Chapter 5

Heritage Areas

The chapter deals with the identification of heritage monuments to include listing, grading and evaluation of heritage buildings for significance assessment.

5.0 Background

Mysore is one of the important cultural cities in the country, combines historical facts and anecdotes with a harmonious combination of both natural and built heritage. The world famous Amba Vilas Palace exists in this area and attracts five to six thousand people a day. In addition to palace, many architecturally important buildings exist here. Most of these buildings were completed hundreds of years ago. A reference to Mysore can be traced in an inscription of Kadalur dated 962 A.D. The Gangas built the Mahabala temple on the hill adjoining Mysore, in the year 950 A.D and hence the hill came to be known as Mahabala Betta. The later rulers built a temple in honor of their deity goddess Chamundi and the hill came to be known as Chamundi hill. The Chalukyas, the Gangas, the Cholas, the Hoysalas and the Vijayanagara Kings ruled over Mysore. The Wodeyar of Mysore, who was a feudatory of Vijayanagara, built a new fort in 1584 A.D. They have their incredible impression on the cultural legacy of the city. The era of Shri Krishnaraja Wodeyar, Sir M, Visveswaraiah and Sir Mirza Ismail witnessed architectural conceptualization of civic structures and monuments and a new concept of urban planning with vast extent of land dedicated to the aesthetics of buildings of each and every individual monument.

The buildings which possess the architectural, aesthetic, historic or cultural values are declared as “heritage buildings” by the Planning Authorities or Archaeological Survey and State Archives or Heritage Commissioner’s office under their statutes. The main parameters for identifying the heritage buildings or precincts are of historical significance, architectural style, design, technology and material usage and other aesthetics. The important yard-scale of the measurements are a) an appreciation of the spatial relations between buildings, public space and private court yards, gardens, perspective views, surrounding landscapes etc., and b) the study of their inter-relationship. The study of heritage property begins with the clear understanding that it
might have been built or inbuilt, old or recent, exceptional or ordinary, dense or dispersed, homogeneous or heterogeneous and urban or rural. The identification of heritage is carried out by the exploration, field survey and historical analysis of the areas. The statutes, which govern the identification of heritage structures in Mysore, to include, a) the Karnataka Ancient and Historical Monuments and Archeological Sites and Remains Act, 1961 and, b) the Karnataka Town and Country Planning Act, 1961. There are eight Heritage Structures, which have been declared as the monuments under the Karnataka Ancient and Historical Monuments and Archeological Sites and Remains Act 1961. As per the section 2 of this Act any structure or monument, which has artistic, historic, aesthetic and cultural value and which has been in existence for not less than 100 years is declared as monument. As per a section 4 of the regulations, the listed buildings and precincts are to be graded as Grade I, Grade II and Grade III and the restrictions have to be imposed on the development and repairs on the heritage buildings as per section 5. The Karnataka Town and Country Planning (Amendment) Act 2004 has provisions to bring all the conservation sites including buildings, heritage precincts and natural features to incorporate the same in the Master Plan.

5.1 Listing of Heritage Buildings

Historic buildings are a precious and finite asset, and powerful reminders to us of the work and way of life of earlier generations. The richness of architectural heritage plays an influential part in our sense of national, regional and local identity. The main purpose of listing the buildings is to use the information for research, conservation measures, policy & planning, information management and creating heritage awareness. Preparing an inventory of heritage buildings worthy of preservation is the most important task with which to begin the process of conservation. The primary aim of listing is to document the fast disappearing built heritage and then present it to scholars and the general public in a user-friendly format, which aids conservation by generating public awareness. Once a property or building is included in such a list, it becomes justifiable to undertake necessary conservation activities by formulating special regulations for its conservation or accordingly, due protection to ensured as per Karnataka Town Planning Act, 1961. Ideally, the footprints of all listed buildings have to be included in the Master Plan.
A listing of building is a preparation list of buildings of special architectural or historic interest. Once the building is listed it cannot be demolished, extended or altered without special permission either from the planning authority or from the heritage commissioners’ office in the City of Mysore. Owners of listed buildings are to be compelled to repair and maintain those as per the laws within the framework of regulations. The planning system is designed to regulate the development and use of land in the public’s interest. The designation of historic sites enables the planning system to protect them, through the complementary systems of listed building consent and conservation area control, coupled with controls over listed monuments. The criteria for listing are the special architectural or historic interest of a building. Many buildings are interesting architecturally or historically, but, in order to be listed, a building must have “special” interest. The task of identifying and protecting is doing it by ‘listing’- recommending buildings for inclusion on lists of buildings of 'special architectural or historic interest' which will be either compiled by the Heritage Commissioner’s Office or the Planning Authority. Listing is often best served by putting it to good use. Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either outside or inside, are agreed upon. Buildings are judged on age, rarity, architectural merit and type of construction. Sometimes buildings linked to a famous person or historic event are listed.

5.1.1 Purpose of Listing
Listing is a prerequisite of any conservation to be done in heritage towns. The purposes of listing are as follows:

a) Creating data bases of heritage properties with the details on the status, condition and typology of properties.
b) Mapping the listed properties in the Master Plans and their disaggregation in order to identify the heritage zones for planning purposes
c) Determining the priorities for financial assistance under funded projects.
d) Determining the potentials and priorities for heritage related tourism
e) Determining the potentials and priorities for re-use of heritage as hotels, museums, cultural places etc.
f) Preparing guidelines, development controls and heritage regulations
g) Monitoring the heritage properties, additions and alterations and thereon.
h) Establishing ownership rights.
5.1.2 Criteria for Selection of Heritage Buildings

The buildings that depicting the characteristics of historic, socio-cultural value, social, cultural and traditional values and architectural and artistic significance in respect of style, design, use of construction materials, qualify for selection of heritage buildings. The most of the public buildings were constructed by European Engineers in the middle of the 19th century. These buildings were in classic order of Tuscan, Doric, Ionic, Corinthian and Composite and they were built in the manner of Italian or French Renaissance with classic details (viz. Oriental Research Institute, Maharaja’s College, Law Court Buildings and Jayalaxmi Vilas Mansion). The Buildings with traditional values and architectural significance have been considered for selection of buildings for conservation.

5.1.3 Attributes of Listing

The following three key attributes will determine whether a property is worthy of listing. One or more of these attributes need to be present in a building to make it worthy of listing.

- Historic significance
- Historic integrity
- Historic context

**Historic significance** refers to the importance of a property to the history, architecture, archaeology, engineering or culture of a community, region or nation. In selecting a building, particular attention need to be given and are as follows:

a) Association with events, activities or patterns.
b) Association with important persons, including ordinary people who have made significant contribution to living heritage.
c) Distinctive physical characteristics of design, construction or form, representing the work of a master craftsperson.
d) Potential to yield important information, such as socio-economic history. Railway stations, town halls, clubs, markets, water works etc.
e) Technological innovation represented, for example: dams, bridges, etc.
f) Town planning features such as squares, streets, avenues, etc.

**Historic integrity** refers to the property’s historic identity, evidenced by the survival of physical characteristics and significant elements that existed during the property’s historic period. The “original” identity includes changes and additions over historic time. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain
original materials, design features and aspects of construction dating from the period when it attained significance. Historic integrity also relates to intangible values such as the building or site’s cultural associations and traditions.

Historic context refers to information about historic trends and properties grouped by an important theme in the history of a community, region or nation during a particular period of time. Knowledge of historic context enables the public to understand a historic property as a product of its time.

5.1.4 Listing Information

The following information is required for listing the building.

- a) Description of buildings /precincts/heritage areas and its architecture, technique and materials used including sculptures, paintings, artifacts, etc.
- b) Owner or User
- c) Building Type
- d) Present and past use,
- e) Location
- f) Period,
- g) Significance
- h) Drawings and Photo documentation,
- i) Status (Grading)
- j) Proposals for restoration and conservation.

5.1.5 Methodology

The listing of the heritage buildings needs systematic approach, which needs to be carried out by the researcher from the secondary sources followed by the primary survey with a proper field work. The determination of significance is the key component of methodology as the conservation decisions follow from the level of significance that is assigned to a building or site. The step by step procedure adopted in listing the buildings, assessing the significance, identifying the issues and developing heritage policies.

5.1.6 Collection of Information

Before commencing actual fieldwork, the basic information from various sources including gazetteers, manuals, master plans, zoning regulations, traveler’s opinion books and other heritage conservation books, guidelines, containing information about the architecture and history of the Mysore City and criteria for assessment of researching was gathered and documented. The literature and reports were collected
from the University of Mysore and other libraries, the Archaeological Survey of India (ASI), the Museums, Heritage Commissioner’s office, Mysore Urban Development Authority, Mysore City Corporation, Department of Archaeology, Museum and Heritage. Local experts, tourists, palace authorities, experts, Non-Governmental Organizations were consulted not only to gather information on the Heritage of Mysore but also to get required guidance and help. Background research helped to ensure that all the important structures of representative styles of buildings are covered. It enabled the identification of historic areas, historic development of the area, significant events in the area and important persons associated with the area. In some well-documented areas, distinctive physical characteristics of design, construction or form of building resource were gathered.

5.1.7 Field Work

First and foremost task is to carry out a field survey to identify the buildings and the areas to be listed. A detailed physical inspection of the property and dialogues with appropriate local people such as the owners of the property, area residents, tourists, officials of authorities and heritage and local self governments viz. City Corporation were undertaken. By physically inspecting the property, information regarding the physical fabric of the building, such as physical characteristics, period of construction, etc., was gathered and was cross-checked with the literature survey. By conducting a dialogue with area residents, the changes to the property over time, ownership details, historic function and activities, association with events and persons and the role of the property in local, regional or national history was ensured. The proforma was used to gather information on record of the property at the time of listing and consists of current name; historic or other name(s), location, approach and accessibility, current ownership, historic usage, and present use. Claims of historic significance and integrity were supported with descriptions of special features, state of preservation, relevant dates, etc. Information for each building or site was recorded. The photo documentation of atleast one photograph of the each of the property or building was recorded for identification purposes. All significant elements of the property were also photographed. Additional information related to or affecting the built heritage of the city including planning regulations was documented. Mapping of vernacular architecture and unprotected heritage areas and sites has been done.
5.1.8 Step-by-step Procedure for Identifying the Heritage Buildings

Step-by-Step Procedure for identifying the heritage buildings for developing policies that was adopted in the present study is as follows;

Step 1: Collection of Background Information on Heritage Buildings and Conservation Projects from MUDA, MCC, and Heritage Commissioner’s Office.

Step 2: Reconnaissance survey to get familiarity with heritage assets.

Step 3: Designing of Questionnaires and Data Information Sheets for field investigation.

Step 4: Field Investigations (Visual Survey, Photo documentation and Administering Questionnaires and Interaction) and mapping of Vernacular Buildings and Central Area (Inner city structure) to understand the urban form.

Step 5: Listing of Building

Step 6. Significance Assessment of Selected Monuments, Precincts and Heritage Areas on Case Study Methods

Step 7: Data Compiling and Digitizing Maps

Step 8: Analysis of Data, Maps and Heritage Areas

Step 9: Identifying the problems and issues

Step 10: Developing Policies

The basic information has been collected from Heritage Commissioner’s Office /State Archaeological Department, Mysore City Corporation, Mysore Urban Development Authority, Tourism Department, Lake Development Authority, Palace Authority and any public offices.

5.1.9 Listed of Heritage Buildings

The State Archaeological Department has declared Chamundi Hill, Nandi Statue and Wellington Lodge as heritage areas and five temple buildings. The Mysore Urban Development Authority has identified ten important heritage buildings for development control for these buildings. The details are as follows:

<table>
<thead>
<tr>
<th>Monuments Listed By Town Planning Authority (Mysore Urban Development Authority)</th>
<th>Monuments Listed By State Archeology Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Mysore Maharaja Palace</td>
<td>1. Chamundi Hill</td>
</tr>
<tr>
<td>3. Town Hall</td>
<td>3. Wellington Lodge</td>
</tr>
<tr>
<td>4. Krishnarajendra Hospital</td>
<td>4. Temples inside Maharaja Palace</td>
</tr>
<tr>
<td>5. Lalith Mahal Palace.</td>
<td>a). Mahabaleshwara Temple</td>
</tr>
<tr>
<td>Monuments</td>
<td>Names</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>7. Maharaja College</td>
<td>c). Varahaswami Temple</td>
</tr>
<tr>
<td>10. Deputy Commissioners Office.</td>
<td></td>
</tr>
</tbody>
</table>

Apart from the above listed monuments and buildings, the Indian National Trust for Architectural and Cultural Heritage (INTACH) has identified 139 buildings in the year 1989 and the details are provided in the Annexure-I. In order to identify the heritage resources to include identification, classification, grading, the Government of Karnataka constituted the Mysore Heritage Area Task Force (MHATF) in the year 2004. The MHATF has identified 201 heritage buildings, which has been forwarded by the Department of Archaeology, Museum and Heritage, Government of Karnataka for consideration to prepare plan under JNNURM project and the list is appended in the Annexure-II.

Out of the above 201 heritage buildings, private or trusts owned buildings are large in number and constitute about 55 percent followed by 25.87 percent owned by state government, 8 per cent owned by city corporation, 6.46 percent of building owned by government of India and 4.47 owned by the University of Mysore.
Table 5.1: Ownership of Heritage Buildings

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Ownership Status</th>
<th>Total numbers</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>State government</td>
<td>52</td>
<td>25.87</td>
</tr>
<tr>
<td>2.</td>
<td>Government of India</td>
<td>13</td>
<td>6.46</td>
</tr>
<tr>
<td>3.</td>
<td>City Corporation</td>
<td>16</td>
<td>8</td>
</tr>
<tr>
<td>4.</td>
<td>University of Mysore</td>
<td>09</td>
<td>4.47</td>
</tr>
<tr>
<td>5.</td>
<td>Private/Trusts</td>
<td>111</td>
<td>55.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>201</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Deputy Director Archeology, Museums and Heritage Department, Mysore.

For the purpose of inventory, 70 buildings (over 50% of the buildings) were selected from among the 139 listed buildings by INTACH; data was gathered as per the ‘Inventory’ methodology proposed in the previous paragraphs. Among 70 selected buildings 38 are from core areas and remaining 32 from the rest of the areas within the limits of city. While conducting survey, visuals’ including photo documentation was done on each of the building. The inventory of surveyed building is appended in the Annexure-III.

5.2 Grading

The listed buildings are graded to reflect their relative architectural and historic interest. Buildings of historic interest may justify a higher grading than would otherwise be appropriate. The grading of buildings, precincts and heritage areas are made on the basis of the following criteria.
5.2.1 Criteria for Grading of Heritage Building

The criteria for grading of buildings, precincts and areas are to be made on the basis of the following.

- Historical, cultural and architectural aspects.
- Date, period, design or uniqueness of building.
- Relevance to social and economic History.
- A building or group of buildings or area of distinct architectural design or style, historic period or way of life having sociological interest or community value.
- Unique value of a building, architectural feature or arte-fact that is part of a chain of architectural development that would be lost if broken.
- Value as a part of a group of buildings.
- Vistas of natural scenic beauty or interest, landscapes, lakes including waterfront areas, planned lines of sight, street lines, skylines or topography including the elements of urban form.
- Open spaces sometimes integrally planned with their associated events, often having a distinctive way of life, having potential or recreational areas.

The listed heritage buildings and precincts of Mysore have been classified into three categories namely Grade I, Grade II and Grade III. The parameters for grading of buildings are given in the following table.

Table 5.2: Parameters for Grading of Heritage Building

<table>
<thead>
<tr>
<th>Grade I</th>
<th>Grade II</th>
<th>Grade III</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage-I, comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and/ or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime land marks of the region. All natural sites shall fall within Grade-I.</td>
<td>Heritage - II, comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local land marks, which contributes to the image and identity of the region.</td>
<td>Heritage II-I, comprises buildings and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest though not as much as in the heritage Grade-II. These contribute to determine the special character of the façade and uniformity of height, width and scale.</td>
</tr>
</tbody>
</table>

The criteria has been evaluated for selected 70 buildings, of which 20 heritage buildings are in the Grade I, which constitutes about 29 percent and there are 40 buildings in the Grade II category, which constitutes 57 percent and rest lies in the Grade III category.
5.3 Evaluation of Heritage Buildings

The evaluation of heritage buildings is a tool for assessing the relative value of buildings of historical and or architectural significance. The evaluation and scoring of heritage properties through an established rating system can be a useful tool to prioritize efforts, to preserve heritage resources and determine their relative value and this in turn helps in establishing and implementing standard policies outlining appropriate action towards preserving and protecting heritage resources. Evaluation system requires a well defined criterion to which standards may be set for evaluation. The evaluation procedures consist of four stages namely (a) building investigation (b) evaluation (c) scoring and (d) classification. The first stage consists of collection of historical information on specific building, second stage involves evaluation of the building based on historical, architectural and environmental criteria, the third stage is scoring and finally buildings are classified as to its significance based on scoring.

5.3.1 Criteria of Significance Assessment of Monuments

The evaluation criterion is grouped into three main categories; (a) Historical Significance: The criteria adopted for Historical significance assessment is based on the historical events and trends. Rating criteria relate to the age of the building, its association with notable person or event, and the building pattern or trends of cultural, social political, military or agricultural, or industrial history. The building usefulness for illustrating and or cultural history and its potential towards tourism also can be considered; (b) Architectural Significance: Architectural significance is carried out on the basis of the style of architectural purity or rarity, quality or rarity of design, craftsmanship, and significance of architect/builder, building structural condition, and integrity or state of preservation of the building; and (c) Environmental Significance: Environmental assessment is carried out on the basis of the area the way it is affected by the development and the surrounding area of the monuments. Rating criteria relate to how well the building contributes to the identity of the community or landscape.

Table 5.3: Details of Graded Building

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Grading category</th>
<th>No. of Buildings</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Grade - I</td>
<td>20</td>
<td>28.58</td>
</tr>
<tr>
<td>2</td>
<td>Grade - II</td>
<td>40</td>
<td>57.14</td>
</tr>
<tr>
<td>3</td>
<td>Grade - III</td>
<td>10</td>
<td>14.28</td>
</tr>
</tbody>
</table>
Bonus criteria for interior elements, historic groupings and archeological resources are reserved for buildings which are of greater importance due to the presence of a particular characteristic. Finally for each of the criteria, buildings are evaluated as excellent, good, fair and poor.

**Scoring Procedure:** The building is scored according to its appropriate level of importance under each of the individual criteria within the three major categories namely historical, architectural and environmental. The results of each category are totaled for a maximum of 100 points (see table below). Each of the three categories is assigned a percentage value to see that overall score out of possible 100 points is derived and building can be classified as to its relative significance. The criteria for scoring process relates to the actual points assigned to each of the grading (ie. Excellent, Good, Fair, Poor) under each criterion which was followed in assessment of heritage as illustrated below.

Table 5.4: Criteria for Scoring

<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Particulars</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>HISTORICAL</strong></td>
<td>E</td>
<td>G</td>
<td>F</td>
<td>P</td>
<td><strong>TOTAL</strong></td>
</tr>
<tr>
<td>1</td>
<td>Date of construction</td>
<td>30</td>
<td>20</td>
<td>10</td>
<td>0</td>
<td>/30</td>
</tr>
<tr>
<td>2</td>
<td>Trends</td>
<td>40</td>
<td>27</td>
<td>14</td>
<td>0</td>
<td>/40</td>
</tr>
<tr>
<td>3</td>
<td>Events</td>
<td>15</td>
<td>10</td>
<td>5</td>
<td>0</td>
<td>/15</td>
</tr>
<tr>
<td>4</td>
<td>Persons</td>
<td>15</td>
<td>10</td>
<td>5</td>
<td>0</td>
<td>/15</td>
</tr>
<tr>
<td>5</td>
<td>Historic Grouping(Bonus)</td>
<td>10</td>
<td>7</td>
<td>3</td>
<td>0</td>
<td>/01</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td>/100</td>
</tr>
<tr>
<td></td>
<td><strong>ARCHITECTURAL</strong></td>
<td>E</td>
<td>G</td>
<td>F</td>
<td>P</td>
<td><strong>TOTAL</strong></td>
</tr>
<tr>
<td>1</td>
<td>Design</td>
<td>20</td>
<td>13</td>
<td>7</td>
<td>0</td>
<td>20/</td>
</tr>
<tr>
<td>2</td>
<td>Style</td>
<td>30</td>
<td>20</td>
<td>10</td>
<td>0</td>
<td>30/</td>
</tr>
<tr>
<td>3</td>
<td>Designer/Builder</td>
<td>20</td>
<td>13</td>
<td>7</td>
<td>0</td>
<td>10/</td>
</tr>
<tr>
<td>4</td>
<td>Architectural Integrity</td>
<td>20</td>
<td>13</td>
<td>7</td>
<td>0</td>
<td>20/</td>
</tr>
<tr>
<td>5</td>
<td>Physical condition</td>
<td>20</td>
<td>7</td>
<td>3</td>
<td>0</td>
<td>10/</td>
</tr>
<tr>
<td>6</td>
<td>Interior (Bonus)</td>
<td>10</td>
<td>7</td>
<td>3</td>
<td>0</td>
<td>10/</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td>/100</td>
</tr>
<tr>
<td></td>
<td><strong>ENVIRONMENTAL</strong></td>
<td>E</td>
<td>G</td>
<td>F</td>
<td>P</td>
<td><strong>TOTAL</strong></td>
</tr>
<tr>
<td>1</td>
<td>Design compatibility</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Category Scoring: The categories are assigned a percentage weighing that varies dependant on whether the building is evaluated. The priorities assigned to environment, architecture and history for buildings within a heritage area.

<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Category</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>History</td>
<td>100 x 20% = 20</td>
</tr>
<tr>
<td>2</td>
<td>Architecture</td>
<td>100 x 35% = 35</td>
</tr>
<tr>
<td>3</td>
<td>Environment</td>
<td>100 x 45% = 45</td>
</tr>
<tr>
<td></td>
<td>Total score</td>
<td></td>
</tr>
</tbody>
</table>

The score obtained from the evaluation state allows a given building to be classified as being a Group 1, Group 2 and Group 3.

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Category</th>
<th>Significance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Group - 1</td>
<td>Buildings of major significance and importance to the city and worthy of designation</td>
<td>70 - 100</td>
</tr>
<tr>
<td>2</td>
<td>Group - 2</td>
<td>Buildings of heritage significance and worthy of preservation</td>
<td>45 - 69</td>
</tr>
<tr>
<td>3</td>
<td>Group - 3</td>
<td>Buildings considered to be of moderate significance and worthy of documentation or preservation.</td>
<td>&lt; 45</td>
</tr>
</tbody>
</table>

5.3.2 Evaluation Scores of Selected Heritage Building

For the purpose of evaluation study, 50 buildings were selected from among the identified 139 buildings by INTACH. Twenty five buildings are from the city core i.e., 50% and the rest 25 buildings (50%) are from outside the core area and within the city limits. Evaluation results show that fifteen buildings i.e., 30% of the buildings’ scores in the range of 70- 100 and have been grouped in the category of Group I. Amba Vilas Places score the highest points of 100 values among the Group-I category. The second and third, fourth so on, highest points were scored by the heritage buildings are St. Philomena’s Church (99.4), Jagan Mohan Palace (91), Jayalaxmi Vilas Mansion (86.2) and so on in the category of Group I. Twenty eight
heritage buildings, whose points are in the range of 45-69 are categorized as Group 2 and they constitute 58% of the buildings. The prominent buildings namely Mysore Medical College secured 68.4 followed by Silver jubilee Clock Tower (67.1), K.R. Hospital (65.1) and so on. The rest seven buildings are in the range of 45-69 (12%) and categorized them as Group 3 and Gun House tops the list in Group 3. From the above evaluation study, it clearly indicates that the higher points scored buildings are located in the core area and this indicates that historically, architecturally, aesthetically and environmentally more significant buildings are located in the core heritage area and it is worthy of designating them for preservation. Selected 50 buildings evaluation score is presented in Annexure - IV.

Table 5.5: Number of Evaluated Buildings

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Category</th>
<th>No. of Buildings</th>
<th>% age</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Group - 1</td>
<td>15</td>
<td>30%</td>
</tr>
<tr>
<td>2</td>
<td>Group - 2</td>
<td>28</td>
<td>58%</td>
</tr>
<tr>
<td>3</td>
<td>Group - 3</td>
<td>7</td>
<td>12%</td>
</tr>
</tbody>
</table>

5.4 Significance Assessment of Heritage Areas

Heritage Areas are sensitive development areas, possessing significant evidence of heritage. The Heritage Area concept requires that the conservation of unprotected architectural heritage areas and sites must be sensitively planned, but also aligned with the imperatives of routine development process. Regulations to control or mediate development within the heritage area, including new construction, demolition or modification to existing buildings around historic structures or within historic precincts need to be formulated and incorporated within the “Special Area” provision of the Town and Country Planning Act.

Significance Assessment has been carried out for the following heritage areas and Precincts:

Table 5.6: Heritage Areas and Precincts Selected for Significance Assessment

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Heritage Areas /Precincts</th>
<th>Significance Assessment Carried-out</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Monuments</td>
<td>Ambavilas Palace, Lalit Mahal Palace, Jagan Mohan Palace</td>
</tr>
</tbody>
</table>
2. Streets

Procession Streets: Present (Sayyaji Rao Road) and Previous (Ashoka Road)

3. Public Square

Dufferin clock tower

4. Focal Points and Nodes

Chamaraja Circle,

5. Land Mark

St. Philomena’s Church

6. Public Offices

Deputy Commissioners Office

7. Public Health

K.R. Hospital

8. Local Self Government

Mysore City Corporation Buildings

9. Markets

Devaraja Market and Vani Vilasa Market, Lansdowne Market

10. Mansions

Jayalaksmi Vilas Mansions,

11. Precincts

Hospital and Church precincts

12. Institutions

Chamarajendra Academy of Visual Arts, Sanskrit patashala,

13. Lake

Kukkarahalli lake

14. Traditional housing

Agraharas

**5.5 Analysis of Heritage Areas of Significance Assessment**

The analysis of heritage areas including precincts and street precincts or spaces (street-by-street analysis) provides a detailed audit of every areas or street and space within the core area in a succinct and graphical way. For each space, there is a general description, assessment of the townscape elements, photographs of key elements and details, and a detailed analysis map, matrix of all the buildings on the heritage areas or street precincts and their status, consideration of the uses of the area or street rand the opportunities for redevelopment, preservation and enhancement. It gives key baseline information to advise those considering making alterations and to those seeking to manage change. The significance of each of precinct or area or street or space is assessed on a scale from *low* through *significant* and *medium* to *high*. This categorization is intended to give an instant indication of the sensitivity of its character to potential change and these judgments are derived from their historical, architectural, archaeological and environmental significance and the historic importance of the area. Heritage areas *high* significance is those of great architectural and historic interest and is the most sensitive to change. These areas tend to have the
highest cultural values and potential or are the most important areas of landscape. Areas of *medium* significance are those of considerable architectural or historic interest. They often have cultural and environmental or landscape interest. Areas of *low* significance have few surviving historic buildings. The significance assessment of heritage areas is detailed below:

### 5.5.1 Ambavilas Palace

**Historic Name:** Aambavilas palace.  
**Current Name:** Mysore Maharaja Palace.  
**Location:** Core area. Albert Victor road  
**Owner:** Govt. of Karnataka  
**Grade:** I  
**Year of built:** 1912

**Historical and Architectural Significance:** The Amba Vilasa Place was the prime palace of the then King and presently it has been used as a place of tourist attraction. The Palace that stands today is the one which was built on the same site, when the capital was shifted back to Mysore from Srirangapatna. After Tippe Sultan's death; the Palace was hastily rebuilt with wood and mud, in a Hindu style. The Royal family moved into it in 1801. But this Palace was burnt down in a fire that broke out during the wedding of the oldest daughter of Maharaja Chama raja Wodeyar in 1897. The reconstruction of the Palace was undertaken immediately and the Royal family moved to Jagan Mohan Palace. The English architect Henry Irwin designed the new Palace and it was completed in 1912. The most noteworthy to mention that among the Palaces of Mysore, this palace gives an unforgettable image of the city when it is illuminated.

**Significance of the building – High**

**Visual Analysis:** The Maharaja's Palace is a beautiful three storied stone building with fine gray granite and rich pink marble domes. Overlooking this structure is a five-storied 145 foot tower whose domes are gilded in gold. The palace entry is through the Gombe Thotti or the Doll's Pavilion - from the nineteenth and early twentieth century’s. This collection has dolls and a wooden elephant howdah that is decorated with 84 kilograms of gold. There are 7 canons in front of the Gombe Thotti and are used to mark the beginning and the end of the Dasara festivities every year. In front of this is the elephant gate, this gate is the main central entrance. The Kalyana
Mantapa has a central octagonal gabled roof covered with stained glass. The floor of the Kalyana Mantapa has beautiful geometrical patterns created with shining glazed tiles imported from Britain. The Amba Vilasa or Diwan-i-Khas, is the hall used by the emperor for private audience.

**Mughal and Hindu Elements:** Consoled parapets, marble works, bay windows, variety of foliate capitals and moldings add to the beauty of the structure. The domed pavilions surround the central tower of palace and it is a striking element in the facade. The intricately executed: multiple – moldings which “break the surface into many projections, recesses, niches, and panels relived with a superabundance of deep, sharp and fine carvings of scrolls, foliage, birds, animals of very chaste and elegant design – it is the main characteristics of the Hoysala decorational style.

**Present Status:** Palace building is in good condition and well maintained, at but the palace surroundings, beautification and aesthetic improvements of parks and open spaces, Street furniture and public amenities need to be improved. A heavy traffic move all round the palace and the city bus stand’s located adjacent to place is creating
many problems including traffic, congestion and environmental hazard. Shifting of bus stand will improve the aesthetic and environmental condition and also it is suggested that banning movement of heavy vehicles all-round the palace by pedestrianising the area, this will help tourists to enjoy ambience of the Palace.

5.5.2 Jagan Mohan Palace

Asset name: Jagan Mohan Palace
Location; Desika road
Zone: Core
Year of construction: 1861
Past use: Royal family residence
Present use: Art gallery and Museum
Owner: Palace board.
Grade: I

Historical and Architectural Significance: Jagan Mohan Palace was one of the old palaces in the city and the Royal family lived in this palace till the main Mysore Palace was built. Palace is built in Predominantly Hindu style, built by Mummudi Krishnaraja Wodeyar. The coronation of Krishna Raja Wodeyar- IV was held here in 1902. At the time of the wedding of Krishna Raja Wodeyar- IV, the ornamental front portion with a hall was added to the main building and so it was called the Wedding Pavilion. The wedding pavilion was also used as the Durbar Hall where Krishna Raja Wodeyar IV held his annual birthday and the Dasara Durbars till the completion of the new Durbar Hall.

Significance of the Building - High

Visual Analysis: The visual effect of the structure is enhanced by an appropriately deep foreground. The façade is composed of three large openings with graduated end bays punctuated with decorative pilasters, richly colored and decorated pillars and gates of doors. Cusp-arched balconies and stained glass, window shutters, ventilators are among the surviving original features of the hall interior. The heavily molded and bracketed entablature supports an elaborately crafted composition of miniature temples and religious motifs and serves both as a gable and a fitting crest.

Present Status: Palace is well maintained and the art gallery is attracting tourists throughout the year. Wedding pavilion or auditorium needs interior improvements. Landscape and public amenities inside the premises are to be enhanced. Parking space
is to be designed properly for tourist vehicles. Buildings which are coming up in and around this palace are incompatible with the existing architecture. Architectural control should be strictly imposed around this monument.

5.5.3 Lansdowne Market

Asset Name: Lansdowne market  
Location: New Sayyaji Rao Road  
Zone: Core Zone  
Year of construction: 1900  
Owner/user: City Corporation  
Past use/present use: Market place  
Grade -II

**Historical and Architectural Significance:** Lansdowne Market is one of the most important and oldest markets of Mysore city located adjacent to the Ambavilas Palace. It was built in the memory of the visit of Lord Lansdowne, the then Viceroy of
Mysore on 10th Nov, 1882. The Royal family used to shop in this market during King’s regime. Buildings were built on Indo-Saracenic architectural style.

**Visual Analysis:** The market appearance and the facade of the building have changed. It lacks maintenance for both building and its environs and structural condition of the building is in dilapidated condition. Uncontrolled usage of signage boards is spoiling the architecture of the building. The traditional railings in the balcony are broken without proper care and most of the building elements are vanishing. Vegetation has grown (weeds’ growth) on the first floor of the building. The pedestrian paths are being intruded by the vendors/shop owners and have created congestion. Garbage dumped in Thatiah Park in front of this building has created environmental problem and spoiled the landscape of the park. Recently constructed toilet block in front of this building is incompatible with the architecture of the place. Hawkers intrude the park from all sides and also spoil the surrounding environment.

**Present Status:** The building is in structurally in a dilapidated condition and requires conservation and restoration. Strict action to be initiated towards clearing pedestrian
space encroached by shop owners and vendors. Architectural control, aesthetic and environmental improvements to be taken up around this building immediately. State Archeology, museum and heritage department has planned to take up this structure for restoration under JNNURM project is under process.

5.5.4 Devaraja Market Area

Asset name: Devaraja market  
Location: Sayyaji Rao Road  
Zone: Core Zone  
Year of construction: 1900  
Owner/user: City Corporation  
Past use/Present use: Market place  
Grade: II

Historical and Architectural Significance: Devaraja Market is located in the central area and is one of the oldest markets in the city. The market complex was designed in a European-Classical styled frontage with a market plaza encompassing 722 shops of various commodities. Breaking the monotony of a simple row of shops, this market has been designated for easy traditional display and smooth visitors’ movement. The drains in the middle of the pathway are covered with grilled top. The market streets front the spaciously conceived statue circle, rows of shops, clubs and motion picture houses were planned with an eye to an appropriate scale dictated by the commanding presence of the Amba Vilas Palace.

Visual Analysis of the Area: The façade of the building is spoiled by uncontrolled signages, hoardings, and electrical lines done due to intensive use for commercial establishments and improper management. Market area lacks in basic amenities like toilet, drinking water, parking, waste disposals, fire protection and, lack of open space. Structural condition of the building is also in dilapidated condition. The building is over exploited without any concern towards structural and aesthetic needs. Hawkers and informal sector people intrude the pedestrian spaces from all directions and also spoil the environment. Mutton market and banana godowns located here spoil the environment due to improper disposal of wastes.

Significance of the Building - Medium

Present Status: Building is in dilapidated condition and requires conservation and re-development by providing all basic facilities by keeping the existing architectural
character of the building to suite the present day need. The City Corporation has identified the market for redevelopment.

5.5.5 Krishnarajendra Hospital Area

Asset name: Krishnarajendra hospital
Location: Sayyaji Rao Road
Zone: Core Zone
Year of construction: Originally built in 1876 and rebuilt in 1918
Owner/user: Department of health, Govt. of Karnataka
Past use: Dispensary during 1876 with a bed strength of 20, named as general hospital during 1918 and re named as Krishnarajendra hospital during 1927
Present use: Upgraded as Medical College/Technical Hospital during 1987 with bed strength of 1050
Grade: I

Historical and Architectural Significance: The K.R. Hospital is a two storied building, with mix of Greco – Roman revivalist style of architecture. The oldest hospital of Mysore district (the other old one is the Cheluvaba Hospital, Mysore (1881). Maharaja started a number of hospitals to give quality medical treatment to
his subjects who were confronting with epidemics, plague in particular almost on an early frequency.

**Visual Analysis:** The hospital consists of spacious wards surmounted by a high Vatican style dome at the centre resting on an octagonal tower at their end. Column styles, both in the central pediment and at the end of the façade are varied between the ground floor and the first floor. The orders of columns present in the elevation are fluted Tuscan, Ionic and Corinthian. Arched and plastered colonnades from the two wings of the hospital. The end blocks, each with a set of elaborately carved and molded niches are treated with pyramidal steps ending in a final. The Greek details define the lines and a balustrade parapet lends a pleasing touch to a rich composition.

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**Visual Analysis:** The building is in structurally good condition but the new buildings which have come up in recent past in the campus are incompatible with the existing architecture. Vendors and hawkers have encroached the pedestrian spaces on the periphery of the building spoiling the environment. There is no properly organized parking space for vehicles in the premises. The landscape inside the campus is not properly maintained. Hospital lacks public amenities and so patients/general public

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visiting the hospital are misusing the open space inside the campus. Wastes are thrown openly in the campus without proper disposal. Huge hoardings in front of this building block the beautiful view of the building and disturb the aesthetic beauty of it.

Significance of the Building - High

**Present Status:** Building is in structurally good condition but the newly constructed buildings are incompatible with the existing architecture. Hawkers and vendor encroachment need to be controlled and aesthetic and landscape improvement work should be undertaken. Architectural control is needed.

### 5.5.6 Chamarajendra Academy of Visual Arts (CAVA)

Location: Sayyaji Rao Road.
Zone: Core Zone
Year of construction: 1913
Owner / user: Department of Kannada and Culture.
Past use: Chamarajendra Technical Institute (CTI) encompassing the Engineering, the industrial and Arts school and a workshop.
Present Use: Chamarajendra Academy of visual Arts (CAVA) and sales Unit of CAVA.
The academy is affiliated to University of Mysore.
Grade: II

**Historical and Architectural Significance:** The building was started by the Gracious Majesty the King of Mysore Krishna raja Wodeyar – IV, dedicated to Maharaja Chamarajendra Wodeyar. The foundation stone of this building was laid by Prince of Wales, H.H Prince Albert in 1906, when he visited Mysore. The building was commenced in 1910 and completed in 1913. In 1981 the Karnataka state renamed Chamarajendra Technical Institute as Chamarajendra Academy for Visual Arts.

The building consists of three floors. (Ground floor – 14 rooms and the third floor hosts one room with Mansard roof over it). The building is elaborately composed structure in the regency style. Running along the road, the rectangular façade is composed of pediment dormers and gables. Flat and rounded arches crown the windows of variety sizes, shapes and height. The central set of projecting bay has middle – niche with a motif, topped with a third storey pyramidal roof resting on the twin windows and consoled finials. The pilasters separate the windows in the link blocks.
Fig: 5.8 CAVA precincts

**Visual Analysis:** Building is aesthetically and structurally good and the landscape in the centre needs improvements. Hawkers and vendors have encroached all around the periphery of the heritage building and this creates congestion, environmental problem and an ugly visual appearance. There is no proper maintenance of the building surroundings; display of posters on the façade spoils the beauty of the building. Architectural control and environmental improvements are required around the heritage building.

Significance of the Building - High

**Present Status:** Building is in good condition but needs maintenance and control of hawkers and vendors all round the premises to avoid visual clutter. Architectural control is required.

**5.5.7 Vanivilasa Market Area**

- Location: Vanivilas Road and New Sayyaji Rao Road Junction
- Zone: Core Zone
- Year of construction: 1926 – 1928
- Owner/user: Mysore City Corporation
- Past use: Market
Present use: Fruit and Vegetable Market
Grade: III

**Historical and Architectural Significance:** The Market complex shows a European – Classical styled frontage with a market plaza specially designed for the use of the Maharani and other ladies of the palace of the Mysore Maharaja. Breaking the monotony of a simple row of shops, this market has been designed for easy traditional display and smooth visitor’s movement.

**Visual Analysis:** Due to lack of maintenance, vegetation has grown on the roofs and cracks on the façade. Lack of maintenance even inside the market leads to deterioration of the building and market lacks basic amenities. Plastic sheets used for covering (partly) roof, which is unpleasant. Narrow passages within the market create a commotion at peak hours. Improper garbage disposal makes the area unhygienic.

Significance of the Building - Medium

**Present status**
The building is in structurally dilapidated condition, improper drainage system pollutes the market surroundings. Even after the restructuring of the market, it is in dilapidated state, requires urgent restoration and conservation.

5.5.8 Maharaja Sanskrit Patashala

Asset Name: Maharaja Sanskrit Patashala.

Zone: Core zone.
Year of construction: 1876-90
Past use: State guest house and then converted to institute
Present use: Maharaja Sanskrit Patashala.
Grade: II

Historical and Architectural Significance: It was started as a small institution called Saraswathi Prasada in 1876 and the present use is for Sanskrit School namely Maharaja Sanskrit patashala. The building built in European – Classical Style and comprises of arcaded verandahs and imposingly located pediments. In 1908, this institution was under the control of Muzrai department and Palace authorities. The building is maintained by the Public Works Department, Government of Karnataka and palace authorities.

Visual Analysis: In recent years the building is not in good condition. Some building portion needs restoration and conservation. Roof, parapets and balusters, decayed timber joists, and minor plaster repairs needed. It is recommended that structural improvements of the building to be strengthened through proper conservation and restoration. Landscape in the premises is to be improved, including proper amenities in the precincts.
Significance of the Building - Medium

Present Status: Building is in dilapidated condition and requires conservation and re-development by providing all basic facilities by keeping the existing architectural character of the building to suite the present day need. The City Corporation identified the market for redevelopment. The building requires conservation and restoration. The city corporation has planned to restore this building under JNNURM project.

5.5.9 Jayalakshmi Vilas Mansion

Asset name: Jayalakshmi Vilas Mansion.
Year of construction: 1905
Past use: Royal Mansion
Present use: Folklore Museum and research institute.
Present owner: University of Mysore.
Grade: I

Historical and Architectural Significance: Jayalakshmi Vilas Mansion or palace was built in 1905 and is one of the five royal mansions built by Maharaja Chamaraja Wodeyar. The mansion was initially called the First Rajakumari Mansion or Palace of the first princess Jayalakshmi Devi or the Kebbekatte Bungalow. The mansion is elevated and is located opposite to the Kukkarahalli Tank.

The prominent features of this magnificent three-wing building include a series of twin Corinthian and Ionic columns, regal pediments on the first floor on top of the north and east porches, plastered window-sets in variegated resembles of flat arches, pediments and oval ventilators all richly molded. The interior of the mansion is extensively decorated in Indian style. A small over-bridge connects the north and
south portion of the three-wing structure. The other important portions of this mansion are the dancing hall, Kalyana Mantapa, and the richly decorated residential rooms.

**Visual Analysis:** The mansion now is the property of the Mysore University and has housed a folklore Museum. The Museum exhibits a rare collection of things related to folklore, archaeology and geology collected from different parts of India.

The Significance of Building - High

**Present Status:** Infosys foundation financially helped to carry out conservation and restoration of this mansion in 2002. The mansion is well maintained now and the building located inside the university premises away from tourist zone, many public and tourist are not aware of this important mansion. Authorities should initiate more publicity and to create more awareness to make this mansion more known as a tourist’s spot.

### 5.5.10 Hospital Precincts

Hospital precincts are located in the core zone, Sayyaji Rao Road and Irwin road Junction. K.R.Hospital, CheluVamba hospital, Sri Jayadeva Murugarajendra Pathological Laboratories, Sri Muthiah Chattier Ophthalmic Block, Medical College together forms precincts.

**Precinct Citation:** The K.R.hospital complex consisting the group of hospital blocks, first government hospital giving allopathic treatment and surgeries in Mysore. First medical college in the state to give medical education and all these buildings together constitutes a group of architectural interest.

**Building Schedule: K.R.Hospital:** Built in 1876 and rebuilt in 1918 with Greco-Roman revivalist. A Vatican dome, resting on an octagonal drum, dominates the elevation. The building forms the essential contributory element in the Sayyaji Rao road and Irwin road.

**Sri Jayadeva Murugarajendra Pathological Laboratories:** Built in 1938-39 the structure is a typical building with some modern elements and mixed with classical lines and such forms an essential element in the K.R.hospital precincts.
**Sri Muthia Chettiar Ophthalmic Block:** Opened by Maharaja Krishnaraja Wodeyar in 22nd June 1934, this is a simple, dignified architectural composition on European Classical lines. Pilasters and rims of arched openings stand out in contrasting white in facade of this two story building. The building forms an essential contributory element in the Hospital precincts.

**Cheluvamba Hospital:** Named after the third Maharajakumari (Sister of Krishnaraja Wodeyar) the structure was built in 1938. The forward looking touches not in the classic textbook- plain-cut semi-circular arches topped by shallow square niches and RCC chajjas and the building forms an essential contributory element in the hospital precincts.

**Government Medical College:** a two-storey building of 1924 vintage and the first Medical College in the state to give medical education. The structure is in V-shaped radiating from a grand columned entrance approached by graduated steps and the building forms a contributory element in the hospital precincts.

**Significance of the Precincts - High**

It is suggested that few buildings within these precincts to be restored to their original appearance and in particular the following works to be considered;

- Proper repair and restoration is required for Cheluvamba hospital. Surrounding the building proper environs to be created including landscape and proper amenities to be provided for patients in the block.
- Entire precincts landscape to be maintained. Create better awareness for hygiene and proper environment to be maintained in the campus.
- The wastes from the hospital are dumped in the surrounding which makes the surrounding unhygienic and leads to environmental problems.
- Proper parking facilities to be created in the precincts.
• All-round periphery of the college hawkers, vendors occupy the pathways by creating ugly scene. Traditional wrought iron fencing is also stolen and damaged in some places these are to be restored.
• Around the precincts pathways are encroached and occupied by hawkers and autos, by creating aesthetics degradation as well inconvenience to the pedestrians. Immediate action to be taken to remove the encroachments.
• New buildings which are constructed in the recent years are not compatible with existing architecture. Architectural control should be imposed in the precincts.

5.5.11 Church Precincts

Location: Located in the central area, Bangalore-Nilgiri road (Church road):

Wesley Cathedral and Hall: Original structure was built in 1870 and added to, in 1906. A set of fine trefoiled openings in the verandah admits the congregation to a gabled hall. The gable with its three trefoiled openings is partially covered by a thin-wall belfry springing from it and bearing another set of small trefoil openings.

St. Bartholomew’s Church: Church was built in 1830-31 and without any gothic elements of church architecture. The church was meant for the British residents of Mysore –mostly civil and military officers attached by Maharaja Krishnaraja Wodeyar- III

Visual analysis: The buildings are in good condition but the building surroundings are encroached by vendors and hawkers by creating visual clutter. Due to the location
of KSRTC bus stand very close to this area, high traffic movement and more pedestrian’s movement noticed. One cannot see the church from the road due to the encroachment by hawker, petty shops and informal sector activities all –round the premises.

Significance of the Precincts - Medium

Suggestions:

- Action to initiate and clear the incompatible developments and improve visual front.
- Action required regulating heavy traffic and pollution.
- Architectural control to be initiated and public amenities to be provided.

5.5.12 Agraharas

Asset name: Sreenivasa and Ramanuja agrahara.
Location: Ramanuja Road.
Zone: Core
Past and Present use: Residential houses.
Grade: III
Typical residential block dating back to the first two decades of the century.

Historical and Architectural Significance: Traditionally, the agrahara was a village assigned to Brahmins by Mysore Maharaja. These housing clusters were founded 150 to 200 years ago.

The ‘u’ shaped row houses are built around a park with traditional vernacular style of architecture. The two room spaced houses are designed with compound or verandah and a backyard with privacy, comfort and sanitation for the individual families. It also provides facilities for community socializing and play area for children’s in the shape of a shared mini plaza or park. The houses are having shared masonry wall (cost effective). Srinivasa and Ramanuja agraharas are typical examples of well designed residential areas with good drainage system in the city.
Visual analysis: The traditional houses are undergoing transformation both physically and aesthetically. Since these houses are built traditionally using vernacular building materials and few are in dilapidated condition due to lack of maintenance. Due to the modern day demand for more space and economical value many of these houses are changing into modern concrete structures with disregard to existing architecture.

Significance of the Structure - Medium

Present Status: The traditional houses are undergoing transformation and change in terms of both physical and aesthetics due to modern day demand and more economical value. There is a need for conservation and preservation of these traditional built structures to showcase the rich heritage of traditional architecture of Mysore city.

5.5.13 Lake Precincts: Kukkarhalli Lake

Location: Located in heart of Mysore city (Hunsur-Mysore road), adjoins university campus.
Owner: University of Mysore.
Past use: lake supplying water to agriculture and Mysore city.
Present use: Lake in polluted condition.
Lake formation: 1864
**Historical and Architectural Significance:** It provides a lung space to the city. Mummadi Krishnaraja Wodeyar (1794-1868) of Mysore kingdom was responsible for formation of this lake in 1864, to provide water for irrigation. In the beginning, the lake was used for supplying water to Mysore city but over the year’s sewage and excessive land encroachments and blockage of water from sources almost led to the eutrophication of the lake. The lake drains has a catchment’s area of 414 sq.kms and water body spreads over 62 hectares.

![Fig: 5.15 Kukkarahalli Lake Precincts](image)

**Visual Analysis:** The Lake was once a big attraction to bird watchers and according to naturalists, about 180 species of birds with 10 to 15 thousand of them visited the lake during winter to roost. Public including children use this premises for morning and evening activities like, walking, jogging and yoga, bird watching, playing and also to relax in the peaceful atmosphere. Due to lack of maintenance and uncontrolled measures weeds and algae have formed on the water and polluted in addition to drainage water flowing from surroundings. The University of Mysore and Citizen Forums of Mysore continue to make efforts to preserve the lake by implementing several remedial measures.

Significance of the Lake - Medium

**Suggestions**

- Preservation and restoration of lake is the need of the hour.
- Public amenities (Street furniture) to be improved in the premises.
- Beautification of the lake and also providing recreational amenities to attract more tourists.

**Present Status:** Presently lake is not in good condition due to negligence and pollution. Conservation and lake redevelopment is urgently required to safe guard the valuable lung space.
5.5.14 Dasara Procession Street Precincts

**Precincts Citation and Schedule:** The streets of Mysore are the best evidences of the tradition, culture and history. Each of the streets has their own stories and significances in the history. The Procession Street is one of the important streets in the city of Mysore and the Dasara procession starts from the Northern gate of the palace and moves to the K. R. Circle passing through the Chamarajendra circle and Albert Victor road. From this circle it enters the Sayyaji Rao road and passes through Vishweshwaraya circle to the highway circle. Further it moves to the east and ends at Bannimantapa. Lakhs of people witness the procession from all over the world.

![Plan showing the entire Stretch of Dasara Procession Street.](image)

**Fig: 5.16 Plan showing Dasara Procession Street**

![Pitchers Depict the Dasara Procession](image)

**Fig: 5.17 Pitchers Depict the Dasara Procession**
Located in the central area starts from Maharaja Palace to Bannimantapa.

Significance of the street - High

**Suggestions:** Revitalization of the procession street and its beautification is proposed. The whole street is required to be united through incorporation of architectural character, street furnitures, colour codes in the facades of the building, height restrictions, laying of definite pedestrian pathways, maintenance of uniform pavement tiles, public amenities like drinking water, toilets, dustbins, proper signage, street benches, water fountains, flower beds to be provided. Architectural control is to be initiated strictly on this street to create the unified image of maharaja’s period.

Planting of trees to create avenues and vistas, cast iron hand rails and grills, street lights, signage’s including the brief history of the heritage buildings are to be provided to match the heritage area. Traffic control should be enforced in these roads during peak hours.

**Present Status:** The entire procession street lacks architectural control at present. The buildings on the street are totally incompatible with the existing architecture. Under JNNURM project the beautification of Procession Street from Hardinge circle to Chamaraja circle works under progress. Town hall building is also taken up for renovation and beautification by providing all the amenities. It is proposed that restructuring and beautification of the procession street of the entire stretch of 4.5KM is to be carried out.

**5.5.15 Ashoka Road Precincts**

Location: Located in the central area.

![Fig: 5.18 Plan showing Ashoka Road Precincts](image-url)
Precincts Citation and Schedule: This is one of the main important streets in Mysore and earlier during maharaja’s period Dasara procession use to pass through this street. The main important buildings located on this street are Amba Vilas Palace, Chamaraja Circle, Town hall, Silver jubilee Clock Tower, Freemasons Club.

This road is dominated by commercial activities. Jewelers and hardware are the main commercial activities. Majority of the buildings here are of commercial nature in ground floor and residential in the upper floors. Town hall, Silver jubilee clock tower and free mansions building are the important buildings located on this street and these buildings are already facing threats in terms of structural problems, encroachments from hawkers, vendors etc. Even today few buildings exist with pot tiles roofs and structurally in dilapidated condition can be seen on this street. The traditional residential buildings are transformed into commercial buildings by creating incompatible developments with the existing architecture. Streets are transformed into contemporary look with modern materials by replacing the traditional architectural features.

Suggestions:
- Conservation and Architectural control should be imposed on the street.
- Structural condition of the buildings to be improved.
- Street furniture and public amenities to be provided on this street.
- Heavy vehicles to be banned on this street.

Significance of the street – Medium

Present Status: Presently the street is going through major architectural and functional transformation from traditional to contemporary commercial developments. The new developments are not harmonious with the heritage area and therefore architectural control and restructuring of the entire street is essential.
5.5.16 Dufferin Clock Tower

Location: off Sayyaji Rao Road, adjacent to market.
Zone: Core zone
Year of construction: 1920
Owner/user: Corporation of Mysore
Early use: Organized market place
Present use: Clock tower
Grade: II

**Historical and Architectural Significance:** To celebrate the 25 year of the reign of krishnaraja Wodeyar-IV the tower was built during the period 1920-1927. This is built in Indo-Saracenic style carries a touching message-“His Highness may be blessed with a long life and his reign render radiantly happy, memorable and prosperous”. The clock on the third floor of the tower was once part of the Dufferin Clock Tower built in 1886 to commemorate the visit of the viceroy Lord Dufferin. The tower was demolished some years later but the clock was transplanted to this more permanent edifice near the Devaraja market.

![Encroachments from all sides](image1)

Weeds grown on the structure  Hawkers encroachments

**Fig:5.20 Dufferin Clock Tower**

**Visual analysis:** The Dufferin Clock tower located adjacent to the Devaraja market that is full of activities like, vehicular traffic, vendors, hawkers, haphazard vehicular parking around the clock tower, etc. Open spaces all round the clock tower is encroached by vehicles and informal sectors people by spoiling the environment, needs urgent attention.

Significance the Structure - Medium

**Present status:** Traffic and encroachments by informal sector and vendors need to be controlled. Parking space needs to be regulated properly. Hawkers and informal sector people intrude the valuable urban space including the clock tower statue by creating
congestion and also spoiling the aesthetic environment. Clock tower needs conservation and restoration.

### 5.5.17 Lalith Mahal palace

**Location:** East of Palace  
**Year of construction:** 1931  
**Owner/user:** ITDC hotel  
**Early /present use:** Overseas people guest house/ Five Star hotel  
**Grade:** I

**Historical and Architectural Significance:** This magnificent structure is set on a ridge commanding a panoramic view of a gently sloping valley at the foot of the Chamundi hill. The dream like edifice was originally built for special guests of the maharajas of Mysore. It was designed by E W Fritchley. The building was completed in 1931 at a cost of about Rs 13 lakhs. It is now a prestigious hotel of the India Tourism Development Corporation. The Lalith Mahal palace according to Philip Davies - ‘was nothing less than a bold attempt to transpose St. poul’s Cathedral to a south Indian setting’. Krishnaraja Wodeyar the greatest builder among Indian princes of the present century felt that distinguished guests invited by him, from the overseas, would feel more at home in a European classical building.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>Niches on the interior walls</td>
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<td>Italian marbles</td>
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<td>Ionic capitals for the columns</td>
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<td>Circular staircase in the interiors</td>
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<td>Doors and windows</td>
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<td>Spherical domes</td>
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<td>Finials at the ends</td>
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<tr>
<td>Spherical domes</td>
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<td>pediment</td>
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<tr>
<td>Colonnaded verandahs in the upper floors</td>
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<tr>
<td>Twin ionic columns</td>
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<td>Lighting given in the banquet hall extending from the central atrium</td>
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<tr>
<td>Spherical domes with lanterns, placed on colonnaded drums</td>
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<tr>
<td>Finials on either sides giving visual balance to the façade</td>
<td></td>
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<tr>
<td>Projecting entrance topped with pediment roof showing the European Classical style</td>
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</table>

*Fig: 5.21 Lalith Mahal Palace Precincts*
Visual Analysis: The building is famous for its twin Ionic columns - a projecting porch on the ground floor. On this rests a slightly recessed pediment pavilion on the first floor and spherical domes with lanterns, placed on colonnaded drums. The central dome, which dominates the elevation, rises above the circular entrance hall. The European elements used are pedimented pavilion, spherical domes with lanterns placed on colonnaded drums. The interior is highly decorated with stain glass, imported tiles, luxury fittings, and Venetian marbles.

Significance of the Building - High

Present Status: Well maintained and best adaptive re-use building in Mysore city today. Buildings which are coming in and around this area lack architectural control particularly in case of apartments. Architectural control should be strictly imposed around this building.

5.5.18 St. Philomena’s Church

Asset name: St. Philomena’s Church
Location: Old Mysore –Bangalore road (Ashoka road)
Year of construction: 1933
Owner/user: Private
Early/present use: Church
Grade: I

Historical and Architectural Significance: The St. Philomena's Church in Mysore is one of the oldest churches in India – over 200 years. Over 250 years ago there was a small church in its place. It was a twin vertical spires 175 feet high view of the church. The capital of Mysore state was shifted from Srirangapatna to Mysore city in 1799. Many British officers and soldiers settled down in Mysore and hence the need for a Christian church emerged. The Maharaja Krishna raja Wodeyar- III realized and gave them a small plot of land on the Mysore-Bangalore Road and a little church came up there. As the city expanded and the Christian population increased and the city was in need larger church namely St. Philomena Church of Mysore came into existence. Maharaja Krishna Raja Wodeyar IV laid the foundation of the new church on October 28th, 1933. It was built in the place of the small church built by his grandfather. A Frenchman named Daly designed the church.

Significance of the Building – High
Visual Analysis: The plan is a Byzantine type and it has nave capacity of 800 worshippers. Cathedral floor plan is a Cross form, the long parts of the cross – nave, which is the congregation hall. The two arms of the cross are the transepts. The interiors and exteriors are richly decorated. The twin spires are 175 feet in height and are visible from miles around and elevation is a splendid composition of a variety of decorative elements and openings.

Present Status: The structure is well maintained and attracts tourists from all over the world. The traffic and the parking problems on the street to be addressed and area in front and surroundings need proper maintenance.

5.5.19 Government Guest House

Asset name: Government guest house
Location: Central area.
Zone: Core
Year of construction: 1805
Early/present use: Residence/ Govt. guest house
Owner: Government.
Grade: I
**Historical and Architectural Significance:** It is the earliest British structure of its class in the city. The building is presently well maintained and used by the government. It was completed in 1805 in the post Tippu period of political development. It was a focus for the new British influence in the Mysore. The design of the original part of the building - “Tuscan Doric", was done by colonel wilks.

![GOVERNMENT GUEST HOUSE](image)

**Visual Analysis:** The building has two sided approaches, heralded at distance by delightfully ornate “Triumphant” entrance– arches, each composed of a festooned and finialed top with arched buttresses on either side. In plan, the structure consists of a landscaped central atrium with a Tuscan- columned arcade around it. Beyond the atrium, to the south, is a three – bayed banquet hall. At the northern side three bay projecting porticos leading to a lounge and both ends of the building overlooks a vast garden.

The Significance of the Building - High

**Present Status:** The building is well maintained and used as government guest house for VIPs. The vast 50 acres open area is misused partly by trespassers and strangers, needs proper maintenance by enhancing landscape and water fountains.

**5.5.20 Chamarajendra Circle**

Asset name: Chamarajendra Circle
Location: Albert Victor road and Ashoka road Junction.
Zone: Core  
Year of construction: 1920  
Early/present use: Chamarajendra Wodeyar statue  
Owner: Corporation  
Grade: II  

**Historical and Architectural Significance:** Handsome marble statue of Chamarajendra Wodeyar was erected in 1920, is well laid out and spacious and the main focal point in the central area.

![Image](image_url)  
Fig: 5.24 Chamaraja Circle precincts

**Visual Analysis:** The statue is square in composition with Dilwara style carved brackets supporting sloping sun shades and ribbed dome crowning the canopy. Approach to the statue from all four directions with terraced and hand railed stairways. A heavy traffic moves around this statue circle. Entrance to the palace from North gate from this circle and tourists are finding difficulties to cross the road and also to enjoy the beauty of the palace due to heavy traffic.

Significance of the Structure – High

**Present Situation:** Statue is in good condition but landscape around the statue circle need to be enhanced. Recommended for pedestrianization around the circle since entrance to the Ambavilas Palace is from (north gate) this circle, so that tourist’s can enjoy the ambience without traffic problem and also to reduce pollution.

**5.5.21 City Corporation Offices**

- Asset name: City Corporation Office  
- Zone: Core  
- Year of construction: 1921  
- Early/present use: Offices of Corporation.  
- Owner: Mysore City Corporation  
- Grade: I
**Historical and Architectural Significance:** In 1921 Krishnaraja Wodeyar laid the foundation for this building. This building is a best example of Indo-Sarcenic architecture exists in Mysore. It has mostly Islamic architecture which is exposed in the façade. It possesses a double storey verandah on either side of the central set up. It is flanked in its façade by arched entrances and pilasters.

![Fig: 5.25 City Corporations Building](image)

**Visual Analysis:** The building is characterized by symmetry and triple arches which are a Byzantine character in itself in front of the portico. A pair of chatris at either end enhances the front elevation. Presently the building houses offices of the City Corporation. The senate council building and the annexure building which have come in the later stages are not following the existing architecture.

Significance of the Building - High

**Present Status:** The main building is well maintained but newly built annexure buildings not compatible with the existing architecture. The landscape in the campus needs to be enhanced.

**5.5.22 District Offices (DC Office)**

- **Asset name:** District offices or Attara Kacheri (DC office).
- **Location:** Gordon Park.
- **Zone:** Core
- **Year of construction:** 1887
- **Early/present use:** Residence/Deputy Commissioner’s office.
- **Owner:** State Govt.
- **Grade:** I

**Historical and Architectural Significance:** The foundation stone was laid in 1887 and the building formally opened in 1895. The building is dedicated to Sir James Gordon who resided in this building after the 1881 rendition of the state. Arches of
different shapes, flat segmented and round headed each with floral key stone together with Corinthian pilasters. Verandahs run all round the building in both the floors over looking vast gardens.

Fig: 5.26 Front and Rear view of District office

Visual Analysis: The main approach to the building is through grand steps from Park side fronting the statue of Sir James Gordon. The building is located on an elevated height surrounded by vast garden and in direct axis with K.R.Circle. Front openings on the first floor are rectangular, framed by architraved arches provides a contrasting detail in elevation.

Significance of the Building - High

Present Status: Presently Deputy Commissioner’s office (DC office) is located in this building and the building is well maintained. Due to the location of DCs office in this building all the time various dharnas or strikes are held here and during that time they spoil the premises environment and sometimes they damage the structures. Existing water fountain and Landscape to be enhanced all round the structure properly.

5.6 Conclusions

Heritage buildings need to be addressed with proper care. This calls for identification of heritage buildings to include listing and grading to be undertaken with proper procedure by the Planning Authority. The evaluation of heritage buildings and areas are to be undertaken with proper scoring system by assessing the heritage buildings using the historical, architectural and environmental criteria. Higher the score, greater the significance. The high scoring heritage buildings are concentrated in the core area.