

Necessity of Heritage Regulations and Awareness in Historic Urban Areas

Ar Shilpa Dhawale

Allana college of Architecture,Camp, Pune-411001,India

Email: shilpadhawale@yahoo.in

Abstract: India has a long history of human habitation and it has inherited enormous wealth of Built heritage. Both built and natural heritage have crucial links between the past and the present and they play a crucial role in shaping the urban structure and built form.

Aim of the paper is to suggest some effective measures to protect historical urban areas

Historical urban areas are the memory of a city, and the overall landscape they constitute displays the typical scene of a city in a certain historical period. Thus, they are of value for protection. The current study gives an overview on the origin and protection of historical urban areas. Moreover, the study also focuses on the principles, methods, and current problems in the protection of historical urban areas under the guidance of related laws and regulations.

In India there are more than thousand cities which are historically important. Most of the heritage sites in India tangible and intangible are not maintained or conserved. In India very few metro cities has been established heritage cell which take care of heritage in the historic core area of the town. In most of the town and cities historic structures are pulled down to construct new high rises to solve the problems of poor houses and inadequate infrastructure.

Historical urban areas are key elements in the protection of the history and culture of a city. Their protection does not only involve planning, but also a comprehensive endeavor. The methods and policies for the protection of historical urban areas should be given special attention. Aside from the physical structures, the culture and cultural diversity in historical urban areas should be protected as well. In other words, their functions should not be undermined, and the living environment should be improved, which are essential for the protection of historical urban areas. The protection of historical urban areas includes protecting the exterior appearance, transforming the interior to meet the needs of the modern people, and improving local infrastructure and environment by taking gradual steps. In this process, the local government should play a leading role and involve the participation of local residents.

This regulation shall apply to heritage sites which shall include those buildings, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value. (Mentioned here case study of historical town Balapur identified heritage and proposed and designed policies for the protection of built heritage.

Keywords –

Historical urban areas; Principles of protection; Measures of protection, Heritage cell, Urbanization

Introduction

India has a long history of human habitation and it has inherited enormous wealth of built heritage.

Built heritage provides us with vital information and know how about the ancient culture, way of life, level of development, building techniques, use of material, art and Architecture and other areas concerning physical, social, economic aspects of a society of a particular period. Therefore, it becomes necessary to appraise the repository of Knowledge of heritage structures, which are to be carefully preserved, conserved and managed appropriately.

Manmade structures of historic and architectural significance have become a part of the cultural heritage of any city and the society. In this regard, the preservation of Historical structures have to have an objective of safeguarding national cultural identity. Owing to rapidly modernizing built environment, there is a need for devoting Attention to preserve the cultural and architectural heritage, before it disappears completely.

Conserving the unprotected architectural heritage areas and sites ensures that the Survival of the countries" sense of history and its very much character in a globalizing Environment.

It also offers the opportunity not only to conserve the past, but also to define the future. It provides alternate avenues for employment and a parallel market for local building materials and technologies.

They constitute a unique civilization legacy, as valuable as the Monuments legally protected by Archaeological Survey of India (ASI) or State Archaeological Department and other governmental and non-governmental agencies.

This legacy is being steadily eroded as a result of insensitive modernization and Urbanization, and the fact that it does not command the same respect as legally protected monuments.

In Indian context most of the towns are historic towns. Heritage towns in the developing nations currently face intensified urban problems as a result of rapid population growth, economic development and haphazard planning.

Thus, regeneration initiatives should be introduced to restore the wealth of the prestigious past of the historic cities and to improve the lifestyle of its population, as the vibrancy of a heritage site is important in creating awareness about heritage conservation.

Another reason being rapid urbanization and pressure on infrastructure due to which many of the towns and cities lost their heritage. The younger age-group of the historic city migrated out to find better employment opportunities and to have a better lifestyle.

Creating awareness amongst citizens about their historic towns and heritage conservation which will help to reduce migration

and citizens will understand the importance of their town and restore respectful heritage of our ancient era. It is possible to generate employment through activities such as tourism and revival of traditional business. Revival of traditional businesses from many of the towns will tend to reduce migration and loads on the megacities will decrease up to a certain extent. Now Government has to take initiatives to provide funds for the conservation of heritage and generate employment through tourism activity for today's youth.

Conserving the unprotected architectural heritage areas and sites ensures that the Survival of the countries' sense of history and its very much character in a globalizing environment. It also offers the opportunity not only to conserve the past, but also to define the future. It provides alternate avenues for employment and a parallel market for local building materials and technologies. In India, conservation cannot be seen in isolation either as a subject or as an activity.

Aim- To suggest some effective measures to protect historical urban areas

Objectives-

To study the Origin of historical urban areas.

To study the problems with the current protection of historical areas

To study principles and methods of protected historical urban areas

Measures of protecting historical urban areas

Adopting proper methods for protecting historical urban areas

Generating awareness about heritage

1. Origin of historical urban areas

Areas with an intact former style are often seen in ancient towns. These areas used to be large in number, and people do not find them of great value. However, most of these areas have vanished after major urban planning endeavors. In some cities, the transformation of old urban parts has led to the complete disappearance of historical blocks. Historical urban areas are part of the history and memory of a city, and history would be discontinuous without them. They are excellent representatives of the style of a city.

In other parts of the world, the concept of historical urban area protection originated in the 1960s, when the economy was revived after the Second World War. A huge number of people poured into cities, and dwelling blocks were made in vast numbers. At that time, dismantling old blocks, broadening roads, and constructing high-rises were the most common practices. However, people soon realized that these practices destroyed the continuity of the history and undermined the uniqueness of the city. The urban planning authority is required to make protection plans and a list of traditional buildings and other elements of the historical landscape that will be protected. Plans should be made for protection and repair, and the infrastructure should be maintained properly and have fire prevention measures. In addition, parking and exhibition should be given due attention.

2. The problems with the current protection of historical areas

In some areas, the government mandated commercial enterprises to dismantle all the houses and replace them with high-rises to solve the problems of poor houses and inadequate infrastructure. The protection of historical urban areas has been misinterpreted as city transformation, resulting in the destruction of historical urban areas. Furthermore, real historical blocks were dismantled for the sake of convenience and commercial motivation. As a result, historical urban areas with enormous value become worthless replicas of old streets. In some areas, land value and commercial potential are very important. Original residents have moved away, and enterprises have been attracted. Consequently, the environment was ruined for temporary commercial benefits. These historical urban areas no longer remind the people of the past. In many areas, a dense population is considered as a barrier to the protection; therefore, many people have been moved. Some people have been moved out of their original houses, and the culture has been destroyed. In historical urban areas the exterior should be kept in its original style, whereas the interior can be decorated in the modern style and furnished with necessary equipment.

In India we see historical town are getting converted into town or cities. In these towns many historical monuments and settlements of earlier period, are ignored. There is no understanding about heritage in the city. In development control rules there are no special bye-laws to conserve heritage structure, maintained streetscape and no tax incentives for maintenance of historical structure which are found in dilapidated condition.

3. Principles and methods of protecting historical urban areas

The requirement of integrity implies that historical buildings and all other elements of the landscape, including roads, lanes, yard walls, bridges, streams, banks, and even old trees, should be protected. The requirement of functional continuity connotes that the local residents can live according to their own will, the original social function of the historical urban areas should remain undisturbed, and the local vitality should be reinforced.

In DC rules it should be mandatory to give rules and regulations for the protection of historical urban areas.

Generally, historical buildings and archeological importance are being protected as Monuments by the Archeological Survey of India (ASI) and State Archeology Department. The Archaeological Survey of India (ASI) was established in 1861 to initiate legal provision to protect the historical structures all over India.

As per the provisions of the Town and Country Planning Act the heritage buildings are addressed under the 'areas of special control and development' in preparation of Master Plans, but only selected.

NGOs: INTACH, IHCN, UNESCO, Heritage clubs, Voluntary organizations are actively working for the protection of heritage. In cases of streets, precincts, areas and (where deemed necessary by the Heritage Conservation Committee) natural feature areas notified, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts / natural feature areas which shall be framed by the Commissioner Municipal Corporation/ Vice-

Chairman, Development Authority on the advice of the Heritage Conservation Committee.

Heritage cell

Ahmadabad Municipal Corporation (AMC) in collaboration with CRUTA foundation, an NGO has established the first Heritage Cell with in an Urban Local Body (ULB), which has now become a National Model for Heritage revival.

PMC(Pune Muncipal corporation) has established a heritage committee to enlist heritage properties in the city and to prepare guidelines for the same.

4.Measures of protecting historical urban areas

The Code of Conservation Planning for Historic Cities (2005) specifies the ways of protecting various properties

Historical buildings should be maintained in their original conditions; the interior can be rebuilt in the modern style and furnished with necessary equipment. However, they should not be destroyed completely and then rebuilt.

The Protection Rules of Historical Cities, Towns and Villages (2008) also specifies that no new buildings and extensions should be made within historical urban areas, except the necessary infrastructure and public buildings. Historical buildings within the key area of historical blocks should be kept intact in terms of height, size, exterior appearance, and color .Buildings, structures, and other facilities outside the historical urban areas can only be dismantled with the approval of urban planning autho- rities at the municipal and county levels in conjunction with cultural relic authorities at the same level.

Responsibility of the owners of heritage buildings

It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The State Government, the Municipal Corporation or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation or the other local bodies.

5. Adopting proper methods for protecting historical urban areas.

Historical urban areas are key elements in the protection of the history and culture of a city. Their protection does not only involve planning, but also a comprehensive endeavor. The methods and policies for the protection of historical urban areas should be given special attention. Aside from the physical structures, the culture and cultural diversity in historical urban areas should be protected as well. In other words, their functions should not be undermined, and the living environment should be improved, which are essential for the protection of historical urban areas. The protection of historical urban areas includes protecting the exterior appearance, transforming the interior to

meet the needs of the modern people, and improving local infrastructure and environment by taking gradual steps. In this process, the local government should play a leading role and involve the participation of local residents. The protection of historical urban areas should not be confused with the development of real estate, and the profits of investments should not be the major concern.

The cooperation between the government and its citizens produces a favor- able result, in which the government is responsible for improving infrastructure and the environment, and the residents are responsible for improving their own living conditions. Thus, the heritage and culture are preserved, and the environment and living standards of the local residents are improved.

6. Generating awareness about heritage

As per the article 51-A, of the Constitution of India “It shall be the duty of every citizen of India to value and preserve the rich heritage of our composite culture”

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

The following methods can be adopted to create awareness;

Heritage walks for both public and tourists including foreigners.

- A. Workshops, Seminars, conference, lecture, etc.
- B. Formation of heritage clubs in schools and colleges.
- C. Sketching and painting competitions, debate, essay writing, etc for schools and college students.
- D. Folk dance, cultural activities, traditional games, crafts, etc.
- E. Heritage study tours.
- F. Hands on training programme on conservation and maintenance of heritage buildings for officials.
- G. Photo exhibition of heritage buildings.
- H. Publication of brochure and booklets.
- I. Heritage Products
- J. Museum cum Information Centre
- K. Signage board (Shilapalaka) near heritage buildings.
- L. Cycling tour to heritage area.

- M. Festivals-World Heritage Day and heritage week may be organized every year.
- N. Promotion of Heritage in Education

Proposed Measures

Create awareness among the general public towards the importance of Safeguarding heritage assets.

- A. Heritage walk and awareness activities need to be promoted more intensively by Involving professionals, institutions, associations, volunteers, tourist agencies, Community organizations, NGOs and all stakeholders.
- B. The dilapidated heritage buildings to be given wide publicity for undertaking Conservation and restoration measures by the owners of the property.

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

Case study of Balapur town, Maharashtra.

Balapur town is located in Vidarbha region Maharashtra state. Balapur is a historical town mentioned in Ain-i-Akbari as one of the richest parganas in the Subah of Berar. Balapur town was a Military outpost of Mughals has tremendous heritage potential.

Aurangzeb's son Azam shah constructed fort in Balapur. Raja Jaysingh , Governor of Deccan constructed pretty 'Chhatri' in Balapur. It was developed as a Mughal town with various typologies depicts Mughal style of Architecture. After Mughals, Bhosales ruled over Balapur in 18th century, showing typical Maratha style of Architecture reflected in residences, temples and other buildings.

Mughal, Maratha, colonial and contemporary, four layers of architectural style are visible in Balapur with typical architectural feature. Balapur consists of all types of heritage from different period. In 1934, Balapur got converted in taluka, Municipality is established to look after the development of the town. In development control rules of Balapur there are no special byelaws to conserve rich heritage in the city. Because of urban growth pressure, the heritage is hampering.

Balapur is also a commercial centre of some significance, the place was known in the earlier times for its people who manufactured paper and produced good quality "Satranjis". It is a different story that these things have no takers today.

Despite the historical importance, the natural scenic beauty, the magnificent fort and canopy and the religious importance of the

place, the place has been neglected from time to time reflecting on the apathy of the state government.

In Balapur, there has been constant and drastic erosion of built heritage and are constantly getting destroyed. The fast pace of urban development has been one of the causes.

After overall study of Balapur, it contains valuable heritage like fort, Baladevi temple, Jaysingh Chatri, Mosques, temples and residential buildings in historical period.

Because of rapid urbanization and high land value, many old residential buildings are pulled down to construct new contemporary houses. Religious buildings like mosques, masjids, temples and math are still existed in the town but are not maintained. Some religious buildings are replaced by new buildings constructed with totally new style, new material and new design

Fort, Chatri and kankhas are the very famous landmark in the town but people or citizens in the town are unaware about this heritage. Even town has many traditions, occupations and rituals which nowadays are ignored by the new generation.

By the middle of the 19th century Balapur was the famous centre where quality cloth and paper were produced. Paper manufactured at Balapur was used extensively in Berar region as also exported to outside countries.

Commercial center of Satranjis and Paper production and these products were supplied in Berar region and exported to Indonesia and important Military station of Mughals.

So by considering all these factors it is important to formulate strategies to conserve both Tangible and intangible heritage in the city.

There is drastic need to change in legislation which will take care of respectful heritage. To sustain this heritage it is need to design and frame policies. The aim of the policy is to take positive step is to stem the erosion of built heritage, so that it is recognized as a valuable asset and get conserved. Creating public awareness about conservation is also very important factor. Efforts needed to safeguard heritage for future generation.

Comprehensive conservation policy for Balapur town

Policy vision

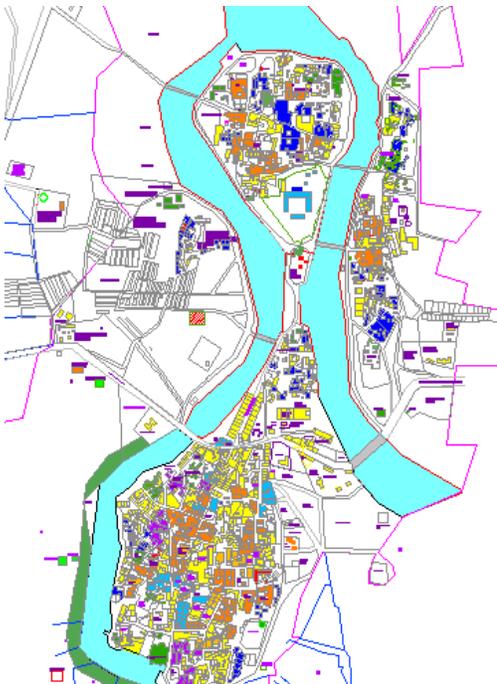
Enhancing and conserving the heritage potential of the town by appropriate conservation measures to achieve sustainability in terms of both tangible and intangible aspects.

Aim

In implementing this policy, the main aim is to identify the City's heritage assets, protect, conserve and revitalize the same through relevant and sustainable approaches for the benefit and enjoyment of present and future generations.

Objectives of policy

1. Strengthening the historical and cultural significance of Balapur town.
2. The traditional built fabric along with the street patterns exhibiting a live identity to be respected.
3. Revival of traditional occupation for socio- economic up gradation.
4. Considering environment as an important factor for conserving tangible and intangible Heritage:
5. Retain the heritage landscape and open spaces and water front open spaces.
6. Revival of traditional infrastructure Policies
7. To safeguard built fabric by sustainable approach
8. Interventions to conserve built heritage
9. Control on land use to maintain the traditional character and retain heritage.
10. Develop tourism and revival of traditional occupation for economic up gradation.
11. Revival of traditional infrastructure



LEGENDS	
MUGHAL	■
MARATHA	■
COLONIAL	■
POST DEPENDENCE	■
CONTEMPORARY	■
VERNACULAR	■

Historical layers and heritage in Balapur town



Jaysingh Chartri



Balapur fort



Conclusion

Indian historic cities and settlements have always been viewed by planners, urban managers and architects over simplistically. Historic cities have been seen as a blob on master plan and simply called the inner city. But the problems related to the historic cities are never considered. Now it is time to frame policies to conserve and protect our rich cultural heritage.

Though, there is enough scope to include the heritage subject in the preparation of master plans and to contain separate heritage regulations, the present regulations are not adequate to meet the challenges of heritage areas. There is need to evolve detailed regulations for delineating heritage zones, and Further, efforts are required to create greater awareness among the people to include Information Education Communication, heritage walk, freedom walk, street plays, light and sound shows, Tonga tour, heritage festivals, heritage awards, heritage newspaper for promoting effective management and conservation of heritage area.

Creating awareness amongst citizens about their historic towns and heritage conservation which will help to reduce migration and citizens will understand the importance of their town and restore respectful heritage of our ancient era. **Efforts needed to safeguard heritage for future generation.**

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