Chapter 6

Heritage Regulations and Awareness

Chapter focuses on the existing conservation laws to include articles of the constitution, acts, rules and regulations relating to the heritage conservation. The legislations that are governing heritage monuments, buildings and areas have been examined to use them as legal tools for planning, conserving and managing the heritage areas in the city of Mysore. The chapter also highlights the efforts made for bringing awareness on heritage aspects and propose measures for bringing effective heritage awareness in the city of Mysore.

6.1 Introduction

Generally, historical buildings and archeological importance are being protected as monuments by the Archeological Survey of India (ASI) and State Archeology Department in their Acts in Karnataka. Whereas, in the case of Mysore, State Archeology Department has identified 10 monuments in the City of Mysore, but there is no ASI identified monuments. As per the provisions of the Karnataka Town and Country Planning Act (KTCP), the heritage buildings are addressed under the ‘areas of special control and development’ in preparation of Master Plans, but only selected few buildings are covered with no comprehensive approach. In 2004, the KTCP Act was amended to include the heritage subject in the Master Plans by giving more responsibility to the Planning Authority to declare heritage buildings and precincts within the jurisdiction of Local Planning Area, but these legislations are yet to be realized.

Here an attempt has been made to study the heritage legislations of State Archeological Department, various provisions of the Karnataka Town and Country Planning Act 1961, Karnataka Municipal Corporation Act, 1976, The Karnataka Urban Development Act, 1984; and the heritage regulations that are covered under Zoning Regulations and Building Bye-laws of Master Plan of Mysore (Comprehensive Development Plan of Mysore City). The issues that confronted with
the heritage areas have been highlighted and suitable policy guidelines are proposed for effective conservation of heritage areas of Mysore City.

The following legislations are governing the heritage buildings and areas in the City of Mysore.


b) The Karnataka Town and Country Planning Act, 1961

c) The Karnataka Urban Development Authorities Act, 1987

d) Municipal City Corporation Act.


6.2 Constitutional Obligation for Heritage Conservation

Article 49 deals with the protection of monuments and places and objects of national importance under the directive principles of state policy, which states that “it shall be the obligation of the State to protect every monument or place or object of artistic or historic interest (declared by or under law made by parliament) to be of national importance, from spoliation, disfigurement, destruction, removal, disposal or export, as the case may be”. Ancient and historical monuments and records and archaeological sites and remains (declared to be of national importance) are in the union list (entry 67); ancient and historical monuments and records, other than those declared to be of national importance are in the state list (entry 12); and archaeological sites and remains, other than those declared to be of national importance are in the concurrent list (entry 40) as per the Schedule VII of article 246 of the Constitution of India. "It shall be the duty of every citizen of India to value and preserve the rich heritage of our composite culture"; to protect and preserve the natural environment including forest and lakes; and to safeguard public property as per the article 51 A (f), (g) and (i) of fundamental duties of Part-IV A of the Constitution of India.

6.3 The Karnataka Ancient and Historical Monuments and Archaeological Sites and Remains Act, 1961

The Karnataka Ancient and Historical Monuments and Archaeological Sites and Remains Act, 1961 provides for the preservation of ancient and historical monuments and archeological sites and remains and for the protection of sculptures, carvings and
other like objects and to provide for the preservation of ancient and historical monuments and archeological sites and remains in the State of Karnataka other than those declared by or under law made by Parliament to be of national importance. The act consists of three aspects namely ancient monument, antiquity and archaeological sites and remains. The “ancient monument” includes any structure, erection or monument, or any tumulus or place of interment, or any cave, rock-sculpture, inscription or monolith, which is of historical, archeological or artistic interest and which has been in existence for not less than one hundred years, and includes, (i) the remains of an ancient monument, (ii) the site of an ancient monument, (iii) such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and iv) the means of access to, and convenient inspection of, an ancient monument; but shall not include ancient and historical monuments declared by or under law made by Parliament to be of national importance. The “antiquity” includes (i) any coin, sculpture, manuscript, epigraph, or other work of art or craftsmanship, (ii) any article, object or thing detached from a building or cave, (iii) any article, object or thing illustrative, (iv) any article, object or thing of historical interest, and (v) any article, object or thing declared by the Government by notification in the official Gazette, which has been in existence for not less than one hundred years. The “archeological site and remains” include any area which contains or is reasonably believed to contain ruins or relics of historical or archeological importance which have been in existence for not less than one hundred years, and includes, i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and (ii) the means of access to, and convenient inspection of, the area.

6.4 The Karnataka Town and Country Planning Act, 1961
The Karnataka Town and Country Planning Act (KTCP), 1961 has a provision to provide uniform law for regulation of planned growth of land use and development and for making and execution of town planning schemes in the State of Karnataka. It adapted the concept of the Model of Act of Government India regarding the constitution of Planning Authorities for wider areas. The Act intended for proper physical planning to provide better, healthier and happier environment in towns and cities. The main objectives are to (a) plan and re-plan for providing civic amenities, (b) stop the uncontrolled development of land, (c) preserve and improve facilities and
amenities and (d) direct the future growth to ensuring desirable standards of living and environmental health in the cities.

The KTCP Act under section 12(a) has a provision for declaring certain areas, as *areas of special control and development* in such areas being subject to such regulation as may be made in regard to building line, height of the building, floor area ratio, architectural features and such other particulars as may be prescribed; and the heritage component was included in the KTCP Act in the year 2004 by bringing an Amendment. Prior to this, the Hampi World Heritage Area Management Authority Act 2002 was introduced by bringing an amendment to the Karnataka Town and Country Planning Act by declaring the *Heritage Area* as Local Planning Area and established the Hampi World Heritage Area Management Authority as Planning Authority, which was a landmark for planned development of world heritage site in the State of Karnataka. The Master Plan has a provision to include ‘heritage buildings’, ‘heritage precincts’ and the ‘regulations’ made therein for conservation of the same” under the section 12(3). The chapter V of the KTCP Act under section 26, the scope of including heritage conservation under town planning schemes could be taken by the Planning Authority as an implementation of Master Plans. The provision has been made under sub-section 2(i) for preservation of objects of historical or national interest or natural beauty and of buildings actually used for religious purposes and 2(j) for imposition and restrictions in regard to the open space to be maintained about buildings, the percentage of building, area for a plot, the number, the size, height and character of the buildings allowed in specified areas, the purposes to which building or specified areas may or may not be appropriated, the sub-division of plots, the discontinuance of objectionable users of land in any area in reasonable periods, parking space and loading and unloading space for any building and the sizes of projections and advertisement signs in the schemes. Under the town planning scheme, provisions have been made for suspension, so far as may be necessary for the proper carrying out of the scheme of any rule, bye-laws, regulations, notifications orders, made or issued and under the any Act of the State Legislature or any of the Acts which the State Legislature is competent to amend to be made for implementing the urban renewal project.
6.5 The Karnataka Urban Development Authorities Act, 1987
The Karnataka Urban Development Authorities Act (KUDA), 1987 was introduced in the State of Karnataka for planned development of major and important urban areas in the State and the areas adjacent thereto and matters connected with. The Mysore Urban Area was notified in the Karnataka Gazette in 1988 to introduce the KUDA. The Mysore Urban Development Authority was established in 1988 by amalgamating the then City Improvement Trust Board, which was constituted under Karnataka Improvement Boards Act, 1976 (Karnataka Act 11 of 1976) or of City of Karnataka Improvements Act, 1903 (Karnataka Act III of 1903) and Local Planning Authority of Mysore. The consequences to upon the constitution of Urban Development Authority (UDA), the UDA shall be the Planning Authority for the local planning area comprising the urban area and exercise the powers and functions and discharge the duties as performed by the Planning Authorities, which were constituted under the Karnataka Town and Country Planning Act. The UDAs have powers to make regulations or bye-laws or rules, not inconsistent with the provisions of the Act or rules made there under to carry out the purposes of the Act and without prejudice of such regulations and same need to be published in the Official Gazette as per the section 72 and 73 of KUDA.

6.5.1 Mysore Urban Development Authority (MUDA): The Mysore Urban Development Authorities was established to perform both planning and development of City Mysore. The Government of Karnataka has notified Local Planning Area of Mysore to include the then Mysore Local Planning Areas and Nanjangud Local Planning and named as “Mysore-Nanjangud Local Planning Area” in 1988 for preparation of Comprehensive Development Plan (Master Plan) for the local planning area (LPA), covering an area of 493.32 sq.kms. The main functions of Mysore Urban Development Authority for planning and development are:

A) Planning
   a) Preparation of scheme plans and Development plan for Mysore city.
   b) Approval of building plans and Development plans for group housing and layouts.
   c) Other statutory functions under KTCP Act.

B) Development
The development functions of MUDA are as follows:
a) Planning and implementation of schemes to provide for residential, commercial, industrial sites, civic amenity sites and parks and play grounds.
b) Construction of commercial complexes, housing for EWS, low income group, middle income and high income group.
c) Development of major infrastructure facilities.

The Mysore Urban Development Authority has a Town Planning wing headed by the Town Planning Member for preparation of Master Plan for Mysore –Nanjangud Local Planning Area and Town Planning Schemes to include layout plans, group housing and infrastructure plans under development schemes. It has also an execution wing headed by an engineer member for execution of various developmental schemes including infrastructural projects.

6.6 The Karnataka Municipal Corporation Act, 1976

The Karnataka Municipal Corporation (KMC) Act, 1976 was introduced by the government of Karnataka for covering larger urban areas of population having more than three lakhs and above namely, Bangalore, Mysore, Mangalore etc. The KMC Act enables the City Corporation for constituting a separate Standing Committee for Town Planning and Improvement under section 11 of Chapter III which has a greater role in heritage planning and management. One of important obligatory functions of the City Corporation as per Section 58 is for maintenance of a corporation office and of all public monuments and open spaces and other property vesting in the corporation. Besides, public markets, improvement to existing public streets; planting and maintenance of trees on road sides and elsewhere including management of gardens, parks and playgrounds are rest with the city corporation. The City Corporation has been empowered for making building bye-laws Under Section 295 (chapter 15) with the approval of the government for regulation or restriction of the use of sites or buildings and for regulation or restriction of buildings, declare any streets or portions of streets for ensuring the elevation and construction of the frontage of all buildings thereafter constructed or reconstructed shall in respect of their architectural features to be considered by the Standing Committee as per the Sect.296. The city corporation will have a binding to follow the master plans including regulations, which are prepared by the planning authority as a part of enforcement by master plan under section 14 of the KTCP Act, 1961.
6.7 Seventy Fourth Constitutional Amendment Act

The Seventy Forth Constitutional Amendment Act emphasis that all the eighteen functions including urban planning and land use and regulations have to be assigned to urban local bodies under the twelfth schedule of article 243. The Government of Karnataka is yet to take decisions to implement the constitutional mandates and once the decision is made to transfer all 18 functions, Mysore City Corporation’s role will be to function as a planning authority for preparation of master plans covering heritage areas in years to come.

6.8 Zoning Regulations Governing Heritage Areas

As per the provisions of KTCP Act the Comprehensive Development Plan (CDP) for Mysore-2001 AD was prepared approved by the Government of Karnataka in the year 1981 and the revised master plan for 2011 was prepared in 1997. The Zoning Regulations for Mysore –Nanjangud Local Planning Area were prepared under clause (iii) of sub-section (2) of Section 12 and 21 of the Karnataka Town and Country Planning Act, 1961. Following are the salient features of Zoning Regulations for managing heritage areas in the City of Mysore in the Master Plan

6.8.1 Section 6A: Areas of Special Control: The zoning regulations emphasis that proper care should be taken towards their aesthetic environs while permitting developments around the monumental building which were notified by State Archeology Department and ten buildings listed within the Local Planning Area of Master Plan. The monuments notified, as required under Archeological Monuments Act, 1961, which are coming in the local planning area were considered and developments around these buildings have been regulated by declaring ‘zone of special control’ and imposing the special regulations and are:

a) Building height restrictions up to 7mts from ground floor level or inclusive of first floor, whichever is less are only permitted at a distance of 100mts from the monuments premises.

b) Building height restrictions up to 10.5mts from ground floor level or inclusive of second floor, whichever is less are permitted beyond 100mts and within 200mts from the monument premises.

c) Building height restrictions up to 14mts from ground floor level or inclusive of third floor, whichever is less are permitted between 200mts and 400mts distance from monument premises.
The authority shall also impose restrictions towards preservation of the buildings which are not covered under the Archeological Monuments Act, but in the opinion of the Authority, it is of historical or architectural interests and it is in danger of demolition or alteration or likely to affect its character by a development.

6.8.2 Architectural Control and Building Line: The building regulations with regard to architectural control and established building lines, for permitting new proposals in selected roads/boulevards of the city, shall include, necessary clearance (after examination) by a special subcommittee constituted by the authority, for each proposal, along the roads. The subcommittee, which is the Arbitration committee, shall examine the compatibility of the architectural effect proposed to be given to the proposed structure in relation to the existing monumental buildings structures in the vicinity and the established building lines along the roads.

6.8.3 Tree Preservation: The authority shall take a rule to preserve the trees in local planning area in the interest of the community and granting planning permission for any area adequate provision for preservation or planting of trees.

Architectural Control: Architectural control on facades of any building or the architectural features of any premises shall be in conformity with such conditions as the authority at the time of grant of permission.

Advertisement Control: Any hoardings, structure or any device erected for the purpose of displaying for advertisement shall be in conformity with any condition imposed by the authority from time to time and must be maintained in safety and satisfaction of the authority.

Table 6.1: Roads or Boulevards Prescribed for Architectural Control and Building Line

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Name of the Road</th>
<th>Stretch</th>
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<tbody>
<tr>
<td>1.</td>
<td>Narasimharaja Boulevard Road (Lalith Mahal Road).</td>
<td>Zoo garden junction to Lalitha Mahal.</td>
</tr>
<tr>
<td>2.</td>
<td>Bangalore- Nilgiri Road.</td>
<td>Harding circle to Gun House.</td>
</tr>
<tr>
<td>7.</td>
<td>Jhansi Lakshmi Bai Road.</td>
<td>Rajaji Circle (Railway station Circle) to Hardwick Circle.</td>
</tr>
<tr>
<td></td>
<td>Street</td>
<td>Road</td>
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<tr>
<td>---</td>
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</tr>
<tr>
<td>8</td>
<td>Krishna raja Boulevard road</td>
<td>Kantharaja Urs Road to Vinoba Road.</td>
</tr>
<tr>
<td>9</td>
<td>Radhakrishna Avenue</td>
<td>MUDA Circle – Kuvempunagar Double road.</td>
</tr>
<tr>
<td>10</td>
<td>Princes Road</td>
<td>J.L.B. Road to Yadavagiri Circle.</td>
</tr>
<tr>
<td>11</td>
<td>Vinoba Road</td>
<td>Metropole circle to Valmiki Circle.</td>
</tr>
<tr>
<td>12</td>
<td>Bannimantap Road</td>
<td>Azad Circle – New Mysore-Bangalore road.</td>
</tr>
<tr>
<td>13</td>
<td>Ashoka Road</td>
<td>Chamaraja Statue to silver Jubilee Clock Tower.</td>
</tr>
<tr>
<td>14</td>
<td>Krishna Vilas Road</td>
<td>Area around Jagan Mohan Palace.</td>
</tr>
<tr>
<td>15</td>
<td>Desika Road (Parkal Mutt road)</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Jagan Mohan Palace Road</td>
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</tr>
</tbody>
</table>

**Source:** Zoning Regulations of Mysore, MUDA, 1997

### 6.9 Analysis of Existing Laws

Mysore has extremely rich and varied cultural heritage through its tangible and intangible heritage resources. It is clear from the previous chapters that most of the legislations have not been addressed to appreciate, recognize and value the systems. The heritage is threatened by many factors namely uncontrolled developments without any harmony, environmental pressures, and lack of inventories of heritage resources, inadequate heritage legislations and development control, low levels of funding, inadequate expertise, and political will. Besides, built heritage including heritage buildings, monuments and areas are threatened by the decay, obsolescence, deterioration, ignorance. These areas are easily susceptible to economic pressure, vertical growth, vehicular traffic and other environmental problems. The development control includes zoning regulations, building bye-laws and sub-division regulations are not adequate to prescribe the comprehensive heritage rules and regulations for identifying and managing the heritage areas effectively. It is also not able to impose any design controls which results in fail to achieve the desired goals for conserving the existing old valuable buildings and precincts, before they get decayed or destroyed.

The State Archeological Department has identified few monuments in the city for protection and preservation, but it has no control over the areas beyond protected limits. The planning legislations tends to factor the concept of monuments by neglecting the other types of heritage structures such as built environment, urban design elements, built structures, architecture, imageability and landscapes. For
planning and conservation of heritage areas, legislative provisions of the Karnataka Town and Country Planning Act, 1961 is inadequate. Thus, the present laws have become unsuccessful to meet the contemporary realities of integrated development. The conservation of the heritage areas are to be made as an integral part of Master Plan. The plan will be a statutory document which mandates the Planning Authority (Mysore Urban Development Authority) to undertake conservation measures with detailed planning studies, assessment of heritage areas and involvement of all the stakeholders including local authorities, agencies, NGOs and public. This calls for emergent of comprehensive legislation for harmonious planning, conservation and management of heritage areas in the City of Mysore. In order to prepare policy, the delineation of heritage zones is required as stipulated by the Government of India and heritage zones identification has been dealt in the following paragraphs.

6.10 Heritage Zone

Heritage Zone is defined as an area of special architectural or historic interest and character of which it is desirable to preserve or conserve. Heritage Zone is also defined as an area, which has significant concentration, linkage or continuity of buildings, structures, group of complexes united historically or aesthetically by plan or physical development.

The objectives of the heritage zone are:

a) To conserve or preserve heritage buildings or sites and heritage areas of historical, architectural and cultural significance that they are not adversely affected by any new development.

b) To enhance the elements of urban design and built character including landscape of the city

c) To provide the guidelines with regard to demolition, protection, conservation or re-building of and alterations or additions to the existing building those are to be designated and conserved in heritage areas.

6.11 Need for Identifying Heritage Potential Zones

The heritage tool kit emphasizes that the conservation plan should focus on areas identified as heritage zones of the city. These zones should be co-terminus with the defined wards of the city. This enables undertaking planning and making investment decisions in discrete areas of the city. In this context, there is need to assess the heritage resources for identifying the ‘heritage potential zones’. The potentials zones are very useful in identifying and delineating different heritage zones for developing
and enforcing heritage regulations for harmonious conservation planning and management.

6.12 Identification of Heritage Zones
The City Development Plan, which was prepared under JNNURM, has recommended for identifying and defining the heritage zones by considering the distinct architectural and cultural heritage areas of Mysore. They are, Palace Complex, Royal Mansions of Mysore, Sayyaji Rao Road, Devaraja Market, Church Precincts, Town Hall and Clock Tower Precincts, K.R. Hospital Area, University Campus, Kukkarahalli and Karanji lake environs, Chamrajendra Zoo, Agraharas of Mysore and Chamundi Hill.

6.13 Delineation of Heritage Zone
6.13.1 Criteria
The following Criteria for delineation to be considered for delineation of heritage zones
1. Historical evidence and Dasara Festival.
2. Main tourist attraction.
3. High concentration of heritage buildings/areas.
4. Continuous concentration of heritage buildings/areas.
5. Core area or CBD.

6.13.2 Delineation of Heritage Zone in the city
Comprehensive Development Plan of Mysore city has emphasized that, while permitting developments around the monumental buildings proper care should be taken towards their aesthetic environs. The notified monuments are to be regulated by declaring zone of special control and imposing the following special regulations; building height restrictions starts from 100 mts radius with building height of 7.5 mts and to a maximum of 400 mts radius distance up to 14 mts height from ground floor level or inclusive of third floor, whichever is less are only permitted at a distance of 200 to 400 mts from the monuments premises. Extending the same rule to all the notified or listed buildings/areas in the Local Planning Area and also allowing for maximum distance of 400 mts radius to all the heritage buildings and 400-500 mts distance line from each of the monuments or the line overlaps with each buildings at 400-500 mts distance joins together will form a special boundary which will unit all
the heritage buildings and delineate from the rest of the city built forms. The delineated area or boundary can be called as control zone heritage boundary or core heritage area and then it can be further classified based on potential of the area as primary, secondary and tertiary heritage zone to carry out to frame special regulations towards their conservation, development and management.

6.13.3 Primary Heritage Zone or High Potential Zone: Heritage Zone is an area of special architectural or historic interest and character of which it is desirable to preserve or conserve. These areas are having high potential and contiguous concentration of heritage buildings/areas concentrated and attract more tourists. The central area of Mysore city is historically, architecturally and culturally very prominent due to the presence of Ambavilas Palace and many interesting architectural structures located here in addition to nine day Dasara festival held every year, attracts lakhs of people from all over the world. Palace being the focal point where may be within a 3kms radius many interesting and architecturally important buildings are concentrated contiguously (more than one third of the listed heritage buildings). By keeping these factors the central area (or core area) of Mysore city can be delineated as Heritage core zone or Primary Zone or high potential zone area to formulate special regulations towards conservation and preservation.

6.13.4 Medium Potential or Secondary Heritage Zone: These areas/buildings are also richly contributing to the city’s imagiability and attract tourists but less potential compared to the primary heritage zone. In these areas buildings may be less contiguous or scattered with few groups here and there. The area beyond primary zone or may influence from 2kms radius and up to 3kms from heritage core boundary and can be delineated as medium potential zone or secondary heritage zone.

6.13.5 Tertiary Heritage Zone or Low Potential: This zone consists of mixture of few individual heritage buildings or may old residential areas or may be with new monumental buildings with less significant located beyond core area with less potential as compared to secondary heritage zone.

6.13.6 Buffer Zone: Areas that adjoin or connect heritage areas to others and has little historic existing character or natural areas or water bodies or lakes which require conservation.
6.13.7 **Heritage Site:** These are individual buildings or assets located in the local planning area of the city.

![Image of Heritage Zones](image)

**Fig. 6.1 Delineation Concept for Heritage Zones**

### 6.14 Heritage Awareness

Heritage awareness is an important component of conservation. The local people need to take part in the process of conservation. The society’s responsibility is to conserve the heritage that was created in the past. One of the basic causes for damage of heritage is due to lack of awareness to the public at large and non-involvement of people in the process of conservation as well. The Constitution of India prescribed under the *fundamental duties* that the protection of heritage is one of the important duties of each and every citizen of India, but the efforts made by the local authorities and agencies are not significant. Therefore, it is high time that greater emphasis to be laid down for creating awareness to the public including people at large.

**6.14.1 Initiation of Heritage Awareness:** The Department of Archeology, Museums and Heritage, Mysore and Heritage Commissioners office, Mysore City Corporation and Tourism department have taken a leading role along for creating awareness in consultation with various stakeholders on heritage of Mysore. The Mysore Heritage Area Experts Committee for preservation and protection of heritage areas has listed
201 heritage buildings in Mysore city and the majority of these buildings fall within the preview of this zone. Heritage commissioner’s office has given guidelines and suggestions to the Mysore City Corporation, Mysore Urban Development Authority and other Governmental Departmental heads in consultation with the members of the Mysore Heritage Area Expert Sub Committee, to keep the vicinity of the Heritage buildings clean and tidy and for construction of new buildings. Fixing of “Signage boards”, brief description of the heritage buildings (Shilaphalaka) are placed near the selected Heritage buildings in Mysore city by Heritage commissioner’s office and Mysore City Corporation. Inventory for heritage buildings and a detailed project report for selected fifteen heritage buildings are also under taken by private consultancy under JNNURM project.

6.14.2 Awareness Programmes: The Workshops, Seminars, photo exhibition of Heritage buildings/structures and visit to Heritage areas are being conducted for tourists, officials, publics, and school and college students. Publications of small booklets on heritage series are prepared. Awareness programmes for tour guides, training programme for various government department officials about conservation and maintenance of heritage buildings were also organized by heritage commissioner’s office. For creating awareness for preservation of heritage buildings/structures among the colleges and school students, Heritage Clubs were started in the year 2007 in the city. During Dasara celebrations, photo exhibition of heritage buildings is being organized in the premises Exhibition Authority. Besides, dance, dramas, cultural activities, essay writing, debate, painting/sketches and Janapada programmes are being conducted to encourage and create better awareness towards heritage. Heritage walk is being organized to create awareness among the public for preservation of heritage in the city throughout the year. The activities that were conducted to educate and also to create awareness to the public, tourists, different departmental official, schools and college students, NGOs, Hospitality people, travel agencies and other concerned peoples in the Mysore city are as follows:

- Heritage walks for both public and tourists including foreigners.
- Workshops, Seminars, conference, lecture, etc.
- Formation of heritage clubs in schools and colleges.
- Sketching and painting competitions, debate, essay writing, etc for schools and college students.
- Folk dance, cultural activities, traditional games, crafts, etc.
- Heritage study tours.
- Hands on training programme on conservation and maintenance of heritage buildings for officials.
- Photo exhibition of heritage buildings.
- Publication of brochure and booklets.
- Signage board (Shilapalaka) near heritage buildings.
- Cycling tour to heritage area.

6.14.2.1 Heritage Walk: “Heritage walks” are a very popular way of exposing tourists to showcase the cities rich heritage. Heritage-walk plays an important role to initiate public awareness and interest in conservation activities by showcasing the important city’s built heritage and facilitate people’s participation. The Heritage walk takes the people through specific routes penetrating through the inner areas and habitants of the people, exploring heritage buildings, palaces, markets, streets, statues and lot more. The concept of heritage walk was introduced in the year 2004 by the Heritage commissioner’s office in Mysore. It educates people about the rich culture of the city and the participants will be given a detailed note on the group of structures to be showcased to them. Tourists who visit Mysore Dasara can enjoy a piece of the city’s cultural heritage through a guided “heritage walk”. This programme is being extended to school and college students, who wish to develop into city’s culture and heritage and wish to participate in the conservation processes. The heritage walk covers an area of 1.5km and covering important heritage buildings like Ambavilas Palace, clock tower, Town hall, Chamaraja Circle, K.R.Circle, after which the tourists will be taken along the Sayyaji Rao Road to cover Devaraja market, K.R.Hospital, Mysore Medical College, Ayurvedic College and CAVA. Resource persons experienced in local history and heritage will explain the salient features and the historical background of the structure, including their architectural significance. The guided heritage walk would be an attraction into the living and built heritage of Mysore. The route map of heritage walk is given in following figure:
Brochures containing the history and other details of the heritage structures along the path are printed and are given to all participants to create better awareness and knowledge on built heritage of the city. T-shirts, caps, embossed with landmark buildings are also given to participants. The heritage walk has been designed as people initiative, where they shall be equally involved in making the project a success.
In addition to government initiatives, few private agencies like Dr. Reddy Foundation and ‘Royal Heritage Walk’ which was initiated by volunteers are conducting activities related to heritage walk in the city. Many foreign tourists have been participating in the heritage walk. Post graduate students of arts, history and tourism department’s students of University of Mysore and private colleges are also participating in the heritage walk and they are working towards creating awareness on heritage assets in Mysore.

6.14.2.2 Initiatives of Heritage Walk by IHCN: The Indian Heritage Cities Network Foundation (IHCN) office was shifted from New Delhi to Mysore city in May 2011. Four day third biennial conference of Indian Heritage Cities Foundation (IHCN) was held in Mysore city on May 2011 and the Conference being organized by UNESCO, New Delhi, with the support of Government of Karnataka, the Karnataka Urban Infrastructure Development Finance Corporation and Mysore City Corporation. The presence of IHCN office at Mysore may boost the heritage conservation activities in the city. The conference discussed various aspects and issues of the heritage cities and highlighted the importance and need for heritage conservation. As a part of the conference “Heritage Walk” to Mysore city core areas of historic and architectural important sites, was organized by Mysore city Corporation and the delegates of the conference participated in the heritage walk.

![Fig: 6.4 Participants at IHCN Conference were Taken Part in Heritage Walk in Mysore.](image-url)
## 6.15 SWOT Analysis

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
<th>Opportunities</th>
<th>Threats</th>
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</table>
| 1. Awareness Programmes viz. Heritage Walk, Workshops and Competition: Debate, Essay writing, painting, etc., initiated by Heritage Commissioners’ Office. | 1. There is no significant effort for developing effective IEC for greater awareness. | 1. Setting up of Heritage Cell for planning, manage, control and resource mobilization. | 1. Private owners and businessmen resist/ oppose for maintaining the assets owned by them.  
2. Relocation of City Bus and Sub-urban terminals for pedestrianisation in the heritage core and restricting vehicles. |
| 2. A Special component of heritage conservation is being planned under JNNURM project. | 2. No specific information to the public authorities or public for management of heritage assets including alterations and demolitions. | 2. Introduction of Heritage Regulation by State Government and Framing Heritage Polices and IEC under JNNURM Tool Kit. |                                            |
| 3. Networking of Institutions – Philanthropist/Charitable Institution, heritage clubs, IHCN, UNESCO, NGOs, schools and colleges. | 3. There is no wide publicity and drives. | 3. Tourist Development Plan of State Government to boost heritage and culture. |                                            |

## 6.16 Issues of Heritage Awareness

The awareness and educative programmes have been conducted by the city authorities involving public and stakeholders, which has achieved a reasonable success in Mysore city. Still a large mass of people and owners of the heritage buildings and authorities have to realize holistically the need and importance of safeguarding this valuable rich heritage of Mysore. In spite of these little efforts many valuable heritage buildings are demolished, building elements disfigured, encroached, incompatible developments have come around the heritage buildings, structural problems, and heritage buildings are not maintained, etc. are witnessed in the heritage area of Mysore. The awareness programmes are required to be conducted more regularly and consistently involving all sections of the society, especially owners of the heritage buildings, officials of the development authority and people living in and around the heritage areas/buildings. Already identified heritage walk path is limited to certain streets and the extension of path to other important heritage buildings namely Jagan Mohan Palace in the vicinity of heritage core to be explored. The heritage path proposed by the heritage commissioner’s office is lacking with public amenities, street furniture, tourist information route map, professionally trained subject guide and few heritage buildings are in bad condition facing structural problems.
• Heritage path proposed by heritage commissioner’s office is lacking with basic amenities, street furniture, separate heritage track, information maps, etc.

• Present heritage walk includes only buildings surrounding the palace, even though large number of architecturally important buildings concentrated in other part of the city.

• Heritage buildings are in bad condition and few are in dilapidated condition requires urgent conservation, preservation and adoptive re-use measures.

• Lack of awareness by both officials and owners of the private buildings Leads to demolition and built transformations.

• Commercial activities in the core area attract large volume of traffic and informal sector people.

• Private owners of the heritage buildings lack knowledge conservation issues due to this many buildings are demolished or altered without showing concern to the existing architecture.

6.17 Policies and Measures for Creating Awareness

The main objectives need to create awareness are to;

• Encourage and promote awareness on traditional built forms of the city.
• Create better awareness regarding heritage resources.
• Co-ordinate efforts of different disciplines, stakeholders and authorities.
• Mobilize finance and resources for restoration and support participatory action programmes.

6.17.1 Proposed Measures

• All the listed heritage buildings to be placed with special plaque (Shilapalaka) (as it was done in case of selected monuments’ premises) at the entrances to enhance the identity and inculcate a sense of pride and belonging among the neighborhoods.

Fig: 6.5 Shilapalaka (Sign board) Installed in Front of Heritage Building
• Create awareness among the general public towards the importance of safeguarding heritage assets.

• Heritage walk and awareness activities need to be promoted more intensively by involving professionals, institutions, associations, volunteers, tourist agencies, community organizations, NGOs and all stakeholders.

• The dilapidated heritage buildings to be given wide publicity for undertaking conservation and restoration measures by the owners of the property.

• Under public private partnership initiatives to encourage on similar lines of Infosys Foundation which has extended financial support for the conservation and restoration of Jayalaxmi Vilas Mansion and many heritage buildings of the University of Mysore. Similar initiatives from private and other stakeholders are to be involved and encouraged for conservation and restoration of dilapidated or damaged heritage buildings in the city.

• Best way to maintain the building is to put the building in to some use. The damaged or ruined heritage buildings to be restored to original character and put them under adoptive re-use and compatible uses like, tourist oriented activities, museums, tourist information centers, tourist hotel, arts and craft centre, etc.

• Adaptive Reuse: Adoptive reuse of building to be adopted in consultation with management or owners of building as done in the case of Lalith Mahal Palace and Jayalaxmi Mansion illustrated below:

a) **Hotel Lalith Mahal Palace;** Building well adopted under adoptive re-use and converted into five star hotels suitably modified to suite the function without affecting the structure and character of the building.

b) **Jayalaxmi Vilas Mansion;** located in the University campus is conserved under public private partnership initiatives from Infosys foundation and successfully accommodating folklore museum and research centre without affecting the existing architecture.

![Fig: 6.6 Adoptive Re-use in Lalith Mahal Palace and Jayalaxmi Vilas Mansion](image)

• Devaraja market, Gun house, Lawnsdowne building, Janatha bazaar, Free mansions club are in dilapidated condition, located very close to the Palace and tourist zone needs immediate attention of restoration involving private and other agencies support. Similarly many heritage buildings, particularly private residential heritage buildings in the city are in need of restoration and adoptive re-use.
Mysore City Corporation formed heritage cell in the city to create awareness among citizens and to develop a comprehensive plan for the conservation of Mysore city. Under this many awareness and conservation programmes to speed up immediately in Mysore city.

- Specialized training programmes needs to be provided for all those professionals concerned with conservation in the city.
- Supporting the efforts of community groups and individuals to ensure heritage conservation.
- Conservation aspects to be included in curriculum of schools and colleges to bring more awareness among younger generations.
- Heritage artifact, viz, sandal wood artifact, sandal soap, silk saris, sandal wood garlands, traditional Mysore paintings, etc, needs more publicity to showcase the wealth and diversity of the art and architecture of Mysore.
- Long awaited light and sound shows showcasing Mysore city’s history, culture, art and architecture was (started on May-2011) organized inside the palace premises for public and tourists to highlight and to create better awareness on Mysore heritage. Similar kind of programmes needs to be encouraged with the help of public and private partnership to boost tourism.
- Association of old heritage property owners need to be formed to encourage conservation and restoration of their structures and also to help them in getting financial assistance, property tax exemption, resolving legal issues, etc. towards safeguarding built heritage of Mysore.
- Create more awareness through educational and publicity programs.
- Involve local community in developing tourism and heritage management.
- Public participation has to be realized as an important and one of the most important tools in the process of urban conservation. People have to be involved at the initial stages to achieve a self sustainable and continual process.

6.18 Stakeholders Participation

The following agencies have involved in creating heritage awareness in the city.

a) INTACH
b) MHATF
c) Voluntary Organizations
d) ADB
e) JNURM

Besides the agencies that were participated in awareness are listed below:

**Government Authorities:** Department of Archeology, Museums and Heritage, Mysore City Corporation and Mysore Urban Development Authority.

**Public authorities:** Tourism department, Lake development authority, Horticulture department, Public works department, Electricity department, University of Mysore, Hospitals, KUIDFC, Police and Law-Order Department, Information and Broadcasting Department and Other public Offices
**Private Agencies:** Hotels, Travel agencies, Private Property Owners.

**Tourists:** Domestic, National, and International

**Institutions:** Education department, Schools and colleges, CAVA: Traditional Arts and crafts, paintings, Arts and cultural department. (Rangayana, folklore, Sanskrit, etc.), Department of Kannada and Culture, Folklore and Museums, Yoga Music and dance.(Private)

**NGOs:** INTACH, IHCN, UNESCO, Heritage clubs, Voluntary organizations,

**Service Providers:** Hotels, Travel Agencies, Tonga’s and Tourists Guides

### 6.19 Proposed Heritage Initiative Awareness Programme in Mysore

The existing programmes are not sufficient and are to be conducted rigorously rather an on piece meal approach. It needs to be given more professional touch to bring more systematic awareness involving various professionals, agencies and stakeholders in the field. Following new initiatives are proposed;

**6.19.1 Restructuring of Heritage Walks:** The existing heritage walk path proposed by heritage commissioner’s office to be continued by including Jagan Mohan Palace and may be named as Royal walk or heritage walk-1. The newly proposed heritage walk may be named as Nature walk or Heritage walk-2 mainly covering Mysore university educational institutions located in university campus including Kukkarahalli Lake environs. The proposed walk starts from Maharaja’s college centenary hall and then cover to the following buildings, Maharaja’s College, Yuvarajas College, Oriental research institute, Maharaja’s Junior college, Maharani’s College, Deputy Commissioner’s office, Crawford hall, Kukkarahalli Lake and heritage walk may conclude at Jayalaakasmi Vilas Mansion.

**6.19.2 Freedom Walk:** Freedom Walk be organized in heritage areas on all national level festivals like, Independence day, Republic day and birth days of important National leaders like Gandhiji, Vivekananda, Nethaji Subhas Chandra Bose, Mysore Maharajas, Dewans of Mysore, Freedom fighters etc, so that people will gather in large numbers to celebrate these events and also understand and respect the importance of heritage.

**6.19.3. Street Plays:** Street plays with participants of the local community and eminent personalities from the area to be organized by involving institutions like
Rangayana, CAVA and other institutions on a common platform to understand the issues related to tangible heritage in the city.

6.19.4. Children’s Books: Books depicting the history of Mysore city, Mysore Maharajas’ and important events like Mysore Dasara and brief history of the city monuments should be published in simple language for understanding and creating interest among the children.

6.19.5. Heritage Products: Mysore is famous for sandalwood, silk and Mysore paintings. Various products and artifacts made out of sandalwood, Mysore sandal soap, silk saris, Mysore Turban, popularly known as Mysore Peta, sandalwood garlands etc’, are very popular in the country. These products’ exhibition cum sale to be organized in the core heritage zone and this will benefit both tourists and locals and also the revenue generates from this can be utilized for the heritage development.

6.19.6. Elected Representative’s Involvement: The involvement of politicians in their respective areas to be ensured in all the citizen forums, ward sabha, ward committee and other formal and informal organizations of the city corporation, They need to be involved at all stages of development and heritage related activities namely cultural and other important events of the city.

6.19.7. Museum cum Information Centre: At present tourists who are visiting the city are finding difficulties in getting first hand information on various aspects of the heritage city. Many of the valuable arts, crafts, paintings and heritage buildings of the city are slowly disappearing due to urban expansion and city’s growth. Opening an information centre and museum to showcase city’s rich heritage in the heritage area will benefit both tourists and locals.

6.19.8. Light and Sound Shows: Present illumination of Palace on holidays and Sundays to be continued to attract tourists and general public to the heritage area. Light and sound shows pertaining to history, culture and architecture of Mysore city to be organized in palace premises (Just started on may- 2011) to create more attraction and interest among the tourists and public (similar activity happening in red fort Delhi). These programmes are to be performed during the Dasara season and summer seasons continuously and general holidays as well. This will spread the
message of history of Mysore very fast to all concerned tourists of different destinations and attract more tourists to the city.

6.19.9 Tonga Tour: During Mysore Maharajas Period Tonga ride has been very popular among the tourists as well as local people. Over a period of time due to city’s fast growth, and modern development automobiles dominated the city streets and Tongas are reduced. The age old Tonga vehicles are to be decorated and re-introduced in the heritage area. The pedestrianizing the area around main Palace needs to be undertaken to facilitate the visits to heritage buildings (heritage walk area) to synchronize with Tonga riding. Tonga riders can be trained as guides and given identity cards, taking people for guided tours to the important heritage areas. Maps and photographs of the places are to be displayed in tongas. Also, pollution free vehicles may be promoted for environmental friendliness for which tourism department has to take necessary steps for initiation of this programme.

6.19.10. Heritage City News paper: Heritage and tourism department along with citizens group can jointly bring out news paper exclusively discussing the issues related to heritage city and public awareness. This will spread the message of heritage awareness to more people in short period of time. The Hindu, Times of India and Star of Mysore are already publishing city heritage issues on regular basis in addition to Sunday’s special editions.

6.19.11 Training Administrators: Knowledge, skills and attitudes on heritage to be provided to the officials, who work in various departments related to heritage in Mysore city. Proper education and awareness programmes to these officials can go a long way in protecting and preserving the rich built heritage. The training programmes are to be organized in the State Institute of Urban Development (SIUD) and District Training Institute, Mysore regularly as a specialization to promote efficient heritage management. Lectures and demonstration programmes on different aspects of built, cultural heritage and conservation and management be introduced. Mysore Heritage Cell may take a leading initiative in conducting this programme.

6.19.12 Festivals: Mysore Dasara is a very popular and world famous attracts tourists. In order to ensure community participation to raise the level of awareness and sense of belonging about the heritage, festivals like Mysore Dasara, cultural festivals,
World Heritage Day and heritage week may be organized every year. Cultural events, photo exhibition, drawing, paintings and essay competitions, lecture series and other related activities can be a part of the events to create more awareness on heritage to children and public.

6.19.13. Heritage Awards: Heritage awards to be initiated to encourage people, individual, organizations, schools and media to take part in the competitions. “Mysore Heritage Awards” to be instituted for recognizing the efforts of conservation of heritage areas/buildings in Mysore. This should be an annual feature and award to be decided by a panel consisting of many eminent personalities and this event can be organized on 18th April of every year to celebrate World Heritage Day. The other suggested awards namely best maintained residential heritage building award, best maintained public building award, heritage school award, news paper award covering maximum number of heritage issues, heritage reporter award for best reporting heritage issues and life time contribution award.

6.19.14 Promotion of Heritage in Education: Heritage educational programmes are successful only when the local community comes forward to support and initiate heritage related activities. This is possible when the local people to whom the very heritage belongs understands its values, takes pride and establish a sense of belonging. Social and cultural festivals play a greater role in generating awareness and mobilize communities. Community meetings, audio, visual shows, exhibitions, street plays, annual celebrations, cultural walks books and publications are all of effective means of cultural education.

The National Commission on Urbanization and Model Building Bye-laws of Government of India has recommended that there is a need for incorporating the conservation principles into the basic curricula of architecture, engineering and town planning. In order to create awareness of the value of heritage, suitably designed courses has to be included in the curricula of schools and colleges. Motivations and training of technical personnel in these lines will help in spreading the message of heritage conservation. Education and awareness programmes therefore are the most significant tool to achieve continued relationship with the past.
6.20 Conclusions

Though, there is enough scope to include the heritage subject in the preparation of master plans under section 12(1)(f) of the KTCP Act and to contain separate heritage regulations, the present regulations are not adequate to meet the challenges of heritage areas. There is need to evolve detailed regulations for delineating heritage zones, and Development Control Regulations on lines of Hampi World Heritage Regulations for proper planning and conservation heritage areas in the City of Mysore. Further, efforts are required to create greater awareness among the people to include Information Education Communication, heritage walk, freedom walk, street plays, light and sound shows, Tonga tour, heritage festivals, heritage awards, heritage news paper for promoting effective management and conservation of heritage area.