear direction and a consistent approach to identify and manage the objectives and responsibilities involved in heritage conservation,

3) Conceived to establish policies and/or mechanisms involved in decision-making in the process of conservation of heritages,

4) Devised to allow technical and community inputs to decisions and actions that bear significant impact on the value of a heritage and its conservation,

5) Prepared to come handy in guiding the GVMC to take solid decisions on the upkeep, adoptive use and further development of a particular heritage.

Further, as pointed out by Anonymous (2006d), HMP will complement the city’s development plan through collection of relevant data and ensures effective implementation of heritage policies, regulations and guidelines. Benefits more or less similar to the ones mentioned above from management plans were expressed by Anonymous (2010b).

9.11 Limitations

Lack of original plans and maintenance history of the heritages seriously affects the initial processes of documentation and listing. The plan further affects a) the unrestricted use of listed heritages and b) non-heritage interests of the members of the community, managers of the place, central, state, local governments and other stakeholders as indicated by Anonymous (2012e).

9.12 Conclusions

A heritage management plan is conceived during the present study based on an understanding of the nature, salient cultural, architectural and environmental features and status of the heritages examined and typical case studies pertaining to the building condition and maintenance besides inputs obtained from literature of the previous
works done by various investigators on the subject from places far and wide around
the globe. Usually, statutory framework is taken granted to suffice the requirement of
good management practice for upholding the reputation of heritages at any place.
However, during the current study, it is unequivocally recognised that through
introduction and updating since 1958 the legal framework serves just as an instrument
and as such requires a vehicle to transform its spirit into practicable working
mechanisms imbibing multidisciplinary resources. Hence, a potent heritage body
embracing managerial, administrative, techno-scientific disciplines and stakeholders
participation drawing members and experts from a wide range of fields right from
history to management was formulated to serve the ultimate cause of effective
preservation and conservation of the rich and varied heritage resources, particularly
British Colonial heritages of Visakhapatnam city for the appreciation of connoisseurs
of the present and future generations. Thus, the null hypothesis (H₀) stating that ‘a
Heritage Management Plan aiming at best conservation of the British Colonial built
heritage in Visakhapatnam City is essential to ensure their integrity as well as
aesthetics for the appreciation of connoisseurs of the present and future generations’
stands accepted and valid.