Introduction:

Communities live and work in towns and cities; society changes so does urban form, responding to accommodate and change and growth. In today’s pace of economic development, such historic resources are often perceived as inefficient unproductive and even inconvenient. They are often replaced with buildings that appear contemporary and more efficient. This neglect has led to decay, depressed economic conditions and dilapidation leading to migration of the population to newer areas.

Familiarity breeds contempt. The citizens get accustomed with their environment and gradually become less aware of it. The city becomes a habit. Here in 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. Their lies a need that the 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.

This paper explains the importance of an alternative way of connecting conservation and community participation for a sustainable process of revival for Historic cities in India.

Role of Municipal Corporations in Heritage Conservation:

The local government plays a very important role in the whole implementation process and the achievement of the ultimate goal of an integrated heritage conservation effort.

THE AHMEDABAD INITIATIVE

Background

The birth of the Old City settlement dates back to a 10th century AD town known as Ashaval. In the later part of the 11th century, another city grew adjacent to Ashaval, known as Karnavati. The present Walled City was created during the Ahmed Shahi period in the 15th century. A new palace and fort were built near Bhadra, which covered a rectangular area of around 500 * 800 meters. 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 due to political stability and later the introduction of textile mills resulted in economic growth and prosperity. Military and administrative centers, cantonment and railways churches, administrative and residential buildings were also established during the period. Wholesale Markets at Kalupur, mechanized industries and worker’s quarters on eastern suburbs, Ellis Bridge, Residential buildings and educational institutions were established. For walls were mostly pulled down in mid 20th century. The absence of any decentralization policy with regard to economic activities resulted in congestion and decay of Walled city.

**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. Each micro neighborhood around residential streets became typical and is called “pol” which consists of a street and houses on its both sides. It would have at the most two gates that bat entry at night.

The city of Ahmedabad has been able to display examples worth replicating in the field of heritage conservation. AMC and Ford Foundation, New Delhi prepared a report on “Urban Conservation of Walled City Ahmedabad”. 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 and a demonstration project were also proposed.

**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 facades.

**Floor Space Index (FSI):**

The permissible FSI in the Walled City, except for the ‘City Centre’ area was 3.0. The traditional neighbourhoods 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
destroy the character of the area. Now it has been reduced to 2.0, so the only development possible is restoration and upgrading the existing property.

**Tax Structure:**

Certain aspects of the Tax structure do not favour heritage conservation. For example, Chabutaras (bird feeder) 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 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 of 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 into 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 unavailability 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.

**Strategic Partnerships**

The success of any intervention depends on the building of strategic and in stimulating widespread participation of a variety of stakeholders.

**Community Participation**

A serious 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’ area to discuss the possibilities and strategies of conservation and development of Walled City of Ahmadabad. This was organized by AMC and attended by many citizen groups, renowned personalities and AMC officials.

World Heritage Week Celebration at 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 on the occasion of World Heritage Week celebration. This was a unique programme where “Heritage” was the main issue and organized jointly by citizens 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.

Krantidarshafl Padyatra (Freedom Walk):

On 14 August 1997 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 2 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 Subhash Chandra Bose on 23 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 March 1998, in the pol where he used to live. Organizations like Gujarat Sahitya Parishad also worked to make it a success.

Revival of Traditional Local Governance System - Panch:

A street play called ‘Pot - Etale molun dahin ne upar katke gor’ was developed with an intention to create awareness at a larger scale amongst people, which was used as a tool to initiate a dialogue with the pol people. The play was organized by the collaborative efforts of CRUTA foundation (Advisor — Heritage Programme, AMC), Theatre Media Centre (TMC) and Ahmedabad Community Foundation (ACF).
The play described the life and culture of the people of the *pols*. It tried to discourage the breaking down of the traditional pol house with the *otla, chowk, tanka*, wooden carved facades etc., to be replaced by concrete and brick structures. Thus the play was an effort to encourage people in the *pols* to revive their effective system of local governance. It was an effort to evoke the residents to create their ‘*panch*’ and set strong local governance.

**Heritage Walk:**

A Heritage Walk was initiated through the old neighborhoods by AMC and the programme 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:**

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 are 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 identity of those areas has never been a priority. AMC took it up as an 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 (Archeological Survey of India) 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. Astodia gate is the first gate ready for first touches.

**Facade grant:**

AMC with the assistance of state government and Gujarat State Archeological Department is giving 50% grant for facade restoration. This type of inter departmental partnerships can include citizen groups and NGOs also.
Kavi Dalpatram Memorial:

AMC and the citizens of Ahmedabad proposed a memorial at the site of the house of the great poet. In absence of any proper drawings and plans of the poet’s actual house, here the memories of the old residents were tapped and adjoining studied to bring authenticity into the creation of the memorial. The memorial comprises the facade of the original house, Tulsi Manch and a larger than life size 120 kg bronze statue of Dalpatram.

Memorial of Poet Akha Bhagat:

A project has been initiated by AMC Heritage Cell to install the statue of poet Akha Bhagat at Desai-ni-Pol, based on the painting of him by Late Ravi Sankar Rawal.

Development of the Manek Burj:

The Manek Burj, which stands at the southwest tower of the Old City wall, is associated to the ceremony of founding of Ahmedabad. A project was initiated for the restoration of the remains by AMC Heritage Cell. The restoration work was supported by Swaminarayan Temple Trust.

Transformer design in old city:

Pole-mounted transformers installed by the Ahmedabad Electricity Company (AEC) are usually eyesores 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.

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 was allocated, as a start up fund.
Heritage Walk: A key tool for urban revival:

*Heritage Walk* - as the name suggests, behaves as an effective tool whereby the inner areas of the city shall be explored in terms of the architectural heritage, cultural heritage and the craft heritage. The walk shall in its due course take the people through specific routes penetrating through the inner areas and habitats of the people, exploring the beautiful temples, heritage buildings, *ha veils pols*, shops and a lot more.

The exploring and exposing of the inner areas of the Walled City requires an initiative from the Municipal Corporation of the city, which needs to provide some basic infrastructure - in terms of proper paving, cleaning up of the streets, provision of street lights, signage, public amenities. The walk carries with it another kind of advantage - the changes it can bring about in the landuse pattern of the area, by conversion of a part of the heritage building into a cafeteria or into a paying guest accommodation, whereby the tourists can get the actual feel of the cultural heritage by staying within the precincts of it. This can allow a total change in the economy of the area wherein the tourists can stay in and spend at these inner areas.

Preliminary Roles of the Municipal Corporations

To summarize one can list down the following roles of municipal corporations for heritage conservation

1. *Intervene strategically.*
2. *Start with available resources.*
3. *Elicit support of local architects, professionals and NGOs.*
4. *Got support of local people.*
5. *Identify implement able projects.*
6. *Involve elected wing.*
7. *Coordinate with other government and non-government agencies.*
8. *Establish a heritage unit in the local government.*
9. *Sensitize all official agencies towards heritage work.*
10. *Recognize and cooperate with International bodies and coordinate their actions.*
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, Delhi, Bhuj, Siddhpur, Jaipur, Surat, Patiala, Jodhpur have already launched their projects.

Sharing experiences:

These experiences are being shared with towns around Ahmedabad like in Dholka, Dabhoi, Nadiad and Lothal. AMC Heritage Cell officials are helping them to prepare comprehensive plans for improving physical conditions and heritage conservation. This will lead to a regional development plan and small town development initiatives. The experiences are also being utilized for the development of Vadtal village in Kheda district.

The Tera village in Bhuj has been declared as Heritage Village of Government of Gujarat and establishment of an Interpretation Centre along with Heritage Walk has been proposed for the development of the village.

HUDCO-AMC Collaboration:

Finance always plays 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 18 of April, on the occasion of World Heritage day a MOU was signed between AMC and HUDCO to detailing the financial implication in this sector.

**International Collaborations**

**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 14 of January 2000, empowered with 74th comment of our constitution, AMC signed MOU with French Government for a scientific study of the Walled City. This was initially for one year and was later extended. A French team along with AMC staff worked jointly to achieve these goals. MOU was signed between Government of France, AMC and HUDCO for the implementation of the programme for historic city conservation in Ahmedabad on 19th December 2001. On 18th of February 2003 an agreement between Government of France and Ahmedabad Municipal Corporation was signed for the establishment of the Ahmedabad Heritage Centre. Financial Agreement was signed for Historic City Conservation in Ahmedabad between Government of France and HUDCO for providing subsidy in building repair loan on 16th June 2003.

**AMC-Dutch Govt. Collaboration:**

Dutch had a small presence in Ahmedabad in earlier days in connection with trade & commerce. A Dutch factory and graveyard still reminds their past presence in the city. Restoration and an interpretation booklet exploring the related history in under way.

The Dutch cemetery, on the east side of the Kankaria Lake is a historic site. On the cemetery are four types of tombs: domed tombs, pyramids, ‘walled’ tombs and plain gravestones. The tombs were badly damaged by the earthquake of 2001. The Archaeological Department with the support of Ahmedabad Municipal Corporation restored them to original shape.

**World Monument Fund listing:**

Walled City of Ahmedabad was included in the list of endangered heritage sites by the World Monument Fund during the year 1998-1999. This was used to intensify the conservation activities in Walled City and generate international attention.

The 300-year-old Dwarkadheesh Temple in Bouani Pol, partially destroyed in the earthquake of 2001 received the attention of the World Monument Watch to be listed in its most endangered 100 sites in the World in the year 2002 and the World Monument Fund has awarded a sum of $32000 for the renovation of Dwarkadheesh Temple through the World Monument Fund Robert Wilson Challenge Fund for restoration of the temple which is currently undergoing.
The Walled City of Ahmedabad is more than six hundred years old. It has some of the finest Indian Islamic monuments and exquisite Hindu and Jain temples.
Walled City of Ahmedabad

Gates of Walled City of Ahmedabad
Essential Facts

- Located on the banks of the Sabarmati river
- Population of walled city 375,000
- Population decreased from 500,000 in 1991
- Area of 5.78 sq.km
- Density: 650 pp/ha

Walled City of Ahmedabad

Plan of Pol

Typical House Plan
PUBLIC SPACES...

RESIDENTIAL NEIGHBOURHOODS

- Uses in many of these ‘pols’ are now changing to storage/ warehouse

Traditional pols

POL TYPES

Chipa Pol (Planned)  Akasheth Kuva Pol (Organic)
EVOLUTION OF POL

1881 1947 2000

PROTECTION AND REVITALISATION PLAN
STRUCTURE OF POL HOUSE

Traditional Earthquake Resistance Construction System Built within the Pol Houses of Ahmedabad

- Horizontal bonding
- Flatter bricks and weak mortar
WOODEN CARVED BUILDING ELEMENTS

Heritage Walk of Ahmedabad
First of its kind initiated in India by Ahmedabad Municipal Corporation

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LINKING HERITAGE WALK WITH OTHER PROGRAMMES

CITIZEN PARTICIPATION

Heritage Walk

Communication materials
Local management
CAD training
Participatory governance
Information dissemination
Mapping
Employment
Town planning regulations
Trade

LINKING HERITAGE WALK WITH OTHER PROGRAMMES

An unique indigenous “TANKA” technology
Revival of a traditional wisdom for storing of rain water

It is interesting that the age old principles of Indian landscape and structuringbased on agro-ecological movements of plains were followed even in this common practice. Collecting all roots in the Tankas. Developed during the monsoon phase of monsoon, localised in the interior of Ahmedabad, practices adherence, the water was collected here as it was being used for much earlier. A number of these techniques have not ceased of chemicals for years. Very few, now even the traditional and indigenous methods widely followed by many of Ahmedabad and getting nature, pure and remaining pure water from a natural resource on this technology. Before 1985, there were none but 100 Tankas in the City of Gujrat one each.

Valuable Research and Guidence of “Khadia khap” Samiti”
International appreciation and collaboration

With the Government of France and HUDCO for conservation of old houses

On the occasion of Golden Jubilee Celebration of Independence of India, the Government of France offered to provide cooperation in conservation of old buildings in Ahmedabad. An MoU was signed on 10th September 2005 between the Hon’ble Ambassador of France in India and the Municipal Commissioner of Ahmedabad.

A team of French experts have consented to work in the walled city. The Ahmedabad Municipal Corporation, the Government of France and HUDCO under an MoU signed in 1999 to provide technical assistance and financial aid to Ahmedabad for the restoration and conservation of heritage buildings.

Reconstructions of Smt. Ishaben and Shri. Anantlal Jethabhai Solanki’s house with co-operation of Ahmedabad Municipal Corporation and IIMC Bank

AMC, France sign MoU on heritage conservation

By A Staff Reporter

AHMEDABAD: The Ahmedabad Municipal Corporation (AMC) and France on Friday signed an Indo-French protocol for cooperation to revitalize ancient sites of Ahmedabad.

A memorandum of understanding (MoU) to this effect was signed by municipal commissioner K. K. Kalashabham and Ambassador of France in India Claude Blanchamene.

The understanding which is likely to breathe life into over 30,000 ancient buildings in the walled city, is the result of two conferences: Samhita-I and Samhita-II held here earlier in 1998 and 1999 respectively under the aegis of French Embassy and the Indian National Trust for Art and Cultural Heritage in collaboration with AMC Ahmedabad.

Following the cooperation agreement aimed at establishing a model plan of revitalization of the ancient centre of city, an Indo-French team has been assigned the task to undertake urban, industrial, cultural and financial analysis of a dozen sites.

On the basis of the analysis, a guideline plan will be prepared and the programme will be executed in these areas.

The programme worries about financial measures destined for the revitalization of the old centres in order to appeal to different international organizations to financially help the various programs in the city.

The cooperation will be followed up every three months through a meeting of the working group comprising municipal authorities and urban architects co-operating on the Frenchside.

The cooperation will conclude with a seminar titled Samhita-III, organized by original partners to arrive at a final evaluation, publish this mode of working to municipalities facing similar difficulties in historic centres.

Monday September 30, 2004

120-yr-old Karanj Chabutro set to regain former glory

Anumol Verma

Ahmedabad: The 120-year-old Karanj Chabutro, the last bastion of its heroic past and the charmingly picturesque face of Ahmedabad’s Pushpani Society, is set to regain its former glory.

Anu Chhabria, the head of the heritage wing of the Ahmedabad Municipal Corporation (AMC), said the proposed project was to be completed within a month. She said a detailed study of the site revealed that the Chabutro was a blend of various architectural styles, including Mughal, Persian, and Islamic.

The proposed project includes the construction of a new gate, the repair and restoration of the existing gate, the construction of a new roof, and the installation of a new gate.

The project is expected to cost around Rs. 10 lakh, and will be funded by the AMC. The project is expected to be completed within six months.
For the First Time in India Loans Made Available for Conservation of Historical Buildings.

It is a strange fact that till now it was impossible to avail a loan for conservation or repair of a 15 year or more old house. But now under an MoU by HUDCO Bank and the Government of Gujarat, the residents of the walled city can get a loan at a subsidised interest rate of 5% for conservation and repair of their old houses. As a result, it has been possible to restore or repair houses as old as 100-150-200 years. They are provided free architectural guidance and supervision which would otherwise cost them fees at the rate of 10 to 15 percent.

The first of its kind in India, the scheme implemented will establish a financial system for the cause of heritage. Other Cities will benefit by following it in restoration of heritage buildings within their jurisdiction.
Artist’s impression of old Ahmedabad
Restoration of Jamalpur Gate (Walled City Gate of Ahmedabad)

Restoration of Fort Wall (Walled City of Ahmedabad)

Restored house of Mr. Arvind Soni

Restored house of Mr. Anish Bhatt
Restored house of Mr. Nikhil Vyas

Restored Karanj Chabutro

Restored Hatkeshver Temple
Restored Dwarka Dheesh Temple

Before

After

Upgrading Community spaces, Poet Akhabhagat Cowk

Adaptive Reuse of Traditional Pol Houses

Proposed City Heritage Centre
Adaptive Reuse of Traditional Pol Houses

Proposed City Heritage Centre

Adaptive Reuse of Traditional Pol Houses

Mangaldas Ni Haveli Cafeteria & Craft Centre

People’s Participation
Celebrating World Heritage Week in Ahmedabad 2008

Celebrating World Heritage Week in Ahmedabad 2009
Celebrating World Heritage Week in Ahmedabad 2010

Heritage Programme: Best practice being transferred to other cities

Bhuj, Lothal, Siddhpur, Surat and Vadodara in Gujarat, as well as Amritsa, Delhi, Jaipur, Jodhpur, Kolkata, Patiala and Pondicherry have been provided guidance in the process of revival by initiating Heritage Walks
Visit of Nigerian Delegates

Visit of Princess of Thailand

Heritage walk by International Kitists

Exhibition of Heritage walk Posters
Pedestrian and NMT Initiatives…

Proposed Pedestrian Plaza at Bhadra…
Proposed Pedestrian Plaza at Bhadra...

Visit of Euro-India Forum Delegation
Replica of Haveli at Casa De La India, Spain

Ahmedabad Exhibition At Casa De La India

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AHMEDABAD IS STILL ONE OF THE MOST WELL PRESERVED WALLED CITIES OF INDIA

Revitalization goes on......

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Mr. Nayak spoke about the success story on the implementation and institutionalization of heritage conservation. While implementing, in the Heritage Conservation Committee we find lot of problems relating to the legal backup for the entire thing.

As it was happened elsewhere, as Mr. Ravindran has mentioned the list which was prepared by the A.M.C. officials and the bench experts did not have legal sanction and in the sense they did not go to legal process of heritage, whether it is standing committee and going to the Board. A case was filed in the High Court of Gujarat, where as the High Court has asked, whether we had the list and the list was presented to the High Court and since that time we are working as if the list is final but it does not have legal sanctity and the Government is not keen to publish it in the Gazette and invite the objection etc. and therefore there is absolutely amorphous in character of the list, to share it to the public. The legal factor is very very important. There are 2 factors here. First point we find is, how to get the legality for the list and since 1984 we succeeded in keeping quite a number of heritage buildings. Now we have to have for guidelines provision.

The 2nd point is the Act, while working, I happened to be the Chairman for rising the public reaction for the Heritage Policy formulated by the Government of Gujarat. There are 7 different authorities under Home, whom these various heritage structures lie - Municipality, Municipal Corporation, Panchayat, Home Department, Forest department, now it is various SEZ, and also railways. It is difficult to go through the coordinated approach. Therefore, it is extremely necessary to have an Act which will be cutting across all these separate areas and there should be par abound Act about the heritage but every body is fighting shy acting for having an Act and let us not aim at the Act, because, the Act will be difficult to get passed in the Assembly. This is the reality. Off late, we find the funds. Now the Municipal Corporation is allotting some funds it is oddly adequate to really conserve, you see the number 13-14 thousand buildings. So we suggested the TDR, and even if the building does not have any FSI//FAR left, they consume the entire thing and the building should be granted adhoc FAR out of which a portion should be given to him which he can sell in the market. A portion should go to a D mat account of FSI/FAR, which can be auctioned by the authorities and out of that funds the maintenance of the heritage buildings and the heritage structures will be done. This idea has
got to be finalized. It is at the nasal stage, there is one point about the so called allegation that
totalheritagemovementis the elitist movement, Mr. Nayak is trying best to make it as peoples
movement. In Ahmedabad to some extent, it has become people’s movement. We had 18
meetings in 18 different districts; in the districts it is not perculating.

A beautiful heritage building in Baruchcity , where Shajahan reported to have did his
Namas on a Friday and another beautiful building owned by Parsi gentleman. Both of them
very angrily told us that the heritage is for their grand children and not for your aesthetic benefit.
What you are going to give me? You will be giving 600 rupees or 6 thousand rupees
concessions for municipal tax. If I sell it, I will be getting not less than 40 to 50 lakhs. It is 50
lakhs. What pittance is these 600 rupees? I do not have any answer to be given. I think if you
think in terms of TDR and also which again is highly controversial. My colleagues have not
accepted it. The renewable TDR, the TDR is not once for all. If the building is maintained,
every 30 years you will be giving same right who so ever is the owner at that point of time he
will be getting the TDR. How and whether it is feasible or not feasible. But unless it is renewed
who is going to do? He may do it for 5 years or 10 years not more than that, What is more?
Something has to be thought of. The next point is lack of technical expertise. Now the
expertise, which is really vested to be chunnam and surji structure or in case of Ahamedabad, it
is load bearing cum wooden construction. The timber which is brought in, as Nayak mentioned
have brought from far off places, to-day, and the timber is very very costly. Beyond the scope
of ordinary family and no technique is available who can really do this kind of composition of
structure - load bearing structure with that kind of wood. The expertise is needed to be keeping
it alive and also whatever principles they have adopted it has to be articulated in modern,
engineering tasks, which is being done. In fact I had been to number of Sthapathis. who are
actively doing temples in different parts of Gujarat. In Gujarat temple building is a live art even
today. When I asked one of the old gentleman about load bearing, how exactly they calculated,
he got terribly annoyed. He told me that for 800 years these temples are standing ,if you ask
me about load bearing I do not have any principle . It is a thump rule for us, which makes the
structure stand. It might be true or might not be true. What are all these hidden principles which
are earlier communicated from father to son which have never been recorded? In the southern
part of India, you have all the Aagamas, sanctities and Vasthus, quite few of them, I find lot
rituals and lay out plans .But even we go to construction part, they are highly sensitive, passed
from father to son and that is likely to be get lost. In case of Ahmedabad also, it shows that we
require that kind of principles to be articulated in the terms of modern civil engineering, we have
proposed to Government. I expect how exactly the Engineering colleges will be reacting to it.
Finally, since all the principles of having a act or having principles and it will take a long time. In the meantime, number of buildings are being pulled down every day and I get at least 3 letters every month and Mr. Nayak is getting 4 letters every month stating that these beautiful buildings are getting demolished. We do not have any means of preventing it. Now we are hoping how to make it public or people, Government to stop it. It will take time. What is needed a kind of advocacy, now which will not only in the form of occasional meetings or occasional seminars, it got to be projected continuously, having it in the mind of individual. We are thinking of approaching the Municipal Corporations permanently giving us 10-12 hoarding sites in which the details of heritage of 1or 2 buildings will be depicted. Every quarter, the details of engineering principle involved in that, associations with that, will be depicted. We are thinking in terms of 30 or 40 buildings or maximum of 60 buildings picked up which are really explored, which has monumental value in this context, and to iconize them to the hoardings and allowing the people to use it in their official letter head or stamp, use a feature of this building as letter head. By that process making it more attractive making the people more sensitive towards it and coupled with that we have also in terms of making entire precincts as creative. The boards which have been talked about is archieve. It is an archieve of its architectural plan, layout plan, engineering plan, social history, economic history, as well as religious history- with that people will be aware and till such time it will not be effective. Boards are usually held by various beams.

When Britishers came in, other people came in for trading, in the same period Patels also came in for trading for growing cotton and living in cotton. If you go to a fort see the housing structure, it is of 400 historic years, you can see the economic development since fall of the world at that time of coming of British are getting reflected in the house layouts, type of houses and decoration of houses. We should make the community aware and with the people we should also be able to drive home the importance of these structures.

These are basic points to be discussed. We are struggling, I need your advise.