



19 CHANDIGARHS HERITAGE

The chapter on Heritage deals with the modern heritage and rich Urban and Architectural legacy of the City Beautiful which holds a special place in this young city's history.

Chandigarh holds its significance as the first attempt in comprehensive city planning and the first large experiment in Modern Urbanism which has placed India on the World Map. The vision of the first Prime Minister of India combined with the path-breaking planning concepts of the internationally renowned architect Le Corbusier, have together helped create one of the most livable cities of India. The creative excellence, holistic approach to design, meticulous and painstaking detailing has helped produce excellent town planning, urban design, landscaping and architecture despite the constraints of a stringent budget. The use of ordinary building materials embellished with integral works of art have created the internationally researched Chandigarh Style of Architecture.

The city, when conceived, symbolized a new way of community living in modern India for a generation who had faced the painful trauma of the partition.

Today, six decades after its inception thanks to the far-sightedness of the planners and careful nurturing by its caretakers, the city has maintained the integrity of its concepts despite the geo-political upheavals and the internal and external pressures. The '**Edict of Chandigarh**' (See Annexure II of Preamble Chapter) on which the city was planned has ensured the preservation of its heritage which lies in its unique architectural character, urban design, planning principles and natural environs, precincts and zones.

The unique legacy of the City Beautiful ought to be preserved and maintained against all odds and challenges.

The Government of India's concern to safeguard city's culturally valued elements led to the constitution of the Expert Heritage Committee under the chairmanship of HE, the Administrator, UT.

19.1 THE MAJOR RECOMMENDATIONS INCLUDE

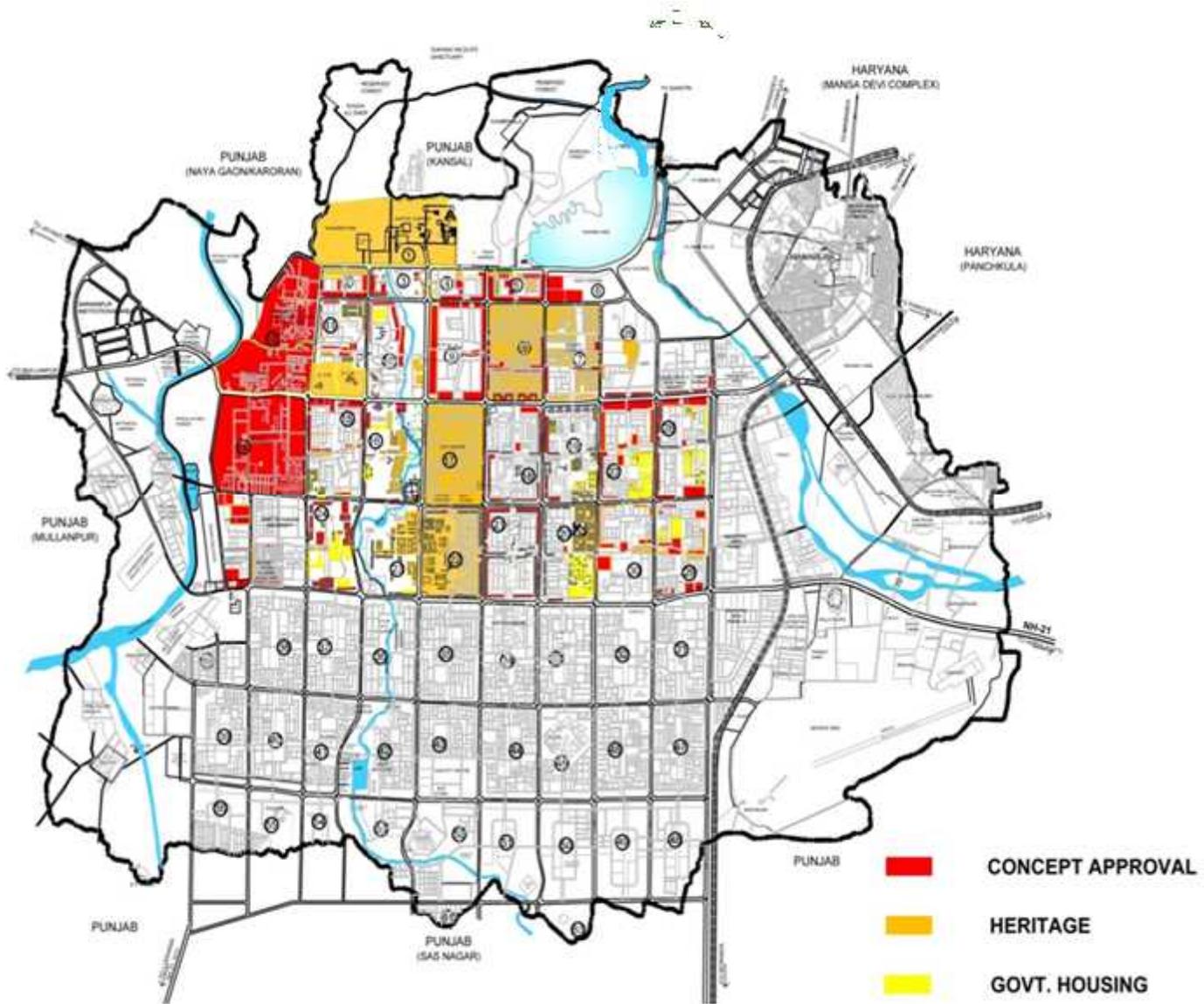
1. The city's monumental architecture, principles of town planning of **Sun, Space, and Verdure**, as enunciated by Le Corbusier, along with urban design, landscaping, honesty in the use of construction materials, like shuttered concrete and exposed brick-work, ought to be preserved as **Modern Heritage of Universal Value** for which Chandigarh has become known throughout the world.
2. A holistic approach towards protection, preservation, and maintenance of heritage buildings and unique characteristics of the city should be adopted.
3. The philosophy, plans and approach envisioned by Pandit Jawahar Lal Nehru with regard to the new city should not be lost sight of and kept in mind while taking the steps for the above purposes.
4. The philosophy, plans and designs propounded and used by Le Corbusier, while building the city, should not be allowed to be affected and should be kept in mind while protecting, preserving, maintaining and expanding heritage structures.
5. Efforts should be directed to retain the essence of the original Plan of the city and as such the following is recommended:
 - Chandigarh shall remain an Administrative City.
 - Chandigarh shall retain the essential planning postulates of Sun, Space, and Verdure.
 - Chandigarh shall be a Low-Rise City.
 - Chandigarh shall be a Green City.
6. **Corbusian Chandigarh title** to the first phase of the city which is the most representative of Le Corbusier's thought and philosophy is truly worthy of recognition for its **Modern Heritage Value**. The sectors 1 to 30 planned and detailed out by the original team in fulfillment of the CIAM principles of Living, Working, Care of Body and Spirit and Circulation.



7. Heritage status to Sector 22 , built as the first typical sector on the concept of the neighbourhood and Heritage status to Sectors 7 and 8 as a tribute to the architect planner, Albert Mayer.
No development must be allowed that may jeopardize their original concept.
8. Preservation of the concept of a neighbourhood unit, no further enhancement in FAR, supplementing the V7s with an efficient public transport system, execution of the pedestrian footpaths and cycle tracks, augmenting parking spaces in the city, development of villages and slum rehabilitation, regular upkeep.
- 9 The Committee has also made recommendations for a Master Plan for Chandigarh to ensure regulated development of the city, Inter State Regional Plan and mechanism for its implementation, City Development Plan, Solar City, restoring the city's strong imageability, Urban Design, restoration of Architectural Control/Frame Control, Design, Advertisement Control Order.
10. Revitalisation of the City Centre, construction of the Eleven Storied Tower.
11. Holistic planning of Capitol Complex to address immediate and future requirements, no scope for additional buildings within campus completion of the incomplete projects of the Capitol Complex, including the Museum of Knowledge, the Martyrs' Memorial, revitalization of the plaza, campus lighting and illumination to highlight building edifices, **addressing the security issues to enable comfortable visitor access to the Capitol Complex** The concern of development on the North of Chandigarh and the peripheral areas around the Capitol Complex.
12. Redensification of pockets of Government Housing The concept of Redensification has not been recommended in the Master plan .Instead pockets identified by the Expert Heritage Committee have been recommended for Reutilisation if required. (see Chapter on Housing).
13. Prior Concept Approval for identified private and Government buildings with the principal objective to maintain a harmonious urban form of Chandigarh and in keeping with it's original concept, **Prior Concept Approval of new buildings and/or additions-and-alterations in old ones of identified private and government properties has been recommended.** Following are the parameters for imposing the regulation of prior concept approval:-
 - Since many private buildings fall along important arteries, namely, V3s and V4s, constituting major part of Chandigarh's urban imageability, there is an urgent need to regulate individualistic / idiosyncratic use of weird forms, senseless geometry, garish colours and unaesthetic materials to preserve the original character of the city besides retaining sanity in architectural and urban designs.
 - The second criterion is the building's architectural importance and the individual professional standing of the architects who constituted the foreign team of architects.
 - The third parameter is the location of the building, which is crucial because an ill-designed structure can become an eyesore whereas a sensitive design that respects its architectural legacy would be a landmark asset in many ways.
 - Similarly, the development /additions and alteration of green belts should be done sensitively and in the same spirit as that of the original plan.
 - Location of Mobile Towers is very important from the urban design point of view and as such, this too has been recommended for prior concept approval.
14. Constitution of the Chandigarh Heritage Conservation Committee.
15. Restoration and preservation of building materials – Concrete & Brick buildings.



PLAN P1 - HERITAGE AREAS AND CONCEPT APPROVAL AREAS IN CHANDIGARH





19.2 LISTING AND GRADING OF HERITAGE IN THE CITY

Buildings, Campuses, and Natural Features, which have been listed for Heritage Status have been categorized as **Heritage Zones, Heritage Precincts, and Heritage Buildings by the Expert Heritage Committee**. These have also been graded into three categories as per varying levels of importance to the heritage of the city .

HERITAGE ZONES

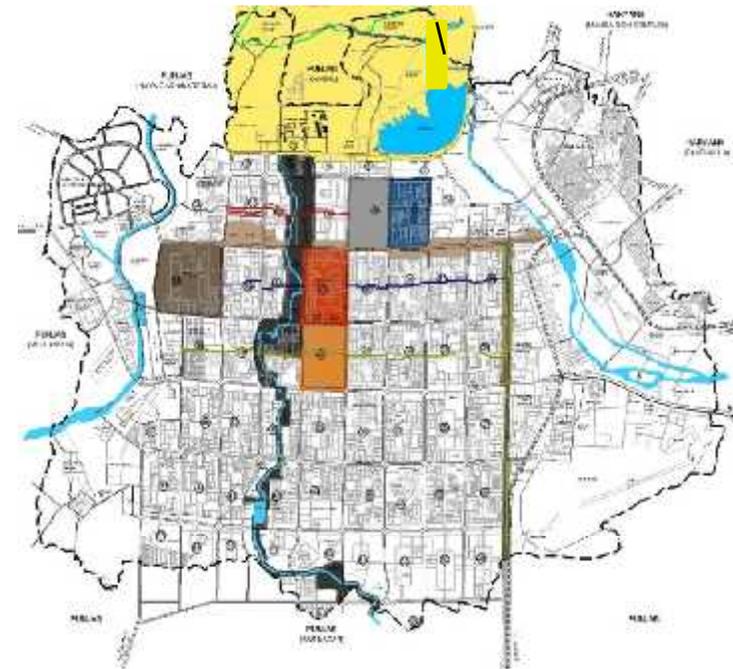
13 Zones have been shortlisted for Heritage status (Refer Map).

These heritage areas have been graded in three categories — I, II, III. The heritage zones I, II, VII, IX including the heritage precinct and heritage buildings was placed under Grade-I. Alike, heritage zone-VIII, X, XI, XII was placed under Grade II.

HERITAGE ZONE-I extends from outer boundaries on the North-West side of Rajendra Park covering all areas along it and extending to the South-East extremities under the administrative control of the Chandigarh Administration. This area is bound on its South-West extremities by Uttar Marg including the green belt which runs along it on lower end. Similarly, extremities of this “Heritage Zone” on the North-East will extend to lower range of the Shivalik Hills covering all natural environmental features and landmarks, notably, the Catchment Area of the Sukhna Lake, Wildlife Sanctuary, etc.

Heritage Zone-II with its origin in the Shivalik FOOTHILLS, on the North-East running through the entire city of Chandigarh and extending along the Leisure Valley towards the South-West into Punjab. The width of this Zone of prime importance is demarcated by the Institutional Belt along Jan Marg on the South-East and closing on the junction of Sectors 16, 17, 22 and 23.

P2- MAP SHOWING HERITAGE ZONES



Heritage Zone-III extends across Sector 7

Heritage Zone-IV extends across Sector 8

Heritage Zone-V extends across City Centre, Sector 17

Heritage Zone-VI extends across Sector 22

Heritage Zone VII extends across Panjab University, Sector 14



Heritage Zone-VIII extends along Madhya Marg from PGI to the Sukhna Choe on the South-East and includes the institutional, commercial buildings and the Green Belts along it on its either side. Institutional Belt along Madhya Marg in Sector 15.

Heritage Zone-IX consists of belt of Mango Grove along Purv Marg as demarcated in the drawing.

Heritage Zone-X stretching NW to SE across sectors 11, 10, 9, 8, 7 along V4.

Heritage Zone-XI stretching NW to SE across sectors 14, 15, 16, 18, 19, 27, 28 along V4.

Heritage Zone-XII stretching NW to SE across sectors 24, 23, 22, 21, 20, 30, 29.

Heritage Zone-XIII along V3s: Vidya Path, Udyan Path, Himalaya Marg, Sarovar Path, Sukhna Path, Chandi Marg Purv Marg, Vidya Path, Udhog Path and Dakshin Marg.



GOVERNMENT MUSEUM & ART GALLERY, SECTOR-10

HERITAGE PRECINCTS

Precincts have been shortlisted for Heritage status

- The Rajendra Park
- The Capitol Complex
- The Lake Club
- The Sukhna Lake
- The Lake Promenade
- MLA Hostel and MLA Flats, Sector-3
- MLA Hostel and Flats, Sector-4
- Government Museum & Art Gallery, Sector-10
- Institutional Belt along Madhya Marg sectors 18, 19, and 27.
- Commercial belts along Madhya Marg in sectors 7 & 26.
- Government College for Boys & Girls, Sector 11
- The Post Graduate Institute of Medical & Education Research, Sector 12
- Neighbourhood Shopping Centres, Institutional, and Residential Buildings on either side along V4 of sectors 11, 10, 9, 7 and 8.
- Neighbourhood Shopping Centres, Institutional, and Residential Buildings on either side along V4 of sectors 14, 15, 16, 18, 19, 27 and 28.



19.3 HERITAGE PRECINCTS AND BUILDINGS AT A GLANCE

GOVERNMENT BUILDINGS

Institutional

Capitol Complex, Sector 1
 Government Museum & Art Gallery Campus. Sector 10
 Central State Library. Sector 17
 Town Hall Building. Sector 17
 Government Press Building along Madhya Marg and Himalaya Marg, Sector 18
 Few of the Architectural Controls of Institutional Buildings along Jan Marg and Madhya Marg.

EDUCATIONAL

Panjab University, Sector 14

Administrative Complex
 AC Joshi Library.
 Administrative Complex
 Fine Arts Museum

COLLEGES

Government College of Art. Sector 10
 Government College for Boys along Madhya Marg (original blocks) Sector 11
 Government College for Girls along Madhya Marg (original blocks), Sector 11.
 Chandigarh College of Architecture, Sector 12
 Administrative Block, Punjab Engineering College, Sector 12



OLD ARCHITECTS OFFICE, SECTOR 19



LEGISLATIVE ASSEMBLY, CAPITOL COMPLEX



GANDHI BHAWAN , PANJAB UNIVERSITY



ADMINISTRATIVE COMPLEX PANJAB UNIVERSITY



GOVERNMENT COLLEGE FOR GIRLS , SECTOR 11



GOVERNMENT COLLEGE OF ARCHITECTURE ,SECTOR 12



SCHOOLS

Government Model Senior Secondary School Sector 10 which functioned as the Assembly in the initial stages.
Government School, Sector 15
Government Model Senior Secondary School, Sector 16
Government Senior Secondary School / Government Model School (original blocks), Sector 18
Government Model Senior Secondary School (original blocks),Sector 19
Government Senior Secondary School, Sector 21
Government Junior Model School, Sector 22
Government Senior Secondary School, Sector 23

HEALTH

Poly-Clinic. Sector 22

CULTURAL

Lake Club, Sector 5
Janj Ghar, Sector 23
Swimming Pool, Sector 23

GOVERNMENT HOUSING

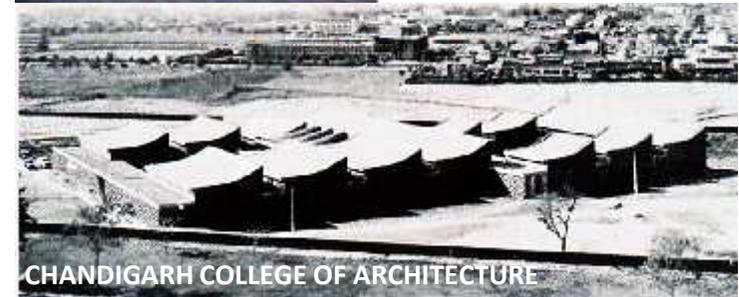
Government houses of the Chief Ministers /Ministers of Punjab and Haryana located along Uttar Marg, Sector 2 and Sector 3
Government Houses for the High Court Judges, and the Chief Justice, Sector 4.
MLA Flats and MLA Hostels along Jan Marg originally designed by Pierre Jeanneret in sectors 3 and 4
Government House No.56, Sector 5 to be dedicated to architect Pierre Jeanneret
Identified Government houses in sectors 5, 7, 11, 16, 19, 20 23, 24, 27, 28, 29 as shown in sector layouts
Few of the architectural controlled Shop-cum-Offices/Shop-cum-Flats



GOVERNMENT MODEL SENIOR SECONDARY SCHOOL SEC-10



GOVERNMENT HOUSING



CHANDIGARH COLLEGE OF ARCHITECTURE



JANJ GHAR. SECTOR 23



PRIVATE BUILDINGS

Commercial

Architectural Controls of SCOs/SCFs, City Centre, Sector 17
Shop-cum-Offices along Madhya Marg, sectors 7 and 26
Shop-cum-Offices along Dakshin Marg, Sector 22
Shop-cum-Offices/Shop-cum-Flats along V4.
Sectors 7, 8, 9, 10, 11, 15, 16, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29 and 30

CULTURAL

Kiran Cinema, Sector 22

RELIGIOUS

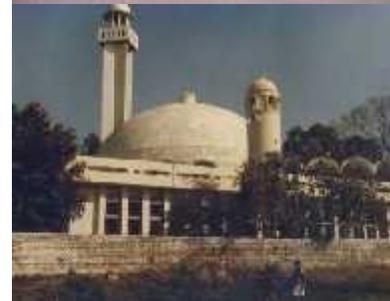
Church on V4, Sector 18
Mosque, Sector 20
Gurudwara on V5, Sector 22
Mandir on V4, Sector 23.



SHOP-CUM-OFFICES, CITY CENTRE, SECTOR 17



KIRAN CINEMA, SECTOR 22



MOSQUE, SECTOR 20



MANDIR, SECTOR 20



PRIVATE RESIDENCES

Nirlep Kaur House # 33 , Sector 4
Oberoi House # 22, Sector 5
PL Varma House # 28, Sector 5
Gautam Sehgal House # 32, Sector 5



PRIVATE RESIDENCES



MANIMAJRA FORT





GREEN BELTS/PARKS/GARDENS

Rajindra Park, Sector 1

Rock Garden, Sector 5

Memory Garden, Sector 5

Mango Belt along Purv Marg Sector 28 and Sector 29.

Butterfly Park, Sector 26

Commemorative Stone in Jawahar Park, Sector 9

Parrot Park, Sector 21



ROCK GARDEN



RAJINDRA PARK



MEMORY GARDEN



COMMEMORATIVE STONE



BUTTERFLY PARK





19.4 NATURAL FEATURES, AREAS, AND VISTAS

The site of the city of Chandigarh has many natural features which make them suitable for conservation on account of their environmentally-significant nature and scenic beauty besides their geographical history. These are:

1. Shivalik Hills, as the most outstanding natural landmark which forms the backdrop of Chandigarh, notably, the Capitol Complex
2. Sukhna Lake and its catchment area
3. Patiali-ki-Rao Choe
4. Sukhna Choe
5. Leisure Valley with its 8-kilometre-long monsoonal gorge and further extending into the State of Punjab
6. Sukhna Wild-Life Sanctuary
7. N-Choe
8. Protected Forests
9. Forest Areas
11. No-Construction Zone on the North of the Capitol Complex.



ROSE GARDEN



ENTRY TO SUKHNA LAKE

19.5 VISTAS

The enlisted Vistas form an intangible part of the Chandigarh Heritage and need to be preserved. No building/development should be carried out that conflict with the following:

- * Uninterrupted View of Shivalik Hills along all roads running NE to SW
- * Uninterrupted View of the Shivalik Hills from the City Greens
- * Uninterrupted backdrop of the Shivalik Hills in the Capitol Complex
- * Uninterrupted View of Sukhna Lake from the Uttar Marg.


GRADING OF HERITAGE ZONES, HERITAGE PRECINCTS, AND HERITAGE BUILDINGS –BASIS, OBJECTIVE AND SCOPE FOR CHANGE

Grade-I	Grade-II	Grade-III
<p>(A) Definition</p> <p>Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.</p> <p>All natural sites shall fall within Grade-I.</p>	<p>Heritage Grade-II comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</p>	<p>Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest through not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale.</p>
<p>(B) Objective:</p> <p>Heritage Grade-I richly deserves careful preservation.</p>	<p>Heritage Grade-II deserves intelligent conservation.</p>	<p>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes).</p>
<p>(C) Scope for Changes:</p> <p>No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</p>	<p>No external change is to be permitted, however, only limited internal change is permitted which does not affect the exterior of the building.</p>	<p>Internal changes may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.</p>
<p>(D) Vistas / Surrounding Development:</p> <p>All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I.</p>	<p>All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II.</p>	<p>All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III.</p>

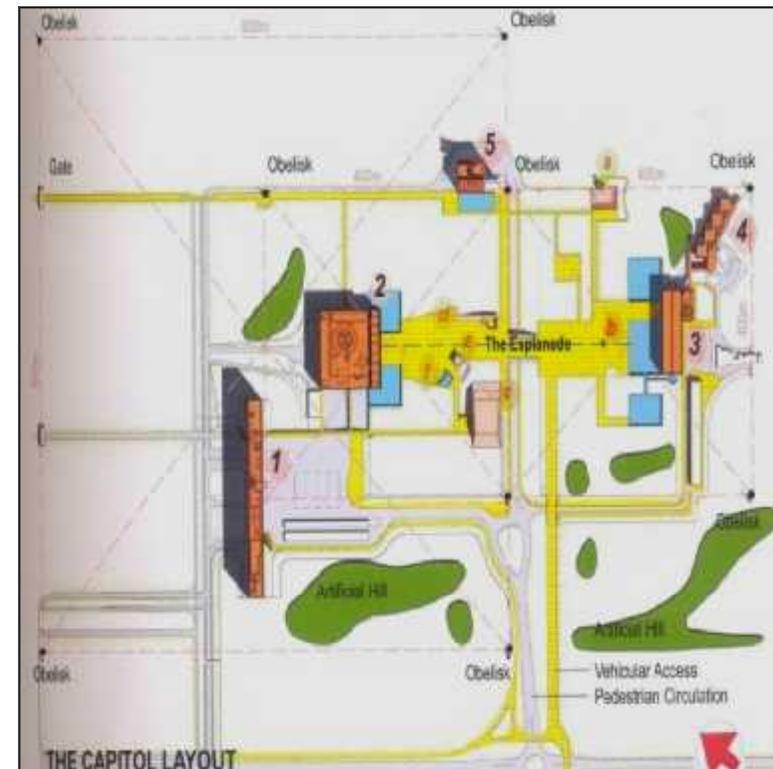


19.6 CAPITOL COMPLEX – HERITAGE PRECINCT

The Capitol Complex: The symbolic ‘head’ of the city, set against the backdrop of the Shivalik Hills, consists of a group of buildings designed by the Master architect Le Corbusier: Secretariat, High Court, Legislative Assembly and the Museum of Knowledge. The complex also has monuments like the Tower of Shadows, Open Hand, and Martyrs Memorial built on a monumental scale and is flanked by the Rajendra Park and the Sukhna Lake. The architecture of the Capitol Complex, the most representative of Le Corbusier’s works, is the embodiment of the spirit of exaltation, power and permanence experienced by Indians on acquiring the prerogative of self-governance after long, bitter struggle for freedom. The Capitol Complex was designed as a great pedestrian plaza with motorised traffic confined to sunken trenches.

The Capitol Complex is planned on a cross axis wherein rigid symmetry has been avoided in the placement of various buildings. While the linear façade of the Secretariat marks the edge of the Complex on the left side, the Assembly and the High Court are placed on the opposite ends of the cross axis, facing each other across a 450-metre Esplanade where a number of monuments symbolising Le Corbusier’s theories of City Planning have been placed.

The sculptural buildings built to excellence have earned international recognition and this masterpiece of human creative genius needs to be given ‘Heritage Building’ status of the first order. The location of the Capitol Complex at the highest point of the city-site and at the foothills with the Shivaliks as the backdrop was a conscious decision underlying the concept of Chandigarh’s urban design. The placement of buildings of the Secretariat and the High Court with the longer facades perpendicular to the hills lent an unobstructed view of the foothills. Future development should ensure that the above concepts are not marred by any physical barriers.





THE PLAZA AND THE MONUMENTS/THE TRENCH OF CONSIDERATION AND THE BUILDINGS NOT OPEN TO PUBLIC DUE TO SECURITY ISSUES,THUS THE PLAZA IS NOT BEING USED AS PER INTENT J

Present status of the Capitol Complex

Incomplete projects

- Museum of Knowledge
- Martyrs Memorial/Geometric Hill /not fully completed

The interventions

- The Chandigarh Club constructed adjoining the Rajendra Park.
- The Canal along the Uttar Marg stretching from Rajendra Park to Sukhna Lake not developed rather area intruded upon.
- Rock Garden developed in area between High Court and Lake.
- Rajendra Park not fully developed as per plan. Rather being used as Helipad and not open to public due to security issues.
- Tree plantation not as per planned clusters/groves .
- High Court - Additional buildings constructed.
- Demand raised for additional buildings ---
- Secretariat – Constructions of porch / sheds on the rear and at the entry to the ramp
- Covering of verandahs /construction of toilets etc
- Legislative Assembly –changes in the interior /partitions /floorings etc.
- Temporary allotment to security personal -ITBP, Punjab Police, Haryana
- Demand for construction of additional barracks.



19.7 FOLLOW UP ON THE GOI APPROVED RECOMMENDATIONS/ITS OBSERVATIONS ON THE REPORT OF THE EXPERT HERITAGE COMMITTEE IN THE MASTER PLAN -2031

The recommendations of the Expert Heritage Committee w.r.t Preservation, Conservation and Management of Chandigarh's heritage have been duly examined /analysed by the Master Plan Committee and incorporated in the Chandigarh Master Plan 2031 after taking into consideration the observations of the Ministry of Home Affairs and the Ministry of Urban Development conveyed vide letter No.V.13034/13/2010-CPD, dated 23/12/2011 while according approval to the reports of the Expert Heritage Committee.

The observations of the ministries on a few recommendations the Expert Heritage Committee are as under:

The Expert Committee's recommendation - The entire city of Chandigarh be retained as low rise and low density

The Gol Ministries observes that

In view of the population pressure and increasing density, it may not be possible for entire city to remain low rise. The Chandigarh Administration may like to identify those areas in the city which are in dilapidated condition and require renewal. Such areas may be redeveloped as medium rise – medium density without compromising the overall character of the city. This may require increase in Ground Coverage/FAR which may be stipulated after studying built form.

The Master Plan Committee has through a visual survey identified areas in the city which are in a dilapidated condition and require renewal. These areas are in addition to the pockets of single storeyed /double storied government housing recommended for redensification by the Expert Heritage Committee (see **Chapter 6 on Housing**)

The Gol Ministries observation that *there is an immediate need to formulate a **Comprehensive Town and Country Planning Act** for the UT of Chandigarh, which should provide for formulation and revision of Master Plan.* Matter has been put forth in the High Powered Coordination Committee meetings held on 08.02.2011, 28.06.2011 and 25.06.2012.

Included in the Chandigarh Master Plan 2031 (See Chapter 2 Regional)

The Gol Ministries observation that *the **constitution of a Chandigarh Regional Planning Board** on the lines of NCRPB and appropriate legislation on the lines of NCRPB Act as well are necessary to achieve the above objective.* Matter has been put forth in the High Powered Coordination Committee meetings dated 08.02.2011.

Included in Master Plan 2031 (See Chapter on Regional Context)

The Gol Ministries observation that *with regard to the Architectural Control on built form along V1 to V7, it would be desirable that **detailed Guidelines for Facade Control, Sign ages, Streetscape and Landscape** be formulated as per the character of streets.* These violations need to be checked keeping in view the overall architectural character envisaged for commercial development in the city. These may be included in the Terms of Reference of the Chandigarh Heritage Conservation Committee.

Included in the Chandigarh Master Plan 2031 (See Chapter on Development Controls)

The Department of Urban Planning, Chandigarh Administration must have Landscape Architects and Urban Designers on its staff roll in order to formulate comprehensive landscape policy and urban design norms for the city.



RESTORATION AND PRESERVATION OF BUILDING MATERIALS – CONCRETE & BRICK BUILDINGS

Secretariat Building, Capitol Complex to be taken as a pilot project

The buildings of the Capitol Complex which were inaugurated in the period 1953 to 1968 have already completed around 60% of their useful designed life. Appearance of superficial cracks in concrete/spalling of concrete, rusting/carbonation of steel reinforcement, leakages, vegetation growth and damaged fascia are testimony to the aging of these buildings of heritage importance.

The Expert Heritage Committee through its Sub Committee on Restoration and Preservation of Building Materials highlighted that *Visual assessment of the buildings of the Capitol Complex, Government Museum, Sector 10, City Centre, Sector 17, Panjab University and Residential houses in Sector 22 indicates that there is no major threat to the stability of the structures, however there are definite signs of neglect because of poor /unplanned maintenance, which the State owning agencies need to monitor through a well defined Maintenance Protocol that will help in identifying the crucial areas for consideration under any remedial/restoration works at a later stage.*

On the recommendations of the Expert Heritage Committee the Chandigarh Administration has initiated the complete analysis of the health of the buildings by destructive /non destructive tests and through comprehensive Condition Assessment of the Heritage Buildings. The Secretariat Building, Capitol Complex has been taken up as a pilot project for which the detailed project report has been assigned to the **Central Building Research Institute CBRI, Roorkee.**

The further strategy for rehabilitation of buildings will flow from the detailed outcome of the Condition Assessment that will also determine the level of improvement required .

DEVELOPMENTS ON THE NORTH OF THE CAPITOL COMPLEX CONCERN W.R.T HIGH RISE BUILDINGS

The Chandigarh Administration has been raising the concern of the proposed high rise developments in the North of the Capitol Complex in various meetings of the High Powered Coordination Committee and interstate meetings .

The State Government of Punjab and Haryana have been requested to review the planning and the development controls of the townships of Naya Gaon and Mansa Devi Complex.

NOTIFICATION OF ECO SENSITIVE ZONE

The Chandigarh Administration in the meeting of the High Powered Coordination Committee meeting dated 01.09.2011 apprised the State Governments regarding the directions of the Ministry of Environment and Forest Government of India w.r.t to notification of Eco-Sensitive Zone around the Sukhna Wild Life Sanctuary.

The Chandigarh Administration has itself initiated the process of notifying the Eco Sensitive Zone(See Chapter – Ecology and Environment)

HERITAGE STATUS TO GOVERNMENT HOUSING

The Department of Urban Planning has done a detail stocktaking of various category of residential houses designed by Le Corbusier and his team. The analysis indicates that that there are a total of 5238 such houses within the city. (The figure however does not include the institutional housing in the Panjab University and the PGI etc .)

ANALYSIS INDICATES

Of the areas marked for as heritage /redensification by the Expert Heritage Committee in the sector wise layouts, a total of 3888 houses shall fall under heritage status and pockets with 1350 houses shall be available for reutilisation if required.



19.8 COMMENTS OF THE MASTER PLAN COMMITTEE - REVOKING OF NOTIFICATION DATED 16.10.2008

- The **Expert Heritage Committee** has recommended revoking the notification dated 16-10-08 which allowed enhancement of FAR to private residential properties, due to its adverse impact on the urban design of the city. It has been highlighted that doing away with the Frame Control of Marla Houses and additional construction in the rear courtyards of these houses has adversely impacted the Sun, Space and Verdure concept and the streetscape/urban design of the city.

The Master Plan Committee View

Revoking of the said notification may invite endless litigations and shall be discriminatory as benefit of increased FAR has already been availed by some residents and its denial to remaining at this stage may be construed as discriminatory. It is recommended

That enforcement should be made stronger for the encroachments/violations which have huge impact on the urban design of the city.

- Some frame controls for the boundary/constructions along V3 roads should be defined for bringing visual order in the urban design.

19.9 PREPARATION OF CONSERVATION MANAGEMENT PLAN AND FRAMING OF HERITAGE REGULATIONS

Preparation of a Conservation Management Plan for Chandigarh and framing up of Conservation Byelaws/Specific Regulations, Guidelines and Conservation Principles shall be undertaken by the Chandigarh Heritage Conservation Committee in consultation with the subject matter Ministries for upkeep, maintenance and management of such Heritage Buildings and Heritage Zones etc.

The Ministry of Urban Development has recommended that all Areas/ Buildings/ Precincts / Vistas would be better represented if their cause and the degree of necessary interventions are required to be correlated with Listed Heritage of Chandigarh.

“Grading of each such entity as per identification in the list would exclusively determine the regulations of conservation, preservation or development applicable. Any specific situation / special recommendations may be exclusively mentioned in special recommendations”.

Master Plan Committees’ recommendation

Preparation and notification of Heritage Regulations should be prioritized .The earlier approved Draft Notification prepared at the time of preparation of the UNESCO Nomination Dossier and the Model Heritage Regulations issued by the GOI can be used as a reference .

To prevent undue change or damage to the historic and cultural value of Le Corbusier’s urbanism, interim orders must be issued not to make any modifications in the heritage areas approved by the Government of India, the circulation structure, the generic sector, architectural controls and the plantations till such time as heritage regulations are finalized.



Since a large number of the buildings /complexes approved for Heritage Status are being used by the State Governments of Punjab and Haryana ,the Punjab and Haryana High Court, a complete set of documents containing the **Action Taken Report** which is to be read along with the approval letter of the Government of India and the **document containing reports of i) Sub Committee on Identification of Government Buildings requiring Conservation, (ii) Sub Committee on Identification of Private Buildings and Precincts and Document iii) report of Sub Committee for maintenance of heritage buildings have been forwarded to the concerned organizations by the Chandigarh Administration.**

19.10 PRESERVATION OF THE DESIGN ELEMENTS, ART AND ARTIFACTS

The unique architectural character of the city including its modern, minimalist straight line built forms, fenestrations and artifacts such as furniture in public buildings, street elements and other works of art such as the colorful tapestries, sketches, paintings, murals designed by Le Corbusier and the first team of architects which have huge symbolic value and architectural expression associated with the thought process which translated into the creation of this city.

The Chandigarh Administration carried out detailed stocktaking of the movable artifacts designed by the first team of architects and in possession with various departments of the Chandigarh Administration, (including the Government Museum and City Museum) and the State Governments of Punjab and Haryana. Detailed inventories have been prepared and the departments have been sensitized not to dispose off any of the items without the prior approval of the Chandigarh Administration.

Annual auditing of the items are to be conducted.

Further action for the Enlistment, Preservation and Conservation of the Heritage items is proposed to be taken up.

Besides the existing two museums of architecture in the city, other large organizations -- which still hold a lot of old heritage furniture and other art objects – will be motivated to set-up small in-house museums and display centre for these items.

Increase awareness about the city's heritage through properly guided tours of school children and college students etc. and other citizenry to these museums and also regular seminars/exhibitions/heritage walks and other such like activities focusing attention on the heritage of the city and its awareness will go a long way in the long term preservation of city's heritage by making citizens as its stake holders and the real custodians.



19.11 INCLUSION OF CHANDIGARH IN THE UNESCO WORLD HERITAGE LIST DUE TO ITS OUTSTANDING UNIVERSAL VALUE

CHANDIGARH ON THE TENTATIVE HERITAGE LIST

The city of Chandigarh stands nominated to the Tentative Heritage List of World Heritage Sites for the Urban and Architectural Work of French Architect Le Corbusier in the city since 2006.

A TRANS BORDER SERIAL NOMINATION WAS PREPARED BY THE CHANDIGARH ADMINISTRATION IN 2008.

THE CHANDIGARH ADMINISTRATION HAS BEEN WORKING TOWARDS CHANDIGARH'S NOMINATION FOR THE WORLD HERITAGE STATUS AND "THE MODERN HISTORIC CENTRE OF CHANDIGARH " was included in the Trans Border Serial Nomination " Urban & Architectural Work of Le Corbusier "in the year 2008 under the guidance of the Ministry of Culture, Government of India through Archaeological Survey of India. However, India could not join the serial nomination along with France and other state parties and it was advised by Permanent Representative of India (PRI) that India should submit a separate nomination of Chandigarh for extension.

The serial nomination submitted by France along with other State parties were recommended deferral by ICOMOS and now it has been stated by the French Government that they will submit a fresh nomination dossier with India.

The PRI to UNESCO based on the recommendations of ICOMOS has advised that the revised nomination dossier should focus on 10-12 buildings along with their complete documentation indicating date of construction, it's administrative control and photographs of buildings rather than their architects and the urban plans of the entire city which should be forwarded to the Archaeological Survey of India and the Ministry of Home Affairs, GOI.

ASI would take a decision in principle in consultation with the PRI to UNESCO for revised nomination dossier once the details of buildings are made available.

RECOMMENDATION OF THE MASTER PLAN COMMITTEE

It has been perceived that Chandigarh's inscription on World heritage list would bring many benefits as the city would join a select list of other modern movement cities/urban areas currently inscribed on the UNESCO's heritage list.

A UNESCO heritage status shall bring about a **boost to domestic and international tourism** and related benefits to the city's economy and build public awareness about the values of Chandigarh's unique modern heritage.

It will not only **ensure protection of significant heritage buildings** and areas from neglect, willful destruction, defacement, inappropriate alterations but will also provide for preparation of a comprehensive urban development plan which respects international heritage conservation criteria, is environmentally sustainable and also handles the future developmental needs of the city. The move was intended to train our officials for technologically appropriate repair and conservation of heritage buildings.

CHANDIGARH SHOULD MAKE CONCERTED EFFORTS FOR WORLD HERITAGE STATUS IN CONSULTATION WITH THE MINISTRY OF HOME AFFAIRS AND THE ARCHEOLOGICAL SURVEY OF INDIA .