Chapter 7

Proposed Conservation Policies and Measures

The chapter addresses the issues of heritage areas and proposes conservation policy measures. The proposals to include, vision, establishing conservation principles and charter, constitution of heritage cell, establishment of heritage resource management system, developing regulations for listing, grading, significance assessment, developing control/heritage zones, development control, establishing architectural harmony, building control and permits, incentives, preparation of conservation management plan including protecting environmental aspects, education, awareness for planning and conservation of heritages areas in the City of Mysore.

7.0 Background

The City of Mysore has been recognised as a heritage city under the cultural tag both at state and national level. The city has both tangible and in-tangible heritage elements; with many urban design elements of built structure to include monuments, heritage buildings, precincts or heritage areas and natural areas. A very few buildings have been identified by the State Archaeology Department and Mysore Urban Development Authority. The application of legislations is limited to the regulated zones around the protected monuments. Even though, there is enough scope to declare the heritage areas as areas of special control, the efforts by the planning authority was minimal. The declaration of the city as heritage city by the State Government in the year 2005 followed by selection of city under cultural tag under the centrally sponsored scheme namely Jawaharlal Nehru National Urban Renewal Mission scheme in the year 2005-06 has enabled the Mysore City Corporation to give much emphasis for heritage conservation. The city had some experience on conserving the heritage buildings under public private partnership even before these schemes were introduced. Many of the heritage conservation aspects have been taken up by the Mysore City Corporation by engaging the consultants who have been guiding the city corporation as per heritage toolkit issued by the Government of India for developing and implementing heritage projects within a limited period of seven years span. Many state governments namely Gujarat, Delhi and Maharashtra have issued heritage regulations to implement the heritage conservation in the cities of Ahmedabad, Delhi and Mumbai respectively. In the absence of robust heritage policies and regulations,
the city government is not in a position to address the heritage conservation in a harmonious manner. In this context, there is need to develop comprehensive heritage policy for the City of Mysore. This chapter deals with the heritage issues that derived from the research study and policy proposals for effective conservation and preservation of heritage areas.

7.1 Need for Heritage Policy

Mysore City Corporation, being the Local Authority does not have adequate powers and authority to prepare heritage policy for conservation and management of heritage buildings and areas within the jurisdiction of municipal boundary. Also, the Mysore Urban Development Authority being the Planning Authority has spelt out policies only few selected monuments and some measures for controlling the heritage areas. In the absence of comprehensive heritage policy for the heritage areas and buildings, the heritage areas/buildings have come under severe threat of demolition, juxtapositions i.e., insertion of modern buildings with heritage buildings, incompatible developments around the monuments and buildings, decay of buildings and environmental problems around these buildings. Also, there is no clear vision, mission and objectives for promoting the cultural heritage in Mysore. In this context, heritage policy is inevitable for reviving the heritage glory in the City of Mysore.

7.2 Vision Statement

*Policy 1:* The Mysore City Corporation and Mysore Urban Development Authority jointly have to develop heritage policy in consultation with the Heritage Commissioner’s Office for the city. The policy is to include vision, mission, goals and objectives of heritage conservation. The vision statement made by the HUDCO Consultants, Chennai to be debated among the stakeholders and accept them in-Toto, if possible or with suitable modifications by the Government and is as follows:

“*Mysore aspires to be an international destination for cultural, spiritual, natural and religious tourism based on the history associated with the town, traditional cultural events and by retaining the historical character and conserving the built and natural heritage*,”
7.3 Conservation Principles

The Conservation policies need to have a regard for issues, constraints, and opportunities that have emerged in the previous chapters.

Policy 2: The policies are to be evolved embracing the following ten principles:

1. Maximising the retention of historic, architectural, aesthetic, cultural and natural significance including the setting, functional relationships, spaces, vistas, focal points and fabric for enhancing the image of the city.
2. Conservation to have a regard to and be consistent with the relative significance of whole or individual heritage areas and its elements.
3. The enhancement of significance through interpretation;
4. The maintenance of records and inventories
5. Recording the posterity of all elements of significance which are affected by the change
6. Reduction of intrusive elements to reveal items of higher significance
7. Protection of social values
8. The compliance with the legislative requirements and heritage regulations
9. Management of heritage assets to minimise the risk and decay.
10. Maximise the participation of people and bringing awareness

7.4 City Charter for Heritage Conservation

The need for national charter was identified in the National Policy for Heritage Conservation work organised by INTACH in 2002. The draft Indian Charter was outlined by the expert group after discussing in an INTACH-Aus Heritage workshop held at New Delhi in 2004. The charter attempted to broaden the legal definition of architectural heritage, and to accommodate the diverse strands of conservation ideology existing in India and complex ground realities, socio cultural and economic, that mediate conservation practice as well.

Policy 3: The Mysore City Charter is to be framed on the lines of draft Indian Charter which is developed by the INTACH for ‘Conservation of Unprotected Architectural Heritage Areas and Sites.

7.5 Heritage Classification

The objective of conservation is to safeguard the significance of the historic, cultural, architectural and natural heritage. Heritage is to be comprised of both tangible and intangible heritage.
Policy 3: The heritage is to be classified into tangible heritage and intangible heritages. *Tangible heritage* to include, monuments, heritage areas/precincts and natural areas; and *intangible heritage* to include artefacts, handicrafts, myths, legend, spirituality, traditional knowledge, rites and rituals, festivals, visual and performing arts.

7.6 Heritage Resources Database Management System and MIS

There are no proper data bases, research documents, articles, best practices etc., and management information system of heritage buildings/assets for updating the information and assessment. Therefore, there is need for researching the heritage assets on continuous basis for identifying, listing, grading, evaluating and preparing plans for conservation. Data base helps in providing information that needed to assess heritage value, plan and take actions including creating awareness among the people.

*Policy 4:* The Data Base Management System and Management Information System with a research cell to be established in the Heritage Cell that is proposed to be constituted in the Mysore City Corporation for continuous researching and updating information on heritage resources.

7.7 Identifying, Listing, and Grading of Heritage Buildings

The State Archaeology Department has identified eight monuments through gazette notification for conserving the monuments and to impose restrictions around these monuments. The Mysore Urban Development Authority has identified ten monuments in the Master Plan - 2011 for imposing development control under zoning regulations. Besides, INTACH and MAHTF have identified 129 and 201 buildings in 1989 and 2004 respectively. These buildings have not been notified in the official gazette which resulted in not establishing development control measures under zoning regulations. Therefore, many of the un-notified buildings have been facing threat of demolition, structural transformation and decay, incompatible developments around them, encroachments and environmental problems. In the absence of heritage cell or heritage authority, either in the city corporation or in the planning authority, it was neither able to notify the listed heritage sites including heritage buildings, heritage precincts nor able to fix the responsibility for managing the heritage assets including repairs and maintenance.
Policy 5: (a) Constitution of Heritage Cell: The Heritage Cell is to be constituted in the city corporation in coordination with Heritage Commissioner’s Office, Mysore Urban Development Authority and NGOs and Professionals by the Urban Development Department, Government of Karnataka on Hampi model.

(b) Listing: Heritage Cell is to be assigned with preparation of comprehensive list of heritage buildings in consultation with authorities, stakeholders and heritage expert committee. The INTACH procedure may be followed for listing the heritage buildings, precincts, sites and natural areas. The listed heritage buildings or areas to be documented and they need to be published in the official Gazette by inviting objections and public suggestions. Only in exceptional cases, if the buildings are to be waived off for reasons to be recorded in writing on reconsideration by the Heritage Cell before being final notification. Once a building or group of buildings or natural feature areas are listed, the entire property including its entire compound / plot boundary is going to form part of list. Listed buildings and precincts to be published in official gazette.

(c) Grading: The listed buildings are to be graded into three categories, i.e. Grade-I, Grade-II and Grade-III as specified in the INTACH manual and Model Building Bye-laws of Government of India. Listed/graded buildings are not being allowed to demolish or alter without the permission of heritage cell or authority.

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<th>Grade I</th>
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<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 III comprises buildings and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest through 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>
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B) Objective: Heritage Grade-I richly deserves careful preservation. Heritage Grade-II deserves intelligent conservation. Heritage Grade-II deserves intelligent conservation.
7.8 Significance Assessment and Evaluation of Heritage Building

The main aim of assessing significance is to develop statement of significance to summarise the heritage values which forms a basis for all good heritage decisions and effective management. It describes the previous and current uses and its association with individual or groups. It enables us to adopt a criterion for assessing the heritage values for historic, cultural, architectural and aesthetic and environmental aspects to determine the levels of significance for preparation of succinct statement of heritage significance and to identify the potential heritage zones and sites of importance.

Policy 6: The Significance of Assessment of Heritage Buildings and Areas to be undertaken comprehensively using suitable assessment and evaluation techniques. The proposed steps for assessment and evaluation are as follows:

Step-1: Summarising the brief background information on each of the heritage asset/precincts/ sites and its fabric, physical description of the item viz., location, zone, year of construction, owner/user name, present use and past use, grading, building plan, photographs and other documents.

Step-2: Reviewing the information related to historical, cultural importance and associated information, viz, archaeological potentials, community’s values relating to them, oral histories of the people associated with them, and construction technique and material use supported by visuals of the area/monument followed by analysis.

Step-3: Assessing historical, architectural, aesthetic, cultural and environmental significance.

Step-4: Determining the level of significance.

Step-5: Preparation of succinct statement of heritage significance.

Step-6: The evaluation of heritage buildings is to be done using suitable scoring technique namely Harold Kalman’s evaluation techniques or any other evalution techniques.

7.9 Heritage Zone

Heritage Zone is an area of special architectural or historic interest and character of which it is desirable to preserve or conserve. The purpose of designating this zone is
to ensure that the areas within it maintain the essential historic character or ambience and developments are taken care of sympathetically. Heritage zone has not been identified so far by the planning authority in Mysore city and it is the need of an hour to identify heritage zone as stated in the heritage tool kit for all cultural cities. Many incompatible developments and architectural buildings are diminishing in the absence of regulations. In order to delineate heritage zones, the zones of influences of each of monuments are to be known. As the zones of influences varies from 100 mts to 400 mts for each of the monument as per the state archealogical act, the zone of influence of these monuments can be assumed as 500mts for developing heritage zones or control zone or zone of influence and application of development control regulations to be evolved within the identified heritage zones viz, primary, secondary and tertiary zones.

**Policy 7:** Heritage zone is to be identified on the basis of contiguous and potentials of the heritage buildings/areas and to be delineated by the planning authority. Identified zones may be classified into primary zone, secondary zone, tertiary zone, buffer zone and heritage site.

(a) **Primary Heritage Zone:** These areas are having high potential and contiguous concentration of heritage buildings/areas concentrated and attract more tourists. Palace being the focal point, may be within 2kms radius from the palace, many interesting and architecturally important buildings are concentrated contiguously in the CBD or the central area (or core area) and its adjoining areas in Mysore city; and to be delineated as High potential or Heritage core zone or Primary heritage zone. The development in these areas have to be strictly controlled so as to maintain their existing ambience and to ensure that any alterations or additions to non-gazetted buildings within the areas or new developments do not adversely affect the appearance of the existing buildings or public open spaces. Specific set of guidelines are to be provided to maintain the unique character of these areas. All new developments or proposals for alterations and additions to existing buildings to be referred to a Heritage Cell for review.

(b) **Secondary Heritage Zone:** These areas/buildings are less potential compare to the primary heritage zone. In these areas, buildings may be less contiguous or scattered with few groups here and there old residential areas are covered. Alterations and
additions to the designated heritage buildings as well new developments in Secondary Heritage Zone which are to be subjected to review by the Heritage Cell.

(c) Tertiary Heritage Zone: This zone consists of mixture of few individual heritage buildings or residential areas and along with new buildings with less significant and less potential as compared to secondary heritage zone. Requirements in these areas will be the least stringent and aimed primarily at maintaining the ambience, scale and urban continuity. Alterations and additions to designated heritage buildings as well as new developments in this zone are to be subjected to the review by the Heritage Cell.

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. Its function is to maintain a degree of urban continuity between or around heritage areas and to avoid the sudden juxtaposition of development that is out of scale. Buffer Zones may be in the form of low intensity or predominantly green areas adjoining Primary Heritage Zones where development should maintain the existing character. These zones may also be redevelopment areas between heritage areas where urban continuity in the form of pedestrian linkages, covered walkways and active frontages to be maintained.

(e) Heritage Site: These are individual heritage buildings located within the Local Planning outside the heritage zones. The development control around these sites to be subjected to review by the Heritage Cell.

For the above identified heritage zones, detailed bye-laws and regulations, architectural control and conservation measures need to be framed in the zoning regulations or under areas of special architectural zone by the planning authority keeping in view the following aspects:

a) Restriction on development, redevelopment, repairs etc. in the listed areas/buildings to protect natural / cultural heritage;

b) Guidelines to ensure protection, preservation, maintenance and conservation of heritage buildings and precincts;

c) Guidelines to ensure equity & development rights; and

d) Guidelines and controls to ensure architectural harmony and maintaining the skyline.
7.10 Heritage Regulations

The Heritage Regulations play a vital role in identifying, assessing, managing and controlling the heritage areas and assets and also as a legal backing for implementation and monitoring the heritage projects. The present legislation that are applicable to the City of Mysore is monument centric and limited to 10 identified monuments which were enlisted in the Areas of Special Control of Zoning Regulations in the Comprehensive Development Plan within the jurisdiction of Local Planning Area. The applicability of law was only limited to give building licences/permits around these buildings within the jurisdiction of control zones. In the absence of heritage regulations, the city’s heritage assets are not properly managed resulted in decay, disharmony, lack of architectural and development control, not giving legal status to identified heritage buildings by the MAHTF (201) and INTACH, juxtapositions, demolitions, dilapidation of built structures and built urban form, losing the significance of urban design elements, improper management heritage areas and environmental problems. Therefore, there is a need for introducing heritage legislation by bringing an amendment to the Karnataka Town and Country Planning Act by the State Legislature.

Policy 8: Heritage Regulations to be brought-out by bringing an amendment to the Karnataka Town and Country Planning to make the heritage conservation to be an integral part of Master Plan System.

7.11 Development Control

Existing laws including development control are not adequate to tackle the heritage issues of ; a) land uses as per the provisions of zoning regulations; b) setbacks, floor area ratio, (FAR), floor space index (FSI), parking space allowed in Cellar Floors etc., in the building bye-laws and subdivision regulations for utilising the vacant lands. Therefore, violations building bye-laws in form of excess ground coverage and use of FAR and FSI, encroachments, increasing built-up space area, misuse of cellar floor which was sanctioned for parking for the purpose of commercial activities and change of land use from residential to commercial are predominant problems that encountered in the core heritage areas of the city. Quoting an example of Jagan Mohan Palace, is facing the problems of non application of control of building, decay, dilapidation of buildings around this area, and buildings that are coming up are not
harmonious with architecture and facade treatments, juxtapositions, improper management streetscapes, envolps, parking space, improper tourist infrastructure including maintenance and management of heritage assets. Neither the Mysore Urban Development Authority nor Mysore City Corporation has tried for initiating conservation measures or for stopping demolition of heritage buildings. These Authorities have failed to assess infrastructural needs viz. drinking water, toilet facility, and street furniture, in the heritage area for public as a component of city planning. This results in degradation of environment in the core area.

The buildings located in heritage areas/ precincts or in the vicinity of heritage sites need to be maintained as the skyline in the precinct and to follow the architectural style (without any high-rise or multi-storied development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. Any development to be taken up within the heritage areas or precinct or in the vicinity of the heritage sites need to follow the guidelines prescribed for respective zones and heritage cell from time to time as well.

Policy 10: Bringing more comprehensive and specific regulations towards conservation of heritage buildings/ precincts and areas is the need of the hour. Architectural control in terms of height, bulk, and style of the building, building materials, and use of colours are to be strictly imposed in the heritage area. To achieve harmony between old and new constructions and development, Development Control Regulations (DCRs) are to be made more responsive and effective. The KTCP Act has a scope 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. The streets, precincts, areas are to be notified and natural feature areas notified as per the provisions of the building bye-laws. Development permissions may be granted in accordance with the special, regulations prescribed for respective streets, precincts and natural areas. For granting the permission, the agency concerned has to consult the Heritage Cell. Formulating mandatory provisions for the concerned licensing authorities are to consult the heritage cell before issuing permission for construction, reconstruction or any development of properties in and around structures, as listed as heritage buildings and sites. Framing of an overall conservation management plan and area specific DCR,
are helpful in maintaining an order in the construction activity taking place in the whole of the heritage area.

**7.12 Building bye-laws**

Comprehensive and specific building byelaws are not prepared by the development authority towards heritage areas/buildings in Mysore city. The existing bye-laws are generalised for the entire city, due to this heritage areas/buildings are facing many threats including demolition.

*Policy 11: (a) Building Bye-laws for heritage Areas:* Formulation of comprehensive building bye-laws specifically to heritage areas covering all aspects of development to be initiated. No development or redevelopment or engineering operations or additions or alteration, repairs, renovation including painting of the buildings, replacement of special features or plastering or demolition of any part thereof, of the said listed buildings or precincts or natural areas to be allowed except with the prior permission or scrutiny from the heritage cell.

*(b) Repairs to be made by the Owners*

a) It has to be made mandatory for the owners of heritage buildings and that building in heritage precincts or in heritage to carry out regular repairs and maintenance of the buildings.

b) In case of buildings located in non-commercial use zones included in the Heritage Conservation list, if the owner agrees to maintain the listed heritage buildings as it is in the existing state and to preserve its heritage state with due repairs and the owner or lessees give a written undertaking to that effect, the owner or owner lessees may be allowed with the approval of the heritage cell within permissible use zone to convert of such heritage building to commercial, office use or hotel.

c) Providing incentive for managing and using heritage buildings. The listed building does not prevent change of usage. However, change of use of such listed heritage building is not permitted without the prior approval of Heritage Cell.

*(c) Violation: Violation* of the regulations is to be made punishable under byelaw under the provisions regarding un-authorized development.

1. Restriction on development, redevelopment, repairs etc., in the listed areas/buildings to protect natural / Cultural heritage;
2. Guidelines to ensure protection, preservation, maintenance and conservation of heritage buildings and precincts;
3. Guidelines to ensure equity & development rights; and
4. Guidelines and controls to ensure architectural harmony and maintaining the skyline.

(d) Architectural Control and Streetscapes: Architectural controls on important streets in the core area were proposed in the CDP-2011 but no actions were initiated towards Streets control. The streets in the core area of Mysore are presently going through architectural transformations, viz, facades alteration, height modifications, materials change, colour, juxtaposition, etc, encroachments of streets by shop owners and hawkers, vendors etc, many more. Street furniture is inadequate in the central area. Signage and hoardings are not compatible with the existing architecture. In many places street names, important building names and directional arrow marks have been included but these have been covered by posters and hoardings. Huge and out of scale hoardings, political banners, posters are commonly displayed on buildings, streets, and facades of the heritage buildings by spoiling the aesthetic beauty and creating visual clutter in the heritage area.

Towards enhancing the architectural and aesthetics of the streetscapes following controls are suggested:

1. Architectural control in relation to building height, facades treatment, building style, character, colour, materials usage, etc., may be imposed in the palace surrounding buildings/areas of primary zone.

2. Architectural control to be imposed on Sayyaji rao road, Albert victor road, Ashoka road, Deavaraja urs road, Irwin road, New Sayyaji rao road and Palace surroundings, so that architectural character of the street to be maintained in harmony with the heritage area

3. All signages, hoardings, heritage plaque, information signs, to be compatible and designed to suite the existing architecture of the place.

4. Street furniture to be designed to suite the heritage areas (traditional) and placed at appropriate intervals.
5. All the railings, sitting benches, compound wall details and sign boards should conformity with the heritage area.

6. Electric light poles and fixtures must be consistent with the existing architecture of the place.

7. The committee for protection of the heritage trees has identified, big banyan tree at T. Narasipur road, a Peepul tree at Manasagangotri, Silk Cotton tree in Curzon Park, Neem trees and few other trees which are having more than 100 years as heritage trees and these trees need to be recognised and protective measures to be adopted in the heritage regulations as a conservative measures. Existing Avenue of trees and other vegetation shall be retained. Trees shall be planted at appropriate locations that avoid screening architecturally significant facades and important views. Seasonal flower bearing trees may be planted to increase the aesthetic quality of the area.

8. Dasara procession street (Raja Marga) from palace south gate to Bannimantapa area to be redesigned and enhance the beauty of the street to match the heritage character by providing all amenities and heritage streetscape elements including building facades to suite the heritage area by eliminating all intrusive elements.

9. All major roads in the core area (around palace) to be re-designed to enhance the beauty by providing proper decorated paved flooring, street benches, decorated water fountains, street light posts, information signboards, and also public amenities like, drinking water, toilets, dustbins and railings, etc at regular intervals to suite the heritage area in a traditional design approach.

10. Existing traffic (rotaries) intersection elements like, statues with landscaped area, landscaped water fountains and clock towers to be aesthetically improved and maintained.

11. Heritage character of the city should be retained, conserved and enhanced.

12. Encroachments of all types by hawkers, vendors and shop owners to be strictly prohibited in the heritage areas.

13. Within each heritage streetscape the components that contribute to the significance of the streetscapes to be protected.
(f) Building Permit and Sanctions: Building permit and sanctions are not strictly implemented. Violations are clearly absorbed in the central area in terms of ground coverage, FSI and architectural control. New buildings coming up in the heritage (central area) area are juxtaposition with existing architecture. Conversion permission of land use from residential to commercial in the central area has altered the street character and incompatibility to the surrounding heritage buildings /areas. Basement parking for commercial buildings are not strictly implemented in the core area (Gandhi square, Harsha road.). Due to this on- street parking has increased creating traffic problems. The local authority and development authority in the city namely MCC and MUDA while giving building permit they have to strictly enforce the building regulations in accordance with the area to maintain architectural character of the city. The building sanctions have to be made strict and effective to enhance the heritage areas. Provisions of restoration or of new construction are to be followed by a certificate of completion, failing which the occupation of the owner may not be allowed to rent out or sell the immovable property.

(g) Demolition: Many important architectural and valuable heritage buildings have been demolished in the central area. Neither the owner nor the authority has attempted to preserve these buildings from the point of view of harmony, streetscape, facades and other elements of heritage. The transformation and change of use are not controlled due to absence of heritage regulation and permit restrictions. The Authority is also issuing licences without looking into harmony and significance of the heritage areas. As an example, Udupi Hotel building which was an heritage building located on Ashoka Road in front of the Main Palace has been demolished and constructed a modern building by housing the Commercial Bank, which created juxtaposition without any harmony to precinct/street and architectural harmony. Therefore, the demolition of heritage building to be controlled by the Local and Planning Authorities within the Control Zone of and heritage zones by the heritage cell.

Permit for Demolition: Heritage buildings/areas are very important from the historical, architectural, cultural and aesthetic value for any city for continual growth to inspire and attract tourists. Demolition of heritage buildings to be strictly banned by framing regulations and to encourage conservation, preservation measures towards safeguarding the rich architecture of the past. However, the permit for demolition to be issued by the Heritage Cell, based on the following facts:
a) Have regard to all options for conservation and adaptive re-use been explored.

b) Is demolition essential at this time or can it be postponed in case for future retention and conservation option feasible.

c) Has to follow the advice of the Heritage Cell/ conservation specialists and implement accordingly.

(h) **Strict Monitoring and Vigilance:** Due to higher order of economic activity in the heritage area (central) the informal sector activities like, vegetable and fruit vendors, hawkers, food stalls, kiosks, encroached the valuable heritage building premises, pedestrian spaces and open spaces by creating ugly scenario, spoiling city’s aesthetics in additions to congestion and traffic problem. The leading commercial areas like Sayyaji Rao Road, Ashoka road, Lansdowne building surroundings, Shivaram pet area and Palace surroundings, the frontages of the shops (which are a pedestrian space) are encroached for display of their products. Pedestrian spaces (footpaths) are encroached by vehicles (cars, scooters, autos) for parking in front of K.R.Hospital, Railway station and in front of Ayurvedic College.

Law enforcement authorities in the city namely, Mysore City Corporation, Traffic police department have to strictly monitor the informal sector activities. Strict action towards pedestrian space encroachments by the authority and to improve the pedestrian spaces aesthetics by providing street furniture’s and public amenities. Authority has to bring awareness and educate the people in keeping the heritage areas free from all problems and may allow informal sector activities away from the heritage areas in an organised way.

(i) **Urban Design Elements:** Mysore city is rich with built heritage structures of architectural, historical, cultural importance. Built heritage character of Mysore city is dominated by urban design elements like, landmarks, vistas, nodes, axis, focal point elements, streetscapes, water bodies and parks and open spaces. Due to lack of control and insensitive approach by recent developments urban design elements are facing threats. Due to excessive demand for commercial developments the existing architectural buildings/areas are undergoing architectural transformation, massing, modern materials with juxtaposition, deterioration, etc., are all incompatible with the existing architecture in the core area. Landmarks, nodes, focal elements, vista, skylines, have been affected by insensitive and intrusive developments in addition to
signage and hoardings which are incompatible with the existing areas in the palace surroundings.

Comprehensive urban design guidelines are to be introduced to protect and preserve the built structures in the heritage zones of Mysore city. The existing built-form, massing, setbacks, scale and architectural style are to be strictly monitored and maintained. Surrounding neighbourhood character and streetscapes including buildings are to be made compatible with the surrounding built form. Development in the heritage core has to respect and minimise the impact on any significant public domain features. Urban design elements which exist in the core area need to be protected to enhance the aesthetic quality in harmony with the heritage area. Alterations and additions are not to dominate or detract from the original building and to respect the uniformity of properties which exist in the heritage area. Existing avenues of trees and landscaped water fountains and parks and open spaces are to be maintained properly. Encourage more planting of trees suited to the area. Street furniture with more traditional design suited to the heritage area need to be provided. Architectural control in terms of height, bulk, facade style, character, elements, building materials, etc, to be strictly imposed in the heritage area. Control traffic in the palace surroundings area and encourage pedestrianisation by introducing battery operated vehicles and Mysore Tonga (Horse driven cart) for tourists and public to enjoy. Beautification and aesthetic improvements of Dasara procession street from palace to bannimantap area to be taken up by re-designing the entire stretch removing intrusive elements and also including all public amenities, street furniture to enhance the imagiability of the heritage area.

7.13 Built Heritage: Monuments /Buildings

Mysore Urban Development Authority and Archaeological Department in the city have declared ten and eight buildings respectively as monuments in the city. Developments around these buildings are not protected properly and incompatible developments have come around them. Violations of Architectural control, encroachments, environmental and structural problems, etc, are noticed in the area.

*Policy 12: (a) Monuments:* Monuments are greatest assets to any city and these monuments should be conserved and preserved with due care. Monumental building
by-law are to be strictly imposed and the declared monuments to be protected and proper care should be taken to prevent incompatible developments around them. Architectural control and building regulations to be imposed in and around the monuments and the new developments should be compatible with the existing architecture. Monuments to be housed with compatible activities and encourage more tourists-oriented activities in these buildings to open out for public to appreciate, enjoy and create better awareness of heritage assets as periodical maintenance and management of these structures are very important.

(b) Precincts/Heritage Areas: Listed heritage buildings /precincts are not given legal status and therefore the incompatible developments including demolition are taking place in a rapid pace in the city. The new developments which have come up in these areas are not complementing the existing architectural harmony. Listed precincts/buildings are to be published in Gazette and legal status to be confirmed. Regulations and building by-laws are to be framed to prevent and protect from all intrusive developments. Any new developments should complement and be harmonious to the existing architecture in these areas. Only compatible and harmonious development activities are to be housed in these areas/precincts.

(c) Natural Areas: Natural areas in the city viz, lakes, parks, open spaces are not maintained and monitored, due to this many water bodies have vanished and few are in bad condition. Valuable lung spaces like parks and open spaces are not maintained in the heritage area and are encroached by hawkers and informal sector people. Natural areas are to be protected and monitored properly by the concerned authorities immediately. Existing regulations and by-laws are to be strictly enforced to prevent incompatible activities around them. Lakes and water bodies should be preserved and developed comprehensively to suit tourist-oriented activities by properly designing and providing all the amenities. Karanji Lake located next to ATI campus was developed by lake authority providing landscaped gardens, boating facilities, children’s play area and mini bird aviary, etc, similarly other lakes in the city to be developed to exploit tourist potential and also local people to spend time and appreciate and acknowledge potential heritage resources in the city. Beautification, restoration and also providing various amenities like, street furniture, benches, street lights, drinking water, dust bins, information signs etc., should be provided in the premises. Strict action should be initiated towards encroachment. Encourage public-
private partnership initiatives to manage and maintain parks and water bodies in the city. Recreational activities can be added without affecting the sanctity of the water bodies to attract tourists and locals and children’s.

7.14 Preparation of Conservation Plan

Heritage buildings are not properly protected and managed on a continuous basis, and in the absence of a plan, the heritage areas are decaying. Many buildings are pulled down to accommodate commercial developments and few are in deteriorating condition. Lack of awareness and financial constraints faced by the owners has led to the demolition or alteration without giving proper respect for the existing architecture. Due to this architectural character of the buildings, facades, elements, materials and colour are getting changed or modified.

*Policy 13:* The Heritage Cell needs to undertake preparation of a Conservation Plan with proper budgetary support from the city corporation and the state government. The INTACH guidelines may be followed for conservation of individual buildings and areas. Policy incentives need to be evolved and schemes are to be developed for implementing the conservation plan.

7.15 Conservation Management Plan

*Policy 14:* Conservation Management Plan (CMP) provides a framework for investigating, assessing, and managing the heritage significance of heritage items, places or areas. It helps in guiding the future development and management of a heritage item, place or area in a way that it protects its heritage significance.

(a) *Investigation:* Based on heritage inventory, detailed listings of the buildings are to be prepared and data bases to be established for preparation management plan by the concerned authorities and stakeholders.

(b) *Assessment:* This step helps in assessing the significance (historical, architectural, aesthetical, social and environmental) of the heritage listed property and identify a preferred use for the item, place or area. It also assesses all the applications filed in by the people or owners regarding the change in the use, place or area.

(c) *Management:* This step of the CMP helps in deciding the specific Development Control regulations for the area of the entire control zone or heritage zones in the central area. Thus, for new buildings, the plan determines the conditions of what may
be built, height, implantation, footprint on the ground and architectural forms. For existing structures and features, it looks into the aspects of conserving, correcting or modifying it. The following actions are proposed to be incorporated in management plan.

- Controlling of traffic in the heritage area.
- Decongest the central heritage core by shifting the City Bus-stand to strategic location by integrating with inter-city bus stand and rail network. Exploring the feasibility of establishment of Satellite Bus Stands and Inter-state Bus stand at the outskirt of the city for reducing the load on sub-urban and city bus stands.
- Rebuilding of facades and architecturally deteriorated building in the heritage zones
- Take appropriate actions to reduce air, water and land pollutions in the heritage areas
- Proper management of traffic in the heritage zones including banning the entry of heavy vehicles around Palace surrounding.
- The provisions of public amenities like water supply and sanitation facilities, dustbins, etc, are all important in terms of the overall outlook of the area.
- Providing street furniture and
- Improving landscaped areas with trees, flowering plants and water fountains around palace for improving the environmental and aesthetic quality in the area.
- Development of Heritage Trees and Avenue Trees
- Promotion of Non-tangible heritage components

7.16 Environmental Aspects of Conservation

The Core Heritage area is dominated by commercial activities and is being designated as the CBD. Whole sale and retail markets exists here in addition to main market located very close to palace attracts both regional and city population. Traffic problems due to all the three transport services i.e., railways, city and sub-urban bus stand located in the core area.

- Central area lacks public amenities like drinking water, toilets, street furniture, and tourist information kiosk.
• Parks/open spaces surrounding palace area are miss-used by informal sector people/hawkers due to lack of public toilets in the central area.

• Many lakes and open spaces are vanished in the past and the present lakes are also not in good condition. Kukkarahalli Lake is also in bad condition due to sewerage water directly let into the lake and also weeds, algae grown in the lake.

• Karanji Lake is restored under ADB fund and beautification and providing various amenities is under progress under JNNURM scheme.

• Environmental problems mainly due to all the three transport sectors origin and destination located in the core area and informal sector activities are concentrated in the area. This area being CBD higher concentration of all the whole sale and retail activities concentrated. Due to this more traffic and congestion, noise, air pollution and environmental degradation as there is of public amenities.

Policy 15: Following suggestions are proposed towards controlling environmental issues

1. Control of traffic in the Heritage area by exploring the feasibility of establishment of Satellite Bus Stands and Inter-state Bus stand at the outskirt of the city to reduce the load on sub-urban bus stand and city bus stand. Also, shifting of existing city bus stand from core area to be worked out strategically.

2. Rerouting the bus traffic in the central area and one way traffic in certain roads.

3. Construct multilevel parking lots and strict implementation of building bye-laws for commercial buildings to accommodate basement parking.

4. Entry of heavy vehicles to be banned around Palace surrounding.

5. The provisions of public amenities like water supply and sanitation facilities, dustbins, etc, are all important in terms of the overall outlook of the area.

6. Battery operated vehicles and Mysore Tonga (horse driven vehicle) may replace traffic and reduce pollution in and around palace.

7. Provide street furniture and improve landscaped areas with more trees, flowering plants and water fountains around palace to improve the environmental and aesthetic quality of the area.
8. Wastes and garbage disposals to be carried out more effectively in the core area and more particularly market area, area surrounding CAVA and Sayyaji Rao road.

9. Lakes and water bodies to be restored and improved. Beautification and providing all public amenities including street furniture are to be provided in the lake environs.

7.17 Incentives, Concessions, and Financial Aspects of Conservation

In Mysore city, the majority of the listed heritage buildings belong to private owners which are accounted for about 60%. These buildings are built by using traditional techniques and materials require special attentions and care should be taken towards their maintenance and repairs. Due to lack of awareness, specialised technical experts and also very high maintenance cost, people are facing many difficulties. At present, there are neither incentives nor tax concessions. Besides, non availability of incentives to the owners of heritage buildings, they are finding difficulties to maintain or retain the structure in the current market demand. About 50% of the private residential heritage buildings are in bad condition and few are in dilapidated condition. Many of the properties have been sold by them either for higher land values or transformed many residential buildings into commercial purpose for economic gain or due to difficulty in managing the old properties.

*Policy 16:* Financial and other incentives play an important role in conserving and preserving the valuable rich heritage of the city. Towards the same following are the suggestions:

1. Revolving fund to set up a fund to be available to the local authority.

2. Allocate yearly allocation of grants to owners of listed heritage buildings, places and objects in city budget.

3. To provide expert conservation advice and research to owners of listed heritage buildings, areas and objects and employ or recommend qualified consultants to provide expert advice.

4. The owners or caretakers of listed heritage buildings are offered with incentives by way of favourable tax rebates, grants, loans, in order to encourage and foster their interest in the conservation of their cultural property.
5. Provide incentives and concessions to owners of listed heritage properties, both by way of compensation as also with a view to ensuring proper maintenance of such properties:

6. Transfer of Development Rights (TDR) up to 1.0 FSI may be considered to be given to the owners of selected heritage properties for sale or use in part or whole is fixed and planned receiving areas.

7. Exemption from provisions of house rent control laws.

8. Part or full financial assistance for keeping the property in proper repair.

9. Change of building use permissions can be given to the selected heritage properties, to allow safe profitable activity, on conditions and provided infrastructure support if possible.

10. A total exemption in property tax and benefits up to 50% in other total taxes may be extended to selected heritage properties.

11. Awarding prizes through concerned institutions for their proper maintenance, best modified, new efforts, best practice, etc.

12. Low interest rate loans for restoration works.

13. Granting of direct subsidy to owners of the heritage building.

14. Provide innovative financial schemes to individuals or communities in order to encourage their involvement and interest in the preservation of their own heritage.

15. The policy of the “adoption” of heritage buildings/areas by competent and concerned community groups, trusts or private entrepreneur of repute organisations may be encouraged.

16. Taxing of recent buildings and vacant housing to mobilise funds for conservation.

**7.18 Education and Awareness**

The built structures in the core areas are undergoing major transformation and even demolition to accommodate commercial developments due to market demand. Privately owned heritage building owners are demolishing or selling their properties
due to high cost maintenance of their buildings and also high market value for their properties. Hawkers, vendors, shop owners and even public are spoiling the heritage by encroachments, disfiguring the building elements, damaging and dis-respecting the heritage buildings in many ways. Due to lack of education and awareness towards heritage, many of the valuable buildings/areas and heritage elements are badly affected by public. And many of the valuable heritage, built structures are demolished, altered or ruined.

*Policy 17:* Constitution of India under the *fundamental duties of Citizen* is to be ensured for his participation for protection of heritage.

i. To promote public participation, awareness, understanding and appreciation of heritage resources towards their conservation.

ii. Heritage Cell has to take steps in creating awareness among citizens.

iii. Specialised training programmes needs to be provided for all those professionals concerned with conservation.

iv. Supporting the efforts of community groups and individuals to ensure heritage conservation.

v. Conservation aspects are to be included in the curriculum of schools and colleges.

vi. Promote Heritage walks as an effective tool to involve local people to create public interest, awareness and concern towards built heritage, cultural heritage and its conservation.

Disseminate information about heritage and heritage conservation by:

i. Lecturing and talking to community groups, students and others.

ii. Publish brochures and booklets on heritage buildings, places and objects.

iii. Publishing guides to heritage conservation principles and practices.

iv. Bring out audio-visual documentary programmes on historical, architectural and cultural heritage of Mysore city.

### 7.19 Repairs and Maintenance

- Heritage buildings are old and lack repair and maintenance.
- Particularly residential heritage buildings are in need of repair and maintenance.
- Many of the public heritage buildings are in bad and dilapidated conditions.
• People are finding difficulty in managing and maintaining the heritage buildings due to lack of awareness towards conservation techniques and financial constrains.

Policy 18: It shall be the duty of the owners of the heritage buildings and heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. Govt. the municipal corporation or the local bodies and authorities concerned shall not be responsible for such repairs and maintenance of the buildings.

• In case of government owned heritage buildings, government, Development Authority have to carry out repairs and maintenance.
• No development or re-development or engineering operations or additions or alterations, renovations including painting of buildings, replacement of special features or plastering or demolition of any part thereof, of the said listed buildings or listed precincts or listed natural areas are to be allowed except with prior permission of the Commissioner, Municipal commissioner/ vice chairman, Development Authority on the advice of Heritage Conservation Commission (HCC).
• Provide low interest rate loans for restoration works.
• Exemption from land tax for the restored old buildings.

7.20 Adoptive Re-use

The buildings that are using are maintained very well. Without much of the use, the heritage buildings gets deteriorated faster and management is very difficult. Therefore, the buildings need to be put into productive use and heritage related activities not only to derive benefits but also to take proper care at the appropriate time either by the user or by the owner of the buildings. The suggestive policy measures are as follows:

Policy 19: The heritage buildings which are deteriorating can be put to re-use by restoring the buildings to an original character and strength.

Re-use must primarily seek to restore the heritage of an area in a contemporary context, respecting cultural and historic connections.
According to the size and suitability of the building, new functions can be housed in these buildings viz. museums, tourist information centre, tourist hotel, bank, post office, heritage conservation office, audio visual theatre, etc.

7.21 Parks Open Spaces, Lakes and Water Bodies

- Parks and open spaces are neglected and not maintained properly in the core area. Parks around palace and park in front of Lansdowne building (Thatiah Park) are not maintained properly.
- Parks and open spaces are misused and encroached by hawkers, informal sector people.
- Many water bodies have vanished in the past and the present lake are also not in good condition. Kukkarahalli Lake, Bogadi, Lingabudi lakes are in bad condition due to lack of maintenance and in Kukkarahalli lake sewerage water is directly let into the lake in addition; weeds and algae are growing in the lake. Karanji Lake is restored under ADB fund and beautification and providing various amenities is under progress under JNNURM scheme.
- Parks and water bodies should be protected and maintained in a proper order.
- Beautification, restoration and also providing various amenities like, street furniture, benches, street lights, drinking water, dust bins, information signs etc should be provided in the lakes premises.
- Strict action should be initiated towards encroachments.
- Public-private partnership initiatives to manage and maintain parks and water bodies.
- Recreational activities may be added without affecting the sanctity of the water bodies (Boating) to attract tourists and locals. A nominal entry fee may be charged for the public and tourists and the revenue earned from this can be utilised for the maintenance of the parks and water bodies.
Conclusions and Future Scope of Work

Conclusions

Mysore city is an ancient, historical, cultural and capital city of palaces and it has been declared as heritage city by the state and central government. In the absence of effective legislation coupled with not addressing the heritage issues comprehensively in the Master Plan, the heritage resources are under great threat. The research study identified that the city has strong elements of urban form with built structures, tangible and intangible heritage resources. The majority of heritage resources which are located in the heritage core area are having very significant value when compared to the resources located away from the core area. These heritage resources are very closely located in the urban form depicting many functions of urban design elements namely landmarks, focal points, vistas, edges, axis, etc., with reference to the palace of a major landmark and focal point. In absence of robust heritage policy and effective legal backing, the heritage resources have suffered a developmental setback. In order to address the heritage issues, framing heritage regulations for identifying, grading and significance assessment of heritage areas, identifying heritage zones into primary, secondary, tertiary, buffer zones and developing conservation management plan, extending incentives and encouraging public private partnerships and creating awareness are inevitable for planning and conservation of heritage areas in the city of Mysore for reviving the past glory.
Future Scope of Work

The research has further potential to expand its areas in fields database and management and its application on management information system, landscaping of natural areas, developing DCR (Development Control Regulations) to include urban design guidelines and building bye-laws for ensuring architectural and aesthetic harmony, management of public spaces in the heritage core areas, addressing natural calamities namely earthquakes and urban floods, technological aspects of building materials for conservation of heritage building, and extending incentives and concessions and encouraging Public Private Partnerships for future researchers.