CHAPTER 2

2. REVIEW OF LITERATURE

This review of literature is a report of result of the efforts to study the past traditions of natural and built forms and their role in the historical development of towns and its relevance in planning. An attempt has been made to collect material from articles in journals, books, government reports, newspaper articles and related websites relevant to the study. Details of some of the reviews of study materials that have been used in this work are summarised below. Also, this contributes to locate the study in a certain tradition of scholarly writing.

2.1 NATURAL AND BUILT FORM

Mumford, Lewis (1961), in his book “City in History”, has combined the activities of the cities’ religious, political, economic, and social qualities, with the evolution of the urban scope, construction, forms and establishment. The author has emphasized the relationship between the city and culture and reveals the inter-relations and transactions between the two aspects. In Lewis Mumford’s view, the city not only provides physical space for living but also conveys, transforms and gestates culture. He proposes that the city is the object for the research of the politician, philosopher, economist, historian, artist, ideologist, geographer and urban planners and states that the people themselves create cities and the cities regulate and influence, in various ways, the thought and activities of people. A sentence in this book conveys his thought: the “city is the family of god initially, but at last, the city itself becomes the main place that reforms the human.” Humans enhance their environs, enrich their lives by urban development, and even supplant the god themselves.

Liu, Bingyi (2005) in his book, “Urban Riverfront Landscape Space Design” has systematically dealt with the concept of riverfront landscaping, the characters, the construction styles, elements, historical background, development trends, planning principles, guidance principles and planning methods, etc.. Liu has proposed ecology as one of the most important guides in modern environmental landscape design. The target of urban riverfront landscape design is to reach a high level of harmony between human beings and water, creating an energetic and healthy urban riverfront
landscape environment. He also states that aesthetics in ecology is guaranteed by the continued movement of life, which follows the law of the cycle of matter and the energy balance. It loses harmony if the riverfront landscape is destroyed and the resources are lost and the environment is polluted. The concept of harmony in design means that human beings and the ecological system can receive sustenance and at the same time, create a harmonious environment between the artificial landscape and the nature landscape, satisfying the needs of the body and the mind. He has also mentioned some kinds of riverfront active spaces relating to human activities and psychology. Leisure activities, aesthetic activities, science and technology activities, entertainment sports, health care activities and community activities, etc. influence citizens’ lives. That means that designers should consider all the possible requirements of the communities, protect the public benefits, raise the citizens' awareness about environment protections, and create a riverfront space that is enjoyed by the citizens.

Yu, Kongjian (2009) in his book “Go Back to Land” has discussed both the character and the contents of the sustainable landscape design. The essence of sustainable landscape design is to respect the natural evolution process, use nature’s regulative ability to the utmost, utilize the natural self-regeneration ability to the utmost, and lastly utilize nature's ability to purify itself to the utmost. There are three contents in sustainable landscape design: firstly, when dealing with the impact of non-living phenomena, make full use of the natural resources; secondly when dealing with the impact of the living things’ natural process, call for plant and animal diversity, protect the living spaces' diversity; thirdly, when dealing with culture protection, propound that the cultural heritage become a part of the regional culture. Protecting the regional culture and heritage can help to maintain the culture’s continuity and also supply inputs for future development.

McHarg, Ian (1969) in his book “Design with Nature. Garden City”, has extended research issues of the traditional “rule” and “design” to a large extent, raising it to the height of ecological science. The author thinks that human beings and nature have a lot of mutuality. According to the Landscape Recovery Program, ignorance or disregard for natural processes will have dire consequences for humanity if unchecked. Nowadays, humans are faced with the environment crisis, which is
produced largely by neglect and over exploitation. The process of design should respect natural conditions, ecological conditions and reduce human interference. Mac-Harg argues that all plans should be an integration of history, physical, and biological development processes, which is dynamic and a process of nature evolution. The inner mechanism of these evolutions is to be understood before making decisions on how to utilize nature resources in a sustainable manner. By practicing this, utilization of the land can be made more effectively and adequately, and raise the social value of land as well. His main contribution is that he has proposed changing the interpretation of the world, and raised landscape design to the height of international awareness, as well as spearheaded a series of methods about land resources category, valuation and classification. With the implementation of these methods, he has optimized the use of natural resources and guaranteed land resources’ sustainable harnessing.

Yu, Kongjian (2011) in his book, “Landscape: Culture, Ecology and Perception” embraces the traditional planning mode that pursues the artificial order and influence, emphasizing the ecological dimension of all kinds of lands, symbolising the intrinsic value of natural resources. He has also proposed the basic design principle: Nature privileged principle “protecting the nature resource, defending the nature is primary for utilizing and reforming of the nature”; Total design principle: Ecological landscape design informs overall design that aims at the total ecological system, not a just one fragmented or separately considered landscape element. It’s a multi-target design, designed to meet the need of humans as well as animals, and designed for optimal production and aesthetics. Adoptive design principle: nature landscape has its own harmonious and stable structure and function; and therefore, artificial design must adopt the inherent law of natural landscape, making the side effects of the landscape element, brought by human beings minimum, and preserve the integrity of the total landscape structure and function. Multi-subject integration principle: All kinds of natural landscape are the resource for natural sciences and social sciences; by combining the many elements, an ideal ecological landscape can be designed, and thus secure the harmony and stability of the total ecological system. In the process of design of modern riverfront reconstruction, Yu rejected the method of hardening the river channel and straightening the river line and thus intends to respect the natural shape of the channel and utilize its natural conditions to store and purify water, while
reducing the artificial elements to a minimum.

Wang, Xiaojun (2003) in his book “Western Modern Landscape Design in Theory and Practice” analyzes the character and history of western classical landscapes; this includes examining the modern garden, formation of its pattern, the main ingredient of modern landscape design, and introduces conceptualism in ecological design. The book has mentioned that “reading about the conceptualism deeply needs to emphasise a spatial spirit area, and focus on the traditional cells”. To some extent, every design is just creating a space, but the designer can comprehend the real location spirit only by experiencing the inner character implied in the location; this intimacy reveals the culture or natural condition sufficiently, making the design itself an aesthetic exercise, concerned with the process of the location's nature, history and evolution.

Bhavika Mehta (2005) in her work “Water Bodies in the Urban Context of Delhi” states that water bodies are important physical elements that define the urban landscape, providing numerous benefits to the city. But the nature and rate of growth of cities has led to these water bodies turning into dead spaces with no use other than to serve as the ‘city’s backyard’. With no spatial or physical qualities attached to the water bodies, they end up as the sore sights in the canvas of a city and its urban landscape. She observes that most people of the city are unaware of the presence of the water bodies and their role for the city. Lack of concern and a limited understanding of their potentials, has resulted in the water bodies being limited to their use as a tourist destination for the locals.

Discussing the various approaches to the revitalization of the different types of water bodies based on their characteristics, she suggests that the very large water bodies have the potential of being developed as ecologically-sensitive areas for wetland sustenance. Large water bodies could be seen as public recreation places at a city scale and medium water bodies as cultivation of aquatic species to rain water management. Along with the manifold importance of their presence for the urban landscape, the water bodies also contribute towards satisfying the cultural, social religious or economic aspirations of the people.
Udamale, Sanjay (2002) in his paper “Transforming the Lakes as Urban Public Spaces”, has emphasized the role of lakes in urban areas. Waterfronts are great community spaces of the city. It is imperative that a holistic view be taken in terms of the whole city in relation to their lakes. The issue of improving public places and looking after their natural characteristics is important for a wholesome environment of the cities of India which are turning into faceless concrete jungles. The preservation of these eco-friendly characteristics will be one of the key issues of planning and development of our cities.

Miller (1997) discusses how to plan for, establish, and manage urban and community trees, forests, and other elements of nature in the urban ecosystem. The author points out that trees and related vegetation have long been planted in cities for a variety of reasons. During the past few decades individuals and society have placed increasing emphasis on urban vegetation in an attempt to improve the quality of life in our communities. Trees line city streets, fill residential yards and vacant land, surround factories, and are the most dominant feature of most of the parks and other green spaces. Trees exist in cities through careful design and cultivation, by poor or no design, and by accident and neglect. The author addresses the issue of planning and management of public vegetation in public spaces, especially street trees, park vegetation, and forested greenbelts.

Pool, Jane Mary (1999) in their book Gardens in the City – New York in Bloom discusses various types of gardens such as the city gardens, roof gardens, gardens in parks, along the avenues, museum gardens, historic house gardens, gardens at the office, hidden enclaves, community gardens, front yards and backyards, dining terraces and botanical gardens. They also maintain that the designed garden brings a special kind of visual pleasure, a certain sense of order, and the refreshment of nature to urban life. The green textures, vivid and tender colours, fascinating combinations of plants with other natural materials give both public and private gardens a vitality and beauty that adds immensely to the enjoyment of city living. The gardens are an expression of arts, part of history and also avant-garde that looks to the next century.

Futehally, Laeeq (1998) the author of ‘Gardens’, emphasises that in urban areas, greenery must, without compromising its aesthetic values, be a functional place, a
place where people can move or be resting and relaxing and where children can run, play, climb trees, and swing on branches. The author believes it is always important to work with the local ecology and with characteristic local landforms, rather than superimpose a scheme which might do violence to both. Preservation of local species and land forms is important. The book also deals with the principles of garden design such as unity, space divisions, scale, time and light, shade, texture, tone and colour, movement and style, getting it divided into four divisions – principles of garden design, materials of garden design, industrial gardens and public gardens. The author has made an attempt to communicate at the level of values rather than of facts. He also expresses that “urban green is a four dimensional aesthetic experience for, in addition to the usual three, that it combines the dimension as well”.

Neginhal (2006) in his book, “Golden Trees, Green Spaces and Urban Forestry” discusses in detail about Urban India which is being stripped of its green cover as real estate developers seek to turn every last square meter into cash. But for people who use urban spaces, the quality of life is almost synonymous with verdant surroundings. The greens play a role in arresting pollution, acting as dust-busters, reducing noise pollution by muffling the sounds of urban living, their cooling effect on the city's temperatures, thus help keeping climate change at bay for a little while longer.

The book also touches on managing urban green spaces, dwells at some length on the history of urban forestry, rural forestry, covering cities outside the Indian sub-continent, and ancient civilizations such as Indus Valley, Mohenjo-Daro and Harappa, the Vedic period, the Aryan era, and allusions in the Ramayana and the Mahabharata, the period of the Buddha and Mahavira, the Mauryan age and through to the Mughal period, the coming of the European influence and also the post-Independence urban forestry. It has a potential to be the Bible for city planners, landscapers, foresters, horticulturists, naturalists and bird-watchers, and that new breed called ‘tree-walkers’. Its chapters on management of green spaces, gardens and parks, and benefits of caring for these trees, and the emphasis on education, training and publicity, bear testimony to this fact.

Hough and Michael (1995) in their book “Cities and Natural Process” describes urban planning as the art and science dedicated to enhance the quality of the physical
environment in cities providing civilizing and enriching places for the people who live in them, and keeping this in view, the current features of urban form must be re-examined. He believes that towns and cities are perceived largely through their manifest environment and comments that aesthetics of an urban area has roots in Urban Ecology. Aesthetic conventions and values have developed a landscape of parks, playgrounds, recreation spaces and front yards, whose character rests on a universal application of cultivated turf, asphalt and chainlike fences occasionally punctuated by an ornamental tree or an exotic shrub.

Speaking about greenery in cities he asserts that as plants they are a basis for life on earth and produce all the oxygen in the earth’s atmosphere; they provide food and habitat through photosynthesis that supports all living creatures. As forests, they regulate the flow of water in streams and rivers and water storage in the underground and maintain its purity and health. As green lungs of cities, they create a sphere of influence within them that are considerably cooler, or warmer, than outside. The author seeks to identify the beauty of greenery through their contribution to environment, energy, diversity and symbolism.

Brown and Terry (1995) in their book “Micro Climatic Landscape Design” show designers how to work with nature to create climatically optimal spaces for human activities. With remarkable clarity, it covers both technical perspectives and the design techniques needed for shaping spaces that increase comfort and reduce energy consumption. This comprehensive, environmentally responsive guide presents the basic principles of microclimatology and explain how objects, whether natural or man-made in the landscape affect climate to create microclimates. The book also showcases how to create ‘successful, comfortable spaces under a wide variety of climatic conditions and includes useful suggestions for determining human thermal comfort, estimating solar radiation absorbed by a person, and estimating wind patterns in a given landscape. Microclimatic Design is meant to serve architects, planners and landscape architects; in a brief, it is a practical and indispensable guide to improve the comfort of outdoor spaces and reducing the heating or cooling energy loads on buildings.
Natu Abhijit (2003) in his article “Public Open Space: The Indian perspective”, Architecture Time, Space and People, has said that “urban lungs”, the open spaces in the cities are gobbled up, and are increasingly vulnerable to encroachments. Also, growing parking pressure has led to further shrinking of open spaces available to the people. During the colonial period the western concept of park and lawn was introduced. A public open space not only acts as lungs for the city but also caters to the recreational needs of people. The design and development of public open spaces are a complex task for planners and designers. Open spaces are available for the people in a city and are demarcated as gardens, parks and playground.

Walker Chris (2004) in his book “The value of urban Parks” has recognized the positive, physical and aesthetic influences of urban Parks on urban neighbourhoods. But they are also considered as key contributors to larger urban policy objectives such as job creation, youth development, public health and community-building. This first in a series of policy briefs, based on lessons from Wallace’s Urban Parks Initiative, explains how parks are performing active roles in these pursuits, building partnerships to sustain their work and advocating increased and continued public support.

Greenhalgh and Worpole (1995) in their book “Urban parks, open spaces and sociability” claim that parks attract a broader spectrum of the population than other services (e.g. art galleries, museums and libraries). Further, their local and accessible, readily attractive nature enables them to function as important social venues for individuals and tiny groups. Their findings also include that urban parks provide an opportunity to escape from houses whose size may restrict opportunities for meeting others.

Hafeez Contractor (2004) in his interview regarding “Synchronizing development and the ecosystem”, to Times of India suggests that the cities have to grow in an orderly and environment-friendly way with full of aesthetic experiences-parks, public squares, pretty sidewalks, waterfront promenades and green courses. He wants to treasure culture and heritage that needs to be respected and preserved forever and infuse dynamism and imagination into the youth through the structures. The designs should synchronize development and the ecosystem, a path that focuses to move the human race in the righteous way. While progress is imperative to any civilization, a
sense of reverence towards the natural environment is of equal or perhaps greater importance.

Sundar Nandhini (2005) in her newspaper article “Make use of those green spaces” has remarked that the functionality of green spaces is very important besides aesthetics, as their absence could hamper the experience. But greenery alone does not suffice as there is always a need for pathways to walk on; it is not uncommon to see new developments coming up with large green space availability that ranges anything from 50% to at times over 80% of the total land area. In an age where consumer reigns supreme, awareness is at its peak and developers bend backwards to pack in as many innovative and attractive concepts as possible to lure the buyer in what is typically a buyers’ market, such provisions are in no way surprising. A state-of-the-art clubhouse, complete with gym, swimming pool, squash court, tennis court, badminton court, along with children’s play area, have now become standard features. That is when innovative concepts like picturesque landscapes and developments with a theme caught on, to lend a difference. But with customers looking at greater value for money and developers keen about having an edge, the concept of large green space has come in.

Benedict Mark and Edward McMahon (2006) in their book “Green Infrastructure: Linking Landscapes and Communities”, explain that Green Infrastructure smartly advances land (soil) conservation: large scale thinking and integrated action to plan, protect and manage our natural and restored lands. From the individual parcel to the multi-state region, Green Infrastructure helps each of us look at the landscape in relation to the many uses it could serve, for nature and people, and determine which use makes most sense. In this wide-ranging primer, leading experts in the field provide a detailed how-to for planners, designers, landscape architects, and citizen activist.

Fatima Furtado1 and Karina Barros (2011) in their paper, Green areas and urban climate: evaluating instruments for the conservation of natural urban heritage, present the results of research that aimed at assessing the effectiveness of an urban conservation initiative, called Protection of Green Areas in Portuguese Estates, in Recife, the capital of the State of Pernambuco, in north-eastern Brazil. This tool,
developed by the city administration in 1996, seeks to ensure the protection of vegetation within private lots or those that are state-owned, with controlled public access. They discuss the connection between urban green areas and the mitigation of climate change effects, local and global. It is based on the understanding that the conservation of such structures is an instrument to deal with intra-urban climate issues and to minimize the city’s role in global warming. It shows that the instrument has a significant potential for urban conservation, since its objectives were achieved largely, perhaps 70 percent of the cases, in a context of high land prices and problems with the management of protected estates. Finally, they emphasize the importance of developing tools for monitoring and evaluating policies, projects and actions that aim at urban and territorial conservation and points out that there is a general paucity of simple and effective tools for monitoring and of evaluation methods which can easily be incorporated into the everyday management of cities. Such instruments are fundamental to guiding and supporting the decision making processes that enhance the quality of citizens’ life through conservation of heritage or patrimonial structures, natural or built.

Hough and Michael (1995) in the book “Cities and Natural Process”, describes urban planning as the art and science dedicated to enhance the quality of the physical environment in cities providing civilizing and enriching places for the people who live in them, and then the extant forces moulding the urban form must be re-examined. He believes that towns and cities are perceived largely through their manifest environment and comments that urban aesthetics has roots in Urban Ecology. He also states that the plants are the basis for life on earth and provide all the oxygen to the earth’s atmosphere needed for life, human as well as animals. They control direct solar radiation to the ground and hence the heat radiated back from ground surface – control of heat island effect. As green lungs of cities they create a sphere of influence within them that are considerably cooler, or warmer, than would be otherwise. The author even perceives the beauty of the greenery through their values of environmental, energy, diversity and symbolism.

Brown Robert and Terry Gillespie (1995) in their book “Micro Climatic Landscape Design” explain how to work with nature to create climatically optimal spaces for human activities. Microclimatic Design is meant for use by architects, planners and
landscape architects, in a brief, practical, and indispensable guide to improving the comfort of outdoor spaces and reducing the energy load for heating or cooling in buildings. With remarkable clarity, it covers both technical perspectives and the design techniques needed for shaping spaces that increase comfort and reduce energy consumption. This proves to be a comprehensive and environmentally handy guide and presents the basic principles of microclimatology and explains how objects, whether natural or man-made in the landscape affect climate to create microclimates; describes methods for modifying the key variables in a microclimate, including radiation, wind, temperature, humidity and precipitation; shows how to create ‘successful, comfortable spaces under a wide variety of climatic conditions; and include useful suggestions for determining human thermal comfort, estimating solar radiation absorbed by a person, and estimating wind ambience in a given landscape.

Ana Rita Sa Carneiro et al. (2011) in their paper “Complexity of Historic Garden Life Conservation” have recalled that the emergence of the modern garden is one of the milestones of Brazilian modernism and garden architecture manifests on a city scale in association with building architecture. In Brazil, the modern garden was created in Recife by Roberto Burle Marx in the 1930s. Then, a garden design was considered by Marx as an aesthetic reintegration of elements of surrounding landscape where the vegetation is the main element. In this case, with the inclusion of living beings in its composition, garden conservation adds to the richness of life. The garden is a monument, an architectural construct in which the main material is the plant: alive, perishable and renewable. Its conservation implies the safeguarding of heritage values, and the lack of conservation in turn causes degradation that can only be reversed with restoration

The Sumerians were the first society to create the city itself as a built form. They were proud of this achievement as attested in the Epic of Gilgamesh which opens with a description of Uruk its walls, streets, markets, temples, and gardens. Uruk itself is significant as the centre of an urban culture which both colonized and urbanized western Asia. The construction of cities was the end product of trends which began in the Neolithic Revolution. The growth of the city was partly planned and partly organic. Planning is evident in the walls, high temple district, main canal with harbour, and main street. The finer structure of residential and commercial spaces is
the reaction of economic forces to the spatial limits imposed by the planned areas resulting in an irregular design with regular features. Because the Sumerians recorded real estate transactions it is possible to reconstruct much of the urban growth pattern, density, property value, and other metrics from cuneiform text sources. (http://www.en.wikipedia.org/wiki/Architecture_of_Mesopotamia, Accessed on 16-2-2015)

Discussing the influence of global economy and culture on built form Kavas Kapadia, 2005 expresses that geography, history, culture and architecture contribute to the spatial expression of the city. Ideas, thoughts and goods have flowed from culture to culture all through the ages but the intensity of this process has grown manifold in the last few decades. Global culture is a recent phenomenon. Cities consist of spaces and buildings determined by activities. The city of today is one manifestation of the emerging new ‘ethnoscape’ a cultural environment predominantly influenced by western thinking and working. The city today has been reduced to a backdrop for a life whose purpose is to contribute to the economic fire that keeps the city engine ignited and going. Economic gains are accepted as a natural trade-off for environmental degradation. That hundreds of historical monuments of heritage importance that are in a state of neglect in our country are a testimony to this struggle between conserving community heritage and promoting private economic interests. Lewis Mumford, in his essay on “What is a city?” ascribes this feature to economic interests. “Limitations on size, density and area absolutely necessary for effective social intercourse. The unwillingness in the past to establish such limits has been due mainly to two factors: the assumption that all upward changes in magnitude were signs of progress and automatically “good for business” and the belief that such limits were essentially arbitrary in that they proposed to “decrease economic opportunity”-that is opportunity for profiting by congestion-and to halt the inevitable course of change. Both these objections are superstitious”. Speaking on virtual reality and form he highlights that the spatial co-relation of essential city elements stands reoriented or strongly altered by reasons of telecommunications and or mere scale and size.

Goutam Banerjee (2007) conversing on “Rapid Urbanisation- changes in built form of Kolkata” narrates that the development type really changes the old built form towards a balanced new development pattern. The vision is to be to provide sustained and improved quality of life basic urban services in an inclusive manner, to create
enabling environment for economic activities by utilizing the resources efficiently. Urbanisation, business and earning potential are the supporting elements for the present development market for real estate. He also emphasise that as part of vision 2025- a perspective plan for 25 years by Kolkata Metropolitan Development Authority (KMDA), in the Master Plan along with traffic and transportation, water supply, drainage, sewerage and sanitation the thrust is also on Development plans for environment, wetland, urban amenities, heritage, education, health, employment and slum improvement. A challenge has been taken to improve the existing physical infrastructure like water supply, sewerage, drainage systems with treatment plants and the traffic movement pattern. Also the IT sector in Kolkata is flourishing and has changed the scenario of Kolkata business market. The investment and success of IT helps to encourage other industries and commerce to invest in urban form to meet the potential growth rate of urbanisation.

2.2 PLANNING

Llewellyn-Davies (2000) in his Urban Design Compendium sets out the key aspects of urban design and explains that places need to be easy to reach and be integrated physically and visually with their surroundings. Also, harmony among the natural and manmade environments and the manner of utilisation of the site’s intrinsic resources such as the climate, landform, landscape, ecology is to maximise amenities and energy conservation. It also suggests the means to enrich the existing character by integrating the existing urban form with the natural and built environments and also to address the connections between people and places by considering the needs of people to access jobs and key services. The places must be stimulating for people and buildings and open spaces must be convenient and safe. This requires consideration for the dynamics of the local community including their apprehensions, views, local history and customs. On the whole, it suggests that development should complement the existing identity, the ecological or landscape assets need preservation rather than exploiting; and reviving the historic features provides opportunities to enrich outdoor space (www.urbandesigncompendium.co.uk)

Jahnavi Barua (2013) in the article “A City Of Our Own” referring to Shifting Skylines of today's cities narrates that Malls and high-rises that have taken our urban skylines have reduced once distinct cities that throbbed with their own unique
rhythms, to just identical dots on the map. Though change is inevitable, if it is accompanied by a sense of purpose, an aesthetics of design, one that accommodates comfort and character, it can lend a city its own flavour, its own look. A city without its own flavour, its own look, is a city without warmth. That is what is lost when individual character is lost. A city that resembles any other across the world can never evoke in its citizens any sense of belonging or pride and that takes away from the soul of the people and consequently, of the city itself.

Our cities are losing their character. For, in the absence of an outstanding architectural feature- for instance, India Gate in Delhi, the Eiffel Tower in Paris or the Shwedagon Pagoda in Yangon – most cities in the world and near our own selves, in India have begun to look the same. Vernacular architecture has been swiftly and emphatically flattened to make way for concrete buildings, tall ones usually, sheathed in glass and shiny metallic surfaces. These gleaming megaliths like malls, mammoth office complexes and apartment lots with their bland presence reduce once distinct cities to just identical dots on the map.

Not those only grand buildings infuse character to a city. Beauty and charm can be found in things rustic and simple too. The old stone buildings lining Bangalore’s M G Road with their ornate wrought iron railings bequeathed the era with a timeless appeal, one that is sadly lost today with the old buildings having been replaced by modern concrete, steel and glass structures. The author also agrees that after all, the old has to give way to the new, convenience has to be acknowledged. The new, modern and the practical have to be given primacy in this swiftly changing age. Yet, newness and convenience does not have to be characterless or charmless. Change can come in a way that embraces character, identity and comfort too.

Péter István Balogh and Daniel Takacs (2011) narrates that urban open spaces have increasing importance in city developments due to urban expansion, the characteristic of the last decade. Based on contemporary processes, cities and their neighbourhoods can, by means of open space developments, enhance their appeal to tourists and residents alike. In this way their values can be increased significantly. Open spaces have significant importance in the life of the settlements. The areas with high levels of green-coverage have ecological and environmental importance. These green
spaces can improve the urban climate, abate the urban heat-island effect by their ecological-balancer function and reduce environmental damages. Through their social importance, the open spaces can help the residents in adjusting to the healthy lifestyle. By their aesthetic vision and content, they determine the characteristic of the settlements, ameliorating drabness of the built-up character of the cities. In recent years, increasing attention has been paid to research regarding the evaluation of open spaces (including green areas and green spaces) and their components as well as their effect on the environment.

Quoting the case studies he further states that the historical evolution of open spaces started in ancient times. Many works of research and historical descriptions give evidence of the public open spaces (e.g. Greek holy Gardens and Agorases, the forum in Rome) used consciously by the ancient cultures – such the Egyptian, the Mesopotamian, then the Greek and Roman – in their settlements. The significance of open spaces, as well as their importance in the settlements' evolution has been changing continually during the development of civilization. The assessment of their importance depended on the social rules of the era and also on the needs of the residents. The open space developments could be public space (streets, squares, and parks), semi-public space, or private space improvements. The public space influences not only the city (as a complex, living system), but also the residents which are vitalizing this system as well.

August Heckscher (1977) in his book “Open Space: The life of American cities”, states that each city (urban area) has a place of its own, its uniqueness determined in a large measure by the patterns created by the alternation of structure and void, of buildings and spaces between. The larger green spaces, parks and parkways, riverbanks and waterfronts, give to a city the coherence that allows the urban dweller to have a feeling for the whole. He also adds that such green spaces may be viewed as the city’s skeleton. They are the underlying structure from which depend neighbourhoods, institutional complexes, and business centres. A person who knows his parks can tell where he lives...and because parks are so often the product of basic topography, he should not be ignorant of how his city is related to land, to river, to sea.
Recognizing the value of urban open spaces (includes greenways, greens, squares, courts, plazas, urban parks and playgrounds, street medians, and tree lawns between street and sidewalk) as a structuring element in emerging urban areas, and as a part of a larger network of urban open space which may be linked to the rural open space system. There is a fundamental difference in the value and character of open space in urban and rural situations. In the Rural Area, the County is often seeking to conserve large systems of land of particular value (such as agricultural and forestry lands) or to preserve areas of significant resources (mountain ridges, stream valleys, wildlife habitat.). Whereas, in urban areas some preservation of natural areas (such as streams, valleys) occurs, but more often, open spaces are designed and created. Their value to the community is determined by their shape, configuration, and relationship to buildings and other built forms, as well as their natural attributes. All types of urban open spaces are recognized for their importance in providing structure to urban design, and contributing to the quality of life of all residents.

Urban open spaces will become more important as the Town’s Development Areas become denser and as additional urban areas are developed. In addition, specifically designed open spaces should be incorporated as amenities into urban developments to offset the higher densities. In evaluating higher density proposals, the County will consider how they relate to existing open space systems, and how they create new open spaces.

The Delhi Tourism pavilion at the India International trade Fair (IITF) was transformed into a film set with actors dancing and a camera on roll in a bid to promote the capital city Delhi as film shooting destination (City Today, November 21, 2013). "Delhi has several places whether it is historical monuments, modern infrastructure and scenic beauty. So this re-creation here is to promote Delhi as a film shooting destination," Manager at Delhi tourism and Transportation Development Corporation Ltd said. Delhi Tourism has also released a "film shooting manual" that will give filmmakers an insight about places, government rules and guidelines that one has to observe while seeking permission to shoot in the capital. He also added that a film shooting facilitation cell is also started in which queries will be addressed and provide help to complete the formalities for the shooting.
Bapu Sathyanarayana (2013) in his article 'No need for flyovers, multi storey buildings’ refers that development is inevitable and a city grows with time. It can be rich heritage, or buildings or existing infrastructure like water pipelines; we must make the most of it. A link to the past and the future must be mapped while planning any developmental projects. Basic thing one need to do is to study the traffic density. There is no need for flyovers or multi-storey buildings, but we need good roads, better parking facilities and footpaths.

Nagarajan Srinivasan (2013) in the article 'Mysore has good IT ecosystem' believes that the IT Industry in Mysore has grown from practically zero a few years back to a point where it now has a good ecosystem of large and small companies. Collectively, the IT industry in Mysore has created direct and indirect employment for more than 15,000 people. But one needs to see more companies expanding and entrepreneurs setting up business here to retain local talent and attract others. The CII is working with the State Government to make this happen. However, this could only be accomplished by improving air and train connectivity which would be one of the most important factors for investors and the customers to quickly reach Mysore and be able to transact business. Branding Mysore as an emerging hub of IT and ITES (Information Technology Enabled Services) in Karnataka and hosting annual international events will also greatly help in promoting the industry.

Ravi Kumar (2013) in the article 'Development should be holistic’ says that Development must be holistic in order to make it an example for sustainable development and a future model. One needs to have an integrated urban development approach which focuses on connectivity with nearby villages and the city Centre, good facilities and a people centric development. A city is not just about good roads; it must have good public transport as well. There are many natural resources which can be used for sustainable development, from rainwater harvesting to solar power. Another thing that is important is proper footpaths, with the growing awareness about pollution, more people are now willing to walk and cycle and they should be given proper infrastructure. Development of green zones is very important. According to him, the development means a holistic approach towards nature, man and animals.
Manivannan (2013) in the article 'Better roads and tourism development are needed' says that some of the short term issues that can be taken for the development of the city are making best roads connecting all the tourism places, including the roads in the city, and giving the contractors the responsibility of maintaining them for the next ten years. Put up big infracting boards in the city. Introduce bicycle tracks in the city; tourists will love it and it will reduce pollution too. The city should be cleaned at night so that it looks sparkling clean during the day. Highest number of foreigners visits Mysore after Agra in India. An interactive and dynamic website of Mysore tourism. It should respond to anybody 24X7 through a BPO is a prime importance. It will help everybody visiting Mysore. Construct good parking spaces, and ensure that those maintaining them talk to the tourists decently, as ambassadors of city tourism.

Mewa Singh (2013) “Save city's rich biodiversity, make it more eco-friendly” points out that Mysore basically has an excellent foundation. With six lakes interconnected, Mysore easily has one of the best water resources. But over the years many developments have ruined the infrastructure. The author thinks that the first initiative of developing a town should be to save its rich biodiversity and make it an eco-friendly town. The administration must give serious consideration for water bodies which will not only save lives of many aquatic animals but will also help with the temperature control and make it a healthier town to live in. Saving the bio diversity must be taken into consideration while making plans to develop the city.

Ravi (2013) in the article 'Development should always be balanced' states that the development should be a positive phenomenon and it should always go according to local needs. Development should have its own pace and shouldn't adversely affect the city. The development should take place without harming historical and cultural entities of the city and nature and development should not take place for the sake of development. Good governance, good infrastructure, security, peace and planned development are needed for a model city. Unique characteristics of the city should not be harmed while developing it. It is better that the city remains the same rather than losing its charm in the name of progress. One should adopt a comprehensive and holistic approach when it comes to the growth of the city. Development should always be balanced and take the heritage structures, nativity, nature and history into consideration.
Urbanisation has always been an integral part of India’s growth. The country today has an urban population of 377.10 million and is continually expanding its base. Factors such as the rise in population, migration to urban areas and increase in nuclear families have changed the entire demographics of the country. This swift progression of the population base demands newer sets of cities, both for promoting urban activities and for urban poor population (Cities Sans Souls - City Today, 02.07.2014)

The development models of cities like Gurgaon, Pune and Hyderabad have, however, created apprehensions. These 21st century cities are the clear reflections of potential growth coupled with huge unprecedented urban challenges in the form of infrastructural shortages. These supposedly planned cities seem to raise questions on the theory of planned cities because of their short sighted approaches. They exhibit a weak infrastructural setup which is further eroded by the pursuit of converting them into favourable investment zones and overlooking the quality aspect of life. Now, the government solely cannot be blamed for transforming our futuristic cities into chaotic and saturated urban centres. Instead, real estate developers are indeed responsible. They have always converted an opportunity into mere moneymaking deals, be it Gurgaon or Noida. Earlier, developers emphasised on building premium and luxury homes but now, they have tailored their offerings according to the needs of the masses. They are aware that owning a house is of great importance for a majority of people today so they are tactically positioning and marketing themselves around it. As a result, they are constructing houses and office spaces around the country which seldom embody any sense of order or planning.

Gurgaon is an active case in point. It is a by-product of a real-estate’s genuine efforts. Still, the anticipated millennium city of the country, around which a lot of corporate development has taken place, is fundamentally an urban disaster. It has a huge dearth of basic infrastructure, from affordable housing options and integrated urban transportation to other public services like water and electricity. It is a perfect example of how a city shouldn’t grow. The city is a perfect blend of congestion and pollution, thus worsening the overall quality of life. In such a scenario, the real victims are the urban poor, who are forced to live in matchbox houses just opposite to the big office spaces.
Every developing Indian city is demonstrating a similar trend wherein, right next to a grand, towering modern building lie unauthorised colonies. Interestingly, it reflects widespread inequality and is still being overlooked. Nobody is ready to cater to the masses languishing in poverty at the bottom of the pyramid. The question thus arises; how is one en-visioning another set of new cities when the existing setup is flawed. With this pace and proficiency, building them will certainly be a huge challenge.

2.3 HISTORIC CITIES

Ashutosh Joshi (2007) in his paper “Regeneration of Indian Historic Cities” suggest that Indian Historic Cities need to be addressed with a deeper concern than ever before because the general changes of Historic cities exhibit a recognizable pattern. Due to various reasons, some of the historic cities lapsed into oblivion, while few others weathered, the changes determined by their changed contexts and they not only survived but also continued to flourish and grow. Delhi is one such example. He has mentioned that the cities famed in our Mythology and have been an integral part of our Heritage, are called Historic Cities or Traditional Cities. E.g. Delhi, Varanasi, Agra, Allahabad, Gwalior, Patna, Madurai etc. The uniqueness of these cities lies in the antiquity, the presence of culture and at the same time the difficult phases the city had gone through.

The author here clearly presented the need for Regeneration strategies:

- Due to the general piecemeal approach responding to the basic problems of citizens, long term goals and aims stand neglected.
- The historic precincts have not been duly considered in policy and in practice. The newly developed areas do not form part of a cohesive scheme; cultural-architectural dissonance has set in.
- The dilution in the quality of cityscape is the outcome of many factors such as paucity of government funds, lack of effort from public enforcement agencies which fail to check haphazard development; often expertise among the personnel is lacking.
- The Master Plan is not the only binding document to check the rapid unplanned growth and not a successful alternative, but the participatory role of the citizens in the planning process is very important.
- He strongly affirms that Regeneration of Historic Cities would contribute significantly in meeting the challenges of Urbanization of India.

Rajat Ray (1989) in his paper “Ghats of Mathura and Vrindavan” opines that the Ghat area or the main land water interface (water front) has always been a strong and significant component of settlement morphology but due to constant use and lack of maintenance destroys the character of the entire interface. The INTACH (Indian National Trust for Art and Cultural Heritage) project for Mathura and Vrindavan Ghats in the cultural area of Brajbhumi revitalized the symbolic and sacred link between the river and the town. The load on the settlements increased and the inadequacy of sanitation infrastructure became acute, causing further degeneration around the Ghats. In early 1980s, a tourism oriented development plan was proposed to prepare to conserve the traditional and historical aspects of Brajbhumi. The plan identified the features of Historical and Cultural value and suggested the development and conservation of elements such as Vana, Sarovars and Ghats to restore the river edge character of the town. The concepts adopted are:

- Retaining the mix of building use and activity is the symbolic and functional representation of the Indian environment;
- Restoring the historical elements, that back up the activities in the area; and
- Location of new elements in traditionally acceptable manner to enhance the territorial definition.

Conservation Architect Satya Prakash Varanashi (1989) in his paper “Ekamra Kshetra, Bhubaneswar”, Orissa has worked for the conservation of Historic town, Ekamra Kshetra, Bhubaneswar, Orissa. According to him the old building reflects two problems that are faced by many of our Historical towns.

- Threat to its cultural heritage: failure to protect its form; damage caused by new activities in the environs; and
- Concentration on new construction accompanied by the neglect of heritage monuments.

The INTACH proposed the conservation requirements of the old town and identified projects that could be implemented by Municipal, State or Central authorities. This
place is a major *Shaivite* centre of India, which has a significant contribution to the social, religious and artistic history of the region. The salient feature of our Historic towns is the distinctly indigenous ways of living and now it should be seen as the focus of an urban policy frame work.

Three vital agencies in urban development interested in the conservation of Historical town are:

- Local Authorities – Bhubaneswar Development Authority;
- Voluntary Organization – INTACH Chapter; and
- Private Consultants – Developers.

The concerted efforts of all the three resulted in accepting the conservation as a part of the Master Plan which has provided the hope for the possibility of co-ordination between the private, public and voluntary sectors.

The major aspects of concern are:

- The geographical location that establishes the authenticity and related History;
- The ecological factors that govern its character;
- The particular characteristics that determine its identity;
- The ambient zone contributing to the decline in its heritage is identified; and
- The role of people who sustain the city.

Jaisalmer is a fort town in India, with palaces, havelis, temples, fort walls and beautiful houses architecturally each distinctive. Kulbhushan and Minakshi Jain (1989) in their paper “Jaisalmer Town in Rajasthan- a case study” have worked on an INTACH project for conservation of Jaisalmer town in Rajasthan. The settlement was founded in 1156 AD as a military fort and a trading post. Economic development has brought general prosperity but the quality of environment has deteriorated rapidly due to aging of buildings, of weathering, changes in land use and lack of maintenance.

The growth of tourism in the town has caused a great deal of damage to the heritage character like:

- Unplanned mushrooming of hotels and the deterioration of public services;
- Illegal occupation of fort wall precincts; and
• The indiscriminate painting of facades near the monuments in the name of modernity and development, posters, signboards on building facades, etc.

The recommendations regarding conservation measures include a few buildings and fort that need special conservation efforts and the town needs to be looked at as a whole and growth to be permitted in a carefully planned manner by restricting the building height to 6 m within a distance of 15 m from the lake.

Taiyaba Munawer (2013) states that the historic cities pose the challenge of limited physical resource and a vast human resource. They contribute a lot to a city’s economy in terms of trade, employment in informal sector, housing and impart a cultural dimension but at the same time they pose a big problem to the planners and the policy makers. India’s population is projected to become 1380 million by 2025. Of this, the adult population would be 942 million, which amounts to 67% of the total population. By the year 2025 it is expected that 40% of the Indian population would live in urban areas. Focussing her study on Mehrauli which is situated within the backyard of the world heritage site of Qutub Minar on one side and an archaeological site on the other side, she states that Qutub minar being the second most visited monument after Taj Mahal which earned Rs 10.41 crore revenue for Delhi in 2009, brings in a lot of tourists to this area. The same could be harnessed for carrying the tourist to the old city showcasing the old urban fabric, monuments embedded in it, local arts and crafts and cultural pursuits through well managed guided heritage walks. This can be further enhanced and promoted by training the tourist guides and uplifting the state of the existing structures. It is always cheaper to renovate and repair the old rather than building a totally new structure. The physical structure can be improved by enhancing the spaces innovatively; adaptive reusing the monuments, planned intervention by creating plazas for showcasing the arts and crafts and side by side generating a means of earning a livelihood for economic upliftment focussing on the informal sector.

While suggesting the approaches for the revitalization of the Historic cities, she opines that the need is for a people centric approach as the cities in reality belong to the people. Hence all the efforts need to address the issues that impact their lives. In the end it should achieve the overall well-being and improvement in the quality of life.
of the inhabitants. Historic cities have a complex and layered built form with wide ranging economic activities and manifold uses. All this needs to be addressed as a whole as every component is so intricately weaved in the fabric of the city. Revitalization projects of old cities should be taken as important links connecting the past to our bright future where people feel attached to the roots of the city and culture its ethos as well as our habitat responds positively to our everyday changing needs.

Alok Rajan and Gupta (2004) in their paper briefly attempt to bring out the Indian scenario of built heritage, various impediments in the identification of such wealth and the issues, which hamper the process of preservation and conservation of such heritage. Citing the importance of ‘urban spaces’ they express that built heritage in the Indian context has very narrow connotations as it is largely confined to the buildings only. City spaces have been, by and large, excluded from the purview of the Act. The Acts are only building specific and not area specific. Thus in a majority of cases, the individual buildings have been taken care of, whereas the city or general urban spaces have been ignored. In order to preserve the sanctity or value of the historical buildings and to maintain the basic character of the entire area it would be desirable to enlarge the scope and ambit of the Act by extending their operational purview to include urban spaces. Also they mention that in India, monuments are classified into two categories i.e. Monuments of National importance and State importance. However no effort has been made to include built heritage, which is of local importance. Referring to the concept of listed buildings’ followed in U.K. where buildings of Architectural and Historical value, which require conservation and preservation, are identified at the city level, they feel that this gap in India need to be minimised by including a third category of monuments which would reflect the spirit of a particular area or city by making suitable amendments in the relevant laws.

Concepts of listed buildings have revolutionised the whole process of preservation and conservation of built heritage in U.K. In India so far 5000 monuments / archaeological sites have been declared to be of National importance whereas those declared under the State laws are 3545. This number compares highly unfavourably with even a small country like the U.K., where ancient monuments alone number 12,500 and buildings of special architectural and historical interest have been of the order of 2,80,000 way back in the eighties. Annually more than 18,000 buildings are
being added to the list. Thus concept of listed buildings needs to be adopted in India also. Attempt has also been made to suggest a framework of action including different strategies to achieve the objective and to amend the existing laws by enlarging their scope and ambit related to the area in order to facilitate the process of preservation and conservation of built heritage.

Tomi Brezovec and David Bruce (2009) suggest that interest in culture, heritage, and history is resulting in an increasing number of visitors to historic towns, cities and sites. Many regions and towns are exploiting such interest for the benefit of tourism and economic regeneration and maintenance. Historic towns and walled towns in particular, attract tourists that enjoy the preserved medieval ambience, architecture and picturesque streets. Besides that, other purposes such as education, relaxation, sense of belonging, and entertainment are among most frequently cited motives for visiting historic towns. On top of that, visiting historic urban areas is one of the most important motives for travel.

Historic walled towns have an advantage over other historic towns for their preserved walls which are a special tourist attraction. The walls testify to the historic importance of the town, since during the course of history not every town was allowed to erect or able to afford walls. This was usually a privilege granted from a ruler to loyal and important, strategically located towns. Conquered towns were often even ordered to destroy their walls to demonstrate loyalty to a new ruler but also to weaken their defences and so become more vulnerable and controllable. The development of weapons, especially introduction of artillery, and evolution of military tactics led to abandonment of the traditional (vertical) walls as an element of defense. As a result, many walls were left without maintenance or even removed, to make space for enlargement and further development of towns. However, not all towns destroyed their walls and today there are still many towns with partially or completely preserved walls and other defensive infrastructure. Surviving walled towns say much about the history and traditions of all historic towns, even those whose walls have long since disappeared or been overlaid with new buildings.

Walled towns have a rich history and attract tourists with their concentrated preserved inner centre, medieval ambience, and with their walls that are a tourist attraction on
their own. Since the walls are unique to each town, they are also an important landmark and often act as an element of identity for the town’s residents. While the walls are often seen as a positive element for tourism and act as an attraction for tourists, they also represent a barrier for further development. Walls physically limit the inner city area leaving very little space for further development. In addition to that, the historic core itself is often subject to strict building regulations introduced to protect the historic appearance of the town.

Rising demand for heritage and cultural tourism is putting pressure on historic towns that were not designed to accept such volumes. Growing number of visitors, their concentration in some parts of the town and the seasonality and periodicity of their visit often cause problems. Traffic and pedestrian congestion, economic dependency on tourism, loss of identity and damage to historic monuments and buildings are often cited as negative impacts of tourism on historic towns. In walled towns such negative impacts are exacerbated due to the limited area in which heritage tourism has evolved. It is therefore necessary to manage tourist flows to mitigate these ill effects of tourism for the town and its residents.

In walled towns the attitude towards the walls is twofold. On the one hand, the walls can be seen as a barrier and as a limitation to physical development of the inner town. Walls also create accessibility problems for modern vehicles and need funds for maintenance. On the other hand, town walls can also be regarded as an asset and/or an opportunity for further development. There are many positive aspects of the walls that should be considered. The walls should be regarded not as a barrier, but as a link between the inner town and the outside area. The walls can also serve as a reference point to visitors and residents alike. As the walls are usually very noticeable, it is convenient to set a meeting point at a specific town gate or to give directions in relation to the walls. A walk on the wall/beside can provide a good basic orientation to newcomers and visitors of the town. Another distinctive asset of a walled town is that it can provide the experience of authentic medieval urban space with a clear delimitation of the inner and outside world. In some instances, the walls are suitable also for recreational activities. Climbing, walking and jogging on the walls are just some examples of potential use. Cultural events are another example of potential activities involving walls and surrounding area. A very important role of the town
walls is that they are an element of a distinctive town’s image and an element of pride for the town’s residents. The wall, its gates and towers, are often depicted in a town’s crest. They are also often used as an element of tourist promotion and are shown in brochures, postcards and other promotional materials.

Finally, the walls can be an important element of the tourist offer of a historic town. Depending on the state of preservation and the importance of the walls, they may even be the most important attraction for visitors and tourists. Town walls can be developed as a product suitable for various market segments – from school children learning about local history, and lovers of cultural and historic sites to romantic couples watching sunsets.

2.4 TOURISM
Tourism is the world’s largest industry, yielding over 325 million jobs, representing some 11% of the world’s GDP and supporting some 900 million total visits. The social outflow in this economy is enormous. No country with either natural or built attractions to offer visitors can afford to ignore the single most significant generator of income and jobs. During the past few decades, many countries have embarked on tourism-oriented policies. Inspired by the number of success stories attributed to tourism specializations, more and more developing countries, including Sub Saharan African Countries, are contemplating upon such a strategy as to emerge from the under development trap.

Heleni Porfyriou1 and Marichela Sepe (2011) in their paper Conservation of urban heritage and monitoring tourist impact: an integrated approach, suggests that the negative impact of mass tourism on the conservation of urban heritage and the depletion of traditional civic endowments in historic centers’ is evident and has already been noted in European and international reports. However, planning and conservation policies in many European historic cities continue to be fragmented and short sighted as the government authorities are mainly interested in the short term economic gains of tourism. The authors also propose an integrated methodology to study the impact of mass tourism on historic centers, by identifying two complementary approaches. One is a survey consisting of a systematic collection and plane-metric representation of data relative to uses of the buildings, the occupation of
public space and the state of conservation of building façades. The other is a dynamic urban analysis and design approach that catalogues the cultural resources and the identity of places and consequently proposes interventions for their conservation. Specifically the aim is threefold:

- to monitor tangible and intangible transformations relating to increased tourist presence;
- to evaluate the effects of increased tourist flow on the monuments’ physical being and historical interpretative placement; and
- to develop techniques for mitigation and control of tourist impact and risks, having as a final aim the development of recommendations for sustainable maintenance and conservation.

Kamini Sinha and Shailendra Kumar Mandal (2012) state that tourism particularly in the Historic Cities should contribute to its well-being and to the enjoyment of visitors. Also the tourism development management and activity is to maintain the environmental, social and economic integrity and well-being of natural, built and cultural resources in perpetuity. Again they find that tourism can be both exhilarating and alarming and according to their perspective it is the mixture of the two and suggests that comprehensive plans have to be worked out which seek to adopt a wide range of techniques to reduce negative and damaging impacts. Uncontrollable tourism brings negative impacts as in Indonesia, ranging from environmental devastation, physical displacement, destruction of traditional lifestyles etc. They concluded that all sorts of investments in historic city cores and cultural heritage, done sensitively, can help reduce poverty and promote economic growth.

Ballal (2013) in his article “God’s gifted country, Karnataka gets no tourists”, Why? recalls that recently the Chief Minister of Karnataka announced that tourism would be given top priority for Mysore region. But not a single project announced gets completed because of lack of supervision. Quoting that this year’s Dasara should have been used to target and market this heritage city for next year, the author questions, how can one market the city unless you involve the stake holders? He suggests inviting at least top 12 out-bound travel agents as State guests. Apart from this to call
travel writers from different national newspapers to be invited so that this event gets wide coverage all over in print media.

We are almost nowhere in the international tourist circuit. Mysore is not a sought after destination. The number of regular series of groups coming in is reducing year after year. One of the prime reasons is that the dilution of Dasara celebration from a royal splendour into a Mela. Whether we like it or not royalty sells. Giving the example of Great Britain though officially royalty has no relevance there, the public follows the movement of each member of the royalty. Recalling that thousands of people waiting in the hot sun to see Prince Harry in Australia and in Varanasi the Maharaja is greeted with the slogans of Har Har Mahadev whenever he comes out, the author believes that if one wants to sell Mysore region as a destination then it is possible only if royalty and heritage are projected as the main attractions. The tourism in Mysore can never be revived unless the royalty is taken in to confidence and actively involved. Ninety percent of the tourists coming to India come through inbound Travel Agents and only ten percent bookings come through the Net. Hence these middlemen are to be pampered. i.e. these travel agents are to be acknowledged and harnessed who sell the city as attractive and not to be missed destination. Kerala realised the importance of these agents and hence they have a Kerala Travel Mart every year in which they bring together all the stake holders, that is Travel Agents, Hoteliers, airlines and foreign buyers and act as facilitators. That is the reason Kerala, which is named as “God’s own country” gets more tourists than “God’s gifted country”, that is Karnataka. An official report by the Government has indicated that tourism creates 78 jobs for an investment of a million rupees, as against 45 jobs in manufacturing. Investment on tourism has manifold advantages including job creation at all levels of various kinds, leading to a need for training which means more number of colleges, etc., provoking a cascading effect. It gives indirect employment to thousands of artisans and weavers who benefit from the shopping-spree of the tourists.

All the world over, countries like Singapore or cities like Las Vegas have realised the potential of tourism and have brilliantly marketed their products to sell their tourist attractions. Singapore, which is slightly bigger than Mysore city gets about 14 million tourists a year and India as a whole gets only 6.65 million. Ironically both Singapore
and Las Vegas have only man-made attractions unlike India which has all God-gifted attractions like palaces, temples, forests, waterfalls etc.

Ballal (2013) in his article “Yoga Tourism In Mysore Can Be A Big Money Spinner” brings out the fact that Mysore is the” Yoga Capital of India” and about 4000 to 5000 students stay in the city for a period of 3 months throughout the year getting training in 10 Yoga centres in Mysore. He questions to think of the economy of this form of tourism to this great city if the number double. But at the same time he laments stating that this phenomenon is not taken advantage of either by the officials of the Department of Tourism or by the NGO’s. The fact that Mysore is an important destination for Yoga is not at all publicised and even our own people are not aware of this. It is not necessary that we depend on only foreign students but well-heeled gentry from our own country can come for training. Yoga tourism can be a big money spinner and since it involves local talent, it will ensure the overall benefit for the city.

Ironically the festival of Yoga is being held in Goa in December 2013 and he appreciates the officials of that State who capitalised on this idea. Through this he urges to the Tourism Department officials and NGO’s in Mysore to recreate this festival as ‘LIFE SPIRIT FESTIVAL’ in Mysore in the coming years. Also he enumerates that there are 5 such festivals planned all over the world between December 2013 and June 2014. Concluding he suggests that a vibrant yoga festival of world class held, year after year means tremendous economic benefit for the population.

Raghuram (2002) states that Tourism has traditionally grown as a result of two factors: either there is an attraction arising out of an ecologically rich environment with flora, fauna or natural features to entice the visitor, or the place is renowned for its historical and cultural heritage. Both these situations are not choices but are given. Tourism grows naturally in such regions. In contrast, tourism can also grow as a result of planned and deliberate planning and action. Monuments erected to commemorate events by monarchy, government or religion has quickly become tourist icons associated with the place or city. The Eiffel Tower in Paris is a prime example. This concept of the city as the generator of tourism is indeed old, but recent developments have prompted to take a fresh look.
Today, the generator of this kind of iconic tourism is shifted from institutions of the government or religion to the public realm. The icons have changed from places of worship, administration or military to public space and buildings. The reasons are quite straightforward: one has been given to believe that commerce, entertainment and high culture are integral activities to our existence and the economy worldwide. The corollary of this hypothesis is that commercial, retail, entertainment and cultural activities housed in new iconic structures are being deliberately created to attract the visitor. The grand stage for this brand of tourism is once again the city, the tourist city. Examples of such iconic structures or open spaces in tourist cities are plenty: New York has Times Square, The Empire State Building and the former world Trade Center towers. St. Louis has the Jefferson National Expansion Memorial Arch. Las Vegas has a plethora of casinos and hospitality buildings arrayed all along the "Strip". These have made Las Vegas one of the fastest growing metropolises in the United States.

European cities have been traditionally known for their history, but many cities such as London (with its Millennium Dome), and Berlin (with its multibillion dollar plans for commercial development in Potsdam plaza), are changing their appearance as well. In Asia, Singapore and Hong Kong are retail havens. In India Bangalore has Commercial Street and Brigade Road while Mumbai has Marine Drive, New Delhi has Connaught place and the Bahai Temple - the contemporary iconic structure of the new Bahai faith. Sydney in Australia has the famous Opera House and its series of shell roofs is an architectural attraction. Thus the tourist city is now capable of attracting both the local and the international travelers just by her sheer exuberance and energy.

Ballal (2013) in his article “Medical Tourism: Emulate Kerala” states that Medical tourism, Health tourism, global health care or medical travel is a term used by travel agencies and media to describe the practice of travelling international as well as domestic tourists, across the borders to obtain health care. This is growing at a phenomenal 30 percent rate and is expected to be of the value of 2 to 3 billion dollars in 2014. English language is the biggest advantage in India as far as medical tourism is concerned as the foreigners have lesser problems of communications and hence
prefer this destination in spite of the distance. Also it is a well-known fact that the
cost of the surgery in India, Thailand and South Africa is one tenth of what it costs in
the US or Europe. A separate study by ASSOCHAM (Associated Chambers of
Commerce and Industry in India) has reported that the year 2011 saw 8,50,000
medical tourists in India and by 2015 the number is expected to go up to a staggering
32,00,000.

In India, Chennai city has been declared as the India Health Capital, as it handles
approximately 45 percent of the health tourists from abroad and 30 to 40 percent of
domestic health tourists. Other cities where medical tourism is present to a certain
extent are New Delhi, Mumbai and Noida, apart from Kerala which caters to a certain
section of tourists who demand alternative medicine and Ayurveda. India has always
been a favoured destination for yoga and Ayurveda healings. But one State has gone
ahead and pioneered the health tourism in a big way that is the State Kerala. This is
because the state Government took a leading part in aiding private entrepreneurs to
build Ayurveda centers all over which is actively marketed by the State in the fairs
and exhibitions all over the world. Kerala realized the importance of marketing and
the importance of public-private partnership. Also the State reduced taxes and
encouraged entrepreneurs to setup top class health resorts all over the State with
incentives. The State offers world class facilities at a competitive price, and hence has
become an important hub of medical tourism.

The author also summarizes the benefits for the State and the stake holders as:

- the infrastructure automatically improves which benefits the locals,
- Improved employment benefits for the locals,
- Foreign exchange earnings, which State require,
- Indirect benefits by way of shopping, pharmacy sales, taxi services,
- Word of mouth publicity which improves the tourism of the State and
- The locals also get world class facilities for a fraction of cost.

On an average 6 to 7 percent of sales of the hospitals in Bangalore is generated from
medical tourism, which can easily be doubled if concerted efforts are made by the
stake holders and the State. The only form of medical tourism, the city of Mysore
excels is Yoga tourism. At least three to four thousand yoga students, mostly from Europe, camp here for three months to learn yoga in about 10 centers. As this is a billion dollar industry and growing at a phenomenal pace all over the world, this tourism could be considered as an engine pushing the development of a town.


Malhotra (1998) in his book on “Growth and development of Tourism” highlights the environmental dimension of tourism and says that the ranges of environment are extensive and are categorised under physical, biological and socio-economic, which do not occur in isolation but interrelate and overlap with one another. The physical damage to the environment is not the only consequence of rapid spread and growth of tourism. Socio-cultural changes, though less tangible have been as profound as physical impacts. In spite of the negative impacts, tourism also generates economic benefits and creation of employment opportunities. Furthermore, revenue generated from tourist activities can be channelled back into conservation efforts, where tangible benefits are evident.

Premnath Dhar (2000) in his book “International Tourism- Emerging Challenges and future prospects” states how better idea of contemporary trends in global tourism industries is relevant to understand the phenomenon of tourism at different levels. He
also highlights on the growing concern for sustainability in ecological, economic and cultural terms. He also talks about India’s tourism policy and action plans.

Brian Boniface and Chris Cooper (2001) in their book ‘Worldwide Destinations- the Geography of Travel and Tourism” articulate that the new tourist of the 21st century is more flexible, spontaneous with changing lifestyle and has values which encourage ethical consumption of tourist facilities. The new traveller is motivated to seek out activity and adventure vacations, involvement in destination and search for the authentic and the undisturbed natural areas. Hence these natural areas are becoming the most popular destinations for tourist development. Elaborating the effective demand of travel, which is measured by travel propensity, they are of the opinion that the travel propensity is determined by variety of factors at the national level by economic development, population characters and political regions and at personal level, it is measured in terms of life style, life cycle and personality factors.

Subhas Chandra Sharma (2002) in his book “Geography of Tourism” gives a complete picture of tourism in Rajasthan. In Rajasthan rising industrial development, increased per capita income, higher purchasing power and increase in discretionary spending have made tourism accessible to larger sections of people. He also highlights on different aspects of tourism and brings together various historical, economic and sociological perspectives on ‘tourism paradise’ in a geographical manner. He also emphasizes on tangible aspects of tourism like religious, historical, cultural, industrial and other attractions.

Lu Yihe et al. (2006) in their research article on ‘The effectiveness of Incentives in Protected Area Management: An Empirical Analysis’ opines that the incentive approaches are believed to be indispensible for effective conservation and successful management in protected areas. To evaluate the effectiveness of incentives, a case study was carried out by them in Wolong Biosphere Reserve (WBR), the largest reserve for the giant panda (Ailuropoda melanoleuca). Results indicated that government- paid, community-based conservation projects provided the most widespread and direct economic incentives. Their suggestions for WBR management include vocational education for local young adults and new policies encouraging employment of local labour, both in the reserve and outside.
Sharma (2000) in his book ‘Tourism Planning and Development-A New Perspective’ says that tourism must be developed and managed in a controlled, integrated and sustainable manner, based on sound planning. Only then can it generate substantial economic benefits to the area and population without resulting in serious environmental or socio-cultural negative impacts. Further discussing the significance of the process like environmental impact assessment, which he says should be a part and parcel for any tourism project focussed on conservation of resources.

Salah Wahab and John Pigram (1997) in their book “Tourism Development and Growth” elaborate a comprehensive examination of the concept of sustainability as related to tourism growth and how the new geopolitical, socio-economic, technological and environmental circumstances are influencing the world tourism. The authors stress that if tourism is to continue, the growth must be firmly grounded on the principles of sustainability so that the resources of the planet remain available for the tourists of tomorrow.

Jit Kumar Gupta (1993) opines that it is essential to know the problems and potentials of a particular tourist area before any developmental strategy is adopted and provision of infrastructure is made. For this a detailed study of the area is a must. It would also be desirable to carry out an environmental impact study of tourism development on the total ecosystem so that damage due to physical development could be minimised. All the local level agencies must be fully geared to exercise due management control over the growth and development of the area. Development of tourism should be viewed as an integral part of overall development process of the area with due consideration for local culture and heritage.

The article “Suicide tourism on rise in Switzerland”, City Today 22-08-2014, says people packing their bags to Switzerland not to rest in its serenity but to end their lives through assisted suicide has doubled in four years, reveals a study. There are six right-to-die organisations in Switzerland, of which four permit nationals from other countries to use their services. Citizens from Germany and Britain make up the bulk of the numbers with neurological conditions such as paralysis, motor neurone disease, Parkinson’s and multiple sclerosis accounting for almost half of the cases.
2.5 STUDY AREA - SRIRANGAPATNA

The sacred Paschima Vahini in Srirangapatna near the confluence (sangama) of rivers Cauvery, Kabini and Hemavathi - where thousands of people visit to immerse the ashes of the dead, is going to get better infrastructure soon. This is a famous pilgrim centre where Mahatma Gandhi’s ashes too were immersed. The Mandya district administration will be spending Rs.one crore grants from the 13th Finance Commission for the purpose, according to Tourism Department Assistant Director, who said that as per the instructions of Deputy Commissioner, a project report will be submitted to the Central Government soon (Star of Mysore, 20th January 2013, pp. 5).

The renovation plans include reconstruction of the steps at the Ghats, construction of new steps, gardens and railings along the steps leading to the river. Paschima Vahini has several historic structures belonging to the period of the erstwhile Maharajas of Mysore. However the bathing Ghats and the steps leading to them are on the verge of collapse.

To mark the 66th anniversary of the immersion of Mahatma Gandhi’s ashes, a three day meet called “Sarvodaya Meet” has been organized from February 10th to 12th 2014, at Subramanyeshwara kalyana mantapa, Srirangapatna (Star Of Mysore, 9th Feb, 2014, pp. 8).

Upendra Acharya (2013) in Deccan Herald, 17.09-2013 narrates that Srirangapatna’s famous baghs (gardens) have been a must-see tourist spots, adding to the aesthetic beauty of the historic sites and monuments situated amidst acres of landscaped heritage gardens known for their towering trees, lush green lawns and blooming flower plants. The summer palace of Tippu Sultan, Dariya Daulat, has a beautiful garden popularly known as Dariya Daulat Bagh. Occupying more than forty acres of landscaped area, the summer palace area has many age old sturdy trees. According to the Horticulture Department of the Archaeological Survey of India, Dariya Daulat Bagh consists of a rich variety of flora including about 25 varieties of trees like Rain tree, Copper pod tree, (Peltophorum ferrigneum), Royal palm (Roystonea regia), Tamarind, Golden shower trees (cassia fistula), etc.
The gumbaz maintained by the ASI has a plantation with more than four hundred trees in the Gumbaz Lal Bagh garden spread over an area of fifteen acres. One of the important historic landmarks in Srirangapatna, this Mausoleum of Hyder Ali, built in 1784, is set amidst eye catching lawns and variety of trees like Ashoka, Cypress, Mango, Coconut, Honge, Blackberry, Jackfruit, Royal palm, Bale and Tamarind.

In the article “Heritage Club Opened at Srirangapatna”, Deccan Herald, January 06, 2008, The Commissioner of Heritage Department, Government of Karnataka, announced that 15 Heritage clubs will be established in the State, and he inaugurated one such club in the town of Srirangapatna on January 5th 2008. He announced that there are 30 monuments in Srirangapatna which are in need of protection. The main purpose of the club is to create the awareness about the Heritage buildings and Sites among the public and the members are the college students. The members are given the knowledge about:

- Collecting information regarding Heritage buildings,
- Natural and manmade damages caused to them and
- Steps to protect them.

The article “Encroachment at Srirangapatna” appeared in evening daily, Star of Mysore on 2nd November 2007 highlights that the land belonging to the Fort area was allegedly occupied by the local residents since 30 years. They had grown coconut, banana and betelnut trees and also constructed a room and a compound wall with gate and would not allow visitors to enter.

The article “Growth Threatens Thousands of Heritage Sites” in Deccan Herald 08-01-2008 highlights that Indian Culture Ministry announced to count up all of the Nation’s Monuments and Sites of Archaeological interest. Culture Minister in her speech explained the need for the Government’s First Census of Historic buildings and Antiquities and warned that the country is risked losing a number of these Sites. Due to the rapid urbanization and development, she admitted that 35 protected Monuments disappeared last year and 12 of them in Delhi and not too far from her own office. She proposed for the creation of National Heritage Site Commission. As per the 1992 Regulations, new construction is barred within 330 feet of the 3600 historically
significant buildings looked after by ASI. Former Urban Development Minister said that “The law is never the issue; it is the implementation of the law that is the problem”.

The article “Where Wishes Are Granted” in Deccan herald 17-06-2014 narrates that, tucked away amidst the idyllic rural backdrop, about two km away from Srirangapatna, lies Ganjam, a tiny village located on the banks of the river Cauvery. Many tourists miss out on this place during their visit. This village is the abode of Nimishamba Devi – the goddess who grants boons instantly. The narrow road takes one through lush green rural landscape, with rich fields on both sides where red roses are cultivated on both sides on a large-scale, interspersed with thick plantations of coconut, arecanut, chikku and mango orchards. The famous gulkhand, a sweet made of rose petals and other herbs, is manufactured here, and sold on the roadside. Ganjam is an archetypal interior village which lies unknown to the occasional visitors to the area and even to the other parts of Karnataka. Historically, this village has fame and reputation as a village of skilled artisans and craftsmen. Today, Ganjam village is known mainly because of the shrine of Nimishamba.

2.6 SUMMARY

The literature study reveals that a number of works have been carried out on planning and development of historic towns and cities with an insight to the various issues and challenges faced by them. Any development works have an effect on the natural and built environment of a town unless they are sensitively planned. The distinctive characteristics which contribute to the identity of the local community need to be recognised and opportunities to enhance the appearance and effectiveness of each character need to be identified. The planning decisions and development measures will have a major impact on the realisation of these identified characteristics.

The general pattern of built form is understood as the structural elements that define the town physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centres and focal elements. Built form also refers to the physical layout and design of the city. The way in which a town or city grows and its resulting built form, can have a significant impact on its environment, the quality of life for its residents and the economic well-being of
business. The significant issues of the built form and development highlights the need for strategic direction on the location, shape and form of the development of a town in order to accommodate population growth and industrial and economic development. Also the potential for adverse effects of development on notable and outstanding natural features and landscapes and the natural character of the town and the need to increase the amount and usability of, and access to, quality open space to provide for the social and cultural wellbeing of the population is noted.

The river front development along the river Sabarmati in Ahmadabad has emerged as one of the most important factors in the development of the city and has not only become an opportunity to improve the physical, social and economic condition of the city but also installed the sense of belongingness among the locals. Also an emerging theme in tourism industry is the ‘destination development’ which is one of the most important elements of tourism because destinations and their image attract tourists, motivates the visitor and therefore energize the whole tourism system. As the demand for the tourism has increased, pressure from the growing number of visitors has degraded some destinations. In response to this, planning and management strategies have to be implemented in the busier destinations. Planning and management is the key to making existing tourist destination and resources more effective in meeting current as well as future demand. Thus the destination as the focus of facilities and services are designed to meet the needs of tourists.