

Guidelines for Regulating the Heritage Monuments and Areas in Old-Goa

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ABSTRACT: Old-Goa is a world Heritage site declared by UNESCO, and well known for its rich built Heritage and culture having more than 50 monuments and sites of high significance. The area consists of a number of churches, convents and monuments way back from 16th century of innovative construction technology and architecture of significant value. The area surrounding the monuments with the surrounding architecture, height and bulk of the buildings has come under the threat of new developments without maintaining the harmony. These buildings are non contributory and also detracting the surrounding area. If the surrounding area development continues in a non-harmonious way, then the visibility of the heritage structures will be lost and the very purpose of protecting the monuments will be defeated. This paper brings out the issues of regulations around monuments and areas and suggests guidelines for the development of heritage monuments and areas of special zones.

Key words: Heritage structures, special zone, harmony, significant value,

I. Background

Old Goa is located on the East of Panaji about a distance of 10 kms in Tiswadi Taluka. It was the capital of new Portuguese colony and thus a principal city of Portuguese Eastern Empire. It is famous for its rich culture, built heritage, imposing churches and convents. The area around the Church of Basilica of Bom Jesus has been declared as a preservation area and admeasures approximately 801 hectares. This area includes about fifty sites, buildings and Monuments. The churches and monuments located in Old-Goa are already been declared as World Heritage Monuments by UNESCO in 1986. Old-Goa was founded by Adil Shah, the Sultan of Bijapur as port during the 15th Century on the banks of river Mandovi and was the second capital of the Bijapur Kingdom. It was a port city during the regime of Vijayanagar and Kadamba kings and conquered by the Portuguese ruler Alfonso de Albuquerque in 1510 from the Sultan of Bijapur. The city served as Portuguese India's administrative seat. The Portuguese constructed Churches and convents during their tenure and Old-Goa was a flourished city. During the 17th century, epidemics of plaque destroyed the city and it was left abandoned. The capital then shifted to Panaji, it was then the city earned the name "Velha Goa" which means "Old-Goa" in Portuguese. Ruled by Portuguese ruler, Old-Goa has a number of Monuments, churches and convents.

Most of these churches date back to the 16th century and are best examples of Manueline and Gothic architecture having very intricate detailing and ornamentation.

II. Importance Of Old-Goa

Old-Goa is gifted with scenic beauty, and is an important heritage city in terms of its historical back ground, rich built monuments and churches in unique Architecture i.e., in Manueline, Gothic, Tuscan, Ironic, Corinthian and Baroque which are rarely seen all over the globe. The innovative construction technology used for building the monuments in laterite blocks and lime plastered. Old Goa, the burial place of St. Francis Xavier, known for its unique cultural atmosphere, which is the result of the influences absorbed after 450 years long Portuguese rule. The influence has left a deep impact on the local traditions in all spheres and has formed a distinct cultural identity of the people of Goa. St. Francis Xavier had come to Goa to bless this land and its people. His mortal remains and spirit still resided at the imposing Church of Basilica of Bom Jesus. He was an instrumental to carry out with him the gospel of Jesus but more than that he also carried a way of life of people, their ethos and a rich culture in which perhaps dance, music, arts, crafts, architecture, festivals, fun and frolic were all entwined with each other. Old-Goa, therefore, has become "A symbol of religious coexistence, tolerance, and a unique example of cross fertilization of cultures in our vast, multi-racial, multi-lingual, multidimensional complex society". It has developed a strong identity of being "nature's own beautiful gift" that combines all the three aspects of heritage namely natural heritage, built heritage and cultural heritage.

It is now an important tourist destination for national and international tourist.

III. Heritage Conservation Area

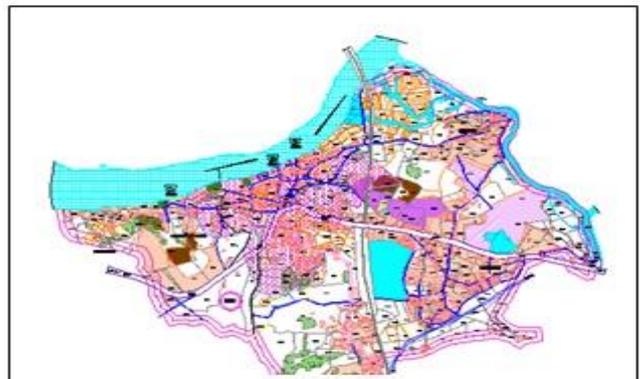


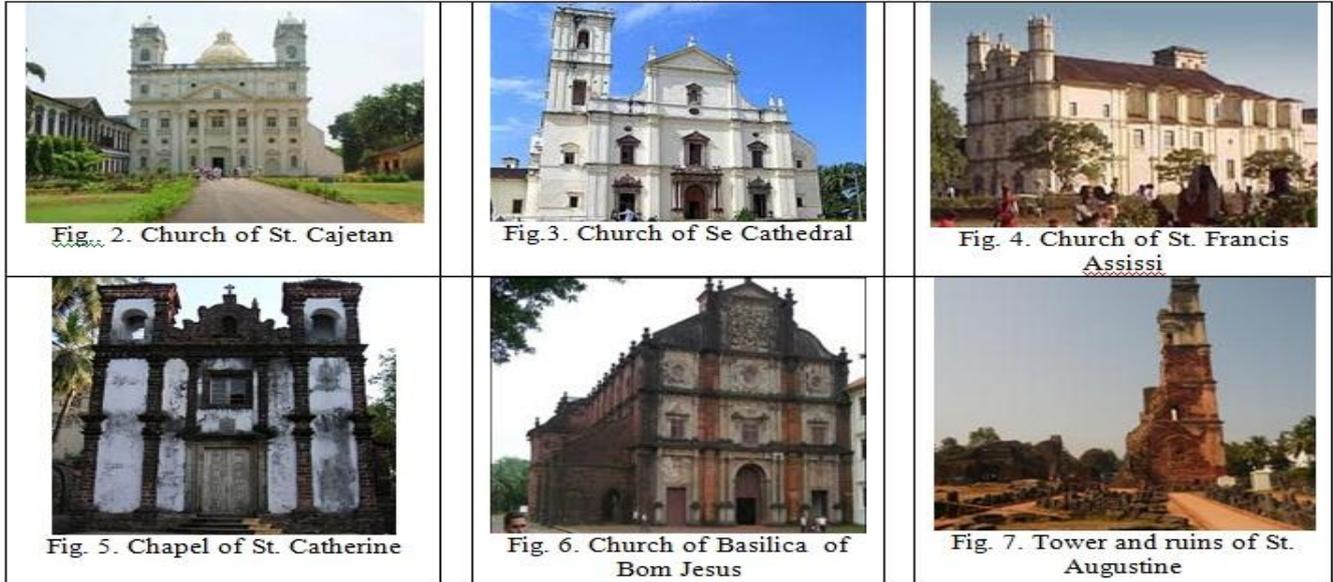
Fig. 1: Map of trail area of Old-Goa

As per the Regional Plan of Goa 2021, the total heritage conservation area admeasures 801hactares. There are more than 50 monuments and sites in the area declared as conservation area by the State Government. UNESCO has already declared the monuments of high significance as world heritage in 1986 and is under the control of ASI (Archaeological Survey of India) within the radius of 300

metres, but has no control over the areas beyond 300 metres. Some of the monuments are under the control of state Archaeology, and few are managed by the local government. There are many more heritage structures need identification for the purpose conservation and management.

Old-Goa has a number of heritage resources in the Heritage Conservation area. Few are listed below which are under the control of ASI viz. (a) Church of Basilica of Bom Jesus, (b) Tower and ruins of St. Augustine (c) Chapel of St. Catherine (d) Church of St. Cajetan. (e) Church of Se Cathedral (f) Church of St. Francis Assissi and (g) the Arch of Vice Roys.

IV. Heritage Resources

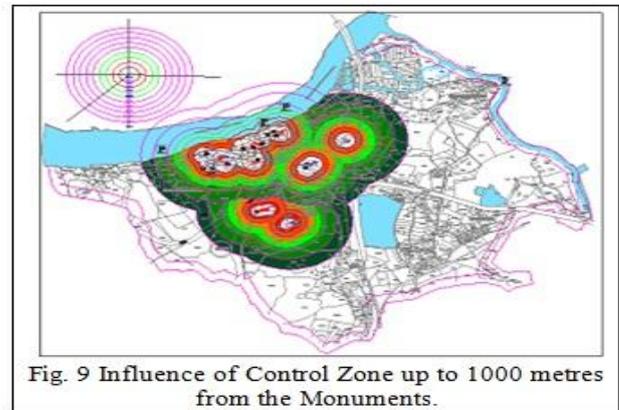


Monuments under the control of State Archaeology are: (a) Gate of the Palace of Adil Shah, (b) Chapel of St. Anthony, (c) Monastery of St. Monica and Chapel, (d) Chapel of St. Xavier, (e) Gate of the College of St. Papulo, (f) The Chapel of our Lady of Monte, (g) The Church of Our Lady of Rosary, (h) Ruins of Brahammapuri etc. The structures managed by the local authorities are: (i) Church and Convent of Miraculous Cross, (ii) Convent and Church of St. John of God, (iii) Chapel of St. Anthony, (iv) The Arch of Immaculate Conception etc. Many more heritage structures require identification for conservation and management so that the same can be transferred to the future generation in terms of sustainable development.

V. Influence Of Control Zone

An assessment for the heritage area was conceded by correctly mapping the heritage resources and existing structures on the plan. 100 to 1000 metres circles were drawn (as shown in fig. 9) from the heritage resources to know the impact of the existing structures within the control area of 300 metres, illegal construction and the new buildings cropping up in the vicinity on the heritage buildings and monuments controlled by the Archaeological Survey of India and State Archaeology. Red colour circle is drawn from 300 to 400 metres from the monuments indicates the high risk area of development. Orange colour circle is drawn from 400 to 500 metres indicates the medium risk and light green colour circle from 500 to 600 indicates low risk for monuments to allow the development. Last two circles of

Leaf green and dark green of 600 to 800 and 800 to 1000 metres, the area is suitable for imposing restrictions the development (fig. 10). The findings are noted below:



There are old existing structures within the radius of 300 metres from the monuments. Illegal and unauthorised constructions have cropped up near the Chapel of St. Francis Xavier and Se-Cathedral. The Conservation boundary demarcated on Regional Plan touches the radius of 300 metres at some places and 500 metres at the remaining areas.

The new development in the vicinity of the demarcated conservation area starts from 600 metres onwards without due respect to the architectural significance and in a non harmonious manner.

- The taller buildings in the area will hide the visibility of the monuments within a distance of 700 metres radius.
- The increase in coverage will develop the area in a congested manner.

- The aesthetic look of the area will be lost due to modern buildings coming up in the 600 metres radius from the monuments.
- Non-compatible commercial use within the radius of 300 metres is spoiling the environment of the area (Near the Arch of Viceroy's and Se-Cathedral).
- Vehicles are parked on the drive way of the roads reducing the carriage width of the road within the radius of 400 metres from the monuments.
- Disposal of solid waste is noticed within the 400 metres from the monuments (near the church of St. Francis Assisi)

VI. Proposed Heritage Guidelines

The area around the protected monuments is to be kept open upto 300 mts. from the protected monuments and no development of what so ever nature shall be allowed within this area. No Person including the owner or the occupier of a protected area shall construct any building within the protected area or carryout any type of activities without the permission of the Authority responsible.

The planned development will not arrest the vision of the world Heritage Monuments in the area and will have control over the skyline/roofscapes so that the monuments will be seen at a distance of 1000 mts. without any obstructions. The present conservation line differs from a distance of 300 metres, to 700 metres from the Heritage monuments as it is analysed during the assessment. A further distance of 300 mts shall be provided so as to have a planned development within the trail area of Old-Goa.

A) Maintaining Skyline/ Roof-scape:

Buildings included in the listed Heritage Precincts or heritage conservation zone shall maintain their skyline or roof-scapes in the precincts. No high rise development shall be detrimental to the skyline or roof-scape or landscapes in the heritage precincts or conservation zone shall be allowed as may exist in the surrounding areas, so as not to diminish or destroy the value and beauty of the listed heritage buildings in the heritage conservation zone.

B) Existing structures within “No Development Zone”

The existing structures within the radius of 300 mts from the monuments near the church of St. Cajetan, shall be allowed for minor repairs to the existing structures, any type of major repairs like re-roofing, re-construction of walls, extensions and additions be discouraged. No new developments shall be allowed in this area.

C) Parking

The area near the church of St. Francis Assisi and Basilica of Bom Jesus can be acquired for the purpose of an organized pay parking lot to be charged every hourly, initially to accommodate 200 vehicles and further Extendable to accommodate 500 vehicles. The scheme will generate funds that can be utilised for maintenance and upkeep of the heritage structures.

D) Disposal of Solid waste

Portable litter bin at every (50mts to 100mts) be erected to facilitate the visitors and tourist in the areas for disposal of litter, and plastic articles like, carry bags, bottles, packets tea and coffee cups be banned in the area.

VII. Model For Development Of Monuments In Old Goa

"It shall be the duty of every citizen of India to value and preserve the rich heritage of our composite culture" -Article 51 A (F) of the Constitution of India. The necessity to preserve and conserve the cultural and built heritage was recognised by the state. The Government of Goa has recently notified and published “The Goa Land Development and Building Construction Regulation 2010” to preserve, conserve and manage the Heritage monuments and structures of Old-Goa. However, a lot more needs to be done for the planned development of heritage areas by enforcing effective regulation that will give a new vision for the heritage areas of Old-Goa. Keeping the vision for Old-Goa, a model for effective planned development of the area has been developed so that the vision of the monuments is not lost up till the distance of 1000 metres from the monuments protected by Archaeological Survey of India and State Archaeology. Below fig. shows the type of development to be allowed from 300 metres to 1000 metres from monuments for effective development of the area.

Sr. No.	Distance from monuments	Set back		Maximum floors allowed	Permissible height in meters	Maximum, per. coverage	Max. per. FAR
		front	Side and rear				
1.	Within 300 metres	---	---	No development of whatsoever nature be allowed			
2.	300 to 500 metres	3.0	3.0	Ground + First Floor only	7.60 mts.	30%	60 %
3.	300 to 500 metres	3.0	3.0	Ground + First floor, and second floor recessed	9.00 mts.	30%	80 %
4.	1000 and above	3.0	3.0	General regulation apply			

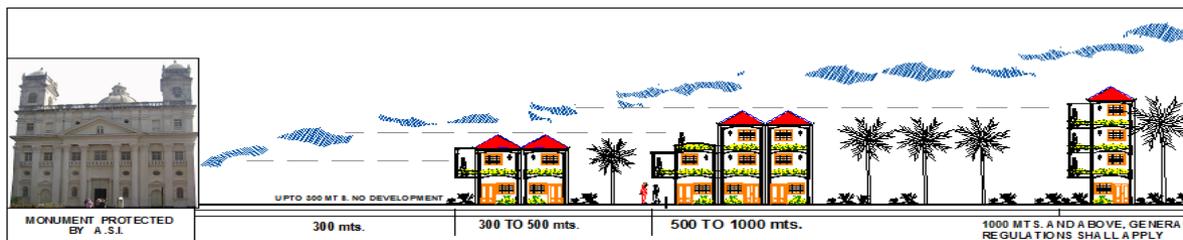


Fig. 10 Suggested Development Model for Monuments of Old-Goa

VIII. Conclusion

Old-Goa is known for its rich culture and built heritage in unique Manueline and Gothic Architecture and innovative construction technology which needs to be managed properly. The heritage areas are facing threats of losing its vision due to new developments that are taking place in the immediate vicinity of heritage monuments and areas. The new buildings that are coming are taller in height, bulk in size, less in setbacks, more in coverage and Floor Area Ratio (FAR). If this development trend continues without proper guidelines for regulating the control zone and around the monuments, in harmonious developments mushrooms in the built areas and the image of city will also be lost. The guidelines are required to regulate the control zone and around the monuments and also to ensure the planned development in the control zone and monuments thereby maintaining its vision for the monuments from a distance of 1000 metres. The rich Manueline and Gothic styled built heritage will be focused and will gain its value for its high significance.

The area will be developed in planned manner retaining its significant value. The heritage guideline serves as legal tool for regulating the heritage areas and monuments in the City of Old Goa.

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BIOGRAPHIES



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