Chapter 2

Review of Literature

The chapter deals with a review of literature, which is relevant to the research study from various sources to understand the concepts, tools, techniques and methodologies. It also deals with basic definitions, approaches, evaluation criteria, significant assessment methods, toolkits, heritage regulations, strategies, case studies and cases of various heritage monuments and areas of different cities for carrying out the research in the area of heritage conservation in a systematic manner.

2.1 Background

The review of literature is to understand the concepts, techniques and approaches of conservation of heritage areas. An attempt has been made to understand the subject through available literature, books, journals, articles and web resources in this chapter. The subject coverage to include topics on cultural, architectural, historical and aesthetic aspects of heritage conservation; built form, image of the city and its aesthetics, landscape, environment, signage, heritage legislation, awareness and people participation. The definitions, methods, evaluation of heritage areas and significance assessment technique, heritage laws, strategies, toolkits and practices of different cities have been dealt in the review of literature to understand the problems and its analysis and application of models for developing policies for conservation of heritage areas.

Cultural heritage is the legacy of physical artifacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Physical or "tangible cultural heritage" includes buildings and historic places, monuments, artifacts, etc., that are considered worthy of preservation for the future. These include the objects that are significant to the archaeology, architecture, science or technology of a specific culture. Heritage can also include cultural landscapes that are natural features may have cultural attributes. "Natural heritage" is also an important part of a culture, encompassing the hinterland and natural environment, including flora and fauna, scientifically known as biodiversity. These kinds of heritage sites often serve as an important component in a
country's tourist industry, attracting many visitors from abroad as well as locally. The heritage that survives from the past is often unique and irreplaceable, which places the responsibility of preservation on the current generation. Smaller objects such as artworks and other cultural masterpieces are collected in museums and art galleries. Grass root organizations and political groups have been successful in gaining the necessary support to preserve the heritage of many nations for the future.

Heritage places are enriching our lives and our communities. Heritage buildings, areas, landscapes and other places having a heritage value provide a window to the past and to the very origins of our communities. Heritage places also add character, appeal and interest to our cities, towns and countryside. They are irreplaceable and precious ones. Respect for the cultural heritage involves retaining and managing places that have importance to the community.

Heritage conservation encompasses the identification, protection and promotion of things that are important in culture and history. The term heritage covers a wide range of tangible things: it can be an object in our built environment; it can be an artifact of moveable cultural property, such as a painting, a dress or can be a part of our natural environment, such as a park, a garden or a heritage trail. It can also be intangible, as in folklore customs, language, dialect, songs and legends. The term conservation can be defined as protection from any agent from its environmental or human threatens to destroy heritage; it also implies increasing our understanding and awareness of heritage. The practice of heritage conservation usually refers to identifying, protecting and promoting valued elements of the built environment, buildings, structures and sites that have been created in the development. Heritage conservation has assumed a place in contemporary because, it addresses certain desires, notably for tangible connections to historical roots and a "sense of place" for those who despair ‘anyplace’ character of many communities. Interest in heritage conservation has grown along with the general conservation movement; it is widely recognized that society can no longer afford to waste resources of any type, including the built environment; it is a concept based on responsible stewardship for managing valued resources and it applies both to the process of making urban habitats and to enhancing their livability.

Urban heritage comprises archaeological sites, remains, ruins, and monuments protected by the Archaeological Survey of India (ASI) and their counterparts in the
states, and also a large number of unprotected buildings, group of buildings, neighborhoods, and public spaces including landscapes and natural features, which provide character and distinctive identity to cities. Conservation plans and projects for cities must take into account both protected and unprotected components of the urban heritage. Urban heritage is classified under two categories, viz., tangible heritage which includes buildings and physical elements of architectural and historical significance, and intangible heritage, comprising movable artifacts, handicrafts, folklore, myths, legends, spirituality, traditional knowledge, rites and rituals, festive events, visual and performing arts, music, literature, language, dialects, traditional medicine, culinary traditions, which are intimately linked to the built heritage.

Conservation of heritage sites to include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant heritage buildings and heritage precincts, natural feature areas of environmental significance or sites of scenic beauty. Heritage sites include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value of listed heritage buildings, areas or precincts and those natural feature areas of environmental significance or of scenic beauty including, but not restricted to, sacred groves, hills, hillocks, water bodies and the areas adjoining the same, open areas, wooded areas, points, walks, rides, bridle paths hereinafter referred to as ‘listed natural feature areas’ for listing and make notifications in Master Plan by the Planning Authority or the State Government.

The reviews of literature of various scholars are given in the following paragraphs

Barman, Jaydip (1995) has emphasized the importance of conservation of ‘urban heritage’ with a view to improving tourism potentials. Urban areas should reveal clearly the history of civilization through their timeless asset for enabling the tourists to appreciate the unknown wonder and splendor of many cultural identity of the place.

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1 A Supplement to Toolkit on Formulation of City development plan- JnNURM, Focus on Heritage, Ministry of Urban Development, Government of India, November, 2006
Das, A.K (2004) explains that the heritage is to be understood in terms of the universal expression- inheritance. French equivalent of the world heritage in the “patrimony” which stands for the cultural properties handed down from generation to generation. As a matter of fact, heritage as it is stands for continuity in time and space.

Attoe, O. Wayne (1986) has discussed about the need and importance of preservation of historic areas and buildings, by indicating various conservation measures. The author expresses that historic structure preservation can be integrated into comprehensive urban planning practice and the role of local planning authority towards conservation of heritage area is of vital importance. According to him historic buildings appreciate in value if properly cared.

Bhargava, Gopal (1981) discusses about our cities’ haphazard growth and its impact on urban life and environment. The cities have become expensive places and serious drains on national budget. A city is the focal point of culture, knowledge, industry and education. Equally, it can be a source of social, physical and aesthetic malaise. He stresses on the urgent need to tackle these problems.

Ansari, Abdul Sameem (1992) has drawn attention to the rich heritage of historical cities and the crisis city is facing today and the need for urban renewal programme. He says that urban renewal involves proper planning and co-ordination. For this, government support is essential. Urban renewal will be successful, only when there is co-ordination between various executive agencies; and it is effective only when a single agency in made responsible for coordination between them.

Burnham, Daniel (1986) who prepared city beautiful plan for San Francisco has expressed “make no little plans... they have no power to stir men’s blood..... “. Burnham concept of a city is a totally designed system of main circulation arteries, a network of parks, and clusters of major buildings.

Baig, Amitha (1996) gives expression to the importance of restoring old historic buildings without making it lose its historic locale. Re-use must primarily seek to restore the heritage of an area in a contemporary context, respecting cultural and historic connections, thus reinforcing the pride of the user and the community.
Birnbanm, A. Charles, Asla (1996) discusses the importance of cultural landscape and preservation and the need to conserve the same. He also explains the various strategies regarding, preservation planning of historic movements and their maintenance along with their cultural landscapes.

Desai, Miki (1989) has enumerated the features of “urban environment and conservation” and the approach and attitudes of Indian way of life in this sphere. Today what we are witnessing is a total neglect and abuse of many valued buildings, carelessness about the upkeep of places and areas of historical importance. It is high time the professionals recognize and respond to their collective responsibility towards preserving these areas.

Barman, Jaydip (1995) has given expression to a deep concern regarding haphazard growth and its impact on ‘urban signage’ and heritage. He expresses that an ideal signage system should favor safety, improve orientation in space, time and technology context, and increase public awareness about urban activities. A planned urban signage may improve the psychological well being of people by rendering the city more convenient, enjoyable and beautiful.

Dasgupta, Shalini (1998) points out how the heritage city of Lucknow has been neglected so far and the urgent need to protect and preserve heritage buildings. The role of architects and conservation architects are (a) identifying heritage zones and (b) proposing of special by-laws towards improving the heritage areas.

Grover, Razia (1988) highlights the importance of conservation of heritage buildings and measures to improve them. He says revitalizing buildings and more importantly, entire zones which have a distinct historic or cultural identity should be part of development schemes. Public participation, legislative measures, fiscal incentives to private owners to maintain cultural sites is very essential in respect of conservation of heritage buildings.

Gainstord, Thomas (1980) discusses the problems of historic city Istanbul. The historic city is facing problems like shortage of finance, social problems, scale of neglect, environmental pressure etc. Towards improving the historic city, conservation plan for the city is prepared by the UNESCO.
Hall, Peter (1990) in the book ‘Cities of Tomorrow’ discusses the evolution of cities and city beautiful movements created by great architects. Le Corbusier has stated that, we must decongest centres of our cities by increasing their density and improve circulation and increase the amount of open space. Every great city must rebuild its centre and he also expresses that “we must build on a clear site” is the way to do.

Hiranandani, Deepak (1993) mentions that, landscape is not synonymous with nature, and that landscape heritage is not the same as natural heritage. Buildings are not separate from the landscape; rather, they are a component or constituent of it. The relationship between the natural environment, and the modifications to it, is itself the vital aspect of heritage.

Issar T. P. (1991) discusses the evolution of Mysore city with the details of architectural heritage buildings, combining historical facts, anecdotes etc. He emphasized for creation of awareness of the heritage recorded assets for selectively conserve as much of it as possible. Issar’s pioneering work has played an important role in preserving the legacy of the past.

Jain, Rajesh Kumar (2002) explains the need for conservation of heritage and the approach towards a methodology for conservation. The need to conserve the built heritage does not arise merely to provide evidence of the historic past but, rather to establish a linkage between the past and present and transition to future. Urban conservation is not only the restoration of façade or a cosmetic concept but also it deals with people and reflects their way of life. Planning for conservation efforts, therefore, should pay attention to people as well as built environment. In order to make conservation of urban heritage a sustainable proposition, it has to be self-supporting and self-starting for which a system has to be evolved to promote:

- Community participation and self-help.
- Incentives in terms of FAR / land-use.
- Remuneration project approach.
- Private sector participation.
- Minimum intervention of controlling authority in terms of development a facade and control thereof.
- Leverage strategy, particularly for infrastructure and employment generation projects, where an initial government investment would trigger the process of urban renewal by private / community investment.

The approach to conservation of historical sites has to be dynamic for incorporating
rejuvenation, recycling and renewal. The community participation, mobilization of private sector, financial, institutional support and incentives are essential pre-requisites for taking up these projects and make them economically feasible.

Kadam, Anjali (2002) expresses that historic cities have been places of life, vitality, wealth, power, enlightenment, and culture. However, their inner city areas have been marginalized in the process of urban growth. The personality and character of a city is the result of centuries of growth in the course of which new elements are constantly juxtaposed with the older ones. Old buildings and older areas of the city should be looked upon as assets rather than liabilities because they represent the history of communities, embodying their tradition, heritage and culture through architecture and urban form. Enabling the civic society and the government to take pride and participate in the process of conservation of cultural heritage which promotes a sense of belonging and is an expression of the communities’ pride and identity.

Keeble, Lewise (1964) emphasizes the importance of conservation and bill board control around historical buildings, through proper planning measures. Regarding preservation of buildings, re-development proposals need to be modified to secure their continued existence. As far as advertisement is concerned, advertisements need to be placed and designed so that they give their message clearly, unmistakably and reasonably pleasant and aesthetically pleasing in appearance.

Lee, Hae Sang (1993) emphasizes that the rich architecture and historic monuments and buildings exist in Seoul and the need to preserve the same through proper planning measures. The author intends to advocate a single theme for the contemporary architecture of the existing urban fabric and to recreate its urban-scape as a relation to its context, through its architectural and managerial control.

Modi, Nita (1995) examines the abuse of heritage buildings by glitzy shop fronts and their hoardings. The government has regulations to control development of these establishments by imposing strict building control norms which can only be laid down if the heritage society of India and the Municipal Corporation become more aware and take necessary precautions to preserve our heritage.

Menon A. G. K. (1989) discusses ‘Conservation in India’ and the role of the modern
planner in preserving historical buildings. Conservation in India needs to shift its priority to what is becoming of our historic cities rather than on what they were. Conservation in India is at cross-roads. It can provide the impetus and ideology for a conservation oriented development policy, that “educated and artistic people would think worthwhile”.

Mumford, Lewis (1961) is urging that the fundamental needs of society be the basis for the judicious use of our technological power whose wonders obscure the better ends they might bring. These ends are the harmonious life of civilized social groups in ecological balance. Mumford’s thinking focuses on the need for recognizing the physical limitations of human settlements.

Posokhin, Mikhail (1980) has expressed that a key role is played by the architect in our endeavor to conserve and improve the environment and to find a harmonious combination of architecture and nature. Cities with the most polluted environment are at the same time the most over-populated and the population of large towns escalates unrestrainedly. The construction of new towns and development of existing ones is linked with transformation of the environment and reflects the dynamics and character of the social system.

Radhakrishna, Sarvapalli (1991) opines that India’s cultural heritage is not only one of the most ancient, but it is also one of the most extensive and varied. He says India - “a unity in diversity”. It represents a remarkable diversity out of which a unity has developed. India’s strength rests upon the principles of the unity of man, the unity of thought, and the unity of spiritual experience.

Rodricks (1993) ‘says an elitist issue’. In his opinion urban conservation has a responsibility to go beyond buildings onto the surrounding ecology. Not in isolated attempts, this can be made; nor fitfully.

Sivramakrishan ,V. (1990) expresses the importance of cultural heritage of India and the need to preserve and protect the same. Author says that ‘we cherish them and are proud of them because they have helped us to maintain the unbroken continuity of our civilization’.
Singh, Balvinder (1998) conveys importance of conservation of heritage buildings. The author says people are becoming more aware of heritage buildings and their common responsibility to safeguard them for future generations and it is our duty to hand over the full richness of their authenticity to them.

Thakur, Nalini (1997) examines the various issues in conservation and also stresses that conservation should go beyond conserving individual buildings, buildings built by kings, powerful people and that conservation cannot be seen in isolation. It needs active participation of community and numerous agencies both government and non-government.

Yuen, Belinda (2005) explored the notion of cultural heritage from the perspective of Singapore. Singapore has increasingly included conservation of its urban fabric as an important part of its strategic planning. Singapore’s growing conservation activities, despite its unique state of development, raises wider issues in heritage conservation and participatory planning. Singapore clearly demonstrates that heritage conservation and moderating are not necessarily in opposition. Conservation planning is increasingly used to justify the appropriation of historic buildings and revitalization of urban neighborhood as products for generating economic growth, investments and tourism. Singapore’s conservation efforts to retain the identity of neighborhoods and other familiar places have revealed the wide appeal of heritage and conservation both to the government and the citizens. Heritage conservation is generation of new social solidarities among the population, so economic prospects and urban branding and “place marketing “cannot be ignored. Singapore in its efforts to construct a modern city has laid increasing emphasis on conservation of urban places and familiar neighborhoods, promoting participatory planning as a way to identify and strengthen the city’s distinctiveness.

The urban conservation would be concern inter-alia with those components of the urban heritage that (a) possesses architectural, historical and cultural interest; (b) have a special or unique quality or charm that provides distinctiveness either because of its ambience or because of some distinctive activity centered on or associated with the place; (c) constitute a focal point in a city of importance to the social, psychological

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or spiritual well-being of its residents and (d) are elements that enhance the physical environment of the city

2.2 Definitions

Aesthetic: Buildings have usually been intended to look well, in addition to being soundly constructed and fit for their purpose, and many were erected with serious artistic intent. Others may exhibit more informal qualities of richness, maturity, or picturesqueness.

Conservation means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these. Conservation refers to (i) preservation and repair of Archeological and Historical sites and objects, and (ii) careful use of resources. Conservation is as an action taken to prevent decay as expressed by Sir Bernard Fielden. The basis for this action is realization of value or importance of any entity. Therefore, conservation is an act for preventing decay loss based on the knowledge of the value of an entity.

Conservation Zone mean an area, precinct or group of buildings, site, artifact, boulevard, or any such super imposed area or any zone as earmarked in the statutory plans which has architectural, cultural, social, archeological, historic, landscape, aesthetic value or has value as an open space, skyline, roof-scape, point of view or vista for the community or is associated with a person prevalent of local, regional, national importance as may be decided by the government with the approval of heritage and conservation committee or authority.

Heritage Areas: A heritage area will be of significance for the local district if: (a) it meets one or more of the criteria under the headings of aesthetic, historic, research or social significance; and (b) it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development. Heritage areas typically exist on a much larger scale than individual places, contain a large number of built elements and property holdings, and their designation potentially has more far-reaching planning implications than the listing of a single place. Areas require a commensurate level of
care in their assessment and documentation. Heritage Area is always to be established on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area. The individual components of an area will collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

**Heritage Building** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority or any other Competent Authority within whose jurisdiction such building is situated. It includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and or preservation for historical and or architectural and or artisanary and or aesthetic and or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and or architectural and/or aesthetic and/or cultural value of such building.

**Heritage Precincts** means an area comprising heritage building or buildings and precincts thereof or related place declared as such by the Planning Authority or any other Competent Authority with whose jurisdiction such area is situated. It includes any space that requires conservation and/or preservation for historical and or architectural and or aesthetic and or cultural and or environmental and/or ecological purpose. Walls or other boundaries of a particular area or place or building or may enclose such space by an imaginary line drawn around it.

**Heritage:** A property that is or may be inherited a valued thing such as historic buildings that have been passed down from previous generations. The word heritage refers to an old (French word) and defined as a (a) Property that is or may be inherited and (b) valued things such as historic buildings that have been passed down from previous generation.

**Historic Significance:** Historic significance is the importance of a property to the history, architecture, archaeology, engineering or culture of a community, region or nation.
**Historical:** An understanding of contemporary society as a basis for considering the future depends to an extent upon our appreciation of the past and historic buildings. Archaeology can provide primary source material for this.

**Human scale:** The local environment is the immediate setting for the lives of people who reside or work there and often historic areas have a human scale that may not be found in areas that have been comprehensively redeveloped around modern means of locomotion such as motorized transport or according to the notions of modern town planners and property developers.

**Landmarks:** Often, historic areas are punctuated with landmark buildings, such as churches, temples, mosques or town halls that provide focal or reference points in the local built landscape.

**Preservation** means and includes maintaining the fabric of a place in the existing state and retarding deterioration.

**Reconstruction** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials either new or old into the fabric and to include either recreation or conjectural reconstruction.

**Restoration** means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.

**Adoptive Reuse of Building:** Most buildings are capable of beneficial use, whether for their original purpose or for some other use. Buildings and their precincts need to be used in order to survive and such use can be made into an economically viable enterprise for adaptive reuse.

**Sense of Place:** In a world of increasingly ubiquitous new buildings, where a redeveloped town centre looks very much like another, historic buildings by their layout, form and materials can often give an important sense of place and identity that would otherwise be lacking.
**Townscape:** Historic areas, built with local materials display mature townscape qualities that have evolved over a long period and which are not always easy to achieve in the comprehensive redevelopment of today.

**Urban heritage** refers to the built legacy of the city’s history and includes protected and unprotected monuments, individual and groups of buildings of archaeological, architectural, historic and cultural significance, public spaces including landscapes, parks and gardens, street layout defining identifiable neighbourhoods or precincts, which together identify the visual, spatial and cultural character of the city. This is tangible urban heritage and it is closely linked with the intangible heritage, which confers it with meaning and significance.

### 2.3 Conservation Elements

The National Commission on Urbanization (NCU) has recommended for preservation of elements, which expresses a distinctive architectural style desirable for the present and future in central areas of Indian cities. The conservation elements to include:

- a) building or groups of buildings of architectural, historical, or cultural interest
- b) an intimate or human scale in an area
- c) local set-pieces of significance to the city or region
- d) well-defined central precincts with variety of activities
- e) famous individual districts
- f) a unique temple, mosque, church or other monuments as a focal point to the area
- g) squares or major intersections with interesting corner buildings or a special ambience
- h) waterfront areas (lake or tank)
- i) areas associated with major open spaces
- j) a street pattern favoring the pedestrian where the relationship of spaces, tree and provide visual satisfaction or drama
- k) designed environments (Connaught Circus: Delhi)
- l) old town or village centres
- m) major landmarks (man-made or natural)
- n) lines of sight and other vistas of visual significance, including skylines, ridges, panoramic and other views
- o) well favored residential areas (high grade facilities) and
- p) main centers of recreation and tourism

### 2.4 Conservation Areas

Conservation areas vary greatly in their nature and character and they range from the centers of historic towns and cities, suburbs, model housing estates, and country houses set in their historic parks, to historic transport links and their environs. The
special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all these and more make up the familiar local scene. Conservation areas give broader protection than listing individual buildings: all the features listed or otherwise, within the area, are recognized as part of its character.

2.5 Built Heritage

Built heritage are those buildings, artifacts, structures, areas and precincts that are of historic, aesthetic, architectural or cultural significance and to include natural features within such areas or precincts of environmental significance. The cultural landscape around a heritage site is critical for the interpretation of built heritage, which is an integral part. The conservation of built heritage is generally perceived to be in the long term interest of the society. This can be better understood if categorized under 'economical', 'cultural', and 'environmental', although they are not mutually exclusive and, indeed, they are often interlocked. The built heritage is part of environment that we live and work in. It is both everyday and ancient. The built heritage is a festival of colour, shapes and texture. It is manmade, taken from the earth and re-shaped. It represents the vision and aspirations of those who went before us and it is ours to enjoy, to enhance and to hand on to future generations. Built heritage resources are those involving "one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.

2.5.1 Protection of Built Environment

Appleton charter\textsuperscript{3} for the Protection and Enhancement of the Built Environment recognized that the sound management of the built environment is an important cultural activity; and that conservation is an essential component of the management process. It provides a framework for invention within the built environment that may occur at many levels from preservation to redevelopment at many scales from individual building elements to entire sites. It suggests appropriate level of

\textsuperscript{3} Appleton Charter\textsuperscript{3} for the Protection and Enhancement of the Built Environment, \textit{ICOMOS Canada}, Ottawa, Canada, August 1983
intervention that can only be chosen after careful consideration of the merits of the following:

(i) cultural significance,
(ii) condition and integrity of the fabric,
(iii) contextual value and
(iv) appropriate use of available physical, social and economic resources.

2.6 Listing

The inventory of heritage assets attempts to create systematic, accessible and retrievable resources of the built heritage. It will serve as resource material for developing heritage conservation policies and regulations. The INTACH suggested for creating more comprehensive database to facilitate research. Preparing an inventory of heritage buildings is worthy of preservation of the most important task with which to begin the process of conservation. The primary aim of listing is to document the fast disappearing built heritage and then present it to scholars and the general public in a user-friendly format, which aids conservation by generating public awareness. Once a property/building is included in such a list, it becomes justifiable to undertake necessary conservation activities by formulating special regulations for its conservation or according it due protection under Town Planning Acts. Ideally, the footprints of all listed buildings are to be included in the Master Plan documents of cities.

2.6.1 Criteria for Listing

The Indian National Trust for Art and Cultural Heritage (INTACH) has laid down criteria for listing the built (architectural) heritage in the context of the following three key concepts which need to be understood to determine whether a property is worthy of listing with a flexibility to consider one or more of these concepts.

- Historic significance
- Historic integrity
- Historic context

**Historic Significance:** Historic significance is the importance of a property to the history, architecture, archaeology, engineering or culture of a community, region or nation. In selecting a building, particular attention need to be paid for (a) association with events, activities or patterns (b) association with important persons (c) distinctive

4 http://www.intach.org/chapters-gfl.asp?links=chapt3
physical characteristics of design, construction or form, representing work of a master (d) potential to yield important information such as illustrating social, economic history, such as railway stations, town halls, clubs, markets, water works, etc. (e) technological innovations such as bridges, etc.(f) distinct town planning features like squares, streets, avenues,

**Historic Integrity:** Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables a property to illustrate significant aspects of its past. Not only a property must resemble the historic appearance but it must also retain physical materials, design features and aspects of construction dating from the period when it attained significance.

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

**Multiple Properties:** A historic building complex may comprise of numerous ancillary structures besides the main structure within the same precinct giving the complex its identity. Each such structure contributing to the complex needs to be documented in a sequence at one place.

**2.6.2 Methodology of Listing**

The INTACH Listing work comprises of two phases (1) Background research (b) Field work. While making background research, the lister needs to gather basic information from various sources including gazetteers, travel books, and several other sources. Background research essentially helps in identifying historic areas, historic developments in the area, significance of the events that may have taken place at different times, important persons who may have shaped historical developments, cultural developments, and similar features that may be unique to the area. In some well documented areas, distinctive physical characteristics of design, construction, materials, and forms of buildings are also to be identified.
In the field work, the one needs to collect a reliable map of the area and its various constituents. Field work requires lot of leg work to scan the heritage properties and recording information for each property in the prescribed format. This comprises of physically inspecting the property as well as meeting local people namely owners of the property, talking to local and knowledgeable residents and representatives of institutions. By physically inspecting the property one can gather facts such as physical characteristics of the property, the date of construction, style of construction, design characteristics, etc., that are relevant for recording in the format designed for listing. By conducting a dialogue with the residents, one can determine the changes to the property over time, ownership details, historic function and activities, association with events and persons, and the role of the property in local, regional or national importance. Photography is an important component of the listing and it freezes the building and its setting to the time when it is taken. In this context, old photographs, if available, can constitute a very important record in the listing. A comparison would show the changes that have occurred over time to the building and, in particular, to its embellishments.

2.6.3 Grading of the Listed Buildings/ Listed Precincts

The listed building buildings are graded into three categories namely Grade I, GradII and Grade III. The Hampi World Heritage Management Authority Act 2002 of Government of Karnataka sets guidelines for grading the listed heritage buildings / listed heritage precincts and is to be graded into three categories:

Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics: they may be associated with a great historic event, personality, movement or institution. They are the prime landmarks of the region. All natural sites shall fall within Grade-I.

Grade-II comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Grade-I. They are local landmarks, which contribute to the image and identity of the region and they may be the work of master craftsmen or
may be models of proportion and ornamentation or designed to suit a particular climate.

Grade-III comprises buildings and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest though not as much as in Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and to be distinguished by setting, or special character of the facade and uniformity of height, width and scale.

Thus, the listed buildings and precincts are to be graded into three categories, i.e. Grade-I, Grade-II and Grade-III, which is also advocated by the INTACH and Government of India in its Model Building Bye-laws. The listed buildings / areas required to be documented and published in the official Gazette.

2.7 Evaluation of Historical Buildings

The significance of historical buildings is determined by the evaluation process. Evaluation of historical buildings is a systematic approach, aimed at objectively and consistently assessing the significance and heritage values of historical buildings using sound and acceptable criteria upon which judgments can be made. Evaluating the significance of historical buildings is carried out simply and rationally by establishing criteria, judging and grading them on a scale.

2.7.1 Evaluation Framework of Harold D Kalman

According to Kalman, D Harold (1980), there are five basic criteria in his framework being assessed: (1) Architecture (2) History (3) Environment (4) Usability and (5) Integrity. To make the evaluation to be more objective, information about the history, status, condition, character and context of the building is compiled as thorough and accurate as possible before making the verbal grading assessment. The grading can be excellent, very good, good or fair/poor; they are assessed in accordance with the definition and explanation of every criterion.

Further criteria can be added whenever appropriate. In order to make the system more flexible, a two-sheet system is introduced. The first one is verbal grading which is objective and should not be changed. The second one is numerical grading which is arbitrary and may be altered at will. When the verbal grading is done, the numerical
grading is followed by allocating appropriate point to the respective verbal grade indicated in every criterion. The total score will determine the level of significance of a historic building. To make the evaluation to be more objective, information about the history, status, condition, character and context of the building is compiled as thorough and accurate as possible before making the verbal grading assessment. The grading can be excellent, very good, good or fair/ poor, they are assessed in accordance with the definition and explanation of every criterion. Next, the surveyors have to translate the grading to the respective score. This process is a bit complicated. First, an arbitrary maximum score, say 100, is chosen. Then each of the five basic criteria would be given a share of the maximum score. This is actually a means of allocating priority to different criteria. The proportion of the score is assigned by their relative importance in the assessment. In Kalman’s evaluation framework, the maximum score is assigned as below:

<table>
<thead>
<tr>
<th></th>
<th>Group</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>[1].Architecture</td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>[2].History</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>[3].Environment</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>[4].Usability</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>[5].Integrity</td>
<td>15</td>
<td></td>
</tr>
</tbody>
</table>

The following shows the number of points with their corresponding significance:

<table>
<thead>
<tr>
<th>Points</th>
<th>Group</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 - 100</td>
<td>A /</td>
<td>Of major significance</td>
</tr>
<tr>
<td>50 - 74</td>
<td>B /</td>
<td>Of importance</td>
</tr>
<tr>
<td>25- 49</td>
<td>C /</td>
<td>Of value as part of environment</td>
</tr>
<tr>
<td>0 - 24</td>
<td>D /</td>
<td>Of no importance</td>
</tr>
</tbody>
</table>

(Source: Kalman 1980, p.29)

In this way Kalman’s evaluation framework can assess the significance of a building. Then, corresponding conservation plan and conservation policies can be drawn up.

### 2.8 Significance Assessment

The assessment of significance is for understanding the values and importance of a place or area which is the basis of all good heritage decisions. The most common situations in which these criteria will be used are in assessing places or areas for entry in a local government inventory. Other situations may include a) undertaking an assessment of a non-listed item in response to a development proposal b) preparing a
heritage impact statement and c) preparing a conservation plan. Historical significance, architectural style, design, technology and material usage and aesthetic are the main parameters to identify the heritage buildings / precincts. Heritage can be environmental, architectural and archeological or culture and crafts related. It is not restricted to monuments alone.

2.8.1 Significance Assessment Criteria

The various assessment criteria is used in the assessment of historic sites and the collective application of these to individual sites in order to determine their relative significance.

2.8.1.2 Significance Assessment Criteria: The values are assigned in undertaking a significance assessment which has been recognized in ICOMOS Conservation of Places and Cultural Significance or Burra Charters. The charter's definition of a place is a broad one, covering buildings, areas, sites and structures together with their affiliated contents and surroundings. In order to address such a broad range of sites, this protocol further defines the four sources of cultural significance as historic, scientific/technological, aesthetic and social value. Three of these are deemed to apply to sites in the study area.

a) **The historic value** of a site or place is related to the story behind its establishment, evolution and abandonment. Factors in this 'history' which may affect its significance can include an association with a famous person, activity or event. A site's comparative age and the length and intensity of its use may also be considered significant.

b) **Social value** is the importance placed on a site by the community at large. This may be motivated by spiritual, political or other sentiments which cannot be defined or articulated readily by any of the more traditional values.

c) **Scientific/technological value** relates to the processes or artifacts of technology manifested by a site or feature. These may be unusual, novel or ambitious which serves to contrast them with similar sites and increase their significance accordingly.

2.8.2 Significance Assessment Design

There are various design models available for professionals to establish an assessment system for a specific survey. Some models apply numerical or fractional
values to significance, while others attribute brief single sentence statements. For the purpose of this survey, the model to be used as follows:

A site is considered to be of High Significance if it:
- reflects an important part of the history is unique or an outstanding example of its type.
- is considered to be of importance to the wider community.

A site is considered to be of Medium Significance if it:
- would increase our understanding of the history of a region.
- is a very good example of its type.
- is considered to be of importance to the local community.

A site is considered to be of Low Significance if it:
- does not refer to any significant historical event.
- is not well preserved.

A site is considered to be of Minimal Significance if it:
- has no known historical association
- is very poorly preserved.

2.9 Heritage Charters

2.9.1 Burra Charter: The Australia’s ICOMOS Character (1996) for the conservation of places of cultural significance has defined conservation and its principles and polices towards improving the historic areas. It describes conservation means all the processes of looking after a place so as to retain its cultural significance. Conservation is based on a respect for the existing fabric and to involve the least possible physical intervention.

2.9.2 ICOMOS Charter: ICOMOS’s New Zealand (1995), Charter for the Conservation of Places of Cultural Heritage value retains a unique assemblage of places of cultural heritage value relating to city indigenous and its more recent peoples. This charter sets principles and policies to guide the conservation of places of cultural heritage value in New Zealand.
2.9.3 Washington Charter was introduced for planning and protection for historic urban areas in the meeting of the ICOMOS General Assembly in Washington, DC held in October 1987. The principles and objectives which were laid down were:

1) The conservation of historic towns and other historic urban areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level.

2) Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:
   a) urban patterns as defined by lots and streets;
   b) relationships between buildings and green and open spaces;
   c) the formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;
   d) the relationship between the town or urban area and its surrounding setting, both natural and man-made; and
   e) the various functions that the town or urban area has acquired over time.

3) The participation and the involvement of the residents are essential for the success of the conservation programme and should be encouraged. The conservation of historic towns and urban areas concerns their residents first of all.

4) Conservation in a historic town or urban area demands prudence, a systematic approach and discipline. Rigidity should be avoided since individual cases may present specific problems.

2.9.4 English Heritage: English Heritage report on ‘North heritage district council conservation’ considers that conservation areas are very special places. Each one is of special architectural or historic importance, with a character or appearance to be preserved or enhanced. Conservation areas are an important part of English heritage and each one is unique and irreplaceable. Their special qualities appeal to visitors and are attractive places to live and work. They provide a strong sense and are part of the familiar and local cherished scene. Conservation areas are based around groups of buildings, and the spaces created between and around them. It is the quality and interest of areas, rather than that of individual buildings that are the prime consideration in identifying conservation areas. Each area is different and has a distinct character and appearance. In English Heritage “guidance on conservation area appraisals” clearly mentions how conservation is done in core area. It states that “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation areas are primarily concerned with the built environment. They are not appropriate as a means of protecting landscape
features, except where they form an integral part of the historic built environment. English heritage report on “a guide to planning in conservation areas” emphasis that, conservation areas cover the historic parts of old towns, conservation areas invariably have a concentration of historic buildings, many of which are listed buildings, but the areas character and attraction comprises more than the buildings alone. The uses they are put to and the spaces around and between them are also important – so a conservation area protects the whole area and not just the buildings within it. Successful regeneration means bringing social, economic and environmental life back to an area. It transforms places, strengthens a community’s self-image and re-creates viable, attractive places which encourage sustained inward investment. The historic environment is all around us, and includes landscapes, parks and other green spaces, historic streets, areas and buildings, and archaeological sites. The British Urban Regeneration Association (BURA), in an analysis of best practice in urban regeneration opined that “historic buildings can act as focal points around which communities will rally and revive their sense of civic pride” and that “… care should be taken not to destroy old buildings before their potential is realized.”

2.9.5 INTACH Charter : INTACH Charter for the Conservation of Unprotected Architectural Heritage and Sites in India, drawn based upon the experience of the Indian National Trust for Art and Cultural Heritage (INTACH) in conserving the unprotected architectural heritage and sites of India within an institutional framework for two decades adopted the charter on 4th November 2004;

- Respecting the invaluable contributions of the Archaeological Survey of India (ASI) and State Departments of Archaeology (SDA) in preserving the finest monuments of India;
- Valuing ASI's pioneering role in promoting scientific methods of practice and establishing highest standards of professionalism in preserving monuments;
- Acknowledging the importance and relevance of principles enunciated in the various International Charters adopted by UNESCO, ICOMOS, et al;
- Conscious, however, that a majority of architectural heritage properties and sites in India still remains unidentified, unclassified, and unprotected, thereby subject to attrition on account of neglect, vandalism and insensitive development;

Recognizing the unique resource of the ‘living’ heritage of Master Builders / Sthapatis / Sompuras / Raj Mistris who continue to build and care for buildings following traditions of their ancestors;

Recognizing, too, the concept of *jeernodharanam*, the symbiotic relationship binding the tangible and intangible architectural heritage of India as one of the traditional philosophies underpinning conservation practice;

Noting the growing role of a trained cadre of conservation architects in India who are re-defining the meaning and boundaries of contemporary conservation practices;

Convinced that it is necessary to value and conserve the unprotected architectural heritage and sites in India by formulating appropriate guidelines sympathetic to the contexts in which they are found;

### 2.10 JNNURM Heritage Toolkit

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) has developed heritage toolkit for preparation of projects and schemes for conserving the heritage areas in the identified heritage cities. The toolkit enables the cities to identify the heritage component and formulate strategy for protection, conservation and development. The toolkit has been designed to highlight the role that heritage plays in the socio-economic and cultural profile of the JNNURM cities, and to suggest how heritage can be utilized to reshape and revitalize the city’s economy and culture. It rests on the principle that heritage is an important lever for rejuvenating the economy and quality of life in cities.

The toolkit rests on the premise that heritage is an important lever for rejuvenating the economy and quality of life in cities. The toolkit provides framework for setting the boundaries, listing of heritage buildings, identifying heritage zones, determining legal status, planning and financing of infrastructure and services for preparation of city development plan. The salient features and suggested guidelines are as follows:

a) **Heritage: Setting the Boundaries:** The buildings protected by State Archeology Department and ASI are already on record, unprotected urban heritage needs to be identified through a process of LISTING. Both protected and unprotected heritage buildings and sites are required to be located on a city map, in relation to road connectivity and other major infrastructures. The purpose of mapping is to identify significant concentration of listed buildings within wards, which are to be as Heritage Zones. Each Heritage Zone /ward forms an integral part of the plan.
b) The Existing Status and Assessment of Urban Heritage

A comprehensive analysis of the existing status and future role of heritage needs to be undertaken for the identified Heritage Zone for preparation of conservation plan. The conservation plan involves the following tasks:

1) Identifying the Heritage Zones of the city;
2) defining the importance of urban heritage in the socio-economic and cultural Profile of the city;
3) determining the legal and statutory framework for conserving urban heritage;
4) identifying the institutional set-up;
5) planning the infrastructure for servicing urban heritage;
6) providing a financial profile

c) Formulating a Vision for Urban Heritage

Developing a vision for the city is a key to the preparation of the City Development Plan /Conservation Plan. In developing the vision, the toolkit emphasized that participatory process involving the key stakeholders to be initiated for preparation of Conservation Plan which should address the following aspects:

a) the future role of city’s heritage, both tangible and intangible, in city’s socio-economic and cultural profile;

b) the hidden or under-used potential of city’s heritage and the extent to which the city wishes to tap it, for city’s growth and development;

c) the possible economic contribution that heritage can make to the city’s economy; and

d) other roles that heritage can play, e.g., creating networks and relationships

The recommendations of the National Commission on Urbanization regarding “conservation” are:

a) Conservation should go beyond preservation of monuments and encompass the whole built heritage.

b) Rules and regulations should be amended to encourage conservation of the living environment.

c) City planning must encourage conservation of old city areas and not just development of new areas.

d) Direct fiscal and other incentives should offered as an encouragement to individuals to conserve places and sites.

The Comprehensive Development Plan for Mysore for 2011 AD (1997) highlights that the historical monuments reflect the past glory of the city and attract tourists both from inside and outside the country. The monuments notified under the Archaeological Monuments Act, 1961 within the local planning area were considered to preserve aesthetic environs around the monuments and declared them as areas of special control and imposed regulations namely architectural control and

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advertisements control.

The Karnataka Town and Country Planning Act, 1961 provides framework for declaring certain areas as special areas to control development by declaring them by local authority/development authority for not issuing licenses to any developments that are going to come up within in jurisdiction of local planning area. The development control regulations to include guidelines for maintaining road width, building height, land use in environs of the monuments in due consultation with ASI and State Archaeological Department.

2.11 Built Heritage and Tourism

The preservation and enhancement of the historic built environment and archeological assets and their settings, giving the greatest weight to national designations to ensure the city's built heritage guides local distinctiveness for future conservation area designation. Urban tourism can also be related to preservation and conservation of built environment depends upon the various ways of application of cultural linkage. True 'conservation' is an approach through which one can stop in appropriate transformation of built environment and guide the new development in consonance with the old 'gold'.

The natural and cultural heritage, diversities and living cultures are major tourism attractions. Excessive or poorly-managed tourism and tourism related development can threaten their physical nature, integrity and significant characteristics. Tourism can capture the economic characteristics of the heritage and harness these for conservation by generating funding, educating the community and influencing policy. It is an essential part of many national and regional economies and can be an important factor in development, when managed successfully. The strategy needs to address the heritage tourism for enhancing the historic environment, culture of the city to benefit local residents and visitors and for supporting the role of the arts, creative industries and tourism sector in visitor destinations with a range of high quality facilities, spaces, events and experiences.

2.12 Built Heritage Policies

Built heritage government policies of Winchester, UK, on build heritage states that the policy needs to recognize the importance not only of the individual element but
also the copy in which buildings interface the relationship of doorways, shop fronts, front boundaries to the street and the frequency and rhythm of entries along a street in a distinctive part of the character of various parts of the conservation area and also historical evidence of a past way of life. Protecting the character appearance of the conservation area in respect of the incremental loss or degradation of building and landscape construction features however are very general and more specific references to important building details to include (a) entrance doors, steps and porches (b) windows and balconies (c) façade moldings, cornices, string courses and gates and (d) roof ridge lives, dormers chimneys and finical.

In the written statement on built heritage and archeology of Cork City Development Plan of 2015 (vol. 1) it has been demarcated the areas of special centre and has considered all or part of architectural conservation area was of special importance to or respects, the civic life or the architectural, historical, cultural or social character of a city or a town in which it was situated and prepared a scheme setting out development.

(i) Promotion of high standard of civic amenities and design.
(ii) Preservation and protection of the environment including the architecture, archeological and natural heritage.
(iii) Renewal preservation, conservation, restoration, development or re-development of the streetscapes, layout and building pattern, including the co-ordination and up gradation of shop frontages.
(iv) Control of layout of areas, density, building lines and height of structures and the treatment of spaces around and between structures.
(v) Control of the design, colour and materials of structures in particular the type or quality of building materials used in structures and
(vi) Promotion of the maintenance, repair or cleaning of structures.

2.13 Sustainable Built Heritage Strategies

The Australian Government’s Vision 2001, in the historic environment document (2001) laid down five key aspects for sustaining the built heritage are:

a) Matching the public’s interest by providing firm leadership,
b) Promoting effective partnerships and the development of sound knowledge
c) Realizing the potential of the historic environment as education resources.

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9. www.heritage.wa.gov.au
d) Ensuring the historic environment to be accessible to every day.
e) Protecting the historic environment adequately for future generations to enjoy.

The objectives proposed were;

[1]. To preserve and enhance the districts built heritage, archeology and historic landscapes.
[2]. To promote and increase public awareness, knowledge and the enjoyment of the historic environment.
[3]. To establish sustainable approach to meaningful changes in historic environment.

The actions outlined in the strategy were;

(i) To develop and maintain comprehensive information based relating to all elements of the historic environment.
(ii) To provide proper protection for the historic environment to ensure it is safeguarded for future generations.
(iii) To provide sound ‘conservation’ advises and promote good practice and understanding of the historic environment.
(iv) Encourage partnership with other local authorities, national, regional and local bodies.
(v) To identify and secure funding opportunities and initiatives which will help achieve the aims of the strategy.

2.14 Historic Regeneration

English heritage\textsuperscript{10} suggested ten points for successful historic environmental regeneration.

1. A strong vision for the future that inspires people and encourages them to get involved;
2. A respect for local residents and businesses, who have often fought hard to stop an area declining; ensuring they are included in a regeneration partnership means the project starts with community commitment;
3. A tangible link to the past, since places are not created in a vacuum and people need familiar elements, visual reminders and a sense of continuity; landscapes, streets, spaces, buildings and archaeological sites play a part in defining a sense of place;
4. An understanding of the area, knowing what exists and how it came to be makes it easier to plan its future;
5. A respect for what already exists; making sure that places that people value are kept for the future;
6. A record of the area before work starts, so that future generations can understand how the site has evolved;
7. An integrated, sustainable approach, not concentrating on a particular social, economic or environmental consideration or a single use;

\textsuperscript{10} Regeneration and the Historic Environment Heritage as a catalyst for better social and economic regeneration”, English Heritage, p-6, January 2005(www.english-heritage.org.uk).
8. Achieving the right pace, regeneration that happens too quickly can harm the fabric and the community, while that which happens too slowly fails to create the momentum, commitment and enthusiasm needed to make a scheme a success;
9. The highest quality design and materials – to enhance local distinctiveness and sustain a sense of place that people can be proud of;
10. Early discussions between the community, the local authority and other interested parties, ensuring that options can be discussed and designs modified at an early stage, before too much has been committed.

2.15 Heritage Walks
A heritage walk is an important tool for urban renewal and it helps in showcasing one of the authentic representations of city’s historic, cultural and architectural heritage in a selected segment of a city. It gives a holistic experience to tourists and remunerates a sense of pride amongst the residents. The experiences of heritage walk in Indian cities are as follows:

![Fig: 2.1 Route map of Ahmedabad heritage walk.](image)

2.15.1 Heritage Walk in Ahmedabad: The Ahmedabad Municipal Corporation (AMC) in collaboration with, Conservation and Research of Urban and Traditional Architecture (CRUTA) foundation has been conducting the heritage walk since 19th November 1997 as a part of World Heritage Week. It is a guided walk of two and a half hours and also a half hour special slide show covering historical aspects of the...
city in day times. The walk begins from the Swaminarayan Mandir and ends in the Jumma Masjid, covering in between many polys, havelis, ornamental facades, workplaces of artisans and number of splendid Hindu and Jain temples. The guided night walk of the city begins at Managaldas Haveli in Khadia and takes through some of the most ancient parts of the city. People walk on narrow lanes, old havelis and monuments and arriving at Manek Chawk. There is small room above the gateway leading to Raja no Haziro wherein one will witness a tradition that dates back to 600 years of drummers signalling the closing of the city gates at 11 pm every night.

2.15.2 Jaipur Heritage Walk: Jaipur Municipal Corporation has launched heritage walk in 2001 in collaboration with Jaipur VIRASAT foundation and DRONAH (Development and Research Organization for Nature Art and Heritage). The heritage walk has been conceptualized to ensure that conservation and restoration can happen at pace set by the local inhabitants. The heritage walk goes through the inner lanes of Chowkri Modikhana, of a walled city area and is being conducted every day.

Historic Core Appraisal\textsuperscript{11} of the Cambridge has been undertaken in 2006, to assess the character of the historic core of the city, to consider the issues that are affecting the characters and for minimizing threats to the key features and enhancing weaker areas. A Street-by-street analysis looks into details at all the streets and spaces in the core area that have been carried out. It provides a detailed audit of every street and space within the core area in a succinct and graphical way. For each street / space there is a general description, assessment of the townscape elements, photographs of key elements and details, a detailed analysis map, matrix of all the buildings on the street and their status, consideration of the uses of the street and the opportunities for redevelopment, preservation and enhancement. Streets or spaces of very high significance are those of great architectural and historic interest and are the most sensitive to change. These streets tend to have the highest numbers of historic buildings, the greatest archaeological potential or are the most important areas of landscape. Streets or spaces of high significance are those of considerable architectural or historic interest. They often have large numbers of historic buildings, and are of archaeological and / or landscape interest. Significant streets/spaces have

\textsuperscript{11} http://www.cambridge.gov.uk/ccm/content/planning-and-building-control/historic-environment-and-trees/historic-core-appraisal.en
some architectural or historic interest. Usually they will be streets where although several historic buildings survive, there has been a reasonable amount of redevelopment, which has reduced the intrinsic interest of the street. Streets/spaces of Low significance have few surviving historic buildings and have generally lost their original character through major redevelopment.

2.15.3 Students’ Competition for Heritage Works: The National Association of Students of Architecture (NASA) invites students’ works on historic buildings, precincts and landscapes and best practices documents for a competition called LOUIS-KHAN trophy every year. The results are presented at NASAs annual convention where a jury selects the best entries. UNESCO, at the invitation of NASA has taken on the sponsorship of the LOUIS KHAN trophy with three main goals:

- To improve the understandings of the documentation as an important tool for historic research, heritage conservation and adoptive re-use of historic buildings and precincts among students and faculty.
- To make the entries for the trophy more relevant to reach conservation and building process.
- To select the best entries for the trophy and publish them on the IHCN (Indian Heritage Cities Network news letter) web page. So that the member cities can then contact the authors, negotiate the use of the valuable documentation data and even engage students for further documentation work.

2.16 Experiences of JNNURM Heritage Cities

Most of the Indian cities\(^\text{12}\) have a strong architectural and urban character in their core inner city areas. These inner city areas once had life, culture and business flourished which have been neglected as the cities have grown over time. This has resulted in gradual decay of these areas. Experiences from all over the world have shown that preservation of heritage areas with modern development can serve the purpose of business and sustainability. However, it is often found that historic urban monuments are getting decayed in India due to: lack of proper policy, lack of appropriate legal framework, lack of awareness and appreciation towards heritage properties and lack of financial and technical resources. Many Indian monuments are lying uncared. In the backdrop of this, Ahmedabad Municipal Corporation in collaboration with foundation for Conservation and Research of Urban Traditional Architecture

\(^{12}\) http://www.indiaurbanportal.in/heritage/heritagemain.htm
(CRUTA), an N.G.O. has established the first Heritage Cell within an Urban Local Body (ULB) in 1996. Rajasthan Government, Delhi-Development Authority (DDA), Mumbai Municipal Corporation (MMC), Delhi Municipal Corporation (MCD), Cochin Municipal Corporation (CMC), and Pondicherry Municipality have made efforts towards heritage conservation.

Rajasthan Government's Public-Private people' participation for conservation and development of 23 selected cities /towns had heritage and tourist importance in 2004. The initiative was to identify and preserve the cities' natural and built heritage and to educate the public about the heritage and involve them in preserving the heritage. The intention was also to promote tourism in the heritage cities and encourage the local craftsmen and women to sell their products directly to the tourists. These urban local bodies were asked to keep a budget head for heritage component in their budgets. The heritage was supported with an engineer and town planner and the listing was initiated with the help of INTACH. District level meetings involving various departments viz. Archeology, Town Planning, Tourism, Urban Local Bodies, NGO were initiated under the chairmanship of District Collector for proper development, better coordination and less duplication of work in the heritage Sector. Conservation regulations have been framed as per the provisions of model law. The Local Government Department was made the nodal agency for the Conservation projects.

The Delhi Municipal Corporation (MCD) and Cochin Municipal Corporation (CMC) having created Heritage Cells and having been registered as societies for better functional autonomy and efficiency.

Mysore city is a classic example of architectural and cultural heritage. The Core Zone of the Mysore heritage site has been identified around 3kms from the Mysore Palace, which is situated right in the heart of the city. The Mysore Heritage Area Experts Committee has identified selected heritage buildings, precincts along with the environs for comprehensive conservation and improvement. Fifteen heritage buildings along with environs have been selected for the preparation of Detailed Project Report (DPR) with approximate cost estimates of Rs 20crores. HUDCO Consultancy, Chennai, has undertaken the preparation of DPR's for 15 heritage buildings.
2.17 Case Studies of Heritage Cities and their Regulations

2.17.1 Heritage Regulations in Goa: The Goa Planning and Development Authority (Development Plans) Regulations 1989 deals with Zoning Regulations to be applicable for urban areas in the State of Goa. The zoning regulation has a designated conservation in its land use zones as a separate entity i.e. under zone (f). Any development or re-development, repairs, demolition to be undertaken within the conservation zone (f) is being referred to conservation committee by the concerned planning and development authority or panchayath. The regulations states that, prior permission for demolition of any structure, repairs of facades or of a compound wall, change in colour of the building or any other changes in the external appearance of the building need to be obtained from the planning and development authority and planning authorities have powers either to grant or refuse the permission after referring to the conservation committee. The land use under conservation zone (f) has been classified into, a.Use permitted, b.use prohibited, c.preservation area and d.relaxation area. In the uses permitted zone, it was recommended to preserve in all respects which is in harmony with the surrounding buildings or areas including maintenance, alteration to facades which have no aesthetical values or dilapidated condition.

Facade restrictions are being imposed in the settlement area where shops related to house hold store are allowed to occupy less than 25% of the front façade of the area and same applies to traditional trader’s shops, only if they are compatible with the neighborhood activities. Relaxation is allowed in case of the building or part of the building is maintained for conservation reasons.

Development control rules lay- down in addition to normal procedure for submission of plan in conservation areas. The detailed drawings of the external façade for the proposed building, postcard size photo of the existing building, site plan (1:500 scales) showing proposed building and surrounding plots and colour schemes of the exterior elevations of the building including compound wall. The building set backs are concerned, the following rules considered; front set back: street set backs are relaxed for the old facades where street façade to be maintained and in case of buildings located in the junctions and inter section minimum of 3mts, may be enforced. Side setbacks relaxations have been allowed for existing building having
setbacks less than permissible subject to a minimum of 1.5mts. Buildings up to G+1 floor (7.6 mts.) minimum of 3 mts, setbacks permitted. Further, the Goa Regulation of Land Development and Building Construction) Act 2008 and The Goa Land Development and Building Construction Regulation, 2010 have succeeded in bringing out the development control in the conservation zone.

2.17.2 Heritage Regulations in Ahmadabad Government of Gujarat has brought out Heritage Regulations in 2007 to be applied to those buildings, artifacts, structure, areas and precincts having aesthetic and or architectural and or cultural or environmental significance and natural areas, which are listed by the government. Regulations highlight buildings within the listed heritage precincts and in the vicinity of graded-I heritage buildings/ listed natural features and it has to maintain skyline and architectural character in harmony with the surrounding area. Any development or re-development, repairs, new-developments, additions, renovations to be undertaken for the listed heritage buildings with the permission of the Heritage Conservation Committee (HCC) has to be obtained the HCC considers the public suggestions and objections and any repairs and maintenance of the heritage building that are to be carried out by the owners at their own cost.

The list of heritage sites has not been made part of the regulations, but, the list is subject to modification from time to time by the government and or competent authority on the advice of HCC as per section 19 of Town Planning and Urban Development Act, 1976. The listed buildings, precincts have to be graded as Grade-I, Grade-II and Grade-III. The competent authority has the powers to alter, modify, and relax the provisions of the Development Control Regulations (DCR) on the advice of the HCC. In case of heritage precincts and natural areas, development permissions are to be granted in accordance with the special regulations prescribed for respective precincts, natural features on the advice of HCC. The listed heritage building owners are allowed to use part or whole of the non commercial area within such a heritage building as commercial office or hotel, if the owner gives written undertaking, that building will be maintained in the existing state and preserve its heritage state with due repairs. On the advice of the competent authority and HCC, incentives namely Transfer of Development Rights (TDR), creation of repair fund have been created for listed heritage building. Ahmadabad Municipal Corporation (AMC) has set up
Heritage Cell in collaboration with NGO-CRUTA (Foundation for Conservation and Research of Urban Traditional Architecture) in 1996 to educate and create conservation awareness. Government made available loans for repair, conservation of heritage buildings at the subsidized interest rate of 5% with a repayment period of 15 years free architectural guidance and supervision as well.

2.17.3 Heritage Regulations in Delhi: The Delhi Planning and Development Authority Act 1957 have provisions for preparation of Zonal Development Plan. The Master Plan Delhi for 2021 which was published in 2007 is identified 15 zones that are A to H and J to P zones zone -A has been designated as special area which consisted 15 sub-zones of zone-A and one sub zone of zone-C with a total area of 569 hectares in the walled city.

Master Plan for Delhi-2021 had a vision to make Delhi a global metropolis and a world class city. The plan emphasized that conservation of the environment, preservation of Delhi’s heritage to be blended with the new and complex modern pattern of development. For conserving the heritage areas, the proposals to include (i) identification of heritage zones and archeological parks and (ii) development of special conservation plans for the listed buildings and precincts. The Shahajahanabad, a walled city, was identified to give special treatment to conserve into heritage value as a part of the historic core and having a special character while retaining the resident character in the master plan. The plan suggested for shifting and demolition of non–residential activity, up grading of physical and social infrastructure, traffic and transportation, management and regulations.

Delhi Building Bye-laws: As per the Delhi building byelaws (23.1), the regulations of heritage sites to include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value and those natural feature areas of environmental significance or of scenic beauty, but not restricted to, sacred groves, hills, hillocks, water bodies, open areas, wooded areas, points, walks and rides which are to be listed in notification to be issued by government and identified in the master plan. Building byelaws 23.1.1(a) and 23.1.1(b) deals with the definition of heritage building and heritage precincts. Byelaws 23.1.1(c), 1(d), 1(e) and 1(f) deal with the processes of conservation, preservation, restoration and reconstruction. Building byelaws explains that it shall be
the duty of the owners of the heritage buildings and heritage precincts to carry out regular repairs and maintenance of the buildings except for the buildings owned by the government, the Municipal Corporation of Delhi or other local bodies. No development or redevelopment or engineering operations or additions or alterations repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof, of the said listed buildings or listed precincts or listed natural feature areas to be allowed except with the prior permission. Before granting such permission, the agency concerned need to consult the Heritage Conservation Committee (HCC). Violation of regulations shall be punishable. The list of heritage sites including heritage buildings, heritage precincts and listed natural feature areas is to be prepared and supplemented by the commissioner, on the advice of the HCC. Before being finalized, objections and suggestions of the public are to be invited and considered. In case of streets, precincts, areas and natural feature areas notified as per the provisions of this building byelaws development permissions to be granted in accordance with special separate regulation prescribed for respective streets, precincts and natural areas. In case of buildings located in non-commercial use zones included in the heritage conservation list, the owner or owner lessees are allowed to undertake the repair with the approval of the HCC within permissible use zone to convert part or whole thereof of the non-commercial area within such a heritage building to commercial, office use or hotel. If the heritage building is not maintained suitably or heritage value of the building is spoiled in any manner, the commercial, office, or hotel use to be disallowed. Bye-Law deals with architectural control in terms of skyline and style of architecture that are to be followed in the heritage areas and not to diminish or destroy the value and beauty of the heritage sites. The heritage buildings or listed buildings are to be graded into three categories Grade-I, Grade-II and Grade-III. Listing does not prevent change of ownership or usage. However, change of use of such listed heritage building or listed precincts is not permitted without the prior approval of the HCC. The area surrendered for public facilities or heritage value to be used as tradable FAR and street pattern in residential area is proposed to be re-structured with linkages from the metro station. Higher FAR and other development controls are proposed for integrated re-development schemes. In the master plan walled city and continued area in between has been designated as
Special Area for the purpose of development. For the conservation of monuments or buildings within walled city five control zones have been identified;

<table>
<thead>
<tr>
<th>Control Zone</th>
<th>Areas covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone-I</td>
<td>Green areas of Queen’s garden town hall, Delhi Railway station and Harding library</td>
</tr>
<tr>
<td>Zone-II</td>
<td>Kashmere Gate, European Institute of Dancing hall, St. James Churcht, Darashikohas and Mega Zine Obelists</td>
</tr>
<tr>
<td>Zone-III</td>
<td>Red Fort and Buildings within the Fort, Sunheri Masjid and Green Area around Red Fort</td>
</tr>
<tr>
<td>Zone-IV</td>
<td>Fatepuri Mosque and Surrounding Area</td>
</tr>
<tr>
<td>Zone-V</td>
<td>Some of the built-up area between Gokhle Marg and Zorawar Singh Marg</td>
</tr>
</tbody>
</table>

Source: Master Plan of Delhi 2021

Measures such as control over the volume and façade treatment in the adjoining building, landscape and street-scape, provision of designed approach and building materials harmony with existing monuments have been proposed around the historical premises within the control zone. Urban design proposals to include:

(i) retaining overall traditional character through conservation approach and visual integration of major landmarks to revitalize the past glory.

(ii) eliminating the vehicular traffic; pedestrianism the area by establishing human scale by creating comfortable living environment.

(iii) attracting tourists and encouraging neighborhood people by conducting heritage walk, crafts bazaars, festivals/ faires, etc.

(iv) rejuvenation and conservation through management options, financial incentives and innovative development controls.

(v) enhancing walled city built environment through urban design elements and streetscapes and the important junctions, chowkas, landmarks and nodal points.

2.17.4 Heritage Regulations in Hyderabad: The Conservation of Historical Buildings and Areas in the Hyderabad city has been dealt by the Hyderabad Urban Development Authority’s Zoning Regulations by bringing an amendment to the Andrapradesh Urban Area (Development) Act 1995. Conservation of listed buildings, areas, artifacts, structures and precincts of historical and or aesthetical and or architectural and or cultural (heritage buildings and heritage precincts) including rock formations are governed under these regulations. No development or redevelopment
or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said heritage buildings or heritage precincts to be allowed except with the prior written permission from the authority and HCC. In exceptional cases, for reasons to be recorded in writing, the Vice-Chairman may overrule the recommendation of the Heritage Conservation Committee. Permission to demolish or to make major alterations to heritage buildings may be granted only in exceptional cases by the Vice-chairman, Hyderabad Urban Development Authority after obtaining the opinion of Heritage Conservation Committee and after inviting public objections and suggestions in three local daily newspapers. Buildings included in heritage precincts shall maintain the sky line in the precinct as may be existed in the surrounding area, so as not to diminish or destroy the value and beauty of the said heritage buildings or heritage precincts and rock formations by Municipal Administration and Urban Development Department. Repairs and maintenance of the listed heritage buildings are to be carried out by the owners/lessee of the said buildings themselves or occupiers of the building. With a view to give monetary help for such repairs a separate fund to be created, which would be kept at the disposal of Vice –Chairman, HUDA, who would make disbursement from the funds in consultation with HCC and provision for such fund may be made through the budget of the authority.

**Transferable Development Right (TDR):** Development Rights of the owner/lessee of the heritage buildings who suffers loss due to any restrictions imposed by the Development Authority or government be eligible for award of TDR in the Floor Space Index (FSI) to the extent and on the conditions set out, such award entitle the owner of the Heritage Building to Floor Space Index in the form of a Development Rights Certificate (DRC) which he may use himself or transfer to any other person. Development Rights Certificates may be used on any plot in the same ward or in any ward in the suburbs. Development Right Certificate shall not be valid for use on receivable plots in the areas listed below:

(i) Recreation zones, parks, playgrounds as notified in Master plan / Zonal Development plans.
(ii) Open spaces earmarked in layouts.
(iii) Any heritage building.
(iv) Any Heritage precinct except with the prior approval of Heritage Conservation committee and subject to compliance with the regulations of the particular precinct.

Developments Rights Certificates could be used on one or more plots or lands whether vacant or already developed or by the erection of additional stories. FSI of a receiving plot to be allowed to be exceeded by not more than 1.0 in respect of a development rights available in respect of a heritage building

2.17.5 Heritage Regulations in Greater Bombay: Government of Maharashtra, Urban Development Department has introduced Development Control Regulation in 1995 for Greater Bombay dealing with conservation of listed buildings, areas, artifacts, structures and precincts of historical, aesthetical, architectural and cultural significance (heritage buildings and precincts). It brings control inter-alia on development/redevelopment/repairs of listed/heritage buildings and heritage precincts. The regulation to include the aspects viz. (a) applicability, (b) restriction on development/redevelopment/repairs (c) preparation of list of heritage building and heritage precincts, (d) powers to alter, modify or relax regulations, (e) hearing to the persons likely to be affected, (f) grant of Transferable Development Rights in cases of loss of Development Rights, (g) maintaining Sky-line, (h) restrictive, (i) repair fund and (j) grading of the listed buildings/listed precincts. The restrictions are imposed on no development or redevelopment or engineering operations, alterations, renovation including painting of buildings, replacement of special features or demolition of heritage buildings or heritage precincts and they are allowed except with the prior permission of the commissioner.

2.18 Heritage Zone: Case Study of Kuala Lumpur

The Heritage Zone has been identified in the draft Kuala Lumpur City Plan 2020 as an area of special architectural or historic interest and character of which it is desirable to preserve or conserve. The purpose of designating such a zone was to ensure that the areas within it maintain the essential historic character or ambience and the development within the area is undertaken with care and sympathy to form, character and scale of existing heritage sites and buildings. The objectives of the zone are:
To preserve and conserve buildings or sites of historical, architectural and social significance and to ensure that they are not adversely affected by any new development;

- To conserve and enhance the character, scale and quality of urban landscape of Kuala Lumpur; and
- To provide guidelines to building owners, planners, architects and other concerned professionals, developers and general public with regard to the demolition, protection, conservation or rebuilding of, and alterations and additions to existing buildings that have been designated to be conserved or which fall within designated heritage areas.

### 2.19 Conclusions

Cultural heritage is the legacy of physical artifacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Physical or "tangible cultural heritage" includes buildings and historic places, monuments, artifacts, etc., that are considered worthy of preservation for the future. In order to preserve, the listing of heritage buildings/monuments need be done along with grading. The evaluation of heritage buildings and determining the significance assessment will form the basis for evolving the policies. In the absence of suitable legislations and policies the heritage resources are not being addressed properly. The heritage cities which have been attempted with proper tools, techniques with legislative support and policies have been able conserve very well. Thus, the literature study has provided sufficient knowledge and enabling tool for addressing and carrying the heritage research work in the Mysore city.