

## CHAPTER - 13

### PLAN PROPOSALS AND DEVELOPMENT OPTIONS

The study of the entire 'Heritage Area' or the Local Planning Area reveals that the 'natural landscape' and the 'Archeological remains' will have to be constantly protected and conserved. To achieve this goal it is necessary to adapt certain development control guidelines and regulations are required to shape the developments in the Heritage Area. And accordingly the entire area has been divided into number of 'zones' and proposals for different levels have been worked out.

- 1. Heritage Zone:** The entire Local Planning Area or Heritage Area shall be a 'Heritage Zone'
- 2. Archeological or Areas of Special Control:** This zone specially includes the entire 'World Heritage Site' or the prime Archeological area and historic settlements which is approximately 25.00 SQKM.
- 3. Prohibited Zone around 'Archeological Area':** The prohibited zone of 300.00 meters from the prime Archeological area is designated and no developments are allowed within this zone.
- 4. River front Zone:** To protect the scenic River front of Tungabhadra from possible invasion of illegal developments/recreation activities, it proposed to have **45.00 meter** of 'River front Zone' on either side of the river.
- 5. Water bodies:** A 45.00-meter of buffer zone around tanks, historic canals etc., is reserved and no developments are allowed within this area. In addition to this the 'catchment area' of 'Kamalapur Tank' shall also be protected.
- 6. Development Zone:** This zone refers to the future developments of all rural settlements, Kamalapur town, and areas for the creation of tourism and transportation facilities within the Local Planning Area.

#### A. LOCAL PLANNING AREA AS 'HERITAGE ZONE':

- Conservation and protection efforts of natural environment and archeological monuments must also be extended beyond the '**Core Zone**'. The two principal zones designated as 'Core Zone' and Buffer Zone should be the guiding factor in all such efforts including the developments.
- The harmony created by historic area, traditional building materials, colours based on natural pigments or lime paints and Architectural form should continue.
- The general accessibility to the '**Conservation Zone**' has to be good. It is suggested that heavy vehicles, including buses, are not allowed in this zone. However, they may be permitted within the Buffer Zone and to facilitate this a main '**Parking cum Terminal**' facility is proposed.
- The general quality of the landscape as observed in the region should be maintained. The boulder landscape should not be modified. There should not any cosmetic surgery to the natural landscape to serve the inherent character of the site. The use of exotic plants and trees may be avoided at all costs. The design and planting should be broad based so as not to compete with the historic character of the area.
- The River front, **Virupapur Gadda village and Sanapur** Island shall be protected from the illegal invasion of recreation/resort/hotel activities. These islands are identified as '**Environmentally sensitive**' and falls within prohibited zone of 'River front'.
- Stone quarrying around 'World Heritage site' or within Local Planning Area shall be prohibited and no further /new permissions shall be issued.
- The areas under **rocky hillocks, forests, river islands, water bodies and river front** shall be protected and conserved. **No change of land use** proposals in these areas shall be entertained.

- **100 meter prohibited area** around all historical monuments and fortification walls shall be maintained and the Archeological Survey of India shall acquire this area.

#### **B. ARCHEOLOGICAL AREA:**

- This is the '**Prime Archeological Area**' and is most important. The conservation and protection efforts of historic monuments will have to be on priority. There should be a minimum intervention in this area i.e., the small kiosks and other facilities should be in absolute harmony with the built in environment and landscape area.
- Since the major part of this area is under good control all elements of visual distraction should be removed. This should include signboards, posters and all other forms of advertisement and shall be regulated by the 'Heritage Regulations'
- The entire 'Archeological Area' shall be a '**Pedestrian Zone**' or Non-motorized Zone' and heavy vehicular traffic shall not be allowed to enter the 'Prime Archeological Area'.
- The construction of Commercial complex at controversial **HUDCO Interpretation center** shall be **stopped** immediately, because it comes within the 'Archeological Area' and a **terminal and parking** facility is proposed and all Heavy and other vehicles shall be terminated here and visitors will opt for cycles/two wheelers/battery operated rikshas/heritage tonga's to enter the World Heritage Site. The site is an excellent area to introduce and promote Heritage tonga's.
- Another **main Terminal and parking node** is proposed in an area of **5.64 Ha.** at the **Kamalapur** entrance near present I.B. is proposed to facilitate the above concept and visitors.
- The state Highway passing through Kamalapur to Kampli shall be deviated avoiding the Prime Archeological Area.
- A main '**Tourist parking node**' is proposed to the north of Anegundi Village.

- A '**mini tourist parking nodes**' (**stoppage point**) will have parking space for cycles, two wheelers, battery operated riksha's and heritage tonga's on either side of the bridge and near Virupksha Temple is proposed with toilet, drinking water and eating facilities.
- The agricultural land/garden land along the river Tungabhadra behind Virupaksha Bazaar shall be freezed immediately by acquiring it. This land is very potential and may attract developments because of its proxy to the village Hampi.
- The important buildings of **Vernacular Architecture and historic open/community spaces in Anegundi village** shall be preserved and protected and shall be considered while enforcing the regulations. (Please refer Architectural guidelines)

### C) ARCHAEOLOGICAL:

- Acquisition of land around the protected monuments should be expedited.
- Even in areas under agriculture, a 30.00-meter prohibited/restricted area around historical monuments should be maintained.
- ASI and the State Department of Archaeology to list out priorities should jointly draw up an overall scheme for conservation. It is suggested that consolidation of the excavated work and endangered structures, should be the top priority.
- The bazaars in front of the various temples along with their historic Mantapas are a unique feature of Vijayanagara. They need the most urgent attention, both for preservation of collapsing structures near the Krishna Temple and Vithala Temple, as well as for removal of encroachments on the Mantapas at the Virupaksha temple.
- Revival of all '**Old Pathways**' along with Old Gates shall be taken up on priority basis and these roads shall not be asphalted. No further development of unnecessary roads within the Archeological Area. Visitor's routes shall be identified and proper plantations along these routes and landscaping is recommended.

#### D) TOURISM:

- If a proper infrastructure is not provided for, in a planned manner the basic tourist needs will be catered to in an undesirable manner. Virupaksha Bazar is a glaring example of this. It is, therefore, suggested that a certain minimum standard be maintained in the tourist facilities.
- Tourism and conservation activities should benefit the host community through education, training guides and site interpreters, creation of employment opportunities etc.,
- It is felt that Hampi offers special potential for the development of youth tourism. This area should also be explored.
- The **tourism circuits** are very typical and actually covers Goa – Gokarna – Hampi, though **Pattadakal-Badmi** -another '**World Heritage Site**' is closely situated at about 65 Kms. from Hampi, the circuit is not popular. This is because of the similar characteristics of the tourists and tourist destinations and is not healthy development.
- Adequate information facilities including Interpretation center and other information centers should also be developed for the visitors.
- No more Tourism related Hotels with lodging facilities shall be developed/permited in the Planning Area. Hospet and Gangavathi are continued to be the places for tourist accommodation and Tourism Department shall only encourage lodging activities in these areas.
- Eco-tourism hotels like resorts of national standards be permitted with prior permission of Government.

#### E) INFRASTRUCTURE:

- Besides developing a special infrastructure to meet tourist needs, there is an urgent need for developing basic amenities and facilities.

- The quality of life in the villages within and around this area should be improved by providing basic infrastructure like water supply, sanitation, sewerage and electrification.
- Within the Conservation Zone, the open system of electrification should be avoided and underground cables may be provided.
- The solid waste management practices to keep the entire Planning area clean and healthy in the '**Heritage Zone**' particularly in the '**Core Zone**' villages like Kaddiramapur, Kamalapur, Anegundi and Hampi. should be taken up on top priority basis.

#### **F) ADMINISTRATIVE ISSUES:**

- A state level "**Conservation Committee**" shall be constituted to monitor and guide the **HWHAMA** in all technical issues related to protection and conservation of Archeological monuments and natural areas.
- All developments in the Heritage Area shall be in confirmation with the 'Master Plan' and strict enforcement to control illegal developments.
- All developments in the Heritage Area shall be of International Standards
- The Authority shall encourage all the implementing agencies for the preparation of different projects and shall be responsible for the approval of such projects in the Heritage Planning Area.
- All Govt. departments shall invariably consult/obtain permission from HWHAMA before taking up any development works/project in the Heritage Planning Area
- Site provides an excellent natural setting for country/trekking sports activities.
- List of Natural Areas i.e., notification of ecologically/Environmentally sensitive areas like water bodies, forest lands, River fronts and Rocky hillocks has to be made for the protection of bio-diversity and cultural heritage of the area.

- Establishment of two Police Circles one to the south and to the north of River Tungabhadra.
- Augmentation of underground water resources through rain water harvesting.
- Public Housing Schemes may be encouraged to have uniform social and physical infra-structure.
- Special regulations to protect and conserve the 'Archeological Area' have been formulated
- Zonal Regulations to control and regulate the developments in the Local Planning Area have also been formulated.