



**Two day workshop on
The Transfer of Best Practices In
"Heritage Initiatives" of the
Ahmedabad Municipal Corporation
with Urban Local Bodies of Gujarat**

5th and 6th January 2001

City Managers' Association, Gujarat
Ahmedabad Municipal Corporation West Zone Office
Usmanpura, Ahmedabad 380013
Phone/fax (direct) :91-79-7551595
cmag@vsnl.com
www.cmag-india.org

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**The Transfer of Best Practices in
"Heritage Initiatives" of the
Ahmedabad Municipal Corporation
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Workshop organized by
City Managers' Association, Gujarat

In association with
Heritage cell, Ahmedabad Municipal Corporation,
Gujarat Municipal Finance Board
Directorate of Municipalities of Gujarat
Dept. of Urban Development and Urban Housing, Govt. of Gujarat
International City/County Management Association, Washington DC

Proceedings Prepared by
Azhar Tyabji,
Environmental Planning Collaborative

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CMAG's Mission

In order to nurture excellence in local governance and improve the quality of life of the citizens, CMAG will strive to build professional management capacity within urban local bodies, and to strengthen and promote urban local bodies as centers of opportunity, leadership, and governance.

City Managers' Association, Gujarat

The City Managers' Association Gujarat was formally registered on 2nd September 1997 under the Societies Act 1860 and the Bombay Public Trust Act 1950. It has been set up with the intention of providing support to the city governments in facing the complex problems of growth by building up the in-house capacity and expertise to tackle them. It also seeks to give recognition to the role of urban managers and need for their specialised training. As a forum, it seeks to give articulate city governments' concerns to the higher levels of government.

The broad Objectives are,

1. Information exchange and dissemination
On urban issues, best city management practices, technologies, cross-country management experiences through publications (newsletters, manuals, books), workshops, workshops and audiovisual media.
2. Training / skill upgradation
For professional development through workshops, workshops short training programs and overseas training.
3. Advocacy
By raising the sensitivity of state and central governments to urban issues.

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ABBREVIATIONS

AEC	Ahmedabad Electricity Company
AMC	Ahmedabad Municipal Corporation
ASI	Archaeological Survey of India
BPTP	Best Practices Transfer Program
CHEATNA	Centre for Health Education Training and Nutrition Awareness
CMAG	City Managers' Association of Gujarat
CRUTA	Conservation and Research of Urban Traditional Architecture
DoM	Directorate of Municipalities
DyEng	Deputy Engineer
DyMC	Deputy Municipal Commissioner
DySP	Deputy Superintendent of Police
EPC	Environmental Planning Collaborative
FSI	Floor Space Index
GMFB	Gujarat Municipal Finance Board
GPCB	Gujarat Pollution Control Board
GUDA	Gandhinagar Urban Development Authority
HUDCO	Housing and Urban Development Corporation
IAS	Indian Administrative Service
IIA	Indian Institute of Architects
INTACH	Indian National Trust for Art and Cultural Heritage
IPS	Indian Police Services
MOU	Memorandum of Agreement
NGO	Non-Governmental Organization
TP	Town Planning
UD&UH	Urban Development and Urban Housing

1.0 INTRODUCTION

1.1 The City Managers' Association of Gujarat (CMAG)

The City Managers' Association of Gujarat (CMAG) operates within the framework of the International City/County Managers' Association (ICMA) with the intention of supporting city governments in India in their attempt to tackle problems of urban governance. CMAG's objectives are twofold:

- (1) To facilitate the dissemination and exchange of information on urban issues, best city management practices, technologies, and urban management experience through publications (newsletters, manuals and books), workshops, workshops and audi-visual media.
- (2) To organize workshops, workshops and short training programs (domestic and overseas) to impart specialized skills to city managers
- (3) To serve as a nodal advocacy agency, raising the sensitivity of state and central governments to urban issues

CMAG has in recent years addressed a variety of issues, including the design of a public grievances redressal system, the maintenance of water supply and other infrastructure, the conceptualization of a Citizens' Charter, and improving cities' resource bases.

1.2 The Best Practices Program

In 1999, CMAG undertook an exercise to document the work of those local authorities in Gujarat which had demonstrated exemplary achievement in tackling serious problems of urban management and who had done innovative work in city management. The objective was to record cities' "best practices" and extrapolate processes, workable solutions and learning tools from them, with a view to disseminating them to other cities state-wide.

CMAG representatives visited several cities, met with key officials, reviewed their literature, and compiled information. The local bodies chosen included six municipal corporations, six urban development authorities and ten municipalities (from a total of 143) around the state. In municipal corporations, interviews were held with Municipal Commissioners/Deputy Commissioners, city engineers, department heads, and other officers. In urban development authorities, CMAG interviewed chairmen, CEOs, chief town planners, engineers, and other officials.

Compiled as a catalogue on 'Best Practices', this information was published and made available to all local bodies in Gujarat. The catalogue described the situation in each municipality and/or municipal corporation prior to the initiatives taken by them; the strategies they had adopted; the results they were able to achieve/anticipate; the

sustainability of their innovative projects; the lessons they had learned; and the potential to transfer such best practices to other cities.

1.3 The Best Practices Transfer Program (BPTP)

As one of CMAG's key initiatives, the Best Practices Transfer Program (BPTP) stems from the organization's initial cataloguing of innovative work by urban local bodies around Gujarat. The BPTP program's objective is to orchestrate the actual transfer of a good practice from one city to the next by facilitating an exchange of information through workshops and workshops. At present, the Program's members include 26 municipalities and corporations in Gujarat.

2.0 CONTEXT OF THE SEMINAR

2.1 BPTP Workshop on Ahmedabad Municipal Corporation's Heritage Initiative

This report details the proceedings of a BPTP workshop held in Ahmedabad on January 5 and 6, 2000, concerning the transfer of initiatives in heritage conservation and the appropriate development of historic city fabric by the Ahmedabad Municipal Corporation (AMC) to other cities in Gujarat. The report details the transfer process and the workshop's outcomes.

2.2 The Ahmedabad Experience

Most cities with a long history have, at their core, areas of strong architectural and urban character. These areas have been places of life, vitality, wealth, power, enlightenment and culture. However, these inner city areas have become marginalized in the process of urban growth. Often, it is the historic urban fabric – the architectural manifestation of a traditional way of life – which suffers most, and which subsequently results in a host of civic problems as the city tries to modernize rapidly. In Ahmedabad's case, this neglect has led to decay in neighborhoods, depressed economic conditions and dilapidation, leading to the migration of the Walled City's population to newer areas.

Given the situation, the Ahmedabad Municipal Corporation has, over the past ten years, taken a lead role in defining a positive "attitude" to heritage resources – both architectural and artifactual – in its Walled City. Given that Ahmedabad is possibly the only city in Gujarat to boast a range of stakeholders interested in the retention of historically significant properties, the Ahmedabad Municipal Corporation has been particularly responsive to the need to build public awareness of the Walled City's heritage resources.

AMC has been working on heritage conservation and development projects in the Walled City of Ahmedabad for several years. Having undertaken a number of surveys, studies and initiatives, and subsequently come to certain conclusions based on its own experiences, the AMC was in a particularly good position to showcase its methodology to other cities.

The salient features of the methodology adopted included (1) an effort to understand the history and urban character of the old city, (2) building on past experiences of Ahmedabad, other parts of the country and abroad, (3) identifying and sharing the concerns of the old city, (4) building strategic partnerships with communities, various government departments and agencies, elected representatives and others, (5) establishing a sustainable process of transformation, (6) sharing experiences, and (7) documenting the process and the lessons learned from them.

2.3 Objectives of the BPTP Workshop

CMAG hosted this workshop in order to disseminate AMC's work to a wider audience,

The objectives of the workshop were

- (1) to showcase and transfer AMC's successful example of how cities can design small-scale initiatives to conserve and appropriately develop their heritage resources
- (2) To sensitize municipal authorities in the State of Gujarat to issues concerning the architectural and cultural heritage of their cities and towns, and to encourage them to take a proactive role in retaining and appropriately developing local heritage resources
- (3) To assist each city official in drafting an action plan for his/her city
- (4) To initiate a dialogue between the UD&UH and urban local bodies on conservation and development, and to arrive at a consensus on taking a "positive attitude" to heritage conservation
- (5) To encourage a peer-to-peer learning process between city officials in the action planning process

3.0 DAY 1: PROCEEDINGS OF THE SEMINAR

3.1 The speakers

While the workshop was primarily intended to showcase Ahmedabad Municipal Corporation's work in the Walled City, it also included presentations by a cross-section of stakeholders who have also contributed greatly to the city's urban and cultural development and whose perspectives complement AMC's efforts in heritage conservation.

The speakers included:

Mr. P.A. Dikshit, Secretary, CMAG, and Dy MC, AMC
Mr. V.C. Trivedi, IAS, Director, DoM
Mr. M.B. Parmar, Director, GMFB
Mr. Himmatsinh Patel, Mayor, Ahmedabad
Mr. J.G. Hingrajia, Deputy Municipal Commissioner, AMC
Mr. Debashish Nayak, Advisor, Heritage Program, AMC
Mr. Frédéric Auclair, French Government representative
Mr. Yatin Pandya, Architect/Designer, Vastu Shilp Foundation
Ms. Parul Zaveri, Architect, *Abhikram*
Ms. Meenakshi Jain, Architect
Mr. Azhar Tyabji, Urban Planner, EPC
Mr. B.R. Balachandran, Urban Planner, EPC

3.2 Inaugural session: Morning

Speakers in the inaugural session addressed a variety of issues, including the importance of retaining cities' cultural heritage, the uniqueness of Ahmedabad's architecture and how it could serve as an example to other cities, and broad strategies to conserve historic buildings in old areas.

Ms. Manvita Baradi, CMAG, introduced the speakers and explained the context of the workshop. Ms. Baradi requested Mr. Yashesh Anantani to present a bouquet of flowers to the Mayor of Ahmedabad, Mr. Himmatsinh Patel.

Mr. P.A. Dikshit, Secretary of CMAG, then gave a preliminary introduction on the CMAG and its activities, focusing on the Best Practices Transfer Program and discussing CMAG's relationship to ICMA and its newly formed City Managers' Associations in other Indian states, viz., Andhra Pradesh, Karnataka, Tamil Nadu and Maharashtra. Mr. Dikshit hoped that other cities would adopt Ahmedabad Municipal Corporation's example of a model heritage program, and cautioned that to do so the typology of approach and each municipality and/or municipal corporation's financial resources at hand would have to be considered. Mr. Dikshit mentioned the municipalities of Valsad (a compost program for the city) and Surat (the city's

cleanliness program) as Best Practice award winners whose work must be emulated in other cities.

Mr. Debashish Nayak, Advisor, AMC, spoke on his experiences in the field of conservation and community development in Ahmedabad, and described the circumstances in which he came to Ahmedabad from Calcutta on the invitation of the Ahmedabad Municipal Corporation, which had taken a field trip to Calcutta to see the work being done there and which subsequently invited Mr. Nayak to begin a similar initiative in Ahmedabad. Mr. Nayak mentioned having visited many municipalities around the state – Patan, Khambhat, Mehsana, Surat – hearing discussions about how Ahmedabad's pols had developed over time, and why they were unique. Mr. Nayak made a slide presentation on the Ahmedabad heritage walk and explained the AMC's particular people-friendly method of making architectural history accessible to all, including politicians. Mr. Nayak subsequently introduced the workshop's program, stressing on the importance of looking at heritage from several stakeholders' angles. Suggesting that the word "conservation" is actually a deterrent to local communities, he said it may be more useful to accentuate "tourism" in an effort to economically revitalize Ahmedabad's pols, and to promote their distinct identity. Mr. Nayak mentioned the fact that although Patan, for example, has a storehouse of artifacts, it has no museum to house them; the establishment of a museum and its publicity would be of paramount importance in all municipalities like Patan.

Mr. V.C. Trivedi, Directorate of Municipalities, spoke about the considerable historic and cultural influences on the development of Gujarat cities – Mughal, Hindu, and European. Stressing the diversity of cultural expression in the state, Mr. Trivedi gave several examples to show how different cultures have thrived in Gujarat.

Mr. M.B. Parmar, Director, GMFB, congratulated CMAG on coming up with an innovative issue such as heritage as a Best Practice Transfer Program. The main thrust of his speech was to recommit GMFB to the mandate of financing innovative municipal programs in Gujarat cities, but noted that, to date, few cities had indeed availed of GMFB's grants. Even though GMFB specifically administers grants for municipal upgradation projects and has the funds at hand, Mr. Parmar cited Dabhoi as one example of a municipality and/or municipal corporation which has several lakes whose water quality and environs have begun to deteriorate, and which have not yet approached GMFB for a grant for their upgradation owing to an on-going dispute between the ASI and the Nagarpalika over the ownership of these water bodies. He said it would be important to iron out differences between the ASI and *Nagarpalikas* in several municipalities to prevent such situations from recurring. Mr. Parmar stressed GMFB's willingness to consider municipalities for potential funding if they required assistance in future.

Mr. Ashish Banerjee, Member Secretary, INTACH, New Delhi, discussed the importance of conserving nationally significant buildings in rapidly developing cities like Ahmedabad, citing the example of post-World War II Paris where conservation grew as a response to the project of urban reconstruction and the urgent need for rehabilitated housing. Mr. Banerjee's main comments concerned the importance of regulation as an instrument to curtail untoward demolition of historic buildings in cities. He acknowledged the fact that although it was necessary that nationally

significant buildings be conserved, some buildings at the urban scale may have to be demolished in the process of development. New developments, however, should have guidelines for them, and there should be guidelines rationalizing why demolitions have taken place. He suggested (1) that a provision be introduced in existing legislation stating the circumstances in which demolition would be allowed/refused, and that (2) an authority be set up to review demolition applications for historic properties.

Mr. Himmatsinh Patel, Mayor, Ahmedabad, gave the inaugural address of the workshop. He spoke of the relentlessness of technology and its effect on life, and of the general forces of modernity which have begun to adversely affect Gujarat's cities. Although the process of modernization is inevitable, Mr. Patel felt that each municipality and/or municipal corporation's citizens have a responsibility to their heritage and that this should not be forgotten as a city develops. Mr. Patel pointed out that few heritage buildings in Gujarat's municipalities were actually monuments; much of the state's heritage constituted an ordinary architecture that was predominantly residential. He felt that it was a mistake to have enshrined pieces of this ordinary architecture as artifacts in museums, because the nature of a museum was to freeze objects of a culture behind glass, and people would be unable to feel a connection to them anymore. Mr. Patel felt that developing public awareness to maintain a living culture would be an important strategy to adopt, and that to do so it was necessary to involve people and particularly NGOs in the process. Taking the example of Rajasthan, he mentioned the fact that the Rajasthan Government gives long term goals for conservation projects, and that several historic *havelis* in that state have been converted successfully into hotels through adaptive reuse. This, he said, was also true in interior villages of Rajasthan. Overall, he felt that coordinated participation was necessary between local governments, the State Government, NGOs, and local people, and that financing could be generated in terms of a partnership between the State Government, banks, and other institutions

3.3 Technical Session 1: Afternoon

Mr. Debashish Nayak, Advisor, Heritage Program, AMC, presented Ahmedabad Municipal Corporation's experience in conservation advocacy and the methodology by which the Corporation has been able to gain support from local citizens in the Walled City. Mr. Nayak's presentation highlighted the heritage walk as a central theme, and interwove images of architectural detailing and cultural scenes with excerpts from local history. He showed slides recording community meetings and local politicians at official functions feting the walk. Mr. Nayak also stressed the importance of advocating equality between religions in a city plagued with communal disharmony, and explained how this equality could be expressed by beginning the walk at the historic Swaminarayan Temple and ending it at the Jami Mosque.

Mr. Frédéric Auclair, architect appointed by the French Government to the AMC Heritage Program, briefly described the technical association between a team of architects from France and AMC towards the revitalization of buildings in the

Walled City as Ahmedabad's living heritage. The contract made it possible for the Corporation to interact directly with French experts over one year. Mr. Auclair commented upon the necessity to inventory and document the historic structures in the Walled City, and discussed in general some of the challenges faced during the process of documentation. Mr. Auclair expressed concern over the need to preserve those aspects of local culture that could very easily be eclipsed by modern attitudes of a laissez-faire, globalizing building industry which disregards the need to continue traditional architectural custom.

Yatin Pandya, Ahmedabad City Museum, discussed the rationale for setting up Ahmedabad's City Museum, mentioning that this was a 1956 building by Le Corbusier that had fallen into disrepair, and which therefore required urgent conservation attention. He mentioned the fact that the museum's purpose is to educate the city's youth about their cultural heritage, and that this museum was intended to serve as a resource and information centre for the city at large. Mr. Pandya showed a series of slides to provide the audience a glimpse of the museum's contents.

Meenakshi Jain, Urbanist, Ahmedabad, spoke about the need to regulate hoardings (billboards) that have begun to completely obscure the historic buildings of several cities in Gujarat. Showing slides primarily of Ahmedabad, she described problems common to all municipalities in the state, suggesting that the control of hoardings would require a measure of attention on the part of both municipality and/or municipal corporation officials and residents.

Parul Zaveri, Architect-Conservationist, Ahmedabad, discussed her projects in restoration and adaptive reuse in *Chanwar Palki hi Haveli* in Amber, ten kilometres north of Jaipur, Rajasthan, where her work has recently won an award from UNESCO for excellence in the rehabilitation of a crafts community and the connection between a living crafts tradition and the restoration of historic buildings. Ms. Zaveri described the process by which policies for the conservation of Amber and an extensive database were evolved with the help of INTACH, Australian and Indian students, resulting in a major thrust in the conservation of its environs. She discussed the importance of properly restoring fabric with good research, and the possibility of opening up restored complexes to tourism. Her slides documenting the condition of buildings prior to restoration and after restoration were especially appreciated by the audience.

3.4 Technical Session 2: Evening

Mr. Azhar Tyabji, Urban Planner, EPC, discussed the importance of revitalizing historic main commercial streets in cities around Gujarat. He presented case studies of Market Street in Corning, New York, USA, and the City of Fez in Morocco, North Africa, as examples of successful main street revitalization efforts. Mr. Tyabji stressed the importance of structuring main street revitalization projects as public-private partnerships, with equity participation from local businesses, the State

Government, and local corporate sponsors. He urged each municipality and/or municipal corporation to formulate a heritage action plan, and to open the planning process up to people's participation.

Mr. B.R. Balachandran, Urban Planner , EPC, spoke about heritage as an important component of the comprehensive planning process, and presented case studies of Ahmedabad, Surat, and Gandhinagar. His first case study addressed issues of public transportation, the system of roads and traffic management, and land development and development controls as detailed in EPC's Ahmedabad Walled City Revitalization Plan. His presentation of the Gandhinagar Development Plan for 2011 focused on land use zoning, development control regulations, and the newly formulated heritage regulations for areas within GUDA. Each case study considered solutions to several planning issues affecting the heritage of Gujarat's municipalities: the combination of FSI, height, margins and plot coverage and uses permissible on available land; the quality of infrastructure such a water supply, sewerage, storm water drainage and power and telecom services; and the need to improve access and manage traffic in historic areas.

Mr. Balachandran went on to outline an Action Plan for Cities, developed as a template from which municipalities could shape their own initiatives.

The ten point Action Plan includes the following components:

- Establishment of a Heritage Cell
- Collection of material on history of the city
- Designing a heritage walk
- Conducting heritage walks regularly
- Building partnerships
- Identifying opportunities
- Identifying heritage conservation projects
- Identifying infrastructure improvement projects
- Modifying regulations and taxation policies
- Facilitating the maintenance of heritage buildings

'Agashiye': Dinner at an Adaptively Reused Historic Mansion

The workshop concluded with a traditional dinner held for all workshop participants at Agashiye Restaurant, a recently restored 19th century mansion in the Walled City of Ahmedabad, belonging to the well-known Mangaldas family. The venue was chosen to serve as an example to municipality and/or municipal corporation officials of a successful heritage conservation project where an old building can be profitably restored and put to new uses.

4.0 DAY 2: PROCEEDINGS OF THE WORKSHOP

4.1 Heritage Walk in the Walled City, Ahmedabad

A heritage walk was organized for all workshop participants in the old City of Ahmedabad beginning at the 19th century Swaminarayan Temple and ending at the 15th century Jama Mosque a kilometre away. The purpose of the excursion was to sensitize municipal officials to the importance of visiting and appreciating in person the heritage of their cities. The walk was led by Mr. Debashish Nayak, Advisor to AMC's Heritage Department. The walk was attended by approximately 45 officials from municipalities around Gujarat and other members of the group.

4.2 Visit to the Ahmedabad City Museum, Sanskar Kendra, Paldi

A tea break and snacks were provided at the Ahmedabad City Museum, a newly renovated building designed by the French Modern architect Le Corbusier in 1956. The purpose of this visit was to showcase one example for municipal officials of a successful museum dedicated to Ahmedabad's cultural heritage, and how a heritage building could be successfully adapted for use as a museum.

4.3 Introductory remarks by Municipalities and Briefing on Working Groups

Ms. Manvita Baradi, CMAG, invited all participating municipalities to present a 5-minute description of the heritage resources in their city, with a view to introducing municipalities to one another and stimulating their ideas preparatory to the Working Group Session. Thereafter, Ms. Baradi briefed the participants on the breakup of each working group, and explained the intention of the session

4.4 Working Group Session: Afternoon

Following the tour of the Museum, workshop participants were divided into four working groups for the remainder of the day. The objective of the working group session was to allow municipal officials to participate in shaping individualized action plans for their cities, based upon the previous day's discussions, the second day's field experience on the heritage walk and museum visit, and the template heritage action plan provided by Mr. Debashish Nayak (EPC) and Mr. B.R. Balachandran (EPC) in their presentation the previous day.

Each municipality and/or municipal corporation was requested to prepare and present a Heritage Action Plan of its own to the invited participants. Official responses to the

presentations were provided by Mr. Ashish Banerjee, Member Secretary, INTACH, Delhi, and Dr. Manjula Subramaniam, IAS.

The format of each presentation differed greatly, depending upon the nature of interaction between each group and the priorities they perceived in their action plans. Group 1 opted to provide individualized plans for each municipality and/or municipal corporation within the group; Group 2 presented a general action plan for all cities combined and then provided lists of the heritage properties that could be taken up as potential conservation projects in each municipality and/or municipal corporation. Group 3 presented a city-specific action plan. Group 4 presented a general action plan for all municipalities combined.

The breakup of each working group was as follows:

Group 1

Group facilitators: Mr. Sarabjit Sahota, Architect/Urban Designer, Ahmedabad
Mr. Azhar Tyabji, Urban Planner, EPC

Municipalities: Bhavnagar
Visnagar
Siddhpur

Group 2

Group facilitators: Mr. Debashish Nayak, Advisor, Heritage Dept, AMC
Ms. Sushma Jacobs, Coordinator, Gujarat Chapter, INTACH

Municipalities: Patan
Dehgam
Mehsana
Vastral

Group 3

Group facilitators: Mr. Ashish Banerjee, Member Secretary, INTACH, New Delhi
Mr. Girish Mistry, Architect, President, IIA

Municipalities: Navsari
Padra
Savar Kundla
Porbandar

Group 4

Group facilitators: Mr. B.R. Balachandran, Urban Planner, EPC
Mr. Vijaysingh, Dy. Eng (Construction), Western Railways

Municipalities: Kapadvanj
Dwarka
Viramgam

5.0 SUMMARY OF ACTION PLANS

The following Heritage Action Plans were presented by each Working Group at a Valedictory Function held on the Ahmedabad City Museum premises. Members present for the valedictory presentation included Dr. Manjula Subramaniam, IAS (Addl. Chief Secy, UD&UH, Gujarat); Mr. Ashish Banerjee, (Member Secy, INTACH), Mr. Debashish Nayak (Advisor, Heritage Dept., AMC); Mr. G.J. Hingrajia, (DyMC, AMC); Mr. V. Vyasa, (DyMC AMC); Mr. Shivanand Swami, (Director, CEPT), Ms. Indu Capoor, (Director, CHETNA).

5.1 Group 1: Visnagar-Bhavnagar-Siddhpur

Through a SWOT Analysis for each city, participants in Group 1 identified and listed *Strengths, Weaknesses, Opportunities, and Threats* to heritage resources in their cities. The SWOT analysis enabled the group to arrive at a consensus on the key issues which should be addressed in the process of drafting a brief Action Plan. Participants were asked to limit their plan to a list of five key interventions. Participants commented on how the exercise demonstrated not only an easy method to organize the group's ideas, but also an effective analytical method of thinking through problems and arriving at solutions.

Visnagar

- Solicit donations from voluntary organizations to encourage conservation in local neighborhoods
- Collect books and photographs and extract information from them for presentations and literature
- Support and maintain the bronze and copper vessel-making industries to prevent their craft from dying
- Prepare a public awareness plan
- Develop special rules and regulations for taxation and rental of old monuments
- Encourage the *nagarpalika* to open a special department for conservation with a special budget

Bhavnagar

- Establish a special department for conservation
- Procure information on heritage planning and conservation methods from cable TV and newspapers
- Make 3D models to make the public aware of the visual character of old parts of the city, to encourage people to become involved in conservation
- Develop partnerships between experts, voluntary organizations, and government organizations
- Reserve money from the municipality and/or municipal corporation's budget for neighborhood security and maintenance of the environment

Siddhpur

- Develop a check dam on the Saraswati River and harvest its rainwater
- Get advice from technical departments of the State and local Governments on conservation and tourism matters
- Obtain administrative control over Rudra Mahal from the State Archaeological Department and institute another special trust which will maintain the part of that monument. Get help from the *nagarpalika* to make Rudra Mahal into a tourist destination
- Increase the quality of locally produced "Isabgol" and decrease its market competition. Establish more Isabgol factories and thereby decrease unemployment.
- Keep the environment clean around New Varvad, an issue on which the local body should start work immediately
- Get the local development agency to provide an incentive for the development of religious places and structures that are not currently being covered by the *Nagarpalika*
- Recharge the water in Bindu sarovar and get technical advice on water retention. The local body could provide assistance

5.2 Group 2: Patan-Dehgam-Mehsana-Vastrap

- Restore select monuments, viz., Ranki vav and Sahastraling Lake in Patan; the palace in Mehana; lakes, stepwells and old gates in Dehgam; the old vav in Vastrap
- Solicit help from the ASI
- Allocate land for heritage tourism as part of TP Scheme planning process
- Solicit philanthropic funds
- Make architectural drawings of heritage buildings
- Initiate a heritage walk
- Recruit volunteers as guides from schools, colleges, and universities
- Develop public-private partnerships
- Involve civic groups such as the Rotary Club, Lions Club, womens' and youth organizations
- Modify policies to promote tax exemption schemes
- Arrange slide shows for community groups

The group's expectations from the government were the following:

- Technical assistance
- Low-interest loans
- Cooperation from the ASI
- More workshops, and follow-ups to them

5.3 Group 3: Navsari-Padra-Savar Kundla-Porbander

- Identify heritage assets
- Prepare a slide presentation
- Invite public representatives for the presentation
- Involve teachers, students, professionals in extending community awareness
- Prepare a small brochure
- Identify sources of funding (agencies)
- Create a nodal agency for heritage within the municipal body and initiate a heritage walk
- Develop partnerships with banks, local donors, NRIs
- Identify local traditional craftsmen
- Involve local media: newspapers, radio and TV
- Solicit help from experts, NGOs, and other bodies
- Become a member of the State-level Coordination Committee
- Promote the exchange of information and learn from one another

Each municipality and/or municipal corporation within this group went on to present a list of projects consisting of heritage buildings or areas that it deemed important to conserve:

Navsari	Porbander	Padra	Savar kundla
Ram Ganesh Gadkari Chowk	A potential project to develop the Kirti Mandir area leading from Kirti Mandir to Kasturba Smarak	General beautification schemes for the entire municipality and/or municipal corporation following a detailed survey of resources	Restoration of the Kashi Vishwanath Temple
Dadabhai Navroji House	Sudama Mandir		Restoration of Darbagarh
Gaekwad Building (Court building)	Darbagarh to be used as a museum		General beautification of the Municipality and/or municipal corporation
Parsi Mohalla	Restoration of the State Library		Project to develop a garden from waste and sewerage
Laxman Hall	Restoration of the Old Raj Mahal, Hajoor Palace, Ghumali-Jethwa Dynasty		
	Conservation and tourism in the Flamingo Bird Sanctuary		

5.4 Group 4: Kapadvanj-Dwarka-Viramgam

- Sensitize the directors of schools and colleges to local heritage
- Sensitize members of *Nagarपालikas*
- Take guidance from experts
- Get help from local civic groups such as the Lions Club and Jessis Club
- Appeal to the public to maintain old monuments
- Appeal to industrialists and people to raise funds for fencing, maintaining and repairing of old monuments
- Publicise through videocable the danger of misusing and neglecting heritage buildings
- Sensitize local people to Indian culture
- Establish an organization that would serve as a liason between the Collector's Office, local organizations, and the State Archaeological Department.
- Collect and make public information about old monuments, wells, *kunds* and other structures
- Collect and integrate historical information from libraries, from the Department of Museology
- Appeal to *nagarपालikas* for financial assistance
- Structure projects as public-private partnerships
- Write a special provision in the municipality and/or municipal corporation's budget for conservation
- Write a special code of conduct to preserve these buildings

6.0 OUTCOMES OF THE SEMINAR

6.1 Valedictory Address

Following the presentation by all the working groups, Dr. Manjula Subramaniam, IAS, gave the valedictory address and vote of thanks to the gathering. In her speech, Dr. Subramaniam stressed the urgency of developing each municipalities' heritage resources without delay. She urged municipalities such as Dwarka to quicken their development planning processes so as to achieve quick results. Dr. Subramaniam reiterated the commitment of the Dept. of UD&UH, Govt, of Gujarat to assisting municipalities and/or municipal corporations in the preparation of heritage regulations and financing packages, but emphasized the point that municipalities should take their own initiative and draw up budgets for heritage conservation projects to present to the State Government without waiting for any preliminary authorization.

A speech of thanks was also given by the following distinguished participants: Mr. Ashish Banerjee (Member Secretary, INTACH)

6.2 Specific Outcomes

The specific outcomes of the workshop were as follows:

- (1) **Sensitization of municipal officials to heritage resources:** Municipal officials were given a first-hand introduction to the dynamics of a *heritage walk* in the Walled City of Ahmedabad, and the means by which this walk can be developed. Relevant handouts and literature were made available to workshop participants. The *visit to the Ahmedabad City Museum* gave officials an idea of the importance of adaptively reusing a heritage building as a museum in a cost-effective yet creative manner. *Presentations* on work done in cities around the world and other centres in India highlighted the possibilities for other cities in Gujarat. *Meetings with experts* gave officials a chance to interact first-hand with knowledgeable technicians.
- (2) **GMFB Assistance to Municipal Bodies:** It was resolved that the Gujarat Municipal Finance Board (GMFB) would soon correspond with all municipalities and municipal corporations, offering them financial assistance for the preservation of their cultural and historical monuments. The GMFB will subsequently prepare a blueprint for financial assistance.
- (3) **The Asia-Urbs Programme of the European Commission:** The Deputy Director of the Directorate of Municipalities, Mr. G.J. Prajapati, introduced the Asia Urban Programme, sponsored by the European Commission. The Programme will provide financial aid to heritage conservation-related projects upto 65% of project costs.

ANNEXURES

The Program



City Managers' Association, Gujarat

Best Practice Transfer Program (BTP)

Transfer of Best Practice in "Heritage Initiatives" of the
Ahmedabad Municipal Corporation with
Urban Local Bodies of Gujarat

In association with: Gujarat Municipal Finance Board, Directorate of Municipalities and
Urban Development Department, Govt. of Gujarat

Date: 5th & 6th January 2001

Venue: Ahmedabad Municipal Corporation, West Zone Office

Day I — (5th January 2001, Friday)

11:30 am — 12:00 pm	Registration and Welcome Tea
12:00 pm — 01:15 pm	Inaugural Session <ul style="list-style-type: none"> * Welcome Ms. Manvita Baradi, Director - Programs, CMAG * Introduction to CMAG and its activities, with a focus on the transfer program — Mr. P.A. Dikshit, Secretary, CMAG * Need for cities to look at their heritage resources — Mr. V.C. Trivedi, IAS, Director, DoM * Heritage and its Importance — Mr. M.B. Parmar, Director, GMFB * Status of Heritage Regulation in India — Mr. Ashish Banerjee, Member Secretary, INTACH, Delhi * Inaugural Address: Mr. Himmatsinh Patel, Mayor, Ahmedabad
01:15 pm — 02:00 pm	Lunch
02:00 pm — 04:00 pm	Technical Session - 1 <ul style="list-style-type: none"> * AMC's Heritage Initiative <ul style="list-style-type: none"> ▷ Mr. J.G Hingraja, Dy MC, AMC (10 minutes) ▷ Mr. Debashish Nayak, Advisor, Heritage Program, AMC (15 minutes) ▷ Mr. Fedric Audier, French Representative ▷ Ahmedabad City Museum — Mr. Yatin Pandya, Architect designer, Vastu Shilp Foundation * Meenakshi Jain, Urbanist, Ahmedabad * Attempt to bring back pride and crafts base in the community, Parul Zaveri, Architect-conservationist - UNESCO Award for Chanwar Palki Ki Haveli, Amber, Jaipur
04:00 pm — 04:15 pm	Tea Break
04:15 pm — 06:00 pm	Technical Session 2 <ul style="list-style-type: none"> * Market Street, City of Corning, USA; Public Private Partnership towards a Community Revitalization—Mr. Azhar Tyabji, EPC * Heritage as an important component of comprehensive planning Case Studies: Ahmedabad / Surat / Gandhinagar — Mr. B.R. Balachandran, Environmental Planning Collaboration * Outline of Action Plans for cities — Mr. B.R. Balachandran and Mr. Debashish Nayak

P.T.O

Day II — (6th January 2001, Saturday)

07:30 am — 10:30 am	Heritage walk in the old city of Ahmedabad (<i>Begins at 07:30 from Swaminarayan Temple, Kalupur</i>)
10:30 am — 12:30 am	Tea Break/ snacks and visit to the city Museum at Sanskar Kendra, Paldi
12:30 am — 02:00 pm	<ul style="list-style-type: none">‣ Presentations of each city on the heritage context‣ Briefing on working groups‣ Formation of groups for Initiating Action Plan in Cities‣ Discussion / Interaction
02:00 pm — 02:30 pm	Lunch
02:30 pm — 03:30 pm	Preparation for the presentation
03:30 pm — 04:30 pm	Valedictory Function Presentation of the Action Plan from each group Valedictory address Dr. Manjula Subramaniam, IAS Vote of thanks Mr. P.U.Asnani, Vice-President CMAG

ANNEXURES

List of Participants

List of Participants
Workshop on "Heritage Initiative" Best Practice Transfer Program
on 5th & 6th January 2001

Mr. Shashikant H. Patel
Chief Officer
Kapadvanj Nagarpalika
Kapadvanj.
Ph: 52365 (R) 728806
Fax: 52005

Mr. Uday B. Shah
Office Superintendent
Kapadvanj Nagarpalika
Kapadvanj.
Ph: 52005 (R) 53110
Fax: 52005

Ms. Sejal V. Brahmhatt
President
Kapadvanj Nagarpalika
Kapadvanj.
Ph: 726643 Fax: 52005
city Managers' Association Gujarat

Mr. Raju Gupta
Chief Officer & Municipal Engineer
Navsari Nagarpalika
Navsari.
Ph: 50253 (R) 56552
Fax: 02637-58029
Email: rajugupta@hotmail.com

Ms. Bhumika Kunbi
President
Navsari Nagarpalika
Navsari.
Ph: 50253 (R) 31195
Fax: 02637-58029

Mr. M.B. Parmar
Chief Executive Officer
Gujarat Municipal Finance Board
Eshita Tower Community Hall,
Navrangpura, Ahmedabad.
Ph: 6568314 (R) 43671
Fax: 6430972

Mr. B.S. Makwana
Superintending Archlogical
Dept. of Archeology,
Govt. of Gujarat
District Panchayat Building,
5th Floor, Bhadra,
Ahmedabad.
Ph: 5507572

Mr. V.M. Joshi
Superintending Archlogist
Dahod Circle,
Govt. of Gujarat, Raghav Hostel,
Godi Road,
Dahod.

Mr. Mahendra Soni
Trade Co-ordinates (Press)
78, Maulik Tenements,
B/h Gallery International Design PET
Complex,
Jodhpur Char Rasta,
Satellite Road,
Ahmedabad - 380 015.
Ph: 6769713

Mr. Azhar Tyabji
Urban Planner
EPC
Ph: 7550102 Fax: 7550649
Email: epcamd@wilnetonline.net

Mr. M.D. Vithalani
Chief Officer
Porbandar Nagarpalika
Porbandar.
Ph: 240936 Fax: 240918
(R) 242584

Mr. K.K. Trivedi
Engineer
Porbandar Nagarpalika
Porbandar.
Ph: 245535

Mr. S.G. Raja
Junior Engineer
Porbandar Nagarpalika
Porbandar.
Ph: 245535

Mr. Umang Hutheesing
INTACH – Convenor Amd. Chapter
Jehsingbhai Ni Wadi,
Gheekanta Road.
Ahmedabad – 380 001.
Ph: 2867210 Fax: 2867783
Email: hutheesing@vsnl.com
(R) 2172922

Mr. Narendrasinh Parmar
Sanitary Inspector
Khedbrahma Municipal Borough
Khedbrahma.
Ph: 20021 Fax: 30778

Mr. Upendra Kantilal Thakor
Chief Officer
Siddhpur Nagarpalika
Siddhpur.
Ph: 20010 Fax: 20085
(R) 20479

Mr. Hasmukh B. Patel
Engineer
Jodhpur Nagarpalika
Jodhpur.
Ph: 6752819 Fax: 6752819
(R) 6731718

Mr. I.C. Desai
President
Radhanpur Municipal Borough
Radhanpur.
Ph: 77183 Fax: 77813
(R) 77137

Mr. H.S. Jobanputra
Chief Officer
Radhanpur Municipal Borough
Radhanpur.
Ph: 77183 Fax: 77183

Mr. Girish Mistry
Chairman
Indian Institute of Architects Gujarat
B/h Ghanshyam Avenue,
Near Income Tax,
Ahmedabad – 380 014.
Ph: 7544770 (R) 7472133
Email: mistrygirish@hotmail.com

Mr. Gopal Jain
Programme Assistant
Centre for Environmental Education
Thaltej Tekra,
Ahmedabad.
Ph: 6858002 (R) 6812171
Email: ceeindia@vsnl.com

Ms. Madhavi Joshi
Programme Coordinator
Centre for Environment Education
Ahmedabad.
Ph: 6858007 (R) 7488637
Email: ceeindia@vsnl.com

Mrs. K. Mukerjee
Jt. Hon. Secretary
Indian Institute of Architects
7, Avkar Complex, 1st Floor,
Gujarat Chapter,
Opp: Gurukul Ashram, Drive in Road,
Ahmedabad.
Ph: 6851795, 7493035 (R) 6851795
Email: kumudmukerjee@in.eth.net

Mr. Winston D'Souza
Asst. Director
All India Institute of Local Self Govt.
Barfiwala Bhavan, Khanpur,
Ahmedabad – 380 001.
Ph: 5503978 Fax: 5505935
(R) 5503096
Email: 9iilsg@enfinet.net

Mr. Praving Patel
Architect
A-B, Aditya Complex,
Opp: T.U. Station
Ahmedabad – 380 054.
Ph: 7436088 (R) 7492265
Email: archpravinpatel@yahoo.com

Mr. Mandar R. Birsepatie
Coordinator
All India Institute of Local Self Govt.
Kahnpur, Ahmedabad.
Ph: 5503896 Fax: 5505938
(R) 5503096

Capt. Dilip Mahajan
Ahmedabad Municipal Corporation
Ahmedabad.

Mr. A. Vijaya
Architect
C/o Madan Lal
Chief Engineer Office,
Camp Hanuman,
Ahmedabad – 380 009.
Ph: 2856079 (R) 2856079
Email: avijaya@eth.net

Mr. Madan Lal
Asst. Architect
C/o Chief Engineer (Air Force)
Camp Hanuman,
Ahmedabad – 380 003.
Ph: 2867830 (R) 2856079
Email: maddiviji@rediffmail.com

Mr. Biren Raval
Asst. Engineer (M.C. Office)
Ahmedabad Municipal Corporation
Danapith, Ahmedabad.
Ph: 5352828 (R) 6603023

Ms. Nalini Khan
Coordinator Events
House of M.G.
Opp: Sidi Sayeed Masoque,
Lal Darwaja,
Ahmedabad – 380 001.
Ph: 5506946 Fax: 5506535
(R) 2866551
Email: nankhan@yahoo.com

Mr. Tulsi M. Kuwadia
Dy. Mayor
Bhavnagar Municipal Corporation
Bhavnagar.
Ph: 424840 (R) 519459
Mr. Ghansyam H. Barot

Chief Officer
Mehsana Nagarpalika
Mehsana.
Ph: 54568 (R) 6858429

Mr. Dashrath Patel
City Civil Engineer
Mehsana Nagarpalika
Mehsana.
Ph: 51057 (R) 42986, 49727

Mr. V.P. Bhojak
Engineer
Radhanpur Municipal Borough
Radhapur.
Ph: 77183

Mr. V.P. Singh
Dy Chief Engineer (Construction)
Western Railway, CPM Office,
2nd Floor, Station Building,
Ahmedabad.
Ph: 2143918 Fax: 2114130
(R) 6580895

Mr. B.R. Balachandran
EPC,
Ahmedabad.

Mr. P.U. Asnani
Vice President
CMAG, Ahmedabad.

Mr. P.A. Dikshit
Dy MC, AMC, Ahmedabad.

Mr. Kantilal S. Patel
National Today
Nation Brief
Ahmedabad.
Ph: (R) 6309505

Dr. Shiva Kanagali,
MoH, AMC, Ahmedabad.

Mr. Ashutosh Bhatt
Khadia Sumati,
1766 Khadir Dhobi Pole,
Ahmedabad.
Ph: 2142315

Mr. Sarabjit Singh Sahota
Architect
Urban Designer
Ahmedabad.

Mr. Mukund P. Brahmhatt
Representative
Patan Nagarpalika
Patan..
Ph: 30154

Mr. Ashok Modi
Corporate
Patan Nagarpalika
Patan.
Ph: 22805

Mr. Suresh Patel
Overseer
Karjan Nagarpalika
Karjan.
Ph: 32012 (R) 31881

Mr. V.B. Rupaliya
Overseer
Bagasara Nagarpalika
Bagasara.
Ph: 22053 Fax: 21118
(R) 21841

Mr. Hemant B. Choksi
Architect In-charge
Ahmedabad Municipal Corporation
Ahmedabad.
Ph: 5391811
(R) 6460592

Mt. Vatsal Patel
TDO Inspector
Ahmedabad Municipal Corporation
Ahmedabad.
Ph: 5391811 (R) 6638470
Email: vatsalvatsal@hotmail.com
niti@jindalonline.net

Mr. Sunil Gosai
Engineer
Chanasma Nagarpalika
Chanasma.
Ph: 02731-22018 Fax: 22018
(R) 34248

Mr. Adnan Goga
Student
3/798, Gujarat University Hostel
Navrangpura,
Ahmedabad.
Email: adnangoga@hotmail.com

Mr. Prakash Brahmhatt
Asst. Engineer
Ahmedabad Municipal Corporation
Ahmedabad.
Ph: 7551861

Mr. Manjibhai Patel
Scientist In-charge
Central Laboratory
Ahmedabad Municipal Corporation
Ahmedabad.
Ph: 5354639 (R) 7439467

Mr. Anup Padya
Water Works Engineer
Railway Station Road,
Siddhpur.
Ph: 20010 Fax: 20085
(R) 47220

Mr. K.J. Shah
Chief Executive Officer
SRFDCL, Ahmedabad.
Ph: 7551246 (R) 7477945

Mr. Parsottam Charda
Overseer
Limbdī Nagarpalika
Limbdī.
Ph: 20128

Ms. Bhargavi Dave
Dy Director
GMFB
Ahmedabad.
Ph: 6447446 Fax: 6430972

M.s Sushma Jacob
Coordinator, INTACH
Huthesing ni Haveli, Jaisingh Wadi,
Gheekanta Road, Ahmedabad.
Ph: 2172122, 2173884
(R) 6445602, 6447265

Mr. Chandrashekar D.
Heritage Department
AMC, Ahmedabad.
Ph: 5391811

Mr. V.C. Trivedi
Director of Municipality
Old Vidhansabha Building
Sector 17, Gandhinagar.
Ph: 23909 Fax: 23910
(R) 5452810
Email: V_trivedi@indiatimes.com

Mr. J.G. Hingrajia
Dy Municipal Commissioner
AMC, Ahmedabad.
Ph: (R) 6747125

Mr. Kishore C. Gandhi
Member, Executive Vice President
Dwarka Nagarpalika
Dwarka.
Ph: 34449 Fax: 34949
(R) 34429

Mr. K.Y. Ghosh
Engineer
Kapadvanj Nagarpalika
Kapadvanj.
Ph: 52365

Mr. S.K. Raja
Municipal Engineer
Porbandar Nagarpalika
Porbandar.
Ph: 244535

Mr. Arvind Upadhyay
Dwarka Nagarpalika
Dwarka.
Ph: 34434

Mr. Rajan Mehta
Concept
2/B, new York Corner Building
Opp: Rajpath Club,
Ahmedabad – 380 015.
Ph: 6768079 Fax: 6768079
Email: concept_99@yahoo.com
(R) 6742192

Mr. N.C. Trivedi
Chief Officer
Vastral Nagarpalika
Vastral.
Ph: 2973632

Mr. Hargovind Desai
Senior Clerk
Vastral Nagarpalika
Vastral.
Ph: 2973632 (R) 2875578

Mr. Bharat Suthar
Chief Officer
Chanasma Nagarpalika
Chanasma.
Ph: 22018 Fax: 22018
(R) 23041

Mr. Kaushik Patel
Chief Officer
Virangam Nagarpalika
Virangam.
Ph: 33227 Fax: 34083
(R) 33204

Mr. Shaleen M. Shah
Engineer
Virangam Nagarpalika
Virangam.
Ph: 33227 Fax: 34083
(R) 34208

Mr. Vajubhai Dodiya
President
Virangam Nagarpalika
Virangam.
Ph: 33227 Fax: 34083
(R) 33190

Mr. A.C. Prajapati
Chief Officer
Thangadh Nagarpalika
Thangadh.
Ph: 20331

Mr. Suresh Sheth
Chief Officer
Surendranagar Nagarpalika
Surendranagar.
Ph: 22858 (R) 23009

Mr. R.K. Patel
City Engineer
Surendranagar Nagarpalika
Surendranagar.
Ph: 22639 (R) 21514

Ms. Vaishali Ghaisas
President
Thangadh Nagarpalika
Thangadh.
Ph: 20759

Mr. D.J. Jadeja
Vice President
Navagamghed Nagarpalika
Navagamghed.
Ph: 0288-550376 Fax: 550376
(R) 665400

Mr. M.A. Modi
Chief Officer
Navagamghed Nagarpalika
Navagamghed.
Ph: 550376 Fax: 550376
(R) 557128

Mr. Ramanbhai Barot
Chief Officer
Khedbrahma Municipal Borough
Khedbrahma.
Ph: 20021 Fax: 30778

Mr. Kirit Shah
Overseer
Wadhvan Nagarpalika
Wadhvan.
Ph: 50648 fax: 50403
(R) 20597

Mr. Kirit Patel
Chief Officer
Padra Nagarpalika
Padra.
Ph: 22655 (R) 22518

Mr. Salimbhai U. Thim
Chief Officer
Limbdhi Nagarpalika
Mota Mandir Road,
Limbdhi.
Ph: 20128 Fax: 20068
(R) 80096

Mr. Harish R. Majithia
Clerk
Dwarka Nagarpalika
Dwarka.
Ph: 34449

Mrs. Nilaben Upadhyay
President
Dwarka Nagarpalika
Dwarka.
Ph: 34449 (R) 34434

Mr. Gopalbhai H. Shah
Addl. Asst. Engineer
Dehgam Nagarpalika
Dehgam.
Ph: 32626 Fax: 32375
(R) 2831804

Mr. Dhansukhbhai Panchal
Civil Engineer
Chandlodiya Nagarpalika
Chandlodiya.
Ph: 7601488 Fax: 7601488

Mr. Abbasbhai A. Mansuri
Overseer
Visnagar Nagarpalika
Visnagar.
Ph: 30351 Fax: 3095
(R) 33191

Ms. Manjulaben K. Chihoda
Chairman of Balmandir
Savarkundla Nagarpalika
Savarkundla.
Ph: (R) 22108

Mr. M.K. Visani
President
Savarkundla Nagarpalika
Savarkundla.
Ph: 42385, 43456

Mr. Deepak rathod
Patan Nagarpalika
Patan.
Ph: 33232

Ms. Jyothsnaben Patel
President
Patan Nagarpalika
Patan.
Ph: 30482 (R) 83230

Ms. Manisha K. Vyas
President
Mehsana Nagarpalika
Mehsana – 384 001.
Ph: 51059 (R) 53120

Mr. J.C. Dhorawala
P.W.D. Engineer
Kalol Nagarpalika
Kalol.
Ph: 23291 (R) 25012

ANNEXURES

Presentations

- Ahmedabad Municipal Corporation's initiative towards conservation of heritage of the city – *Debashish Nayak, AMC*
- Conservation of Chawar Palkhiwalon-ki-Haveli, Amber, Jaipur, -*Nimish Patel and Parul Zaveri, Abhikram, Ahmedabad*
- Preserving the Architecture of Historic Cities and Sacred Places: Opportunities in the Walled City of Ahmedabad – *Shirley Ballaney, EPC*
- Market Street in Corning, New York, USA: A Public-Private Partnership in Community-level Revitalization – *Azhar Tyabji, EPC.*
- Heritage and Comprehensive Urban Planning: Presentation by Environmental Planning Collaborative – *Mr. B.R. Balachandran, EPC*
- A brief note on the concept and the methodology of heritage walks – *Manvita Baradi, CMAG*
- Heritage & its importance: *Mr. M.B. Parmar, Director, GMFB*
- Conservation of Bohra Dwellings in Small Towns of Gujarat – *Madhavi Desai*
- Outline of Action Plans for Cities – *Mr. B.R. Balachandran, EPC, and Mr. Debashish Nayak, AMC*

City Managers' Association, Gujarat

Best Practice Transfer Program¹

Transfer of Best Practice in "Heritage Initiatives" of the
Ahmedabad Municipal Corporation with
Urban Local Bodies of Gujarat

Date:- 5th & 6th January, 2001

**Ahmedabad Municipal Corporation's
initiative towards conservation of Heritage
of the city**

Debashish Nayak
Advisor, Heritage Program, Ahmedabad Municipal Corporation

¹ Program supported by International City/ County Management Association, USA and USAID

Introduction

Most Indian cities with a long history have at their core, areas of strong architectural and urban character. These areas have been places of life, vitality, wealth, power, enlightenment and culture. However these inner city areas have become marginalized in the process of urban growth. This neglect has led to decay, depressed economic conditions and dilapidation leading to migration of the population to newer areas.

The personality and character of a city are not formed in a day or even in a decade. These in fact are the result of centuries of growth in the course of which new elements are constantly juxtaposed with older ones. Old buildings and older areas of the city should be looked upon as assets rather than as liabilities because they represent the history of communities, embodying their tradition, heritage and culture through architecture and the urban form. In today's pace of economic development, such historic resources are often perceived as inefficient, unproductive sometimes even inconvenient. They are often replaced with buildings that appear contemporary and more efficient.

Familiarity breeds contempt: Citizens get accustomed with their environment and gradually become less aware of it. The city becomes a habit. Herein lies the need to make the citizens aware of the importance of their built environment and to help them develop a harmonious and contemporary relationship with it. In a sense, urban renewal does not just rebuild the city, it rebuilds people's relationship with the city.

This presentation explains the strategic interventions undertaken by Ahmedabad Municipal Corporation (AMC) towards heritage conservation and development of built heritage in the Walled City of Ahmedabad. AMC has been working for the conservation and development of built heritage of Walled City of Ahmedabad for several years. After undertaking a number of surveys, studies and initiatives, and learning from its experiences, AMC is now in a position to articulate the methodology of these initiatives. We believe that this methodology is replicable in many old city centers to conserve our cultural and architectural heritage.

Salient features

The salient features of the methodology adopted included, (1) an effort to understand the history and urban character of the old city, (2) building on past experiences of Ahmedabad, other parts of the country and abroad, (3) identifying and sharing the concerns of the old city, (3) building strategic partnerships with communities, various departments and agencies, elected representatives and others, (4) establishing a sustainable process of transformation, (5) sharing experiences and (6) documenting the process and lessons learnt.

Understanding the Walled City

History

The oldest settlements in Ahmedabad, dating back to the Stone Age are said to have been located in the shallow lakes and sand dunes at Thaltej on West and Vatva on Southeast. The birth of the old city settlement dates back to a 10th century AD town known as Ashaval scattered over the present Sarangpur, Raipur, Raikhad, Bhadra and Saptarshi Ara. In the later part of the 11th century, another city grew adjacent to Ashaval, known as Karnavati. This extended upto Behrampur on east. The present walled city was created during the Ahmed Shahi period in the 15th century. A new palace and fort were built near Bhadra. This enclosure covered a rectangular area of around 500 meters by 800 meters with the present Nehru Bridge area on north, Manek Burj on east, Sabarmati on west and Teen Darwaza on east as boundaries. Outside Teen Darwaza, the most important area was Manek Chowk with the Juma Masjid. This became the nucleus of market activities. Nearly 100 Puras (Suburbs) were developed as suburban settlements (satellites) with mosques, temples and havelis. Usmanpura was one of the oldest commercial centers.

Another fort wall was built, possibly by 1582 AD, during the Mughal rule. This delimited the peripheries of the main city and from this time onwards the urban pattern was firmly established. The nucleus of the city continued to be Bhadra and Manek Chowk, which constituted political and commercial centers. As a result of the fortifications, the road system developed rapidly with gates a prominent features.

During the 17th and 18th centuries, the city expanded outwards. Fortifications were strengthened. The 18th century saw the decline of the city and many suburbs and even parts of the inner city were abandoned and ruined. During the British rule military and administrative centers, cantonment and railways, churches, administrative and residential buildings were established. Wholesale markets at Kalupur, mechanized industries and worker's quarters on eastern suburbs, Ellis Bridge, residential buildings and educational institutions were established. Fort walls were mostly pulled down in early 20th century. After independence, industrial and residential growth increased phenomenally. The absence of any decentralization policy with regard to economic activities resulted in congestion and decay of walled city. Multi-storied apartments, office buildings which changed the skyline of Ahmedabad.

Urban Character

Streets and Neighborhoods: The nucleus of activities at Bhadra and Manek Chowk, and the twelve gates on the wall, created a radial pattern of streets. Puras were connected with wider streets and entered through gates. Organically evolved residential streets were the hubs of activities. Each micro neighborhood around residential streets became typical and is called 'Pol'. 'Pol' is the term derived from the Sanskrit word 'Pratoli' which means gate or entry. This is a micro neighborhood consisting of a street and houses on its both sides. A 'Pol' would have only one, at the most two, entrances. One main street with crooked lanes branching out on both side, and walls and gates bar entry at night. The lanes are always shaded by continuous rows of two or three storied wooden houses on both sides, with carved, unpainted fronts, and eaves.

There is always a strong sense of identity in the close-knit community. The houses constructed in a row and facing each other share the open spaces, and service installations become points where social relationships crystallize. On the process of urbanization, the walled city faced heavy through traffic, congestion, high commercial ingress, lack of infrastructure, etc. Thus the traditional environment started decaying.

Climatically responsive built environment: The challenge of hot dry climate and extreme conditions was well addressed by the traditional craftsmen of the old era. The narrow winding streets with two or three storey buildings ensure shade from sun on the streets for most of the day. The typical row houses reduce exposure to extreme heat. Courtyards and openings aligned in straight lines assure good airflow through buildings. Almost all buildings have terraces. This is used for resting and sleeping in the hot season. These different types of living spaces are used as per the seasonal variations. Underground tanks and 'vav' (step wells) are typical examples of rainwater harvesting especially in a place like Ahmedabad where water is a scarcity.

Architectural styles: Havelis in intricately carved wood, Houses and Hindu temples in wood and stone, Islamic and Jain religious buildings in stone, etc. are the different styles one can watch in the Walled city of Ahmedabad.

Elements: The major urban and architectural elements in the walled city area are Courtyard, Khadki (Pol Gate), Squares, Chabutara (Bird feeding place), Cattle feeding places, Community wells and tanks, Doors, Windows, Motifs, Brackets, Domes, Nests for birds, etc.

Building types: Building typologies included pol houses, havelis, temples, mosques, tombs, and colonial institutions.

Building on the Past

Ahmedabad experience

A report on 'Urban Conservation of Walled City of Ahmedabad' was prepared by AMC and Ford Foundation, New Delhi. The study concentrated on the essential elements required in the city's conservation with a focus on the historical areas. The historical importance of the city, city form, wall, gates, pols, house patterns and the problems related to old fabric were analyzed. A list of heritage buildings and precincts was prepared. A conservation policy and a demonstration project were also proposed.

Cultural trails being conducted by Center for Environment Education, Nehru Foundation for Development, Ahmedabad aims to create an awareness of the history of the city among school children. Children are being taken to heritage monuments on a walk. There are two types of trails-

1. Ahmed Shahi trail (through the Islamic monuments) and
2. Haveli trail (through the havelis and other residential typologies)

Archeological survey of India (ASI) and Gujarat Archeological Department

ASI identifies the buildings and sites with high heritage value as National monuments, restores and maintains them. These bodies set laws for conservation and preservation of these monuments. Law prohibits any construction work within 300 m around national monuments without clearance from the ASI head office in New Delhi. Gujarat Archeological Department also works for the conservation of the old city areas in a similar manner.

National experience

Calcutta model of CRUTA

In Calcutta, Conservation and Research of Urban Traditional Architecture (CRUTA) Foundation innovated a novel idea of a 'Heritage Walk'. It was launched in North Calcutta in 1988. The program included awareness campaigns, conservation workshops, and design clinic (consultancy for restoration works).

In Mumbai, a sustained campaign by a dedicated group of activists led to the formulation and implementation of the Heritage Regulations. This incorporated the creation of a city level heritage committee, listing and grading of heritage buildings and precincts and the preparation of guidelines for their conservation. Hyderabad followed suit, adapting the Mumbai regulations to the local situation.

International experiences

Many European cities with traditional inner city areas have systematically restored and maintained these historic cores. Examples of such urban renewal efforts can be found in the cities of Venice, Geneva, Bern and Warsaw. Even in the USA, which has relatively younger cities, heritage conservation efforts have been undertaken, such as that of the Amish community in Pennsylvania.

Sharing the Concerns

In the initial phase of intervention an attempt was made to identify the various factors making conservation of heritage difficult in the Walled City area. Some of these issues are listed below.

Problems in regulations and policies

Road line: During the British rule a proposal was mooted for widening the roads in the walled city. Proposed road boundaries, known as 'Road lines' were demarcated. All new construction was to be done beyond this line. This created a negative attitude among the community members with the result that the front portion of the building, coming under road line, has been neglected. This has resulted in the decay of many a valuable building façade.

Floor Space Index (FSI): The permissible FSI in the walled city, except for the 'City Centre' area was 3.0. The traditional neighborhoods normally consume much less. This additional FSI is actually being used for constructing multi storied buildings by amalgamating three or four plots. This used to destroys the character of the area. Now it has been reduced to 2.0, So the only development possible is restoration and upgrading the exhisting property.

Tax Structure: Certain aspects of the Tax structure do not favor heritage conservation. For example, Chabutaras are considered as commercial buildings and are taxed on such rates. Similarly, vacant properties are taxed less, leading to buildings of heritage value being locked up and left to ruin.

Changes in the economy

Closure of Textile mills: A large part of the residential population in the Walled City consisted to tenants working in textile mills. With the mills closing down, they were rendered jobless and stopped maintaining the old buildings that they occupied. This led to a variety heritage properties getting ruined.

Growth of gold and silver units: The gold and silver industry in the walled city grew and attracted many skilled persons in to the fabric. This influx of people from outside has disturbed the homogeneity of the social fabric in pols. This is also suspected to have increased the crime rate in the walled city.

Commercial ingress in the old fabric, especially after the addition of relief road, created a lot of undesirable changes in the landuse. Warehouses coming up inside the pols, greatly disturbed the residential character.

Social problems leading to migration: Successive riots and communal problems have forced people to migrate thus weakening the upkeep of the fabric.

Lack of information

Awareness among the people about conservation is very poor. Also the un-availability of proper building materials for repair works caused decay. Proper maps and drawings of the walled city were not available. This reduces the access of the police, fire force, ambulances, etc. into the deeper portions of the city.

City becomes a habit

The additive effect of various negative attitudes and practices has further led to the destruction of the normal fabric and activities. Later, these negative attitudes have been internalized and become habits.

Strategic Partnerships

The success of any intervention depends on the building of strategic partnerships and in stimulating wide spread participation of a variety of stake holders.

Community participation

A series of activities were organized to elicit community participation. Some of these are described below.

A meeting at Khadia: A meeting was held in the old city 'Khadia' to discuss the possibilities and strategies of conservation and development of walled city of Ahmedabad. This was organized by AMC and attended by many citizen groups, renowned personalities and AMC officials.

World Heritage Week celebrated in Desai-ni-Pol: The first public programme entitled 'Preservation of the Past and Glimpses of history', was launched at Desai-ni-Pol in Khadia area on 19th November 1996. This was a unique program where "Heritage" was the main issue and organized jointly by citizen's groups and Municipal Authorities.

Desai-ni-Pol has a place in history because of its rebellious past during the British rule. The residents of the pol released a booklet to mark the Heritage day, listing the historical houses, personalities who lived there, and a chronicle of important events.

Krantidarshan Padyatra (Freedom Walk): On 14th August, a freedom walk was organized where several houses, connected with the history of Indian freedom, struggle came to light. Twenty-eight important houses were identified and the citizens under the leadership of elected and government officials visited the same. Based on this on second October, 1997, many pol groups celebrated Gandhiji's birthday and buildings associated were visited.

Netaji's birthday celebrated in Bengal Home: A celebration similar to that in Desai-ni-Pol marked the birthday of Netaji Subhas Chandra Bose on 23rd January, 1998. Bengal Home in Dhobi-ni-Pol, established in 1905 was the center of actions. This is where revolutionaries from Bengal stayed and trained local people in revolutionary activities during the freedom struggle. During a public meeting on this occasion, the need for preserving cultural heritage was stressed.

Kavi Sammelan (Poets' meet): A Kavi Sammelan was organized on Kavi Dalpatram's death anniversary on 25th March, 1998, in the pol where he used to live. Organizations like Gujarat Sahitya Parishad also worked to make it a success.

Heritage Walk: A heritage walk was initiated through the old neighborhoods by AMC and the program was well publicized through brochures and posters. The community itself came forward with whatever help they could do. The residents in the route make efforts to keep the route clean and restored.

Volunteer involvement is very crucial for long term sustenance of any movement. Official recognition of citizen efforts is also vital. AMC has recognized this role and a proper certification process is also established.

Street signage programme: Name of an Area, particularly in historic inner city neighborhoods, is very important for the residents. They closely identify with the name. Unfortunately the street plate recognizing the identify of those areas has never been a priority. AMC took it up as a issue and has started to display name plates with municipal symbols and appropriately inaugurated them in the presence of AMC officials, local political representative and elderly persons of the neighborhood.

Role of media: In all these activities the role of media is very important to give wide publicity and create awareness among the common people.

Inter departmental and public private partnerships

City gates: The AMC in association with ASI set out on a beautification process focusing on the fort wall and city gates. ASI works on the physical restoration and AMC works on the landscape and lighting around the gates. As did in gate is the first gate is ready for first touches.

Fort wall: AMC in association with eminent architects has started the renovation work of the fort wall starting from the wall near CAMA park plaza hotel.

Façade grant: AMC with the assistance of state government and Gujarat Archeological Department is giving 50% grant for façade restoration. This type of inter departmental partnerships can include citizen groups and NGOs also. Kanubhai Dayabhai Mehta CHETNA Pravrutti Kendra is used as training center after restoring an old building in the walled city. CHETNA (Centre for Health Education Training and Nutrition Awareness) used the grant demonstrating to the people the possibilities and methods of restoration.

Restoration of Dwakedish Temple: AMC initiated the restoration process of this more, than 400 years old Vaisnav temple at Raipur area.

Kavi Dalpatram Memorial: An unique memorial designed through AMC initiative and initial sponsorship is also raised for actual execution.

Heritage working committee: A committee consisting of representatives from various departments of AMC and other govt agencies has been set up to coordinate various activities happening in the walled city area and focus into a common goal.

Transformer design in old city: Pole-mounted transformers installed by the Ahmedabad Electricity Company (AEC) are usually eye-sores in many parts of the walled city. One of these, located next to a Chabutara was redesigned by AEC in association with local architect in such a way as to highlight the importance of Chabutara.

Panchkuwa ward office: An old building near Panchkuwa Gate was identified by AMC for conservation. This building was restored and used for its ward office.

Heritage Gate of the Collectorate: Inspired by the heritage initiative the Collector of Ahmedabad requested AMC to help them to design a Heritage gate for their complex and took up renovation of their buildings.

Survey and documentation by State Archeology Department and AMC: Both the agencies have started a detailed survey and documentation of the important structures of the walled city of Ahmedabad.

City museum: A city Museum has been established with the help of Vastushilpa Foundation.

Involvement of elected representatives: This is an important factor in the success of any such activities as they have direct contact with the citizens and influence on them. Their involvement must be assured at all stages.

Establishment of a heritage cell: A heritage cell has been established in the AMC to look after heritage activities and policies. A separate budget of Rs. 50 lakhs has been allocated, as a start up fund.

The Process Continues...

The good beginning has been made in the field of conservation and development of walled city of Ahmedabad is to be continued by AMC, citizen groups, NGOs and private agencies. Some processes in the pipeline are :

Auto riksha tour: Auto riksha drivers are to be trained as guides and given identity cards, taking people for a guide tour to the important pockets. Signages and description about these places and buildings can be made. Maps and photographs of the places visiting can be displayed in this riksha. Use of Pollution free vehicles can promote environmental friendliness also. This initiative can be successful with the combined actions of AMC, Tourism department and auto riksha Association.

Chabutara (Bird feeder) restoration: Chabutaras are one of the major elements in the walled city of Ahmedabad and this is under destruction due to various reasons. They are to be identified, restored and used properly. An initiative is already taken by Jain Trust, citizen groups and AMC.

Heritage Police Force: A Heritage cell is envisaged in the Police force exclusively, to look after the activities in the heritage area. An IPS Officer in the rank of DySP should be appointed as the head of his cell. They will collect maps, models, photographs and all information of this area and keep track. This will help both citizens and authority to improve the situation in these areas.

Swatchatha Katha (Cleanliness campaign using a traditional art form): 'Katha' is a traditional story telling art in the city. Such art forms can be used to send the messages of cleanliness, conservation etc. to the common people. Local groups should be identified and trained to present these art forms. This is under consideration of Gujarat Pollution Control Board (GPCB), AMC, and Citizen groups.

Walled City News Paper: The work for a newspaper exclusively discussing the issues in walled city is underway. Citizen groups plan to promote this.

Heritage Products: 'Pothi' (traditional account book), miniature models of heritage artifacts, prints, table mats, coasters, calendars and cushion covers depicting the artifacts, etc. can be prepared and sold. Private agencies can take initiative for this.

Children's books on stories about the city: Books depicting the history of the city can be published in simple language thus creating the awareness among children. The first book showing the character of Manek Baba, a saint character connected to Ahmedabads Foundation is under preparation for primary schools.

Coin museum: A museum showcasing coins, Old Mint and the history of Ahmedabad Coinage is planned in Tanksal-ni-pol where the old mint was situated.

Transportation of building materials: Building material is being transported by donkeys in the narrow streets of old city, even now. This has certain health and social problems. The animals are wounded and the Banjara community is treated in a pathetic condition. With the help of an NGO-Prakriti, a temporary clinic has been established and a proper study is under way.

Inner city map: A detailed map of Ahmedabad is already published by SETU publishers. A special tourist edition highlighting the walled city area is been produced with AMC subsidy. AMC is planning to publish a detailed map of Walled City of Ahmedabad marking all heritage monuments and places.

Water conservation: There are a number of underground water tanks in many of the old city houses and this can be reused for rainwater harvesting and conservation. Cleaning up of surface drains, tanks and wells is to be taken up on a wartime action. This will be a relief for the acute water shortage in the area. AMC and citizen groups has already started the identification process and a base report with water quality analysis is under preparation.

Solid waste management: Regular removal of solid waste from the streets and neighborhoods is essential. Kamdar community, cyclerkshawalas and others are to be mobilized to involve in these activities. Waste trolleys that can be easily handled need to be designed and provided

Reaching Out

These experiences and lessons should be used to prepare a comprehensive strategy in a wider level.

Replicating the model: The model of heritage walk and other initiatives of AMC are getting replicated. With certain additions as per local characteristics, has already replicated the idea, and among other cities like Amritsar, Pondicherry, Baroda, Jamnagar have already in the process of launching their project with the help from AMC Heritage Cell.

Sharing experiences: These experiences are being shared with smaller towns around Ahmedabad like in Dholka and Dabhoi. AMC officials are helping them to prepare comprehensive plans for improving physical conditions and heritage conservation. This will lead to a regional development plan small town development initiatives.

Initiating actions: All the agencies and citizens should try to initiate new and innovative ideas to support other actions.

Training administrators: Heritage should be introduced in the administrative training courses as a specialization to promote efficient heritage management. Sardar Patel Institute for Public Administration had asked AMC to conduct Lecture and demonstration project for their students.

HUDCO-AMC Collaboration: Finance will always play an important role for successful implementation of renewal projects. Particularly Housing finance and building repair loan segment could play an important role. On 31st January, 2000, HUDCO board has approved the heritage exploration with investment in the septennial of a Heritage sector. On the 18th of April, on the occasion of World Heritage day a MOU will be signed between AMC and HUDCO to detailing the financial implication in this sector.

International agencies:

AMC-French Govt. Collaboration: International agencies should be contacted to share the experiences of various agencies working in this field. This will give a wider perspective and awareness of the methods and approaches. On 14th of January empowered with 74th amendment of our constitution AMC has signed MOU with French Govt for a scientific study of the walled city. This is initially for one year. A French team along with AMC staff is working jointly to achieve this goal.

AMC-Dutch Govt. Collaboration: Dutch had a small presence in Ahmedabad in earlier days in connection with trade & commerce. A Dutch factory and grave yard still reminds their past presence in the city. Restoration and a interpretation booklet exploring the related history in under way.

Endangered Heritage Site: Walled City of Ahmedabad was included in the list of endangered heritage sites by the World Monument fund. This was used to intensify the conservation activities in walled city and generate international attention.

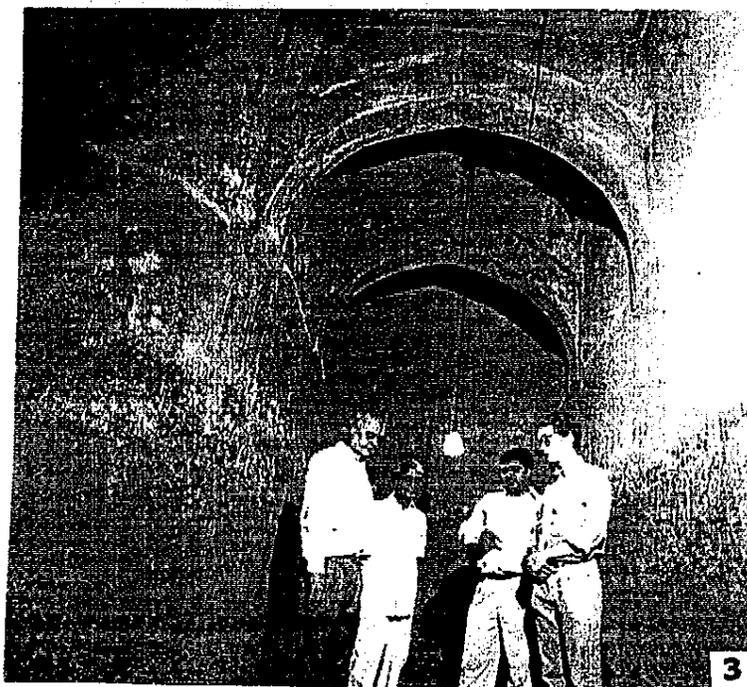
Learning from the Experience

Ten Commandments for local governments for conservation of heritage zones

- Intervene strategically
- Start with available resources
- Elicit support of local architects, professionals and NGOs
- Get support of local people.
- Identify implementable projects
- Involve elected wing
- Coordinate with other government and non-government agencies
- Establish a heritage unit in the local government
- Sensitize all official agencies towards heritage work
- Recognize and cooperate with International bodies and coordinate their actions

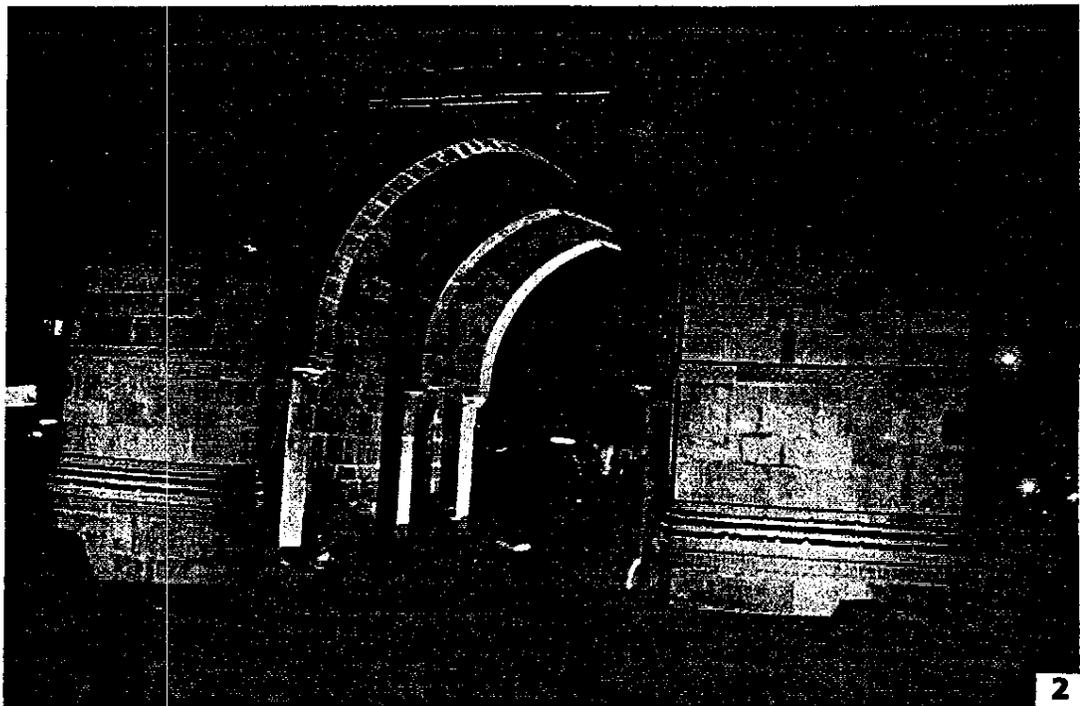


1. New signage in the Pol
2. Tanks in Pol house for collecting rain water
3. Discussion during the Indo-French project Heritage Initiative





1. Regular meetings held by Mr. Debashish Nayak in Ahmedabad Pols



2. Restoration work including lighting on the city gate in Ahmedabad

CONSERVATION OF CHANWAR PALKHIWALON-KI HAVELI, AMBER

By: Nimish Patel & Parul Zaveri

CLIENT'S BRIEF : The clients, J.P. Singh and Faith Singh, purchased the ruin on the advice of the architects, Nimish Patel and Parul Zaveri, in order to establish that: (a) the ruins of the historic city of Amber are not as dilapidated as they appear to be; (b) their conservation/restoration is not as expensive nor as time consuming as it is projected to be; (c) they can be conserved/restored using only the traditional materials and technologies; and (d) traditional craftsmen to carry out the conservation/restoration work using traditional materials and technologies are still available.

The clients wanted to initiate the process of conservation/restoration and bring it to a useable condition, with no specific use in mind, to accomplish the above objectives. The flexibility of converting it into a residence/guest house/restaurant/conference venue was to be kept in mind.

CONTRACT VALUE : Since the work was also undertaken to bring out a sense of pride amongst the people of Amber about their own heritage as well as their own capabilities, the process of construction adopted was very different from the one involving conventional contractual relationships. The master craftsman, as well as his subordinates, were employed by the owner for the restoration work. A local unemployed graduate was given the responsibility of the Manager of the works to purchase materials and carry out the day-to-day administrative work involved in the project. The Cost of the Project - worked out to be approximately Rs.2,800,000/-.

PROGRAMME AND TIME-FRAME FOR COMPLETION : Since the objective was to re-establish the relevance of traditional materials and technologies in contemporary context, no specific programme, nor any specific time frame, was fixed for its completion, when the work started in 1989-90. The objective was to make each room habitable and provide adequate electrical points so as to enable every space to function as residential/hospitality/conference oriented activities.

HISTORICAL BACKGROUND : The ruin, known as Chanwar Palkhiwalon-ki-Haveli, belonged to the community whose function was to operate the traditional fans in the palace of Amber, the then kingdom of the Kachhwah Rajputs in Western India, and had been abandoned for many decades. It was not possible to establish whether the seller of the ruin, at the time of purchase by J.P. Singh and Faith Singh, was the direct descendant of the original occupants.

ISSUES OF CONSERVATION/RESTORATION CONSIDERED AND

JUSTIFICATIONS : The restoration and renovation of this ruin was one of the integral parts of the larger objective of conservation of the 800-years old historic town of Amber by J.P. Singh, the convenor of The Jaipur Chapter of Indian National Trust for Art & Cultural Heritage (INTACH) and the Architects, Nimish Patel & Parul Zaveri.

The issues, therefore, were focused on re-invigorating a part of the historic area of the town, to establish that (a) the ruins of the historic city of Amber are not as dilapidated as they appear to be; (b) they were neither as expensive nor as time consuming to conserve/restore/renovate them for adaptive re-use, as they were projected to be; and (c) they can be restored using only traditional materials and technologies for which traditional craftsmen were still available.

This process was expected to create conditions for regenerating the sense of pride amongst the people of Amber about their history, heritage, capabilities, knowledge, competence, etc. Consequently, many of the decisions, design as well as construction, were taken with initiation, participation and pro-active contribution of the craftsmen and local residents, and use of appropriate and artisan techniques/materials. Since the objective was to re-establish the relevance of traditional materials and technologies in the contemporary context, it was decided that (a) only the traditional materials will be used in its conservation; (b) none of the contemporary materials will be used; (c) no drawings will be made in the process of conservation; and (d) all design/conservation decisions will be taken with the inputs of the traditional craftsmen.

THE PROJECT'S CONTRIBUTION TO ITS CONTEXT AND COMMUNITY, ITS RELEVANCY AND SIGNIFICANCE :

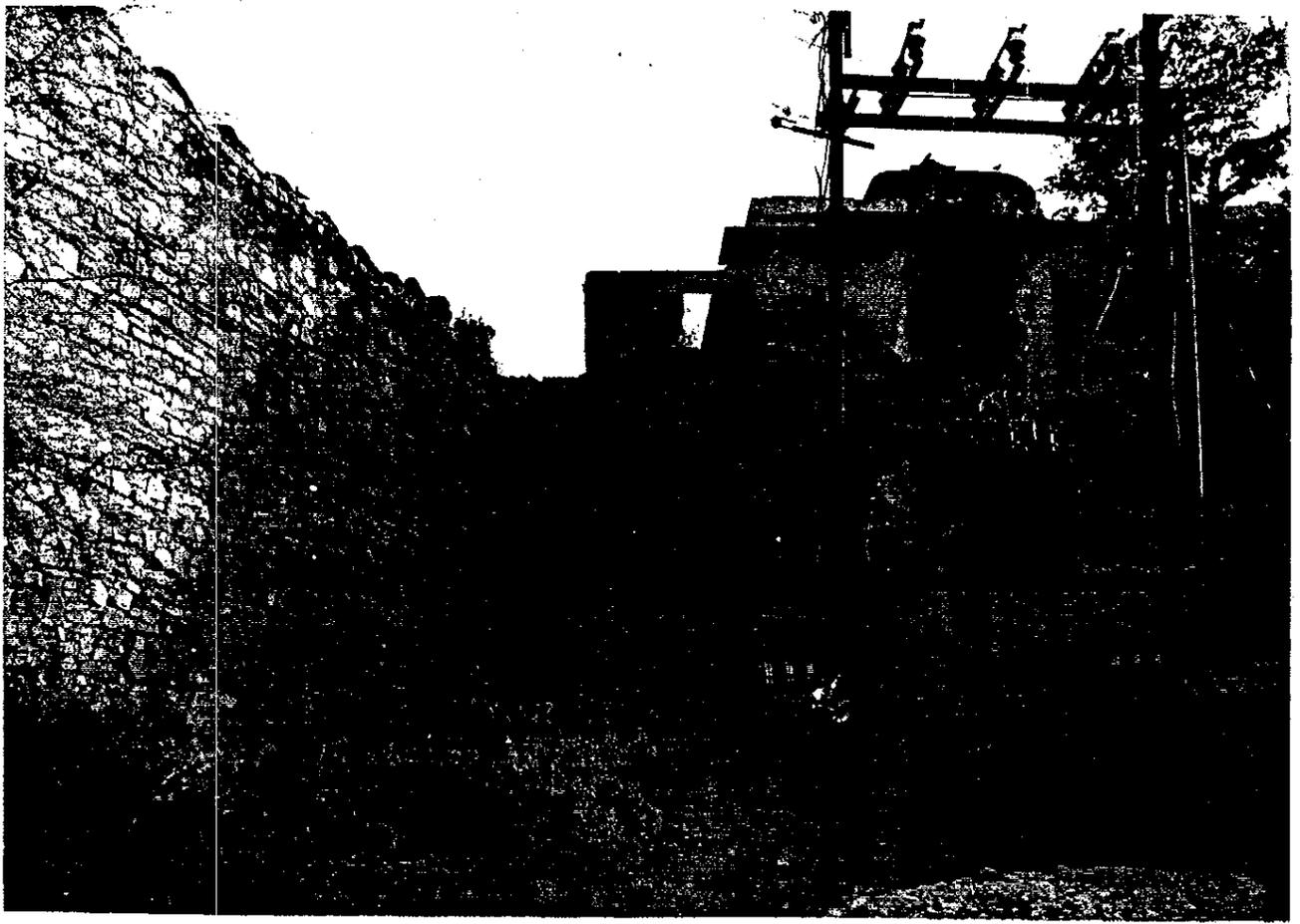
Some surprising consequences were experienced at the start, during and as an aftermath of the project : (1) Prior to the beginning of this exercise in Amber town, which has about 350 useable buildings and a greater number than that as ruins, the ruins were abandoned, with hardly any ownership records or claimants. As the conservation of the Haveli progressed and the results were seen, many ruins found more than one individual claiming ownership; (2) the prices of the ruins suddenly shot up to unrealistic levels, in the hope of finding a likely buyer who would invest money for such transformations; (3) It took J.P. Singh three months to find the master craftsman, who came with five craftsmen to support him. Presently, each one of them is an independent contractor with his own team, and contribute to the Built Environment through the increased use of traditional materials and technologies; (4) The traditional plaster carried out here has been emulated by Mr. P.R.S. Oberoi, the Vice Chairman of the Oberoi Group of Hotels, for his Fort near Jaipur and, subsequently, for his luxury Resort Raj Vilas at Jaipur, which has set standards in traditional ambience in India.

RELATIONSHIP OF NEW TO OLD : Since the entire property was a ruin and restoration was the principal activity, instead of renovation, there is no significant dividing line between the new and the old. Whatever was old has become new, and only an entirely new passage has been added, to facilitate circulation.

DISCOVERIES : There were many, and in many directions: (1) The ruin was not as dilapidated as it appeared to be. It was restored at approximately Rs.3,800/- per sq.mt.; (2) Maximum deterioration of our cultural heritage has occurred in the 20th century and the main cause of it is a change in the value system of the society which associates progress with rejection of the past; (3) Most traditional buildings are very respectful of the land and the surroundings they are set in; (4) The traditional materials & techniques of construction are much more durable than the contemporary materials and techniques; (5) Commonsense was the common denominator in the traditional process of decision making; (6) The traditional design and construction process offered opportunity for creative inputs at all levels of implementation and was not restricted to the design studios of the architect's office; (7) Simple looking time tested solutions are much better for long term interests than variety oriented experiments without innovative approaches; (8) The traditional craftsmen have much better understanding of the local materials & technology than professionals trained in the present education system; (9) The traditional skills and craftsmen are still available but there are not enough people to use them and their centuries old knowledge in the field; (10) The strength of Indian Architecture lies in the anonymity of its architect; (11) Most of us, the educated architects/engineers, are inadequately trained to undertake design & construction work in historic areas. There is a strong and urgent need to retrain ourselves; (12) responsible architecture will evolve only by contextualizing it in all aspects; (13) new buildings in historic areas must attempt a continuity with the past (without fossilizing it) and a change for the future (without being incongruent to its contextual surrounding)

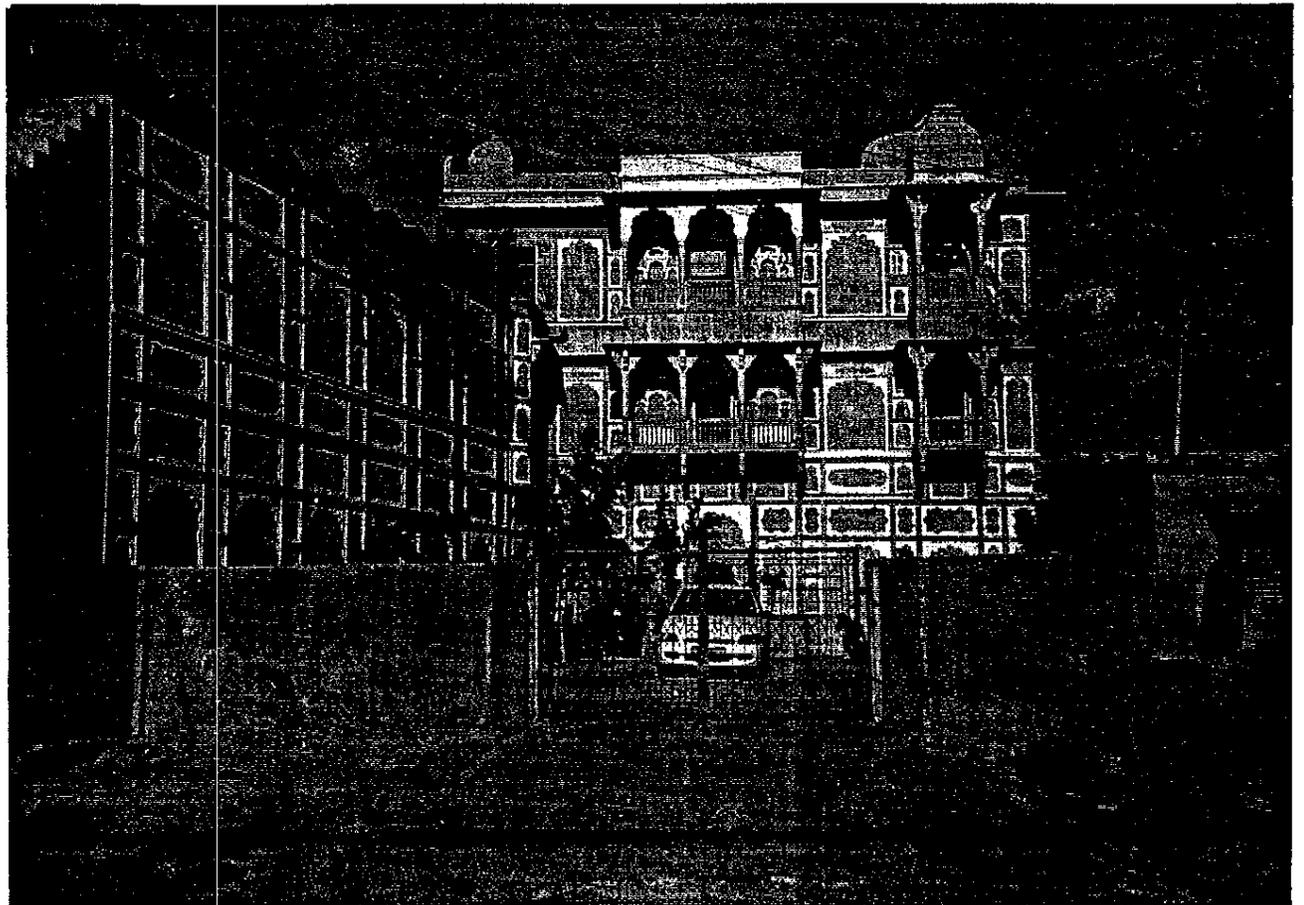
THE BUILDING'S PRESENT CONDITION AND STATE OF USE : Since the building and its conservation was a part of the larger whole, the other part of which was to convince the Government to accept a different set of by-laws for the development of Amber, and since the building was located at the end of the historic town, it was a conscious decision, on the part of the owners, not to put the building to any commercial use till the by-laws are accepted and implemented. This, unfortunately, has not happened and the owners, after waiting for 4-5 years, have decided to go ahead and use it as a small Guest House, an Anokhi production area using the local women, and an Amber Conservation Cell.

- DESIGN TEAM :**
- Nimish Patei & Farul Zaveri - Conservationists & Principal Architects
 - John & Faith Singh - Actively participating Clients
 - Ravi Kaimal - Partial flooring patterns
 - Yogendra Bhattacharya - Admin. Manager (Project)
 - Dharmiendar Kanwar - Co-ordinator from INTACH
 - Premchand Saini & Team - Master Craftsmen and Builders

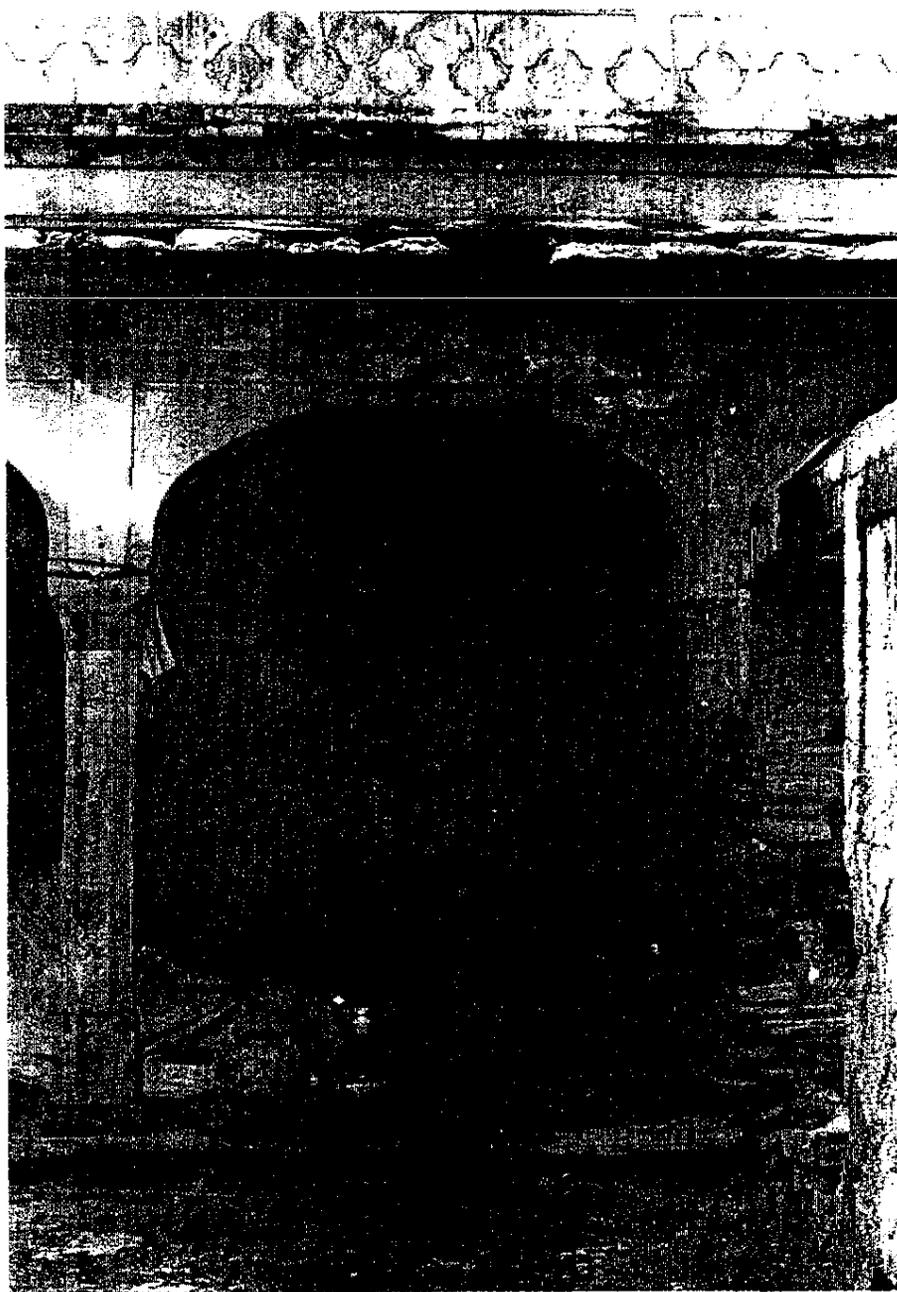


Chanwar Palkhi Walon Ki Haveli, Amber, View of entrance Façade after restoration
© Abhikram

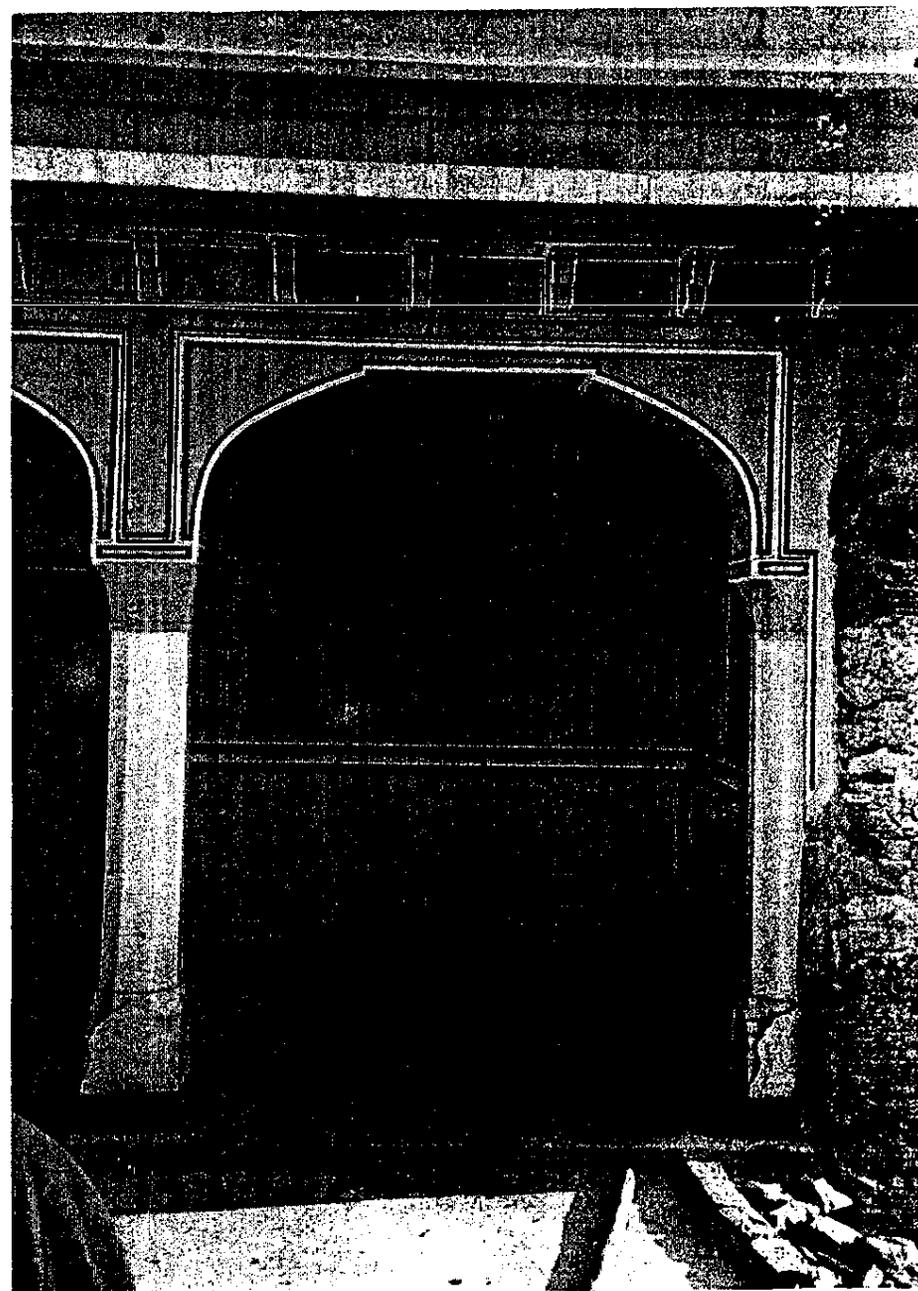
Chanwar Palkhi Walon Ki Haveli, Amber, View of entrance Façade after restoration
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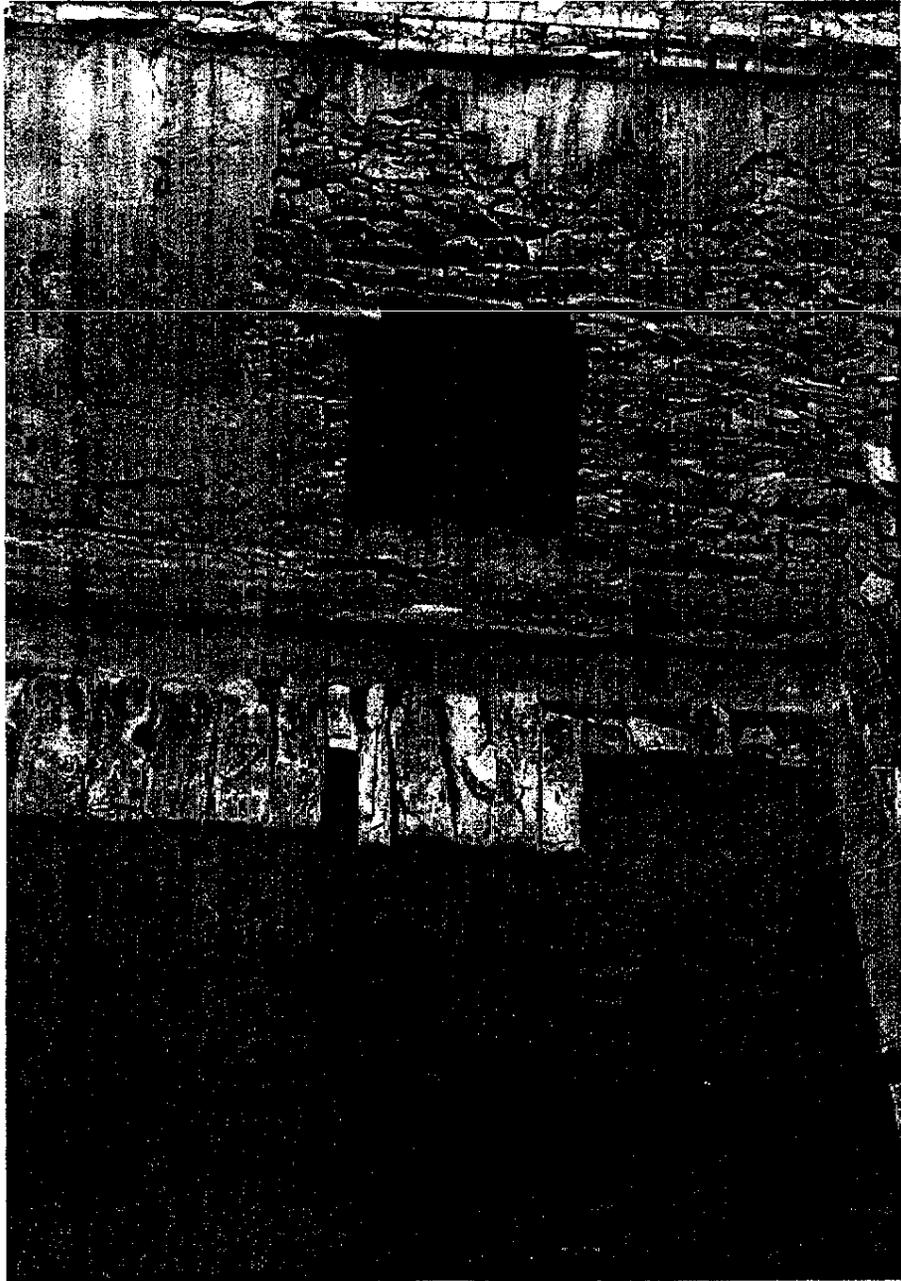


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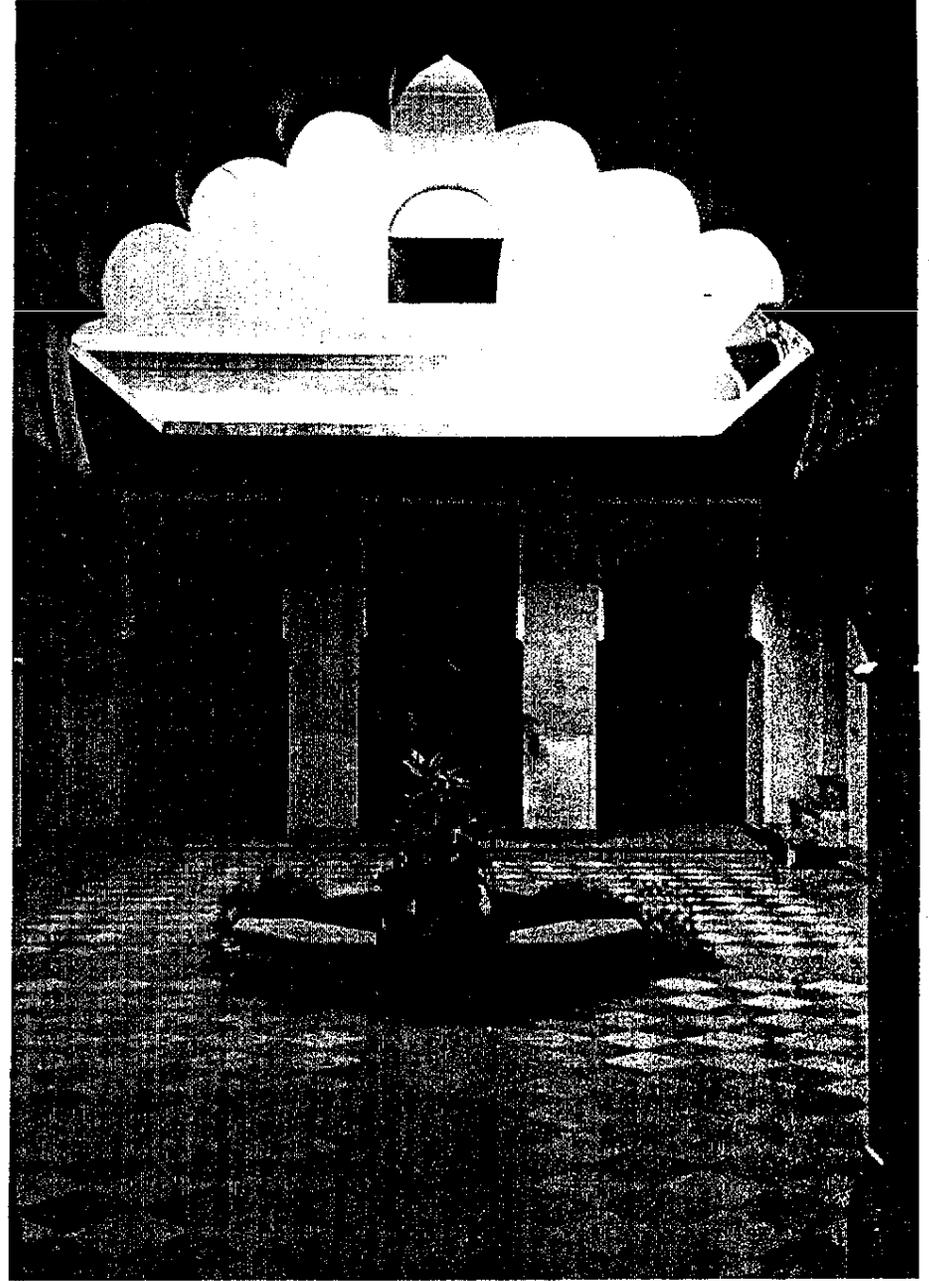


Chanwar Palkhi Walon Ki Haveli, Amber, The Verandah, before restoration
© Abhikram

Chanwar Palkhi Walon Ki Haveli, Amber, The Verandah, after restoration
© Abhikram



Chanwar Palkhi Walon Ki Haveli, Amber, Rear part from courtyard, before restoration
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Chanwar Palkhi Walon Ki Haveli, Amber, Rear part from courtyard, after restoration
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Market Street in Corning, New York, USA: A Public-Private Partnership in Community-level Revitalization

Azhar Tyabji, Urban Planner
Environmental Planning Collaborative (EPC), Ahmedabad

This case study showcases one instance of the revitalization of a commercial main street in a small US city into a vibrant tourist attraction, by pointing to the conservation and development of the historic buildings that line it, and the improvement of the entire street as a positive experience. This example demonstrates the importance of public private partnerships in project financing and implementation with 40% capital investment by shopowners themselves, 40% investment from local industry with advertising rights, and 20% investment by State Government. The paper showcases heritage conservation as a community effort, with a variety of inputs from residents, public agencies, and technical specialists.

CONTEXT

- City of Corning located in the State of New York
- Quiet little city in the country
- Main source of employment is the production of glass for high-quality commercial and specialized application from household goods to fibre-optics.
- Glassware from Corning is sold throughout the world

HOW DID THE REVITALIZATION PROCESS BEGIN?

- Interest in reviving the street began in the 1960s. Three local residents made slide presentations about the beautiful architecture along Market Street, the main commercial road in Corning, to the Mayor and the City Council.
- The presenters wanted to prove that progress did not mean covering up the street's past, and that this beauty should be seen as an economic opportunity.
- They approached a local Museum to support them in making an application to the State Government of New York, from whom they got a small grant. This was administered by the local Chamber of Commerce in the city, which then set up a Façade Committee. This Committee got the initial designs for the street drawn up.

- In 1972, a local charitable foundation provided funds to set up a citizens' committee headed by the Mayor.
- Several merchants along the street took renewed interest in redeveloping the street, and a stretch of the street was placed on the National Register of Historic Places, a national listing of historic buildings which is maintained by the "Central Government" of the United States.
- At this point, the same charitable foundation decided to support the redevelopment initiative on a full-time basis, and as a result a new technical not-for-profit organization called the Market Street Restoration Agency came into being. Market Street has, over the past ten years, received awards for excellent street design and heritage conservation from the National Main Street Center and has become a successful example of community-level involvement in local economic development.

None of this would have been possible without the involvement of both local and state governments.

- The National Historic Preservation Act of 1966 is the government's most important preservation legislation; this has set the precedent for the formulation of national policies and programs that aim to retain heritage properties through the restoration and adaptive reuse of individual buildings and the conservation of larger areas, both natural and manmade.
- Each state in the United States has a State Historic Preservation Office (SHPO) which is supposed to carry out policies formulated in accordance with this Act. The buildings which come under the purview of the SHPO remain under the control of the "Federal" (our "Central") Government.
- Each State Government also controls a significant number of historic properties; in the case of Corning, these are administered by the New York State Dept. of Parks, Recreation and Historic Preservation and a parallel agency called the Bureau of Historic Sites.
- The Bureau of Historic Sites provides a wide-range of technical services, including the preparation of city-level plans, inventories of buildings, landscape plans, and archaeological studies. The equivalent of this State body in India would be our State Departments of Archaeology.
- At the local level, City governments control the maintenance and use of local historic sites: these are administered by the local City Planning Commission, and their use is overseen by the local City Council.

THE STAKEHOLDERS

- Primarily small business owners and shopping facilities. Most of these properties are privately owned. From the very beginning, it was important to acknowledge the shopowners as the primary stakeholders in revitalizing the street.
- Over time, as buildings were restored and more visitors arrived, the stakeholders also grew to include residents who were living in buildings behind the shopfronts.

A CONSORTIUM OF AGENCIES WERE INVOLVED

Over the course of 25 years, several other collaborative agencies were pulled into the revitalization process. These included:

- **The National Main Street Center**, based in Washington, DC.
 - Provides direct, on-site technical assistance to cities, towns and neighborhoods.
 - Publishes a wide range of training materials
 - Publicises heritage conservation and its economic benefits
 - Sponsors annual conferences
 - Awards cities and towns that have demonstrated outstanding main street revitalization projects
- **Market Street Restoration Agency**.
 - Local not-for-profit agency
 - Plays a key role on coordinating the planning and implementation of street design
 - Organizes social events to raise additional funds
 - Coordinates with local and State-level authorities.
- **Corning, Incorporated**
 - Multinational firm
 - Philanthropic foundation
 - Specialises in the production and global marketing of glass products
- **The Southside Neighborhood Association**
 - Includes approximately 3,000 residents
 - Covers a total area of approximately 4 sq. km.
- **The New York State Department of Parks & Recreation**
 - Public agency responsible for the development and upkeep of the state's heritage and tourism resources

- **The Corning City Planning Commission**
 - Apex body within City Government composed of planning experts, residents and city representatives
- **The Corning City Council**
 - Makes neighborhood-level decisions, composed largely of residents
- **Cornell University, Ithaca, New York.**
 - Undergraduate and postgraduate students recruited on an on-going basis to document heritage buildings all along the street

PLANNING AND IMPLEMENTATION PROCESS

- Market Street Restoration Agency (MSRA) undertook survey of heritage buildings. Documentation included detailed architectural measured drawings, on-site structural evaluations, dating, property record searches, historical research on each building, exterior photographs of each building, type of use, and name and residential address of the shopowner.
- Based on this survey and documentation, MSRA identified various stakeholders.
- MSRA held series of city-level meetings with shopowners, explaining the importance of revitalizing their streetfronts.
- MSRA urged business owners to contribute to financing environmental improvements along their street, including garbage collection, provision of street furniture, signage, and the repainting of building facades. They were told that this would attract tourists to the picturesque street, maximizing benefits at minimal capital cost to each shopowner. For municipal improvements, the cost was divided flatly amongst all shopowners. In addition, each shopowner paid for the restoration of his own façade:
- MSRA explained the tax benefits available to property owners under the Federal Historic Preservation Tax Benefit Scheme and the Low-Income Housing Tax Credit Scheme, as two incentives for the renovation of their buildings. In very simple terms, owners of historic buildings are eligible under these special Acts passed in 1986 for a property tax rebate if they agree to restore their buildings to standards approved by the State Department of Parks, Recreation and Historic Preservation. This has resulted in the conversion of many derelict buildings into affordable low-income housing throughout the United States.
- Wherever possible, reluctant shopowners were shown old photographs of their shopfronts from the late 19th century to demonstrate the beauty of the original structure of their buildings. Many of them expressed great surprise on seeing them.

- Standardized "Community involvement invitations" were sent out from City Council to all residents to solicit their support for the effort. Elderly residents were recruited on a voluntary basis as group leaders for small-scale projects, such as polishing shopfront window panes and shopfront displays and decorations.
- Urban design guidelines were drawn up by MSRA for the entire street
- The finances were generated from a variety of sources. The capital costs were divided between the State Dept. of Recreation and Parks (20%), a consortium of business establishments (40%), and Corning Incorporated (40%).
- The project received an award for outstanding community service from the National Main Street Center in Washington, DC, in 1996, and has been widely publicised as a success story.
- The success of this measure has prompted residents to call for similar measures along other streets in the city of Corning.
- Another bi-product has been the promotion of a number of walking tours, historical literature, and other publications, and the general reawakening of interest on the part of the city's residents to their architectural and cultural heritage.
- The project was showcased in neighborhood newsletters partially funded by City Government, as well as the official newsletter of the National Trust for Historic Preservation (NTHP).
- The Market Restoration Agency has now expanded its activities to organizing a number of social programmes throughout the year, aimed at raising awareness of Corning's heritage. It continues to organize community-level events such as local crafts and antiques shows, art exhibitions, gala dinners with celebrities, riverfront park ice cream parties, and tours by volunteer residents of famous buildings in the city

CONCLUSION

This case study demonstrates the importance of heritage buildings as a local business resource and the importance of main streets in to the overall development of our cities. A similar main street revitalization project may be possible in your city, in the form of a public-private partnership.

Preserving the Architecture of Historic Cities and Sacred Places

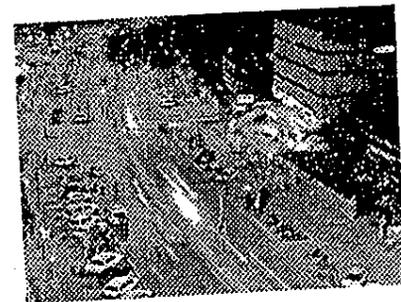
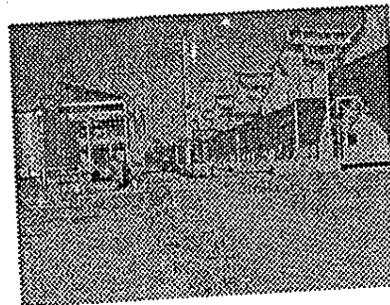
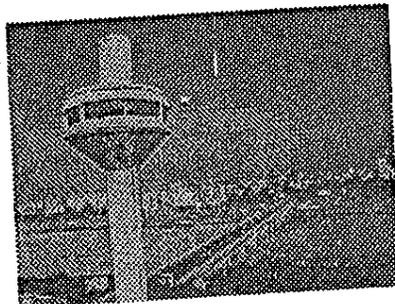
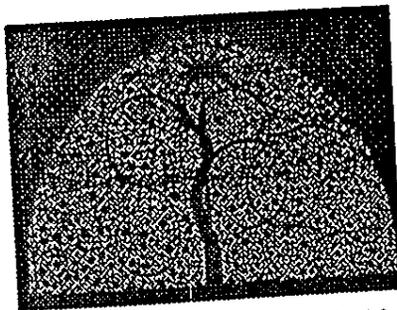
**Opportunities in the Walled City of Ahmedabad
India**

Presentation Outline

- 1 Ahmedabad and its Walled City**
- 2 Key Problems in the Walled City**
- 3 Local Initiatives at Revitalizing the Walled City**
- 4 An Effective Renewal Program**

1.1 Ahmedabad

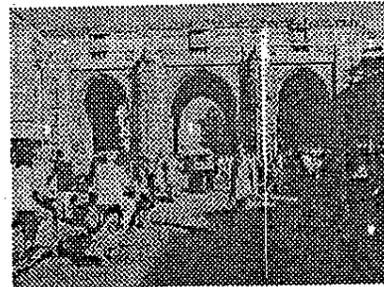
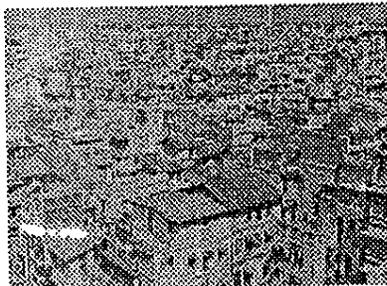
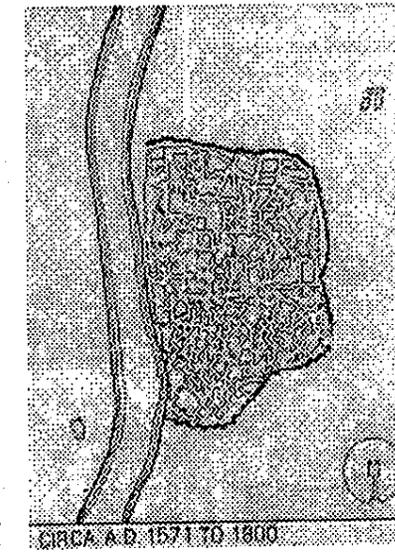
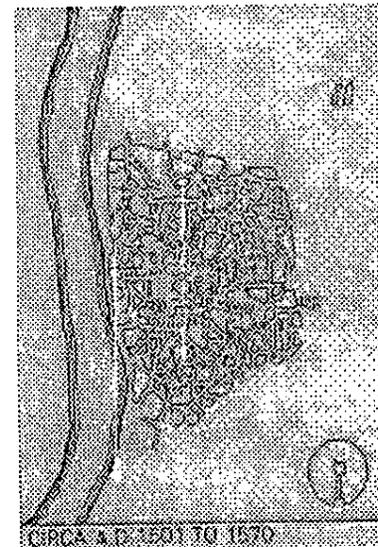
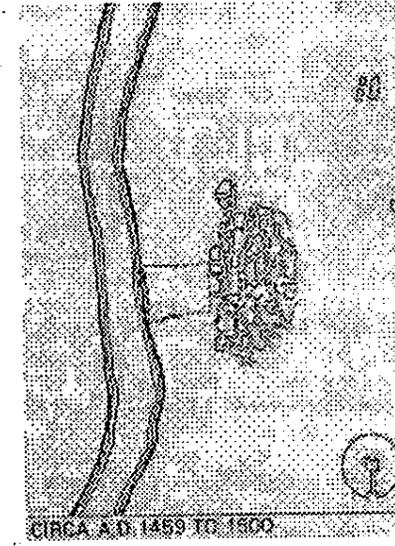
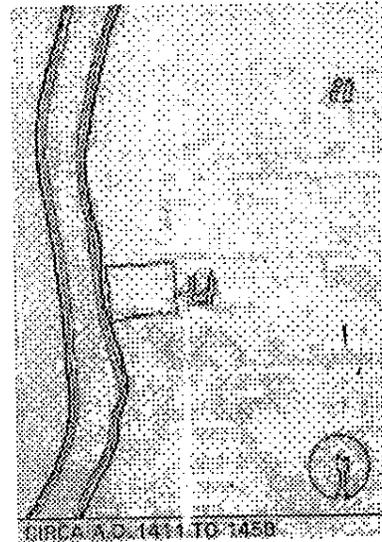
- 600 years old and the 7th largest city of India
- Population: 3.9 million
- Area: 358 Sq. kms (extent of area zoned for urbanization)
- Important center for production of textiles, pharmaceuticals, chemicals and dyes
- Important center for trade and commerce
- Important center for education, financial and professional services
- Important center for innovations in urban management, finance and planning



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1.2 The Walled City of Ahmedabad

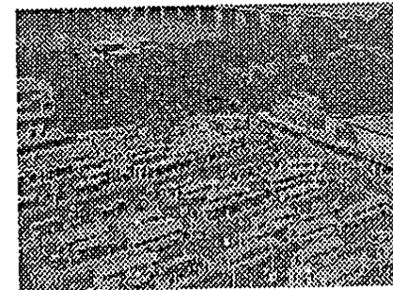
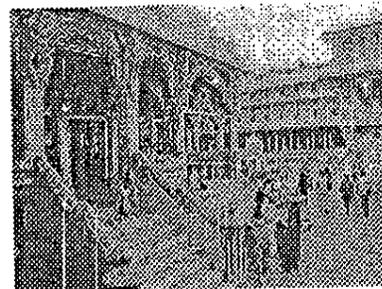
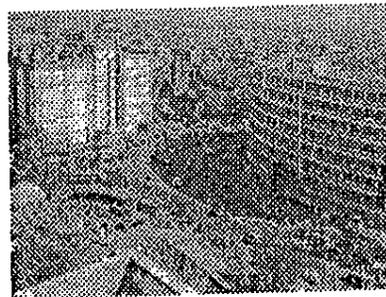
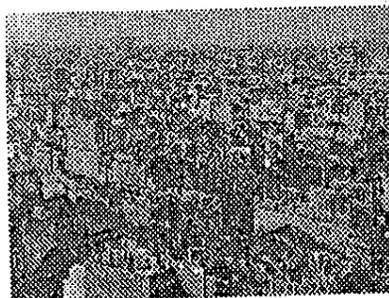
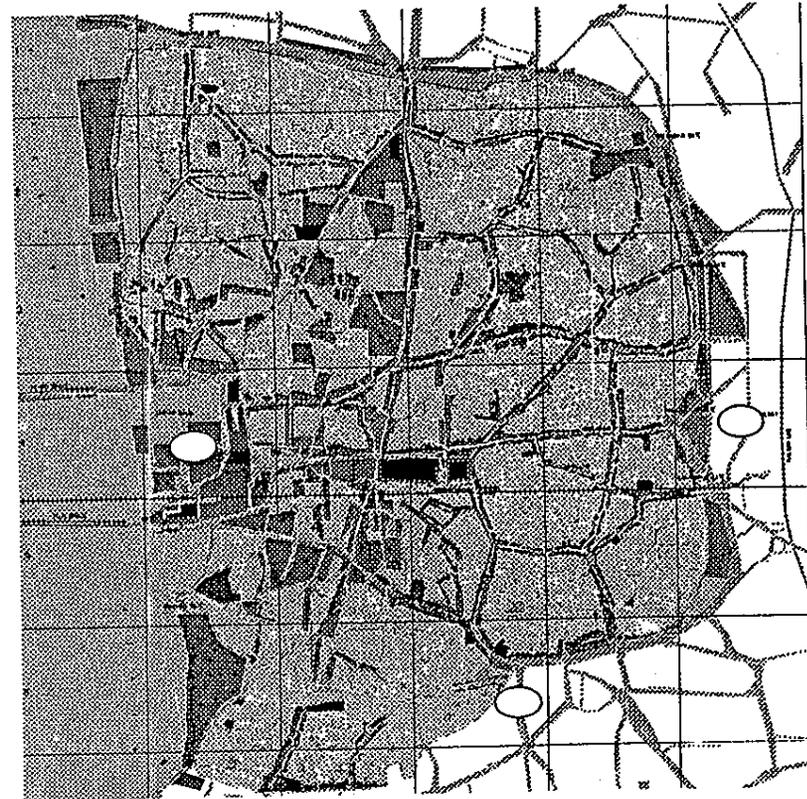
- Established in 1411 on the East bank of Sabarmati river
- Fortified in 1571
- First textile mill established in 1846
- The Fort Wall demolished in 1920, gates retained - portion of the city within the old fort wall is still referred to as "the Walled City"
- Area of the Walled City - 5.84 Sq km
- Population: 3,98,000 persons (1991)
- Density: 68,000 persons/sq. km,
680 persons/hectare
- 22% of jobs and 10% of population are concentrated in the Walled City



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1.3 Diversity of Activities in the Walled City

- Residential
- Administrative Institutions
- Retail Markets
- Wholesale Markets
- Warehousing Facilities
- Traditional Craft Manufacturing
- Entertainment Facilities and Hotels
- Temples, Mosques, Churches
- Ahmedabad Railway Station
- Main City Bus Terminus
- Main Regional Bus Terminus

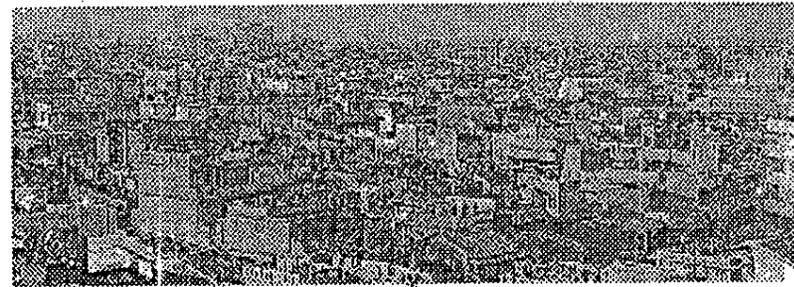
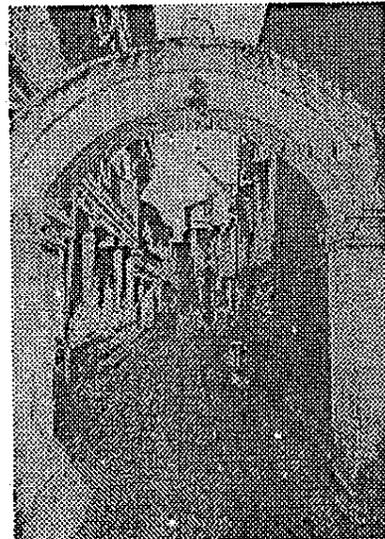


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1.4 Fabric of the Walled City

- Map on right shows one square mile
- Narrow gated cul-de-sac streets - *pols*
- Organic street pattern
- Mostly low rise - 2 to 3 stories
- High density compact built form
- Buildings with internal courtyards
- Richly articulated buildings
- A palimpsest of diverse architectural styles

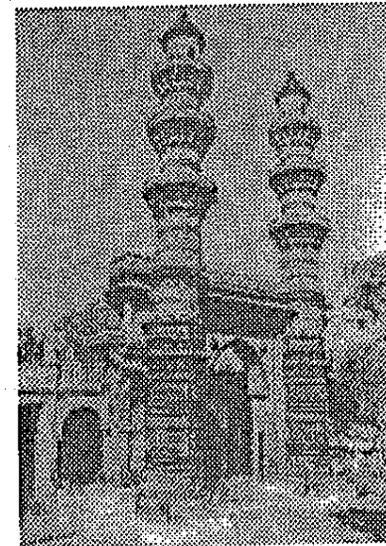
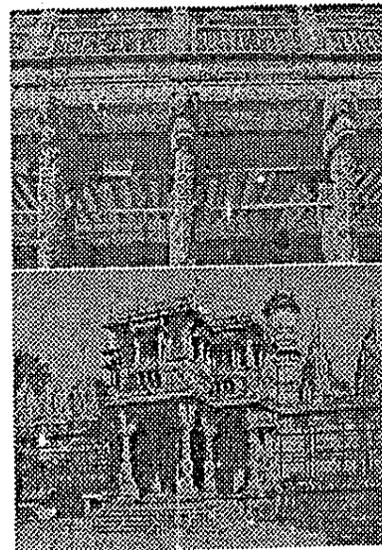
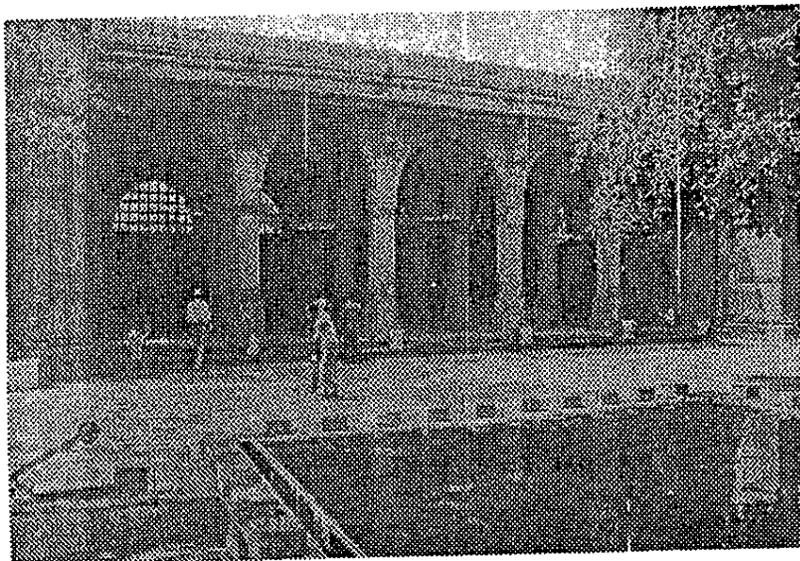
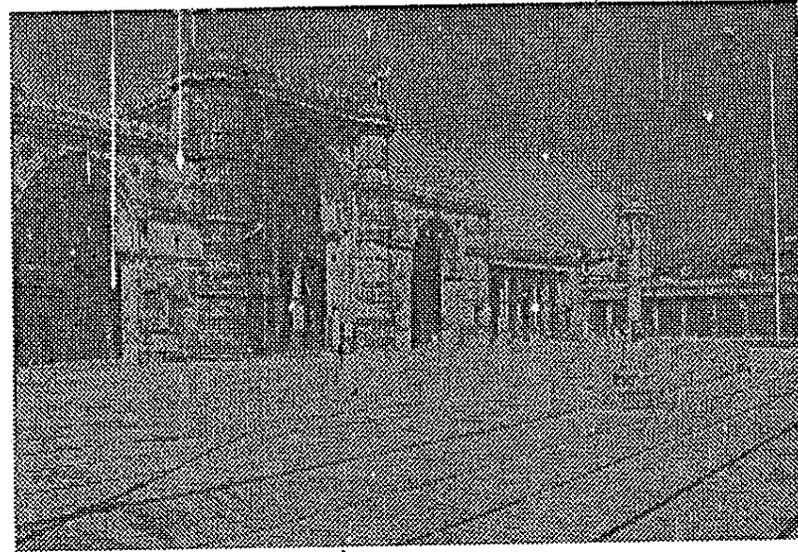


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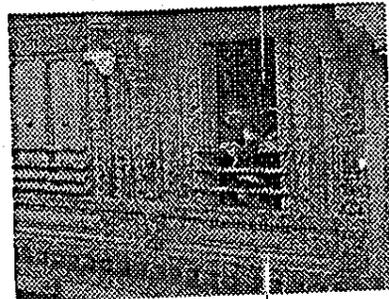
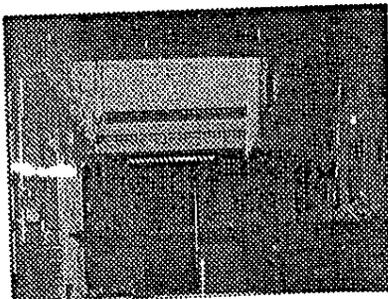
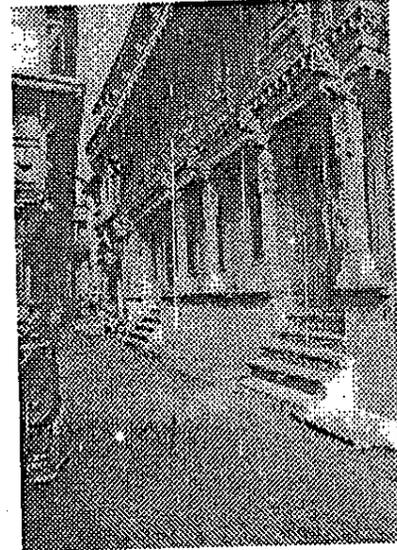
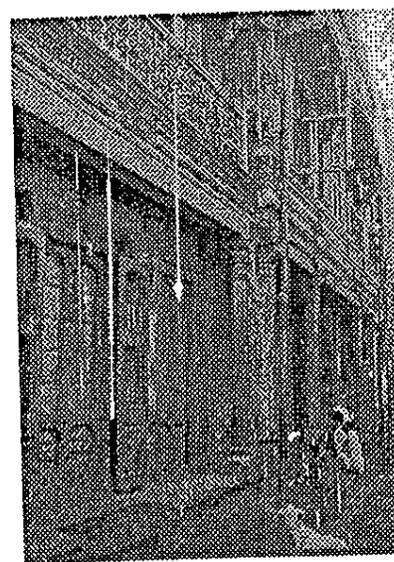
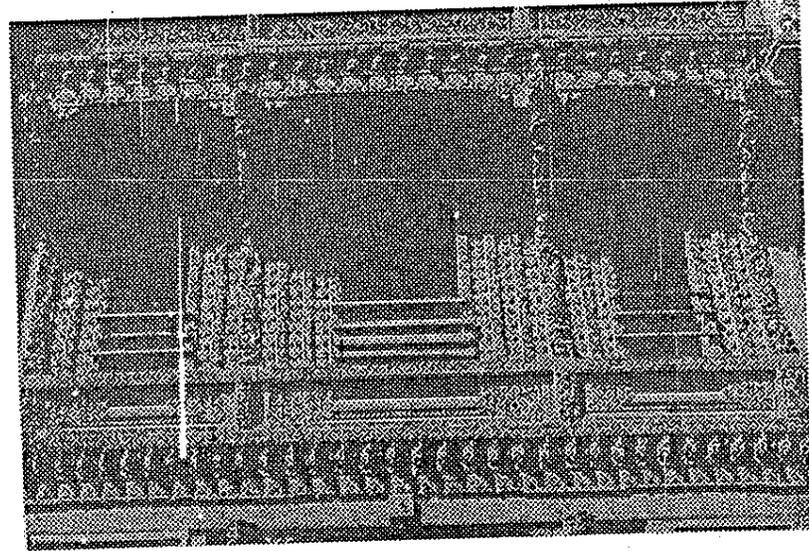
1.5 Formal Architecture in the Walled City

- 23 mosques in the Indo - Saracenic style, sandstone construction
- Variety of Hindu and Jain temples
- Sandstone gates which were part of the fort wall
- Portions of the old brick fort wall
- Some buildings from the British Colonial period
- Palace of the Mughal governor of Ahmedabad



1.6 Residential Architecture of the Walled City

- Traditional residential neighbourhoods (*Pols*) organized around cul-de-sac streets -
- Traditionally a *Pol* housed a particular community - it is no longer so
- Narrow and deep houses with internal courtyards
- Richly ornamented/carved wood facades
- Composite construction - timber frame work with brick or stone in-fill walls
- Underground tanks for storing rain water



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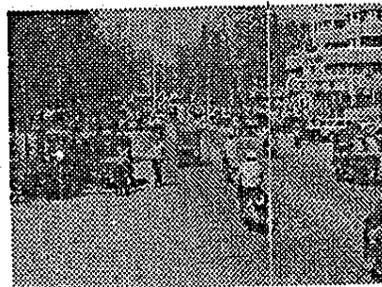
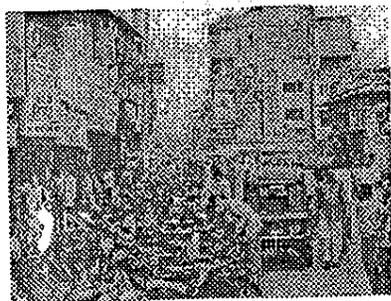
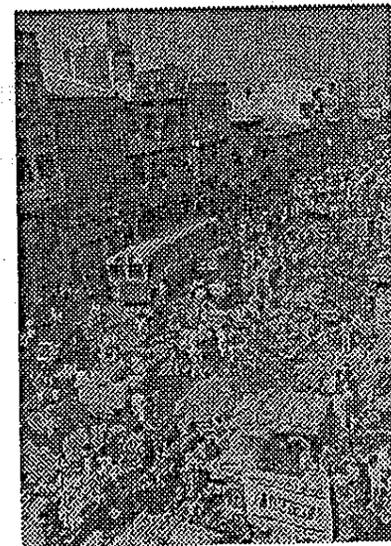
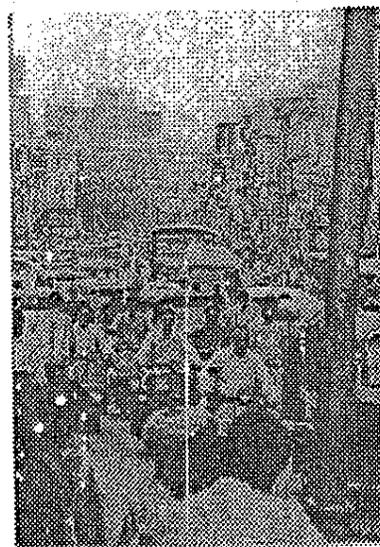
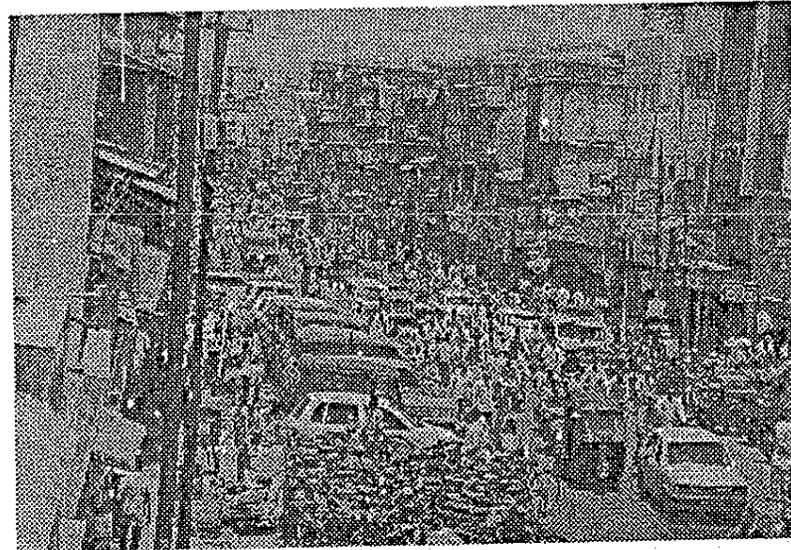
2 Key Problems in the Walled City

Preserving the valuable architecture of the Walled City requires a comprehensive approach which addresses many interrelated problems - problems which contribute to the deterioration of the rich architectural heritage

- 2.1 Traffic congestion**
- 2.2 Inadequate infrastructure**
- 2.3 Inadequate municipal services**
- 2.4 Deteriorating building stock**
- 2.5 Insensitive building controls and planning**
- 2.6 Inadequately developed open spaces**
- 2.7 Lack of new investments**

2.1 Traffic Congestion

- Large volume of transit traffic passes through the Walled City
- Inappropriately located main city bus terminal and other traffic generating administrative institutions increases traffic volumes
- Inadequate use of available road widths due to encroachments, haphazard on street parking and lack of proper street design
- Inadequate facilities for pedestrians - side walks and pedestrian zones
- Inadequate systems for traffic management



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2.2 Inadequate Infrastructure

Water Supply

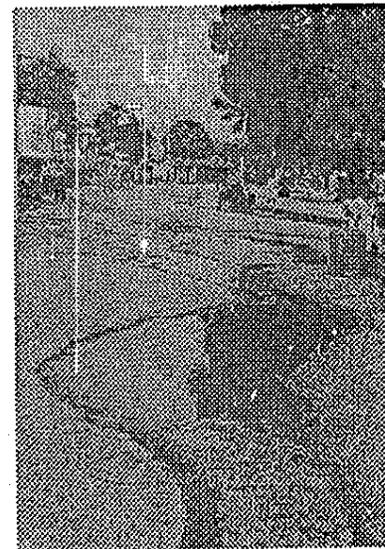
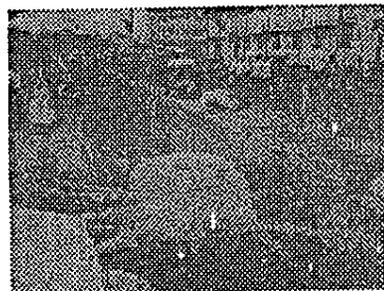
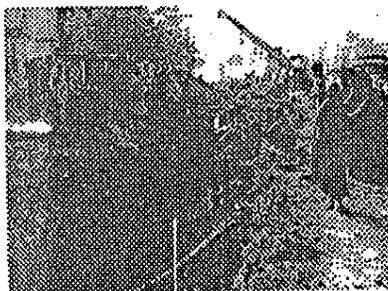
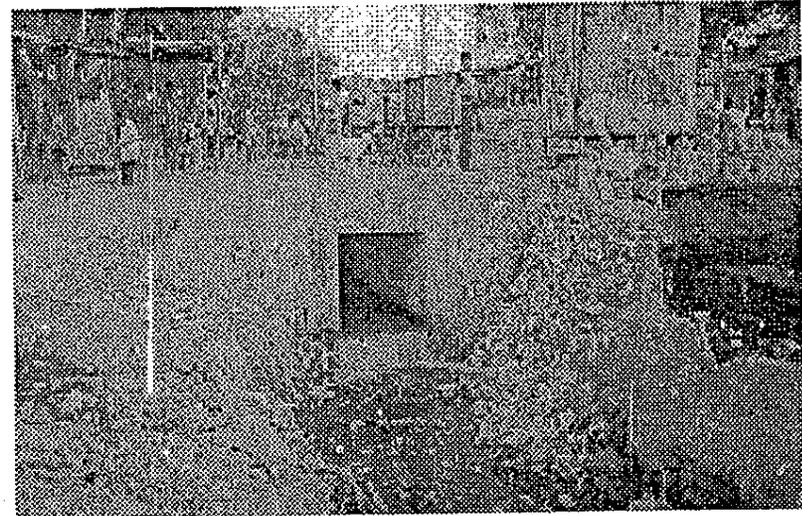
- Low quantum and pressure of supply
- Inefficient and deteriorating network leading to contamination and leaks
- Inadequate management systems

Sewerage and Storm Water Drainage

- Inefficient and deteriorating network leading to contamination
- Illegal interconnections of sewerage and storm water networks
- Inadequate management systems

Electrical Supply

- Inappropriate location of electrical equipment
- Unavailability of higher supply



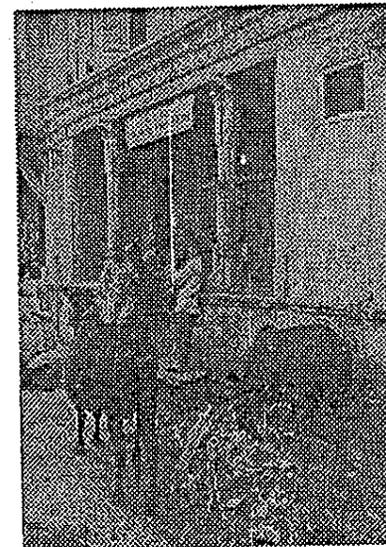
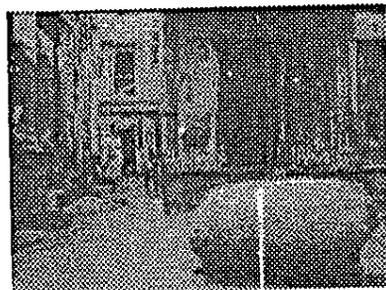
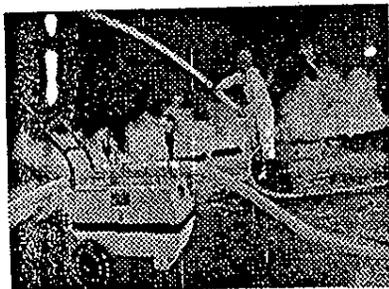
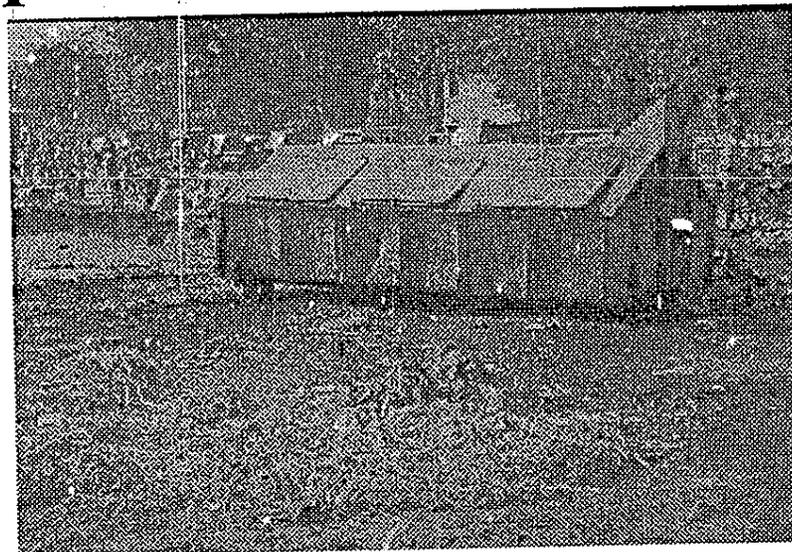
2.3 Inadequate Municipal Services

Solid Waste Management

- Inadequate and inappropriately located facilities for garbage collection
- Inadequate system for collecting and charging for waste collection from whole sale markets

Fire Services

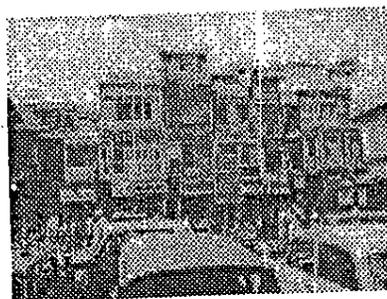
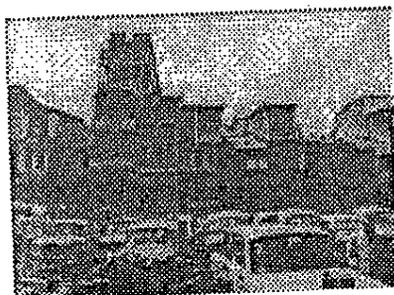
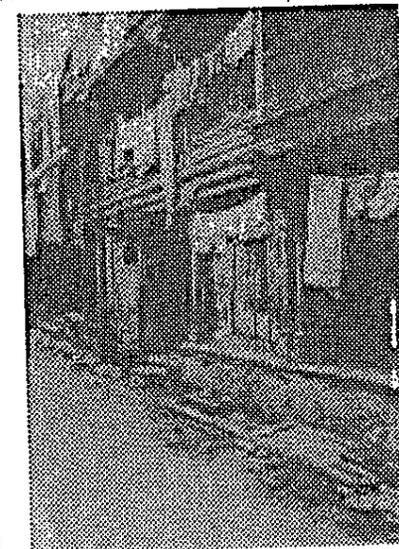
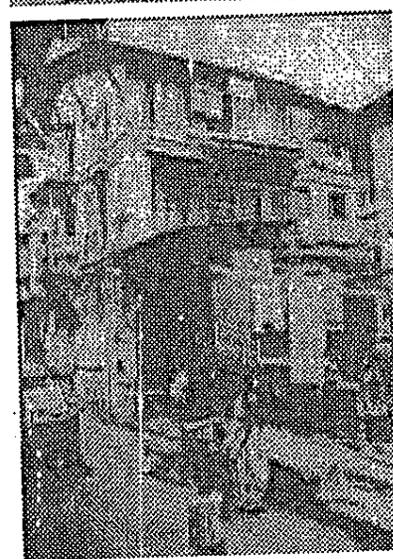
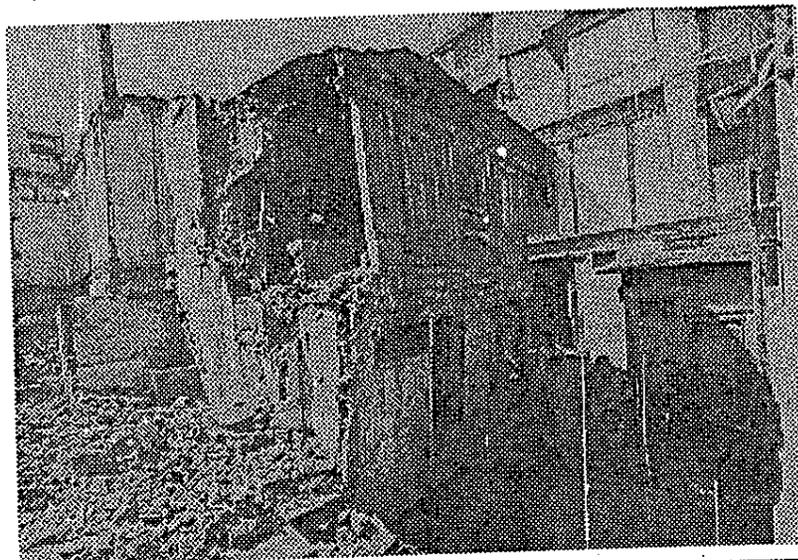
- Inaccessible congested lanes
- Inadequate availability of water
- Shortage of suitable equipment for fire fighting



2.4 Deteriorating Building Stock

- Out migration of wealthy communities and the unavailability of loans for home repair
- The Rent Control Act (which is biased towards tenants) discourages owners from letting properties
- Vacant properties attract lower taxes
- Inadequate infrastructure keeps property prices depressed
- Use of houses for warehousing

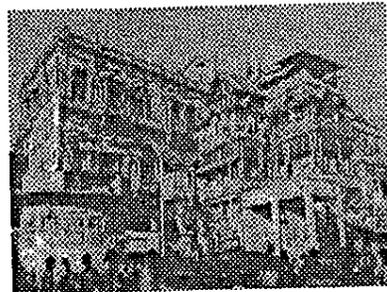
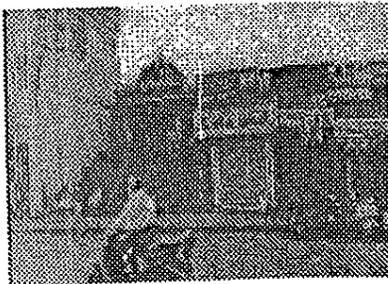
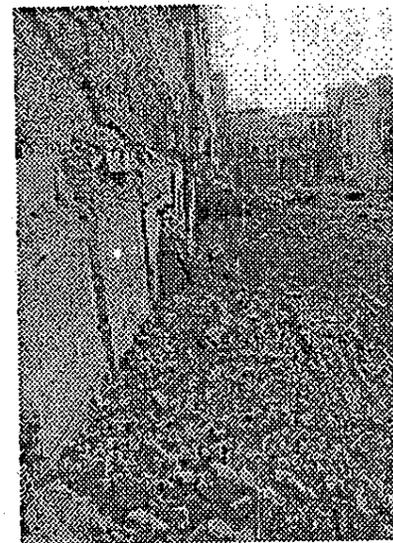
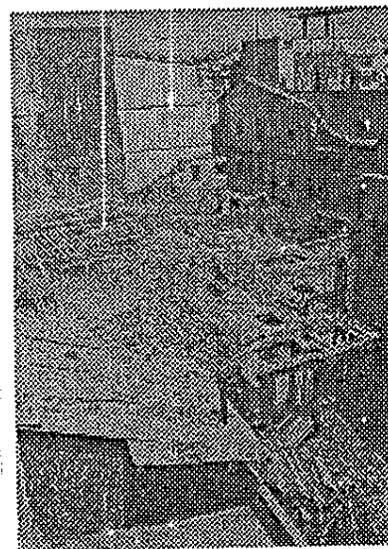
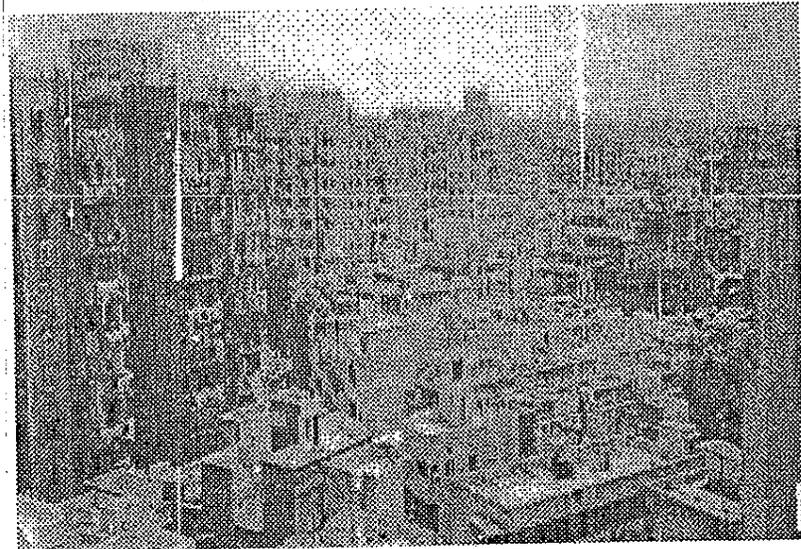
All of the above contribute to high vacancy rates, lack of maintenance and deterioration of usable building stock



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2.5 Insensitive Building Controls and Planning

- The availability of high FAR within the Walled City encourages demolition of old buildings and the construction of very large buildings within traditional neighbourhoods
- Indiscriminate planning proposals for road widening result in the destruction of valuable streets
- Non existence of effective heritage regulations (with controls and incentives) for the protection of the architectural heritage of the Walled City
- Building controls are not sensitive to the special characteristics of the urban fabric of the Walled City

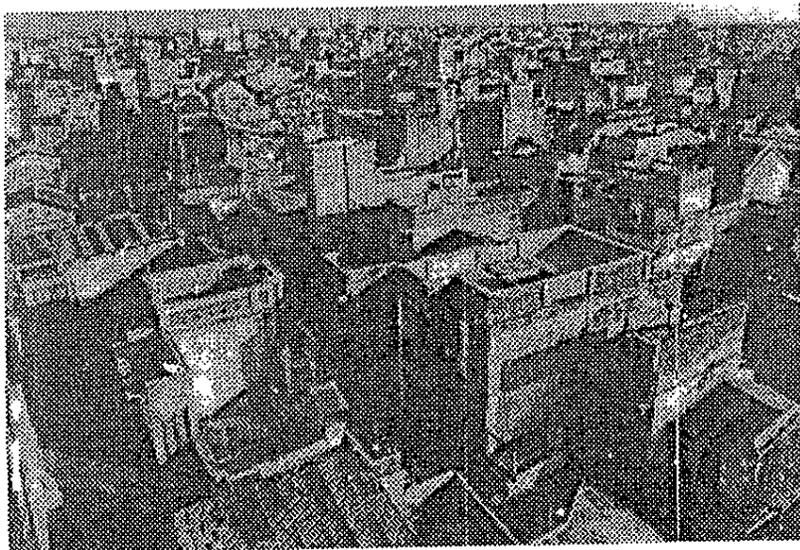


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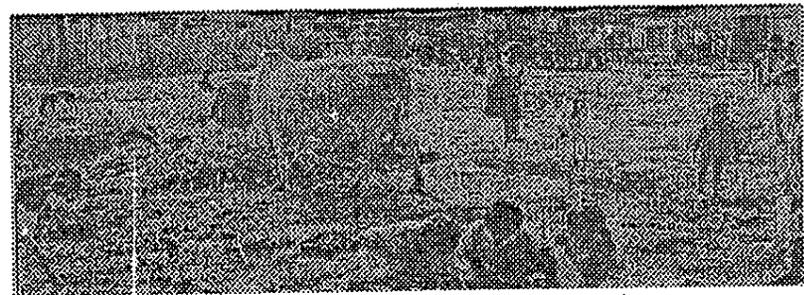
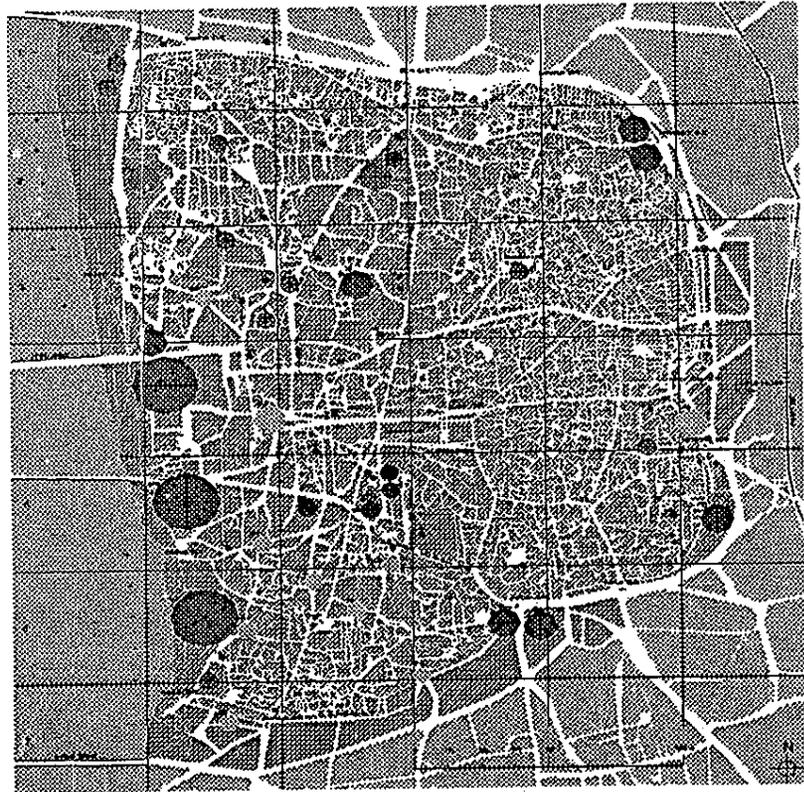
2.6 Inadequately Developed Open Spaces

- Existing large open spaces are often not well developed or maintained
- Absence of well developed small and medium sized open spaces - for neighbourhood gardens, playgrounds and tot lots

The lack of usable open spaces is seen as a negative feature of living in the Walled City

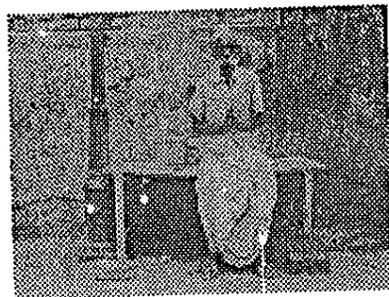
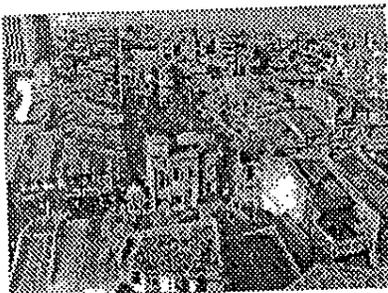
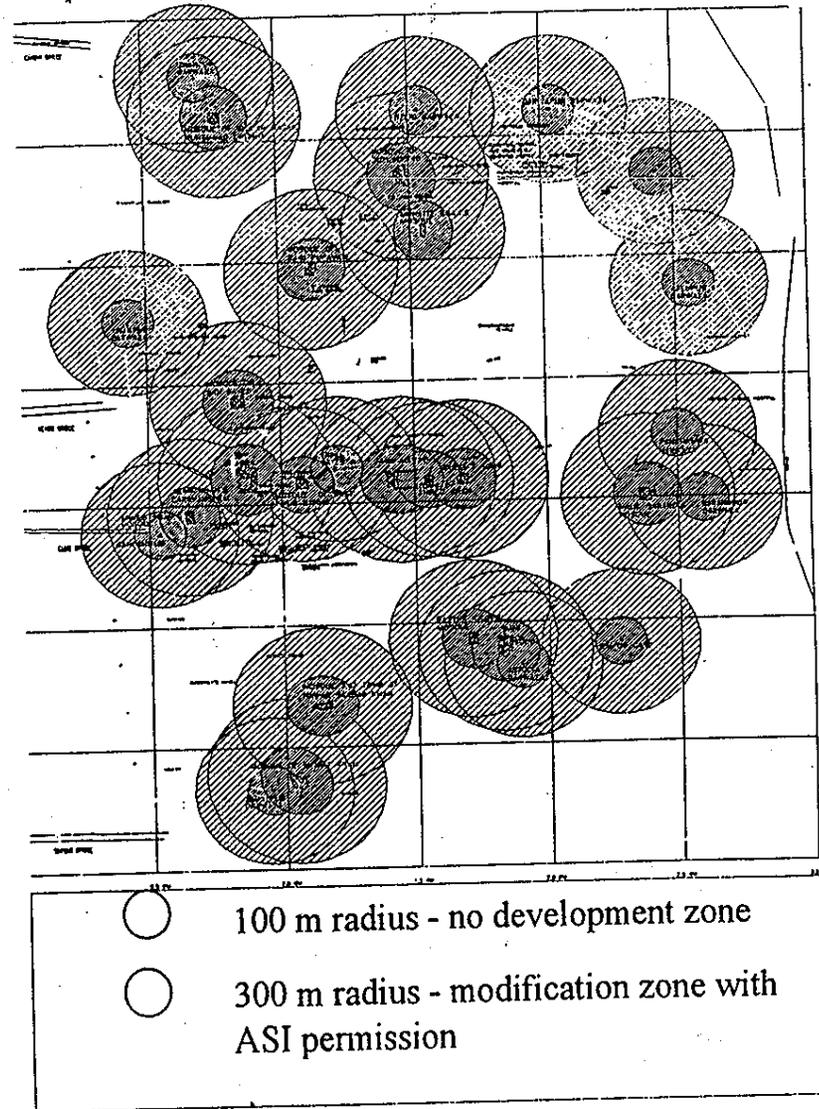


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2.7 Lack of New Investments

- Areas within the Walled City that can accommodate new development are inappropriately zoned, discouraging new investments
- Building in areas surrounding protected archeological monuments requires permission from the ASI in New Delhi. This discourages the flow of new investments in the Walled City
- The lack of public expenditure on improving infrastructure discourages new private investments



3 Initiatives at Revitalizing the Walled City

Despite the problems in the Walled City there exist a number of innovative local initiatives focussed at revitalizing the Walled City. The following are key examples of such initiatives

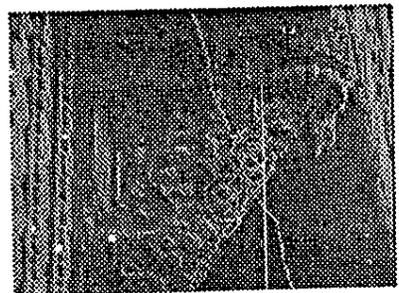
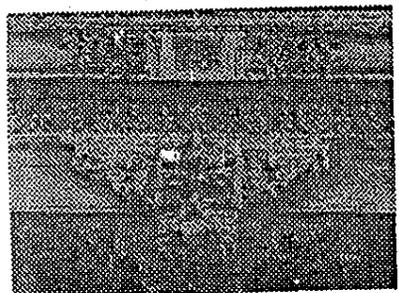
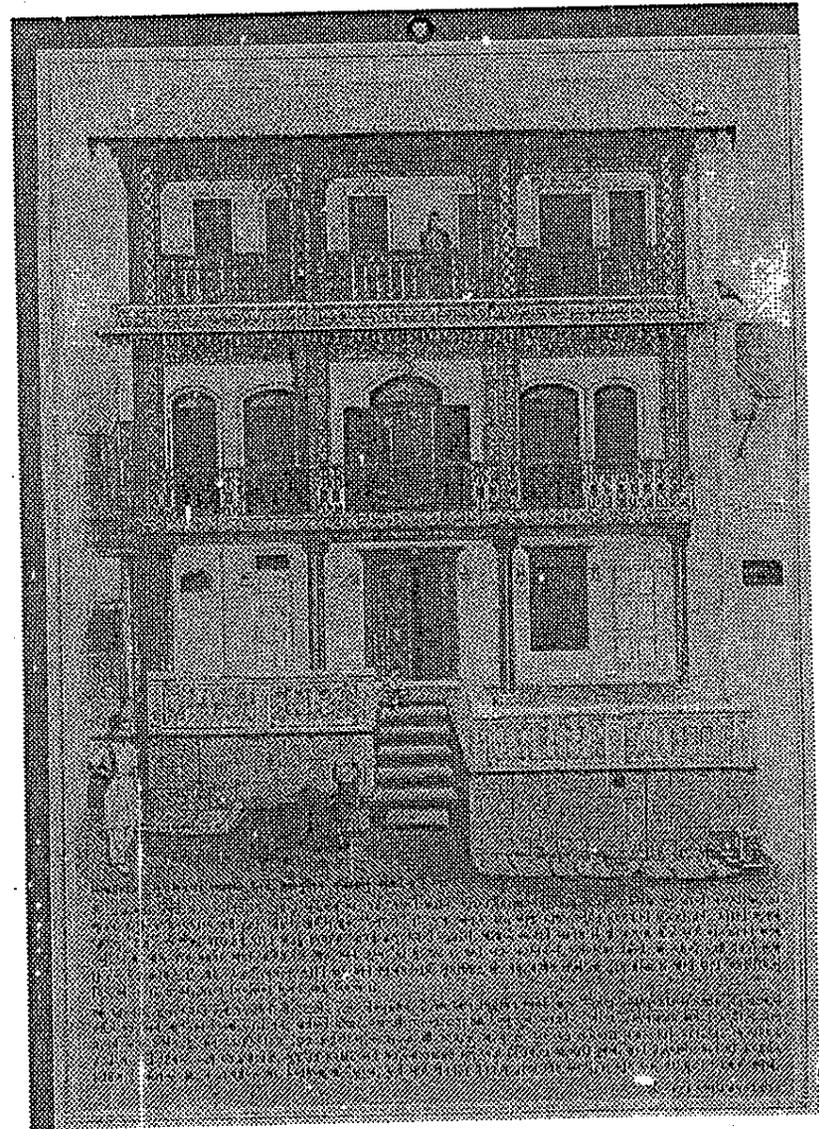
- 3.1 **Restoration of Walled City Gates - AMC, ASI**
- 3.2 **Adaptive Reuse of a *Haveli* - CHETNA**
- 3.3 **Heritage Walks - AMC, CRUTA, EPC**
- 3.4 **Upgradation of a *Pol* House for Modern Use - Paniker**
- 3.5 **Community Initiative to Protect a *Pol* - Jethabhai ni Pol, VSF**
- 3.6 **Studies of the Walled City's Urban Fabric - CEPT**
- 3.7 **Adaptive Reuse of a Colonial Mansion - Mangaldas**
- 3.8 **Sewage Network Mapping - EPC**
- 3.9 **Comprehensive Plan for Revitalizing the Walled City - AMC, EPC, TSS, USAID**



3.2 Adaptive Reuse of a *Haveli*

In 1997, CHETNA a local NGO with the help of CRUTA Foundation, restored a 100 year old mansion (*haveli*) to house its office and to demonstrate how adaptive reuse can help preserve the architecture of the Walled City . The initiative was supported by AMC and the Gujarat Archeological Department - they awarded a 'façade restoration' grant which covered 50% of the restoration costs.

A handful of other such adaptive reuse initiatives (e.g. Maganbhai ni haveli or Sarabhai haveli) can also be found in the Walled City.



EPC, Ahmedabad - April '98

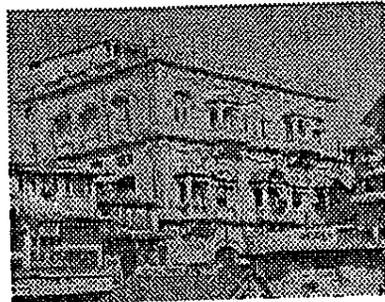
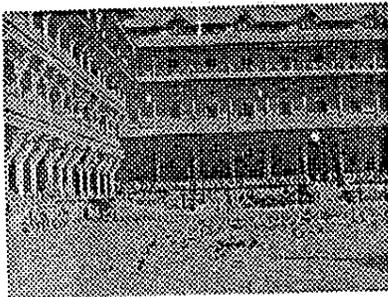
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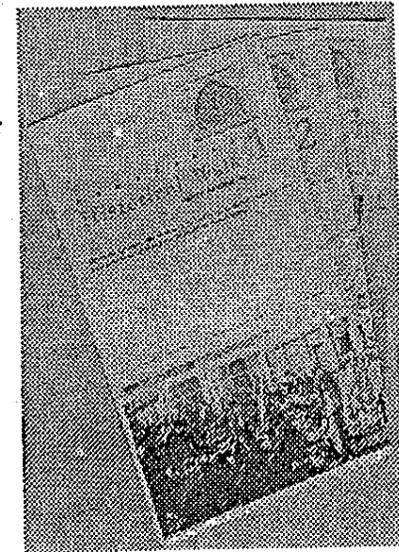
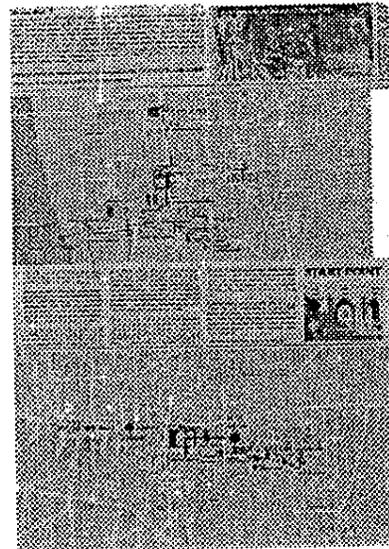
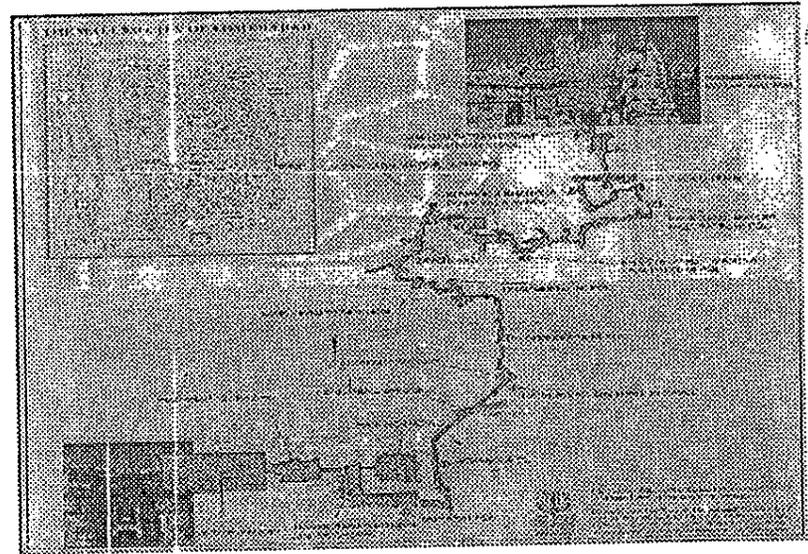
3.3 Heritage Walks

In 1998 the Foundation for Conservation and Research of Urban Traditional Architecture (CRUTA) with AMC, established a guided walking tour to raise awareness regarding the rich architectural heritage of the Walled City amongst citizens and tourists.

Environmental Planning Collaborative (EPC), has developed walking tour maps to be distributed through local sponsors to encourage people to walk through the Walled City and learn about its rich architecture and history.

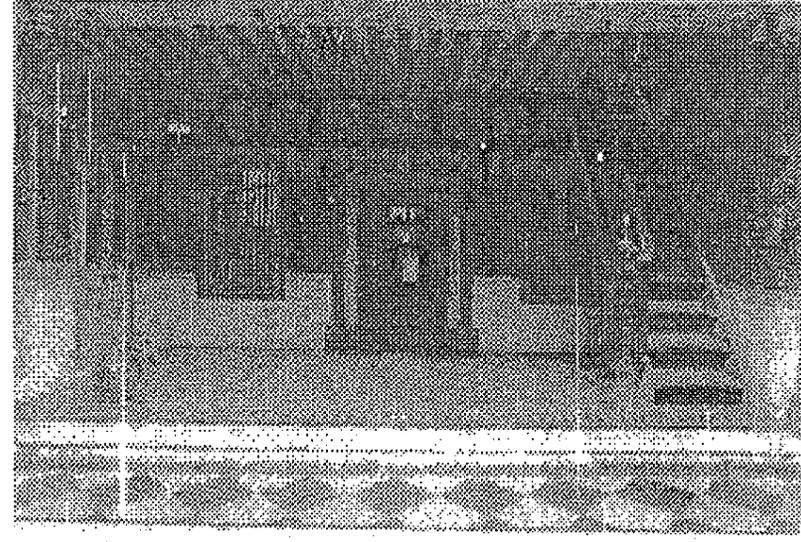
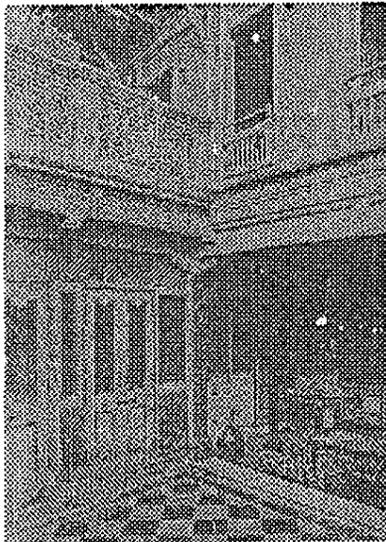


EPC, Ahmedabad - April '98



3.4 Upgradation of a *Pol* House for Modern Use

In 1996 John and Kinnari Paniker, designers from the National Institute of Design, upgraded the infrastructure in their ancestral *Pol* house and started living there. They did this consciously to demonstrate that the pols, with their rich architecture and vibrant community life, still offer a viable alternative for modern living in Ahmedabad.



EPC, Ahmedabad - April '98

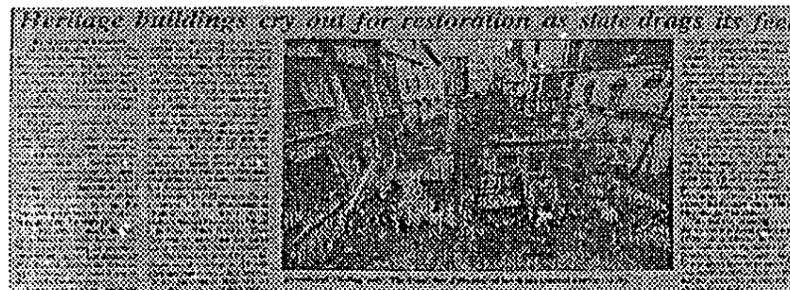
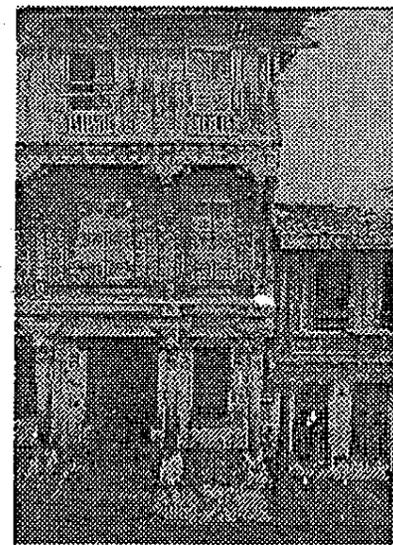
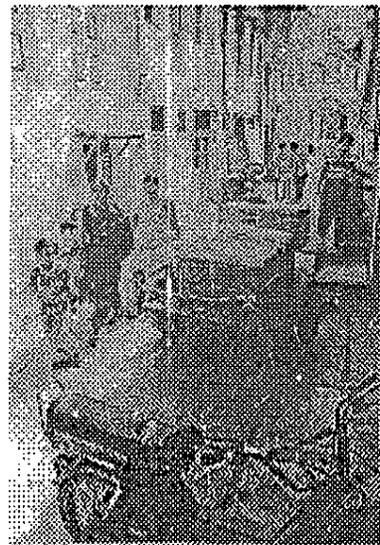
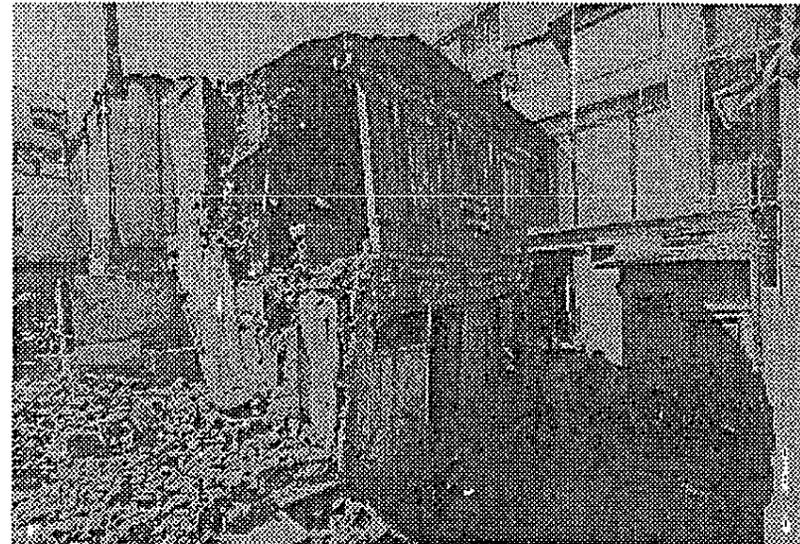
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3.5 Community Initiative to Protect a *Pol*

In 1997 the community of Jethabhai ni Pol protested against the demolition of a 280 year old *haveli* and prevented the construction of a high rise development there. They formed a formal association to protect heritage properties and improve the physical environment of their *pol*.

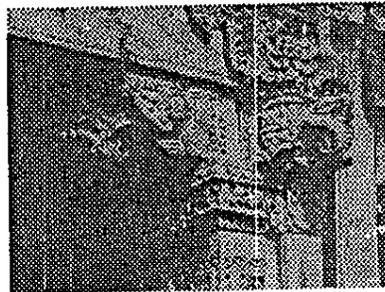
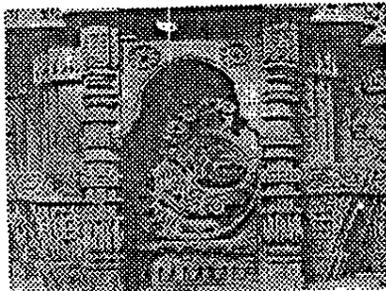
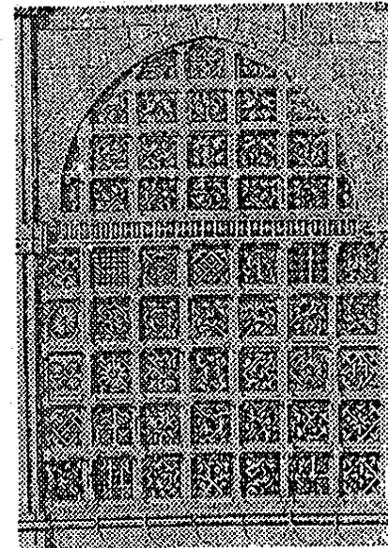
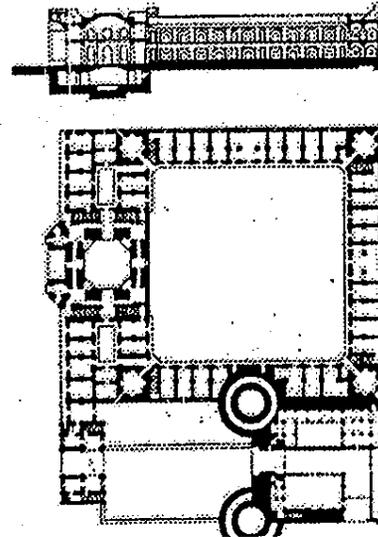
The AMC is supportive of the agenda of the community. However, the lack of effective heritage regulations disables the AMC from preventing the destruction of heritage properties. This in turn discourages other communities from organizing themselves to improve the environment in their *pols*.



EPC, Ahmedabad - April '98

3.6 Studies of the Walled City

Ahmedabad has number of highly reputed architectural research organizations (e.g. Centre for Environmental Planning and Technology and the Vastu Shilpa Foundation) that have studied the Walled City, its architecture and urban structure since the last three decades. A wide range of documentation, research and academic urban design projects have been undertaken. Within the vibrant architectural community of Ahmedabad there are a large number of professionals and scholars who have a deep understanding of the urban fabric and history of the Walled City.

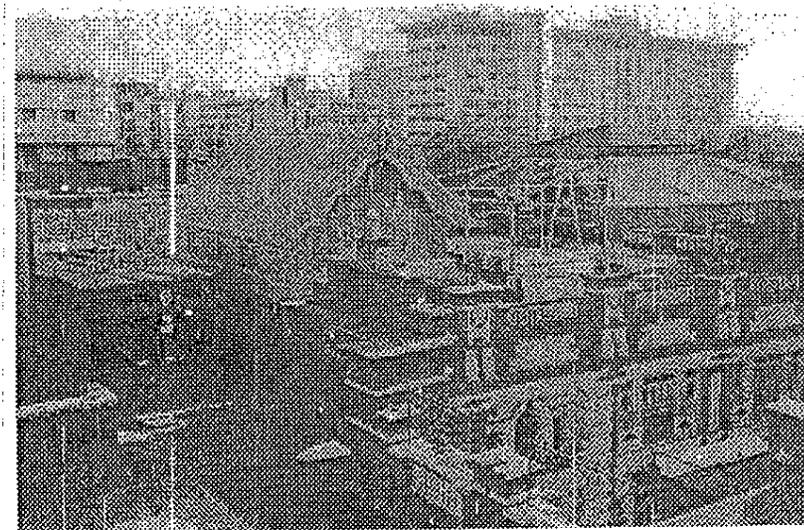
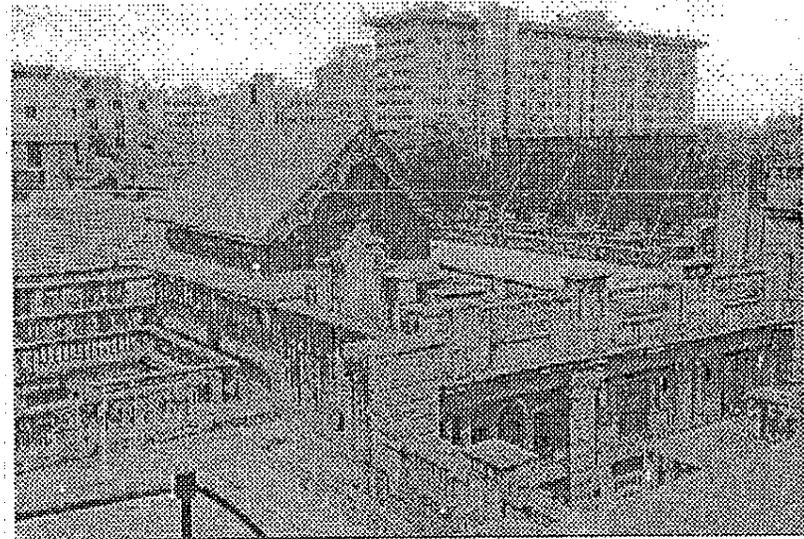
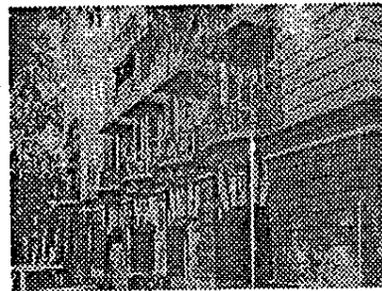
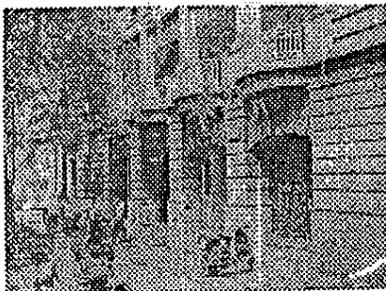


EPC, Ahmedabad - April '98

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3.7 Adaptive Reuse of a Colonial Mansion

In 1998 Kamal and Ahbay Mangaldas, architects practicing in Ahmedabad and interested in heritage issues, renovated their deteriorating colonial mansion in the Walled City to house a modern club and restaurant. This has become a highly visible example of how new investments in the Walled City can work to revitalize it. This adaptive reuse project faced numerous regulatory obstacles. Unfortunately, insensitive building controls, planning policies and lack of incentives work to discourage similar investments in the Walled City.



EPC, Ahmedabad - April '98

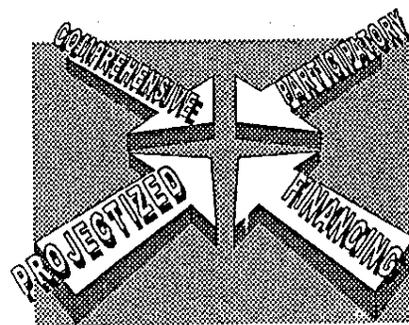
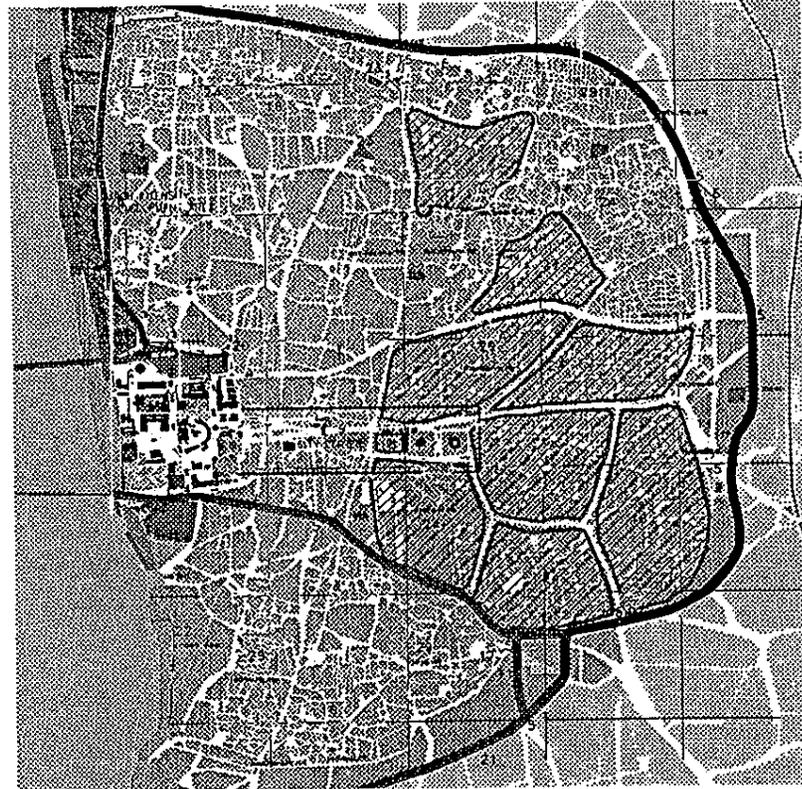
3.9 Plan to Revitalize the Walled City

In 1997 EPC a local non-profit planning firm along with TSS a Washington based consulting firm and USAID assisted AMC in developing a comprehensive and self-financing plan to revitalize the Walled City. The Ahmedabad Walled City Revitalization Plan proposes 35 capital investment, capacity building and project development projects (costing \$35 m) to improve the following:

1. Public Transport
2. Road System & Traffic Management
3. Water Supply
4. Sewerage & Storm Water Drainage
5. Electricity & Telephones
6. Solid Waste Management
7. Fire Services
8. Heritage Resources
9. Open Spaces, Municipal Properties
10. Development Control Regulations

The AMC is implementing a small package of these projects

EPC, Ahmedabad - April '98



4 An Effective Renewal Program

- The Walled City of Ahmedabad has a rich architectural heritage. Despite years of neglect it is not totally destroyed. However it is rapidly deteriorating.
- One can find many very interesting initiatives to preserve the architecture of the Walled City. There exists a considerable local professional capacity to effect a meaningful renewal of the Walled City. Since the last few years the AMC and the public have become aware of the need to preserve the architectural heritage of the city.
- Nonetheless efforts to revitalize the Walled City are insufficient, adhoc and sporadic. The lack of a formal program aimed at renewal, development pressures, an insensitive regulatory regime, uninformed planning, lack of new investments and the steady deterioration of the infrastructure are all rapidly destroying the heritage of the city.

4 An Effective Renewal Program

An effective renewal program should have the following:

- It should focus on leveraging public investments to generate a flow of private investments into the Walled City
- It should focus on developing effective regulations and incentives to protect the architectural heritage of the Walled City
- It should take a participatory approach, incorporate the concerns of local communities and have a significant component for raising public awareness
- It should focus on comprehensive infrastructure improvements that can immediately impact the quality of life in the Walled City and raise its value
- It should meld the considerable but scattered local professional and research capacity and direct it towards the renewal of the Walled City
- It should be led by the AMC but, because the AMC's managerial resources are over stretched, it should be managed by a specialized private agency so that the program is formal, enforceable, cost effective and efficient

City Managers' Association, Gujarat

Best Practice Transfer Program (BTP)

**Transfer of Best Practice in "Heritage Initiatives" of the
Ahmedabad Municipal Corporation with
Urban Local Bodies of Gujarat**

Date 5th / 6th January 2001

A brief note on the concept and the methodology on Heritage Walks

**Manvita Baradi, *Urban Planner*,
Director - Programs, City Managers' Association, Gujarat**

What is a Heritage Walk?

Cultural Walk or tour is used as a conscious strategy for initiating public awareness and interest in conserving the heritage, and to let people know about their city. In a walk, groups of people are taken through a selected route of streets, important monuments, traditional buildings and precincts in the old neighborhoods of the City. This gives people a chance to experience the nature of its architecture, art, religious places, culture and traditions which otherwise most of the citizens themselves are unaware of. This can be used to create an occasion for the people to interact with local groups. These interactions can mobilize community to keep their neighborhoods clean and restore the cultural heritage.

Need for Heritage Walks?

- i) To initiate public awareness and interest in conservation activities
- ii) To showcase the cream of city's cultural heritage to the world
- iii) To facilitate people's participation in the actions
- iv) To spark actual physical upgradation of the environment

How to establish Heritage Walks?

Cultural walk can be established with the following actions.

- Routing and timing the walk
- Ensuring supporting activities along the route
- Training of guides
- Stabilizing community activities
- Physical restoration of the walk area
- Publicity

Fixing up the route for the walk: A route that showcases the cream of the art and architecture of the tradition is to be identified for the walk. This should include Historical monuments, Buildings that exhibit typical examples of traditional art and craft, Places of historical and cultural events, Examples of indigenous technologies, etc.

Ensuring supporting activities along the route: Side shows, talks and discussions should support the walk. Visitor's centre, Rest points, Market segments and Institutions to be involved etc., are to be identified and participated in the program. Local organizations, Cultural and youth groups, and NGOs also are to be part of the program. Community participation is a key factor for the success of the inner city revitalisation process, which begins with Heritage walk.

Training of guides: A group of people should be trained as tourist guides. These guides should take people through the streets and buildings, and explain the value of heritage. Orientation and education programs for guides have to be undertaken with local groups to create awareness among them.

Stabilizing community activities: Events related to the famous personalities in the locality can be used to create occasions of celebrations that will add to the liveliness of the walk and citizen's confidence. Regular public meetings to discuss local issues force more people to think and act on their own neighborhoods and ultimately lead to a total face change in the city. Religious places can be used to integrate the people for a common cause.

Physical restoration of the walk area: Physical restoration of the walk area and organizing citizens to keep the area clean are the two crucial points in the beginning. Financial incentives for restoration works will attract a number of people. Resources from local bodies, Central departments and authorities, and local community also can be pooled in.

Publicity: Extensive publicity is essential for making the program successful. Participation from elected members in local bodies, state ministers, political and cultural leaders, renowned professionals and academics, etc. in the walk can attract the mass population. This will assure wide coverage in Television, Radio, News dailies and other media also. Booklets on the initiatives, route, monuments and places in the route, etc. are to be published and distributed. Publish some thing or other daily in newspapers.

For further information please contact us

Ms. Manvita Baradi
Director-Programs
City Managers' Association Gujarat
AMC west Zone office
Ahmedabad
Phone 079-7551595
Email: cmag@vsnl.com

Or

Mr. Debashish Nayak, Advisor, Heritage Cell
Election Office
Ahmedabad Municipal Corporation, Sardar Patel Bhawan Danapith
Ahmedabad 380001
Mobile 9824032866

City Managers' Association, Gujarat,

Workshop on "Heritage Initiatives"

Date: January 5 and 6, 2001

Conservation of Bohra Dwellings in Small Towns of Gujarat

Madhavi Desai, Architect¹

The forces of urbanization along with complete lack of people's awareness have played havoc with the built environments that are of tremendous heritage value in the bigger cities of Gujarat. It is time that smaller towns develop an approach to save what is left with them now. The Workshop today becomes extremely important from that viewpoint. Based on my research on the Bohrwads of Gujarat in the towns of Siddhpur, Kapadvanj, Khambhat, Surat, Godhera and Dahod, I would like to propose that a pilot project be carried out for conserving a precinct in a Bohrwad so that it can set an example for other smaller towns in Gujarat to follow.

Built during the period of the late eighteenth to early twentieth centuries, these dwellings have evolved from the regional model to a level of sophistication and excellence. Based on a specific spatial organization with a set of principles of design, the resultant Bohra examples have a wide range of interesting manifestations. The house form itself represents the multiplicity of architectural responses to diverse cultural influences through the process of eclectic adoption. Through the 200 years of the British rule, the Bohra house form also underwent a social and aesthetic transformation but at a relatively slow pace with a minimum impact of external influences. The vibrancy and complexity of facades, the rich elemental variations and the distinct ethos of the interiors combine to express a mature architectural language. They, therefore, present a potent case study for architectural conservation.

These towns, with the exception of Surat, that were economically thriving in the earlier period, have been having negative growth due to a variety of reasons. As a result, an increasing number of houses in many towns remain closed up through most of the year. Kapadvanj is the most affected where about 80% of its Bohra population is away in Bombay or the Middle Eastern countries. Siddhpur and Khambhat also have many vacant houses. In Surat, however, a majority of the traditional dwellings are currently occupied as the city is the second largest in Gujarat and has a close connection with Bombay, offering many trade and business opportunities. Similarly, Godhra and Dahod are not too affected due to their trade with Madhya Pradesh and their local industries.

As a tradition, a large number of well-to-do Bohras maintain their forefathers' houses in their native towns and family members, often from the older generation, regularly make a visit during the months of Ramzan, Mahorram or for social occasions like engagements and marriages. The visits often last for three to four weeks, a period

¹ Archicraft, 10 Ranjan Society-part 1, Naranpura road, Ahymedabad 13. phone: 079-6443461, 7493516, email: mmdesai@icenet.net

valued as a rest period in one's familiar surroundings of the past, and away from the hustle and bustle of city life. Every two to three years, repair and maintenance work is carried out in the house. At times, advance money is given to a trusted carpenter for continuous repair and maintenance as and when needed. In most cases, the houses are regularly cleaned with the help of a relative or an old servant. In Khambhat and Kapadvanj, not many Bohras are able to do this and, as a result, serious problems of theft of furnishings and objects as well as physical decay occur. Some of these houses are deteriorating at a fast rate and are, at times, being sold to antique dealers who dismantle them completely for selling their decorative elements and teak wood. This situation is getting desperate and urgent steps are required for conservation of this valuable heritage.

The Bohra habitations represent a living tradition of Gujarat. The organization and dimensions of the traditional houses in most cases are sufficient for requirements of present lifestyle. It is possible that most of modern requirements could be met within the existing structure without many changes in the distribution of spaces. Therefore, the restoration of houses not in use involves for the most part structural strengthening and functional improvements inside the existing volume. The crucial fact to remember is that the Bohras are conservationists and promoters of art may be unconsciously. Even though this tradition is gradually being affected by the breaking up of the joint family system, the lure to sell house components as antique pieces, degeneration through continuous vacancy, fear of theft, etc., the majority of houses are, however, well maintained even if not lived in. With some efforts at increasing the awareness of the aesthetic, historical and life-related value of the dwellings, there is still time to preserve their social and architectural heritage. The main reason is that the identity of the community is strongly connected to them. They have a great reverence for their ancestral home and also have the economic means that allow them to continue with the practice of maintaining and upgrading it. Another important reward of the efforts of conservation will be the partial revival of arts and crafts and the return of the craftsmen to the creative process albeit in a modified context. If the Bohras are further encouraged by a strategy for conserving entire Bohrwads, it will help continue the momentum of cultural preservation in order that some of the best historic examples of regional domestic architecture in Gujarat are not lost.

Conservation of individual monuments or precincts of an urban fabric poses a complex challenge. It requires a critical attitude based on the local situation and the parameters involved. But there is no doubt that there are tremendous positive results to be gained because the built environment of the past conveys a sense of time and reinforces a sense of place because it is the concrete evidence of the material, cultural and spiritual conditions of a period. Conservation is essentially a socioeconomic decision. Unless the people of the community can be motivated to get directly involved and have an urgent desire, substantial and large-scale conservation efforts become impossible. Made out of the best materials of that period, they still have a lot of life and use left in them and are perhaps better suited climatically for the region. It is extremely important to preserve the historic character of the entire old fabric and the dwellings themselves against forces of modernization and development. With the increased awareness about the value of architectural heritage and the gradually changing definition of the same, it is emphatically suggested we conserve the traditional houses and precincts of the Bohra community in Gujarat.

Heritage Action Plan for Cities

CMAG Best Practice Transfer Program

January 5, 2001

CMAG Best Practice Transfer
Program

1

Outline

- Establish a Heritage Cell
- Collect material on history of the city
- Design heritage walk
- Conduct heritage walks regularly
- Build partnerships
- Identify opportunities
- Identify heritage conservation projects
- Identify infrastructure improvement projects
- Modify regulations and taxation policies
- Facilitate maintenance of heritage buildings

January 5, 2001

CMAG Best Practice Transfer
Program

2

Establish a Heritage Cell

- Identify an official from the local body genuinely interested in heritage
- Provide guidance of experts
- Provide space
- Provide budget to start off

January 5, 2001

CMAG Best Practice Transfer
Program

3

Collect material on city history

- Maps and other drawings
- Gazetteers
- Books on the city or making references to the city
- Study reports

January 5, 2001

CMAG Best Practice Transfer
Program

4

Design heritage walk

- Identify interesting buildings, places
- Identify route
- Prepare notes explaining the interesting points in the route
- Prepare and print map with notes

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Program

5

Conduct heritage walks regularly

- Identify volunteers
- Arrange for remuneration
- Provide training
- Provide facilities required

January 5, 2001

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Program

6

Build partnerships

- Identify local people interested in heritage to collaborate with Heritage Cell:
- Professionals
- Concerned citizens
- NGOs
- Institutions involved

January 5, 2001

CMAG Best Practice Transfer
Program

7

Identify opportunities

- Buildings with heritage value
- Places of historical importance
- People who wish to sell off heritage buildings
- People who wish to invest in heritage buildings
- etc

January 5, 2001

CMAG Best Practice Transfer
Program

8

Identify heritage conservation projects for demonstration

- Renovate or restore heritage buildings with high visibility
- Find new owners and new uses for heritage buildings that are likely to be sold off or demolished

January 5, 2001

CMAG Best Practice Transfer Program

9

Identify infrastructure improvement projects

- In areas with overall heritage value, improve infrastructure and services:
 - Garbage collection
 - Water supply
 - Sewerage
 - Storm water drainage
 - Electricity
 - Fire fighting

January 5, 2001

CMAG Best Practice Transfer Program

10

Modify regulations and taxation policies

- Change policies or regulations that encourage demolition or disuse of heritage buildings
 - High taxes on old buildings
 - Taxes on structures like Chabutra
 - High FSI in old areas where actual consumed FSI is lower

January 5, 2001

CMAG Best Practice Transfer
Program

11

Facilitate maintenance of heritage buildings

- Help owners get low interest loans to repair and maintain buildings
- Provide design assistance
- Provide low-cost building components

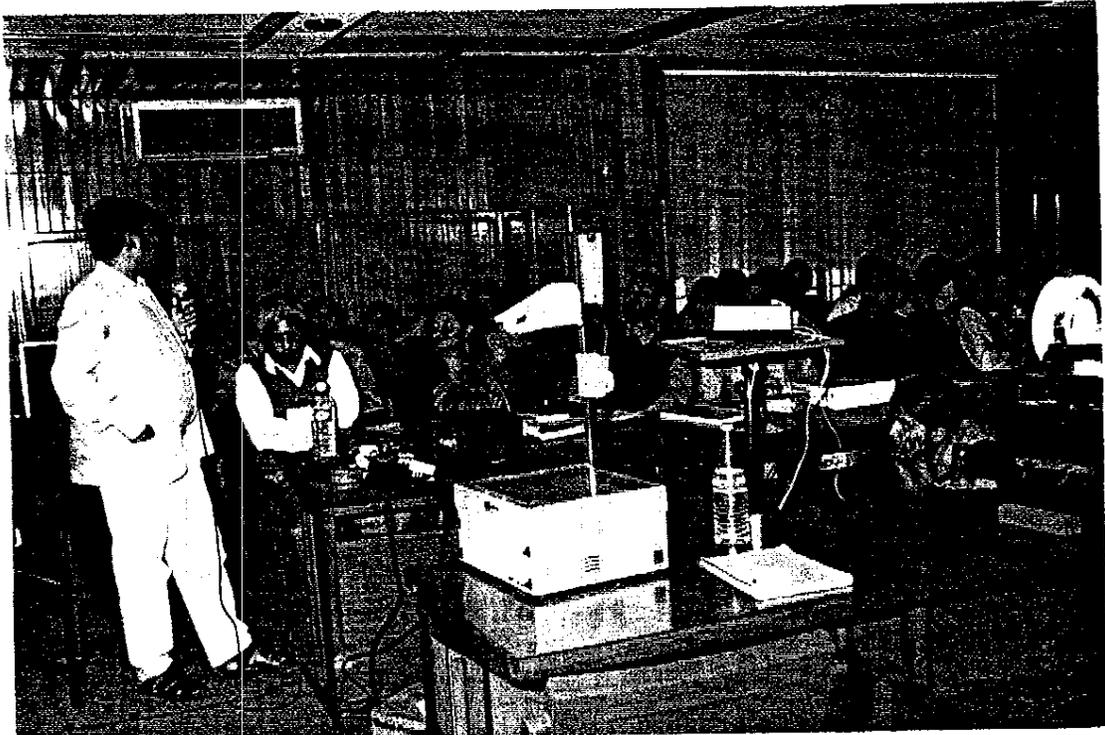
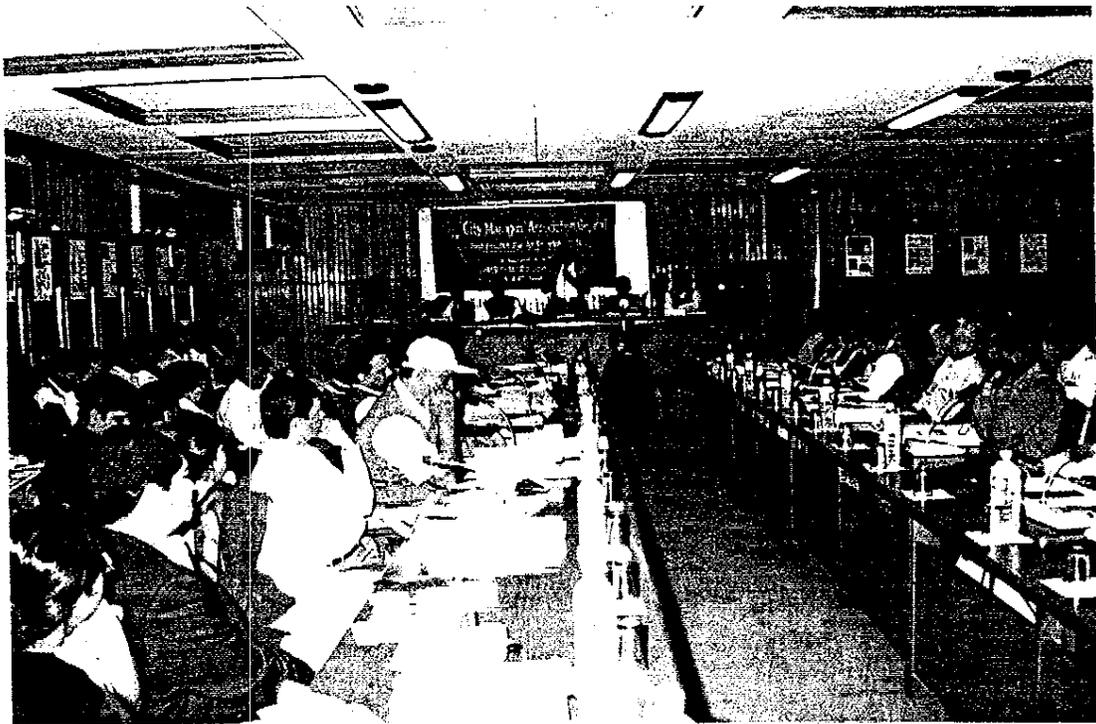
January 5, 2001

CMAG Best Practice Transfer
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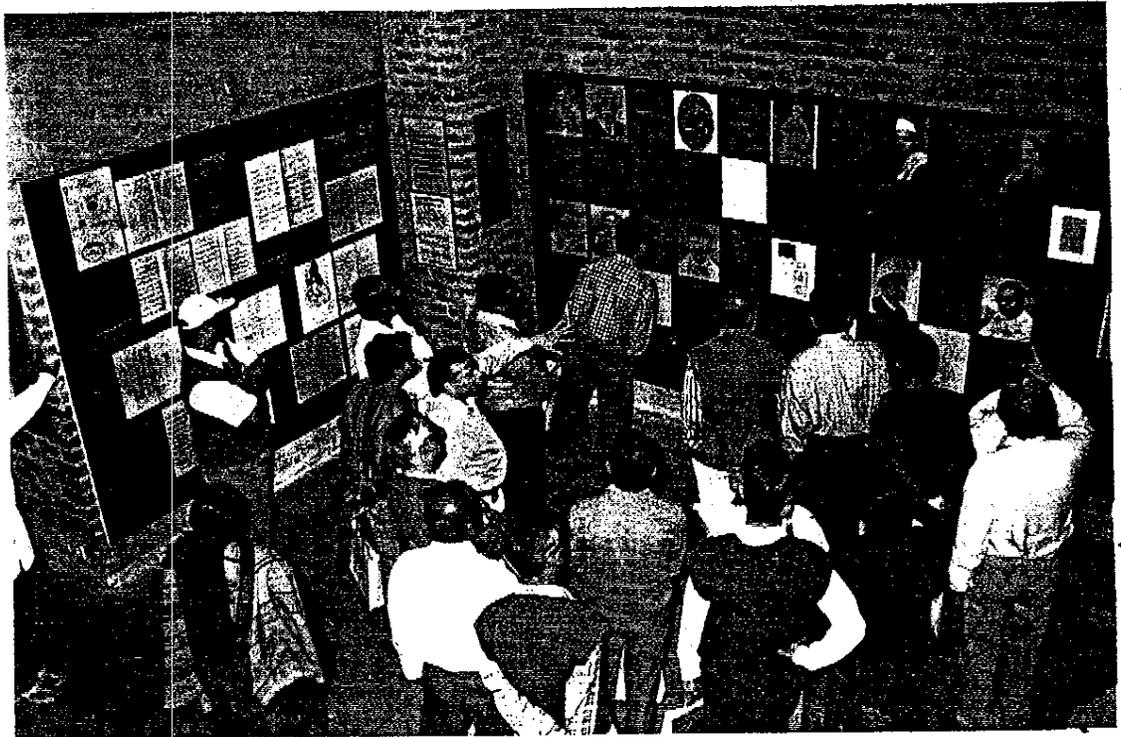
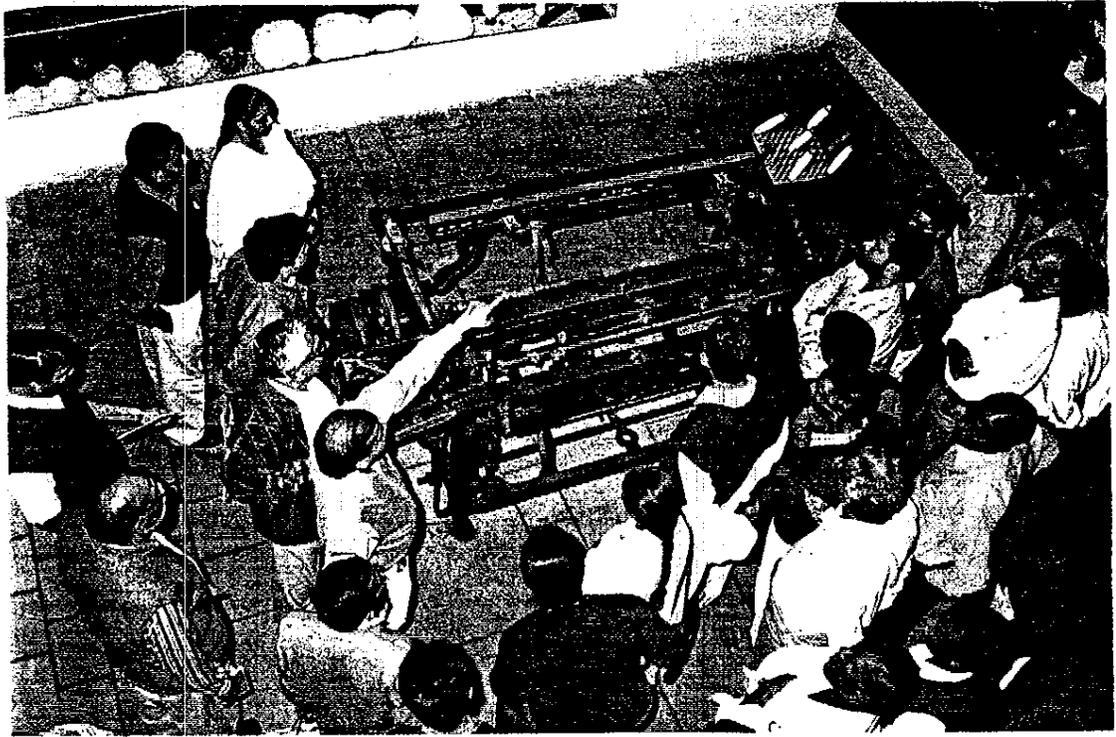
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ANNEXURES

Photographs

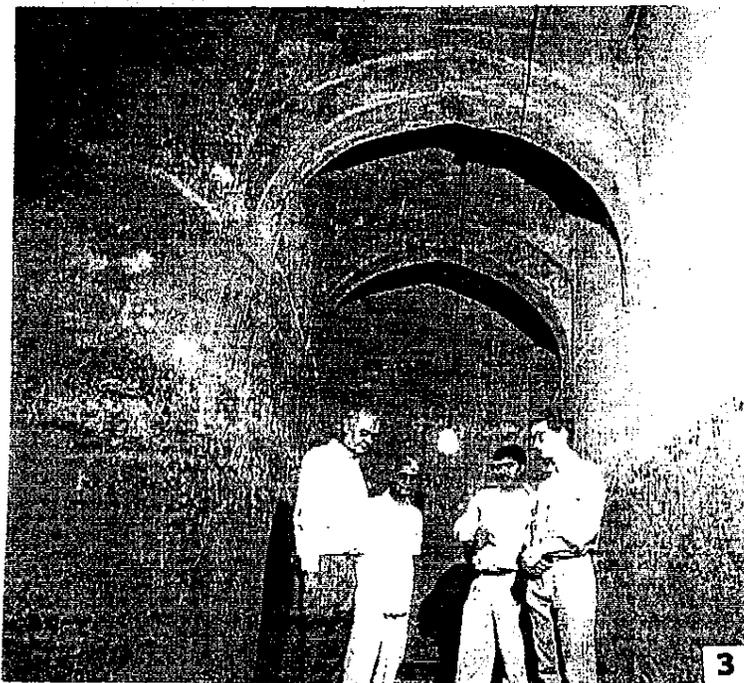








1. New signage in the Pol
2. Tanks in Pol house for collecting rain water
3. Discussion during the Indo-French project Heritage Initiative



ANNEXURES

Press Report

Heritage sites in Gujarat to get face-lift

By Our Civic Reporter

AHMEDABAD: Makeovers and facelifts await heritage buildings and sites in Gujarat as the Gujarat Municipal Finance Board draws up a blue print for financial help to any such heritage initiative and the state government shows inclination to support the heritage cause.

Director of the finance board MB Parmar promised to support moves to preserve and renovate heritage sites and structures in the state. He was speaking at a two-day workshop being organised by City Manager's Association, Gujarat, (CMAG) that began on Friday.

Over 80 participants from 25 heritage rich cities (most of them from Saurashtra and Bhuj) of Gujarat took a look at the measures adopted by AMC to preserve the heritage monuments and sites in the city. This apart experts from New Delhi, Jaipur, Mumbai and other parts of the country too are participating in the programme.

Talking to TOI Parmar disclosed, "Though still very much on the drawing boards, we are trying to devise a package for those cities of the state, which are interested in restoring the lost glory to their heritage monuments."

The board will soon write letters to all the 143

municipalities in Gujarat urging them to "preserve their heritage" with promises of financial help to all those undertaking heritage initiatives.

The workshop will also ensure that strategic interventions under taken by Ahmedabad Municipal Corporation (AMC) towards heritage conservation in the walled city will soon find an echo in other heritage-rich cities of Gujarat.

"The workshop is part of CMAG's ongoing Best Practice Transfer Programme (BPTP). This programme has been developed from the valuable experience we gathered while renovating the heritage sites of the city. AMC being the country's first municipal corporation to set up a heritage cell inside its premises, has aptly donned the catalyst's mantle for this cause," said Debasish Nayak of the AMC Heritage Cell.

The programme which concludes on Saturday will aid the 25 participating cities to prepare an action plan on heritage initiatives and submit it to the state government. Nuances of BPTP will be shown to the participants during the programme, which also aims to sensitise municipal authorities of the state on heritage issues, to bring government and the cities to work on

avenues for heritage conservation.

Nayak added, "Heritage monuments are the identity of any city and neglecting them or allowing them to disintegrate is like putting our history to shame. We along with the AMC have been working in this field since the last three years and have managed to restore and protect many heritage monuments in the city which otherwise would have ceased to exist. Our experience in this field have been rewarding and we are willing to share our expertise with other heritage-rich cities of the state."

Chief of the directorate of municipalities in Gujarat VC Trivedi, who was present at the inaugural session of the workshop, also emphasised on the need to save the state's heritage monuments. Trivedi said that the state government is willing to help those cities who take up heritage conservation programme.

Not to be left behind the city's mayor, Him-matsinh Patel pitched in "Two out of three parts of Ahmedabad have heritage sites. Though in a lesser degree, similar examples can be found in other parts of the state. It is high time the chief minister of the state puts the conservation of heritage monuments among the top priorities."

The Times of India, Ahmedabad, 6th Jan 2001.

Get paid to hold on to that haveli!

The Times of India News Service
AHMEDABAD: In an effort to encourage heritage conservation, the Ahmedabad Municipal Corporation has decided to amend its town planning laws for buildings which are 100 years old or more.

Owners of such buildings will soon be benefited by a scaled down municipal tax structure besides receiving financial and technical assistance on conserving the buildings from the state government and non-governmental organisations.

According to AMC sources final touches are being given to these changes in the rules guiding town planning in the state's commercial capital to encourage heritage conservation.

The changes will not only give property tax relief to the 'private conservators', but will also discourage demolition of any heritage building by reducing the floor space index (FSI) from the existing two to 1.8.

"Reduction in FSI will ensure that the owners are discouraged

from selling their properties to estate developers. This is essential as maintaining structures which are 100 years or more old is no joke and people who have fallen on bad times often succumb to greed," said an AMC official.

Ahmedabad has already emerged as a trend-setter in the field of heritage conservation with 17 other heritage-rich cities of Gujarat preparing to adopt the initiatives taken up by the corporation authorities.

This was evident on the final day of a two-day workshop on the AMC's "heritage initiatives". Representatives of 17 cities of the state pledged to set up a heritage cell, identify conservation projects, modify municipal regulations and taxation policies to facilitate maintenance of heritage buildings.

Urban development department principal secretary Manjula Subramaniam assured the representatives of all possible help from the state government to cities showing interest in heritage conservation.

"The Gandhinagar Urban

Development Authority has a committee with governing powers, crucial for heritage conservation. We will approve of similar moves being adopted by other corporations and municipal bodies of the state. The government is ready to help the conservation process in all possible ways, but the masses should be made aware and a little interest in one's heritage will go a long way in saving these memoirs of the bygone eras for our future generations," she said.

Directorate of municipalities deputy director G J Prajapati said: "The Asia Urban Programme undertaken by the European Commission entails that any heritage conservation move can get a financial aid ranging between 3 to 5 lakh Euro dollars or 65 per cent of the project cost (whichever is less). Of the 26 million set aside for heritage conservation only six has been used till date. Our office is willing to help heritage initiatives get financial aid under this programme."

The Times of India, Ahmedabad

8/1/2001

Civic bodies promised funds for conservation

EXPRESS NEWS SERVICE
AHMEDABAD, JAN 7

THE Gujarat Municipal Finance Board (GMFB) will write to all civic bodies — municipal corporations and municipalities — to preserve their cultural and historical monuments, promising financial help if required for maintaining heritage structures.

This was decided at a two-day workshop of City Managers' Association that was held in the city over the past two days. Inaugurating the workshop, Mayor Himmatsinh Patel said the Ahmedabad Municipal Corporation (AMC) had intervened in many cases where heritage monuments could be preserved.

He said that other municipal corporations and municipalities should also take up the task of

preserving and restoring cultural and heritage monuments within their limits.

Citing the example of Rajasthan, the mayor said the government there has provided

Gujarat Municipal Finance Board stresses the importance of preserving monuments

loans at low interest rates to many persons, directing them to maintain and restore old structures. He also sought the assistance of organisations and NGOs in preserving cultural monuments.

The Directorate of Municipalities, Gujarat Municipal Finance Board and the City Managers' Association jointly

organised the workshop.

As many as 25 cities of Gujarat were represented in the workshop that concluded on Saturday. All the cities have been asked to prepare an action plan for preserving cultural and historical monuments, which have to be submitted to the State Government.

The GMFB will then prepare a blueprint for financial help to be provided to civic bodies to maintain and restore cultural heritage monuments.

A large number of experts in the field also attended the workshop.

The mayor felt that with rapid growth of almost all cities, most of which took place on the outskirts, cultural heritage monuments were being badly ignored as most happened to be in the centre of the city or in the walled city areas.

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