

Session – I

Heritage Conservation in Hyderabad

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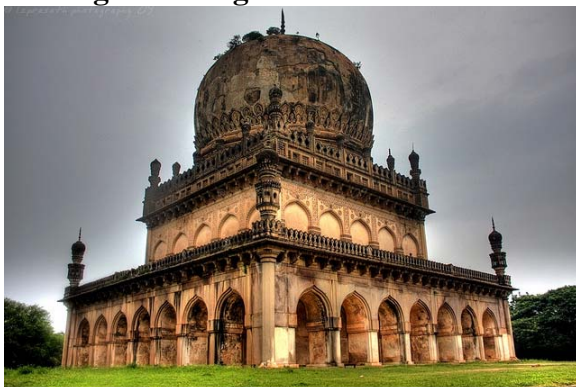
Chairman, Heritage Conservation Committee, Hyderabad.



Symbol of Hyderabad Heritage

- Built & Natural Heritage of Hyderabad Dates back to Kakatiya, Qutubshahi and Asafjahi (Nizam) dynasties.
- Golconda Fort started by Kakatiya kings and fortified by Qutubshahi kings.
- Qutubshahi Tombs – A Marvel of Architecture & conserved by State Archeology Department.
- Charminar now over 400 years old conserved by ASI.
- Hussain sagar lake also 400 years old and predates Hyderabad & Secunderabad twin cities.
- Very rich heritage of Fortifical places Big and Small Mosques & temples, Palaces, Tombs, Gates Clock Towers, Hospitals,Courts, Libraries, Schools, Colleges, Dharmashalas, Private Residences, Lakes, Trees, Rocks, Fountains etc.
- Wonderful face of Architecture calling for conservation for reasons of History, Culture, Architectural Models, Environment and even inspiration.
- Sarojini Naidu penned some of her poems sitting at the Qutubshahi Tombs and her house 'The Golden Threshold' is conserved by Hyderabad University.

Heritage Building

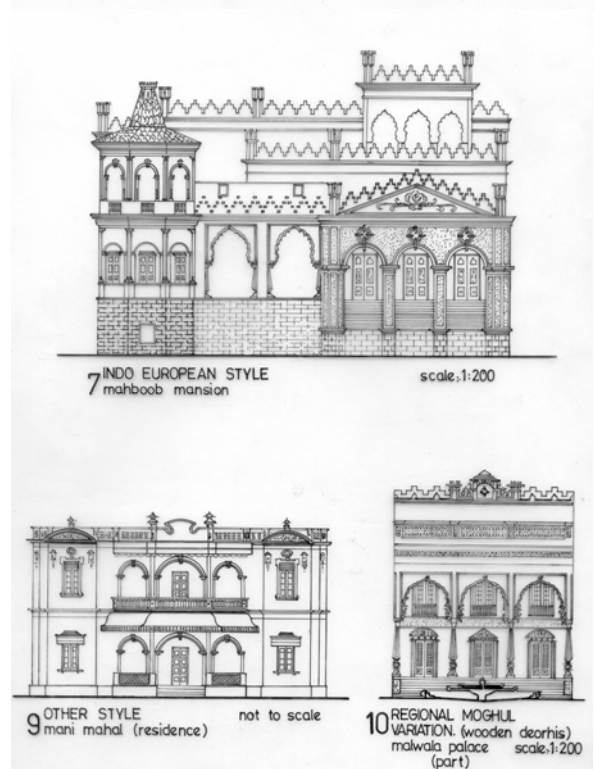
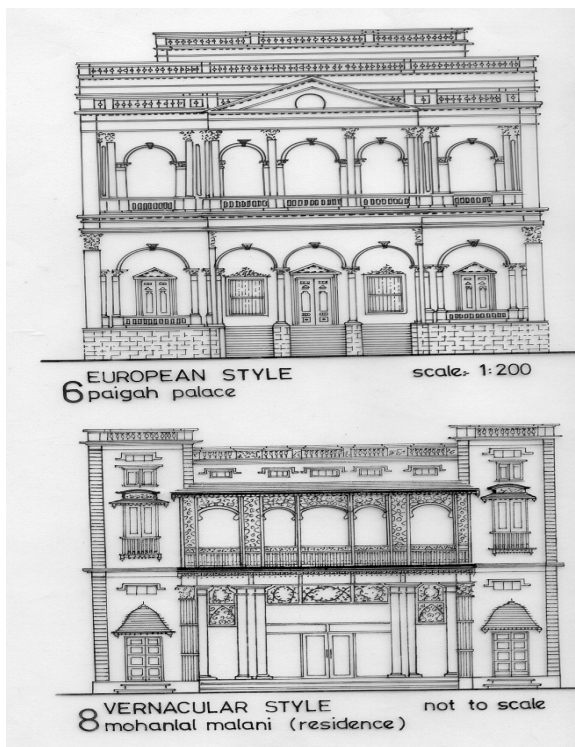
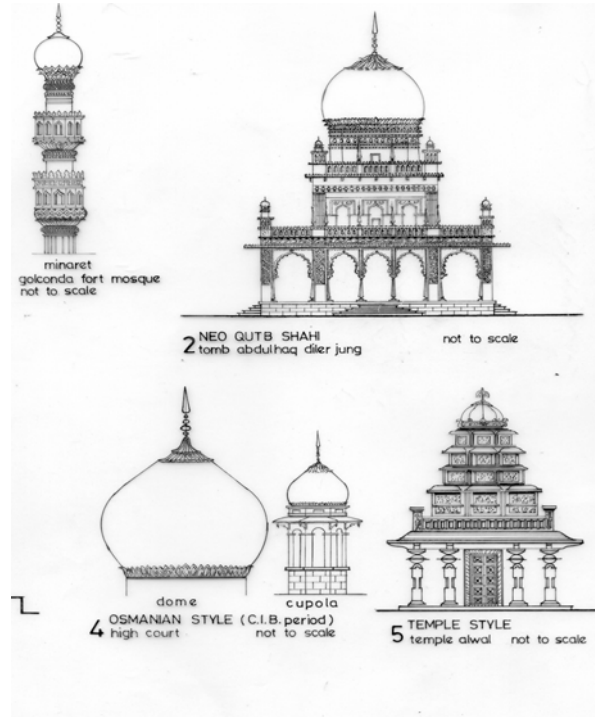
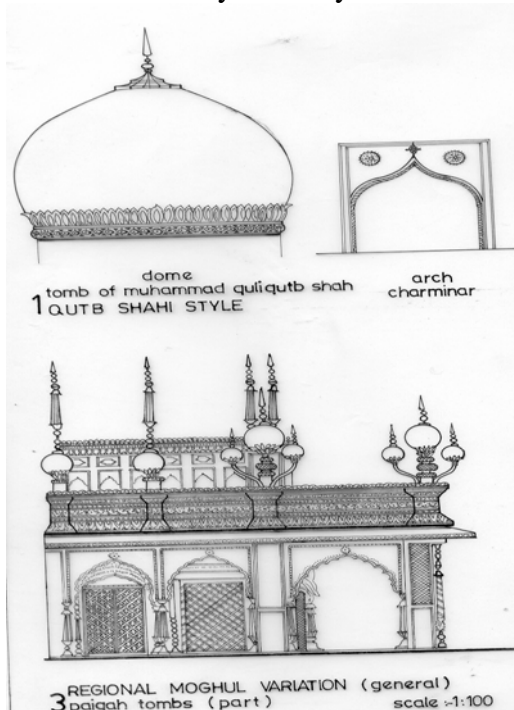


Qutub Shahi Tomb



THE GOLDEN THRESHOLD

Architectural Styles of Hyderabad



- The Government of Andhra Pradesh and the then Hyderabad Urban Development Authority (HUDA) gave content & meaning to Heritage Conservation from 1995 starting with a new regulation "For the conservation of Historical Buildings and area in Hyderabad city".
- In December 1995 under the A.P Urban Areas Development Act of 1975, HUDA and Government of A.P Amended Hyderabad Urban Development Authority Zoning Regulations 1981 with a new regulation for conservation of historical areas and buildings thereon

- The regulation 13 applied to those Buildings, Artifacts, Structures and / or Precincts of Historical and / or Aesthetical and / or Architectural and / or Cultural value referred to as Heritage Buildings and Heritage Precincts.
- The authority would list such Buildings / Precincts after inviting [public](#) objections and suggestions.
- The Vice-Chairman, HUDA was to act on the advice of / an consultation with the Heritage Conservation Committee (HCC) to be appointed by the Government.
- In exceptional cases for reasons to be recorded in Writing, Vice Chairman, HUDA may overrule the recommendations of the HCC.
- Regulation 13 also provided for alterations in notified lists after inviting objections and suggestions from the public.
- It provided for grant of transferable rights in cases of loss of development rights and also proposed a repair fund to give monetary assistance for private owners.
- Grading of Buildings / Precincts was into three grades.
- Grade I Comprising those having national or historical importance, excellence in architecture design etc and associated with a great historical event, personality movement or institution – being prime landmarks of the cities.
- Grade – II – For regional or local importance having architectural and & other values thought of a lower scale than Grade – I.
- Grade – III – Those having basic value and determine the character of the locality. It could include precincts of importance for townscape including rock formations.
- An interesting feature of the regulations maintaining skyline without developments in surrounding areas so as not to diminish or destroy values.
- The drafting of regulations had the handiwork of Historian Dr. V.K. Bawa who was also Vice-Chairman, HUDA.
- First HCC in 1999 under Chairmanship of Shri. Shравan Kumar, Former Chief Secretary. His choice also built a bridge with INTACH which was into the conservation movement under his chairmanship.
- Subsequently Shri. G.P. Rao who was earlier Municipal Secretary in A.P and Secretary in Ministry of Defense, Government of India.

The present HCC comprises.

- | | |
|----------------------------------|---|
| 1) R. Rajamani | - Chairman |
| 2) Ramesh Kamajosila | - Engineer |
| 3) Anwar Aziz | - Architect |
| 4) Sanjay Torvi | - Architect |
| 5) Director of State Archaeology | - Ex-Officio |
| 6) M.Vishwanathan | - Professor, Environmental Science, JNTU |
| 7) Sajjad Shahid | - Who helped INTACH too in conservation work. |
| 8) Ms. Frauke Quader | - Society to Save Rocks |
| 9) Member Urban planner, HMDA | - Member Secretary |

- HMDA has notified so far 151 Buildings and 30 Heritage Precincts

Grade	No of Buildings
Grade - I	24
Grade – IIA	10
Grade – IIB	60
Grade – III	57
Total	151

- Only Four Buildings have been de-notified.
- Recently HMDA has started putting informative [plaques](#) to demonstrate the values.
- The notifications including rock formations, parks and lakes.

Grade - I



I Prakash Building



Spanish Mosque

Grade II A



Grade II B



USE OF HERITAGE BUILDINGS: Hyderabad

USE	NO OF BLDGS
Bank	1
Bridge	1
Club	4
College	3
Commercial	4



USE	NO OF BLDGS
Hotel	3
Institution	9
Library	1
Function Hall	2
Museum	1



USE	NO OF BLDGS
Observatory	1
Office	12
Police Station	1
Religious	26
Residence	34



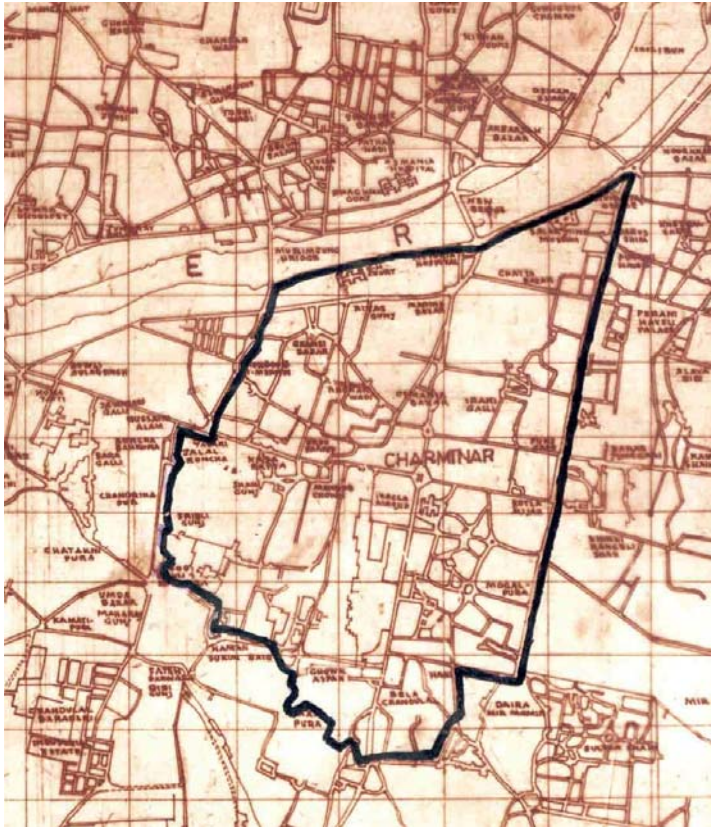
USE	NO OF BLDGS
Conference	1
High Court	1
Gateways/arches	9
Guest Houses	2
Hospitals	6



USE	NO OF BLDGS
School	9
Tower	5
University	2
Vacant (Not using)	5
Godowns	8

Heritage Precincts in Hyderabad

- 24 rock Precincts
- 6 additional Precincts
 - Charminar area
 - Golconda Fort area
 - Falaknuma Palace area
 - Kasu Brahmananda Reddy park and valley up-to Hotel Banjara Residency
 - Park on Road number 1, Banjara Hills and valley
 - Additional areas around Durgam Cheruvu lake

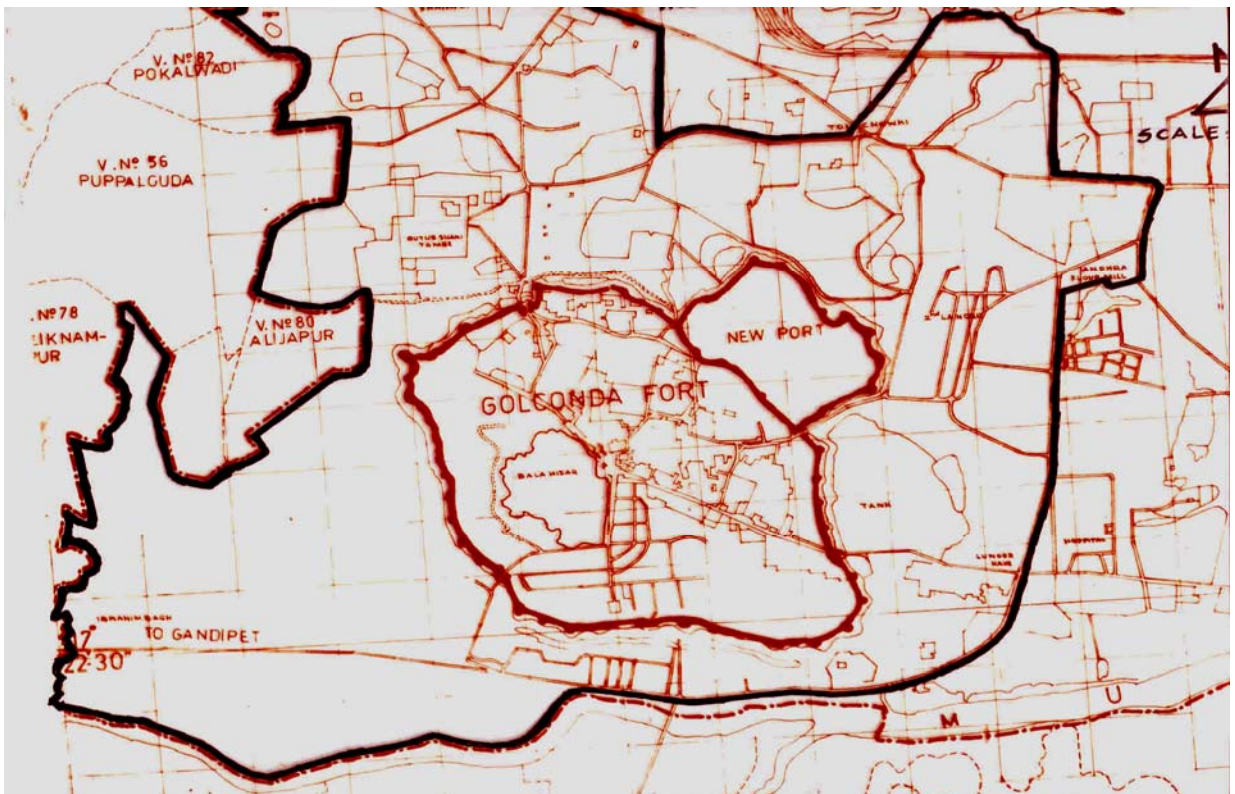


Charminar
Heritage
Precinct no 10

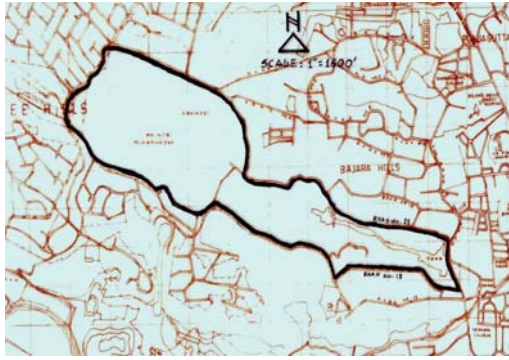
Falaknuma
Heritage Precinct
no 12



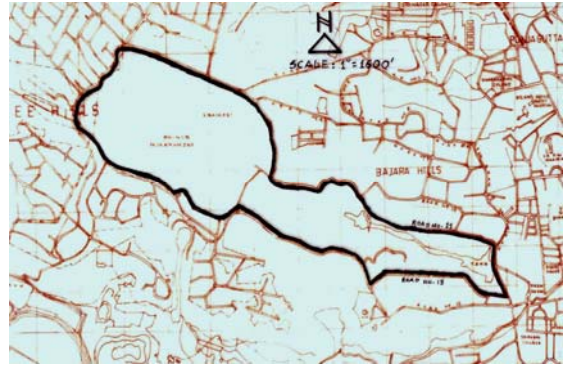
Golconda Fort Heritage Precinct no 11



Banjara Hills Heritage Precinct no 13



Banjara Hills Rd no 1 Heritage Precinct no 14



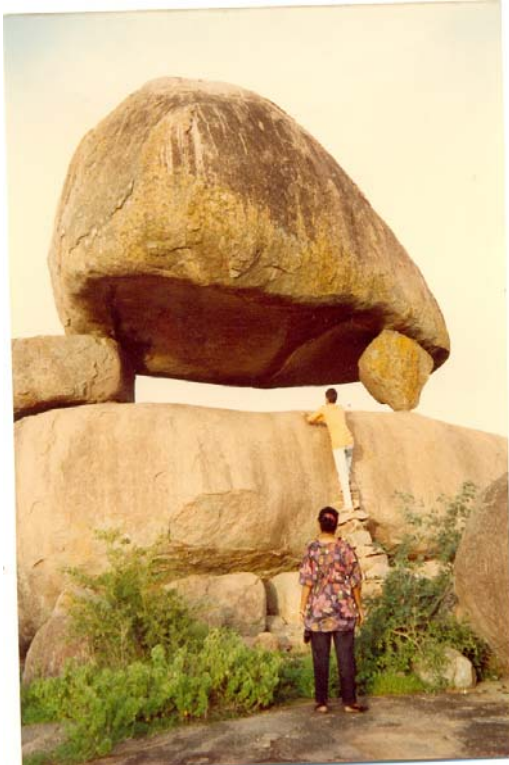
The Charminar Precinct



The Golconda Fort



Heritage Rock Precincts



Mushroom Rock



Obelisk Rock

- HCC – HMDA, benefited from suggestions from experts, INTACH and N.G.O's like Forum for a Better Hyderabad.
- Present HCC revisiting notified Buildings / Precincts to note state of preservation and to suggest measures to conserve.
- It is also preparing more lists of Buildings / Precincts.
- It is also aiming to motivate public / private owners to better maintain and conserve all features even when developing.
- It is scrutinizing master plan, Charminar pedestrianisation project etc and making suggestions.
- It is note worthy that INTACH, Hyderabad gives Heritage Awards every year.
- Also, recently Chowmahalla Palace has got the UNESCO Heritage Award.



Chowmahalla Palace Heritage Building

Heritage Buildings



Nawab Khurshid Jah Devdi



Administrative Staff College, Bellavista



Falknuma Palace



Paigah Palace

Suggestions

- A national fund under JNNURM or other schemes to help in repairs / maintenance.
- Making skyline and tree / lake formations inviolate by disallowing Huge Hoardings – Needs for Urban Arts Commission in each city.
- Sensitizing Developers / Hotelers / Tourism Managers to the imperatives of conservation of Heritage.
- Motivate Architects and Builders to be conservation oriented and develop without destroying basic features Eg: Falaknuma, AMI Electronics factory, Gratz, Austria
