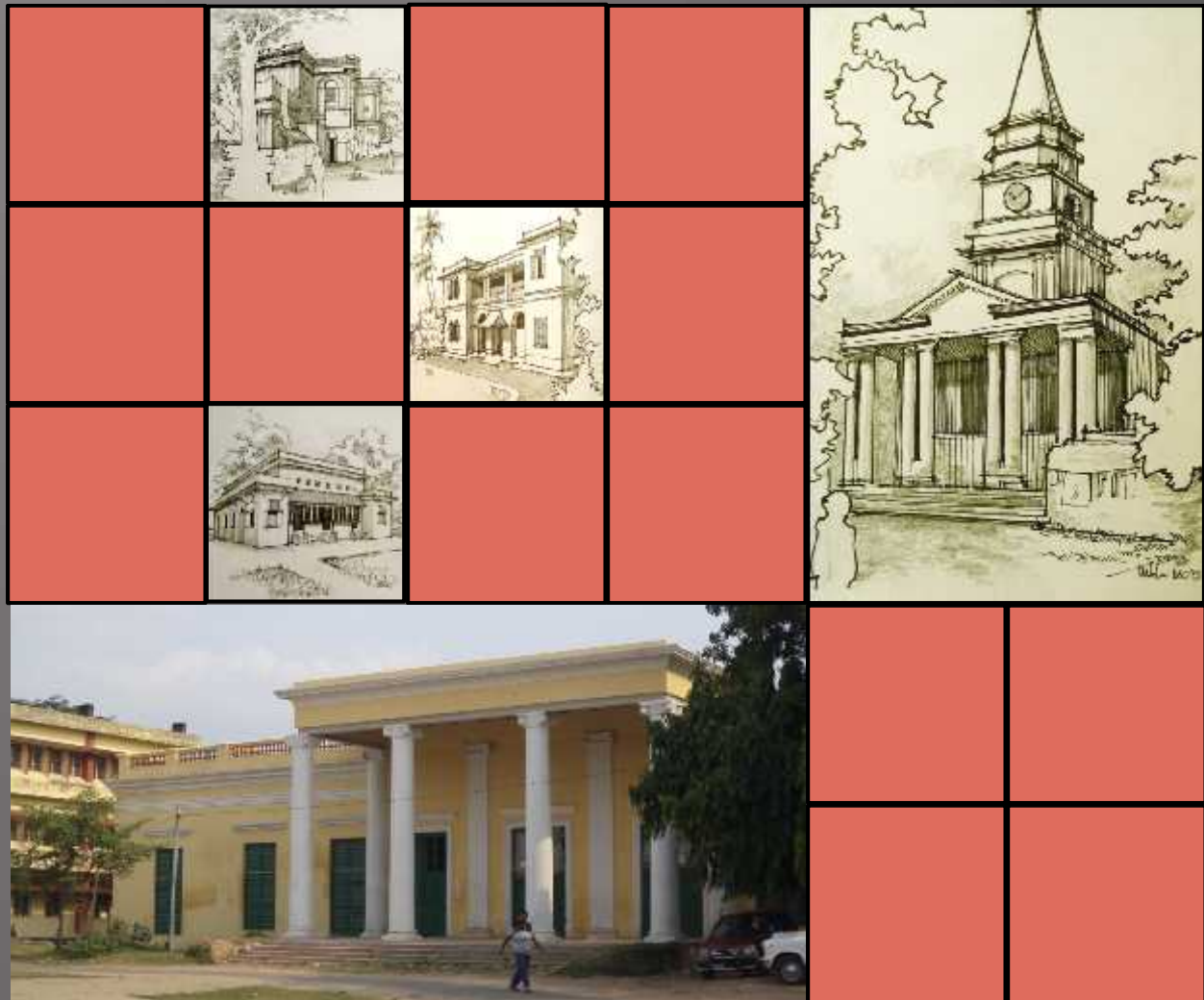


# Heritage Survey and Integrated Conservation and Development Plan for Serampore's Historic Core

## Final Report



Research Consultant  
School of Ecology, Infrastructure and Human Settlement Management  
Indian Institute of Engineering Science and Technology, Shibpur, West Bengal, India

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## **About the Project**

The research project titled **“Heritage Survey and Integrated Conservation and Development Plan for Serampore’s Historic Core”** has been carried out by the School of Ecology, Infrastructure and Human Settlement Management of Indian Institute of Engineering Science and Technology, Shibpur, India. The study has been conducted with the funding support extended by The Serampore Initiative of the National Museum of Denmark as part of their comprehensive effort to secure and restore the most important heritage structures from the Danish in Serampore and upgrading the immediate surroundings, as well as to study and document all important heritage buildings in Serampore’s historic centre.

## **Members of the Research Team**

Souvanic Roy, PhD. Architect and Urban Conservation Planner

Anjan Mitra, Urban Designer and Conservation Architect

Subrata Kumar Paul, PhD. Architect, Urban Planner and GIS Specialist

Soumen Mitra, PhD. Architect and Landscape Specialist

## **Research Assistance**

Abhisek Chatterjee, Architect and Urban Planner

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## **Contact**

Souvanic Roy

Founder-Director

School of Ecology, Infrastructure and Human Settlement Management

Indian Institute of Engineering Science and Technology, Shibpur, India

Phone +91-33-2668-4561

Fax +91-33-2668-2916

souvanic@arch.iiests.ac.in, soy1roy@gmail.com

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### **List of Abbreviations**

DCR	Development Control Regulations
DDP	Draft Development Plan
DM	District Magistrate
FAR	Floor Area Ratio
HCC	Heritage Conservation Committee
HUL	Historic Urban Landscape
HRBC	Hooghly River Bridge Commissioners
I and C.A. Department	Information and Cultural Affairs Department
ICDP	Integrated Conservation and Development Plan
INTACH	Indian National Trust for Art and Cultural Heritage
KMA	Kolkata Metropolitan Area
KMDA	Kolkata Metropolitan Development Authority
NMD	National Museum of Denmark
PWD	Public Works Department
SDO	Sub Divisional Officer
SDICO	Sub Divisional Information and Cultural Officer
SHRI	Serampore Heritage Restoration Initiative
TDR	Transfer of Development Right
WBHC	West Bengal Heritage Commission

## Executive Summary and Recommendations

- 1.0** Municipal town of Serampore, located on the western side of river Hooghly is one of the erstwhile European settlements of British-Calcutta, French- Chandernagore, Dutch- Chinsurah, Portuguese-Hooghly and Danish- Serampore. In the year 1755, Danish Asiatic Company was granted the right by the *Nawab* ( ruler) of Bengal, Ali Vardi Khan to acquire land in Serampore (on west bank of River Hooghly and 25 km. from Calcutta (presently renamed as Kolkata) for establishing a trading post and conducting free trade in whole of Bengal, Bihar and Orissa. European culture and principles of town planning influenced the development of Serampore during 90 year of possession by the Danish rulers. The place gradually transformed from a cluster of small villages to a vibrant town and subsequently became part of the larger Kolkata urban agglomeration. The urban plan and built heritage of the Danish period, subsequent British period and elite landlords of Indian origin characterize various layers of urban history of Serampore.
- 2.0** Subsequent urban development at Serampore entails a rapid transformation and construction of new buildings. The rich heritage of the town is threatened by lack of maintenance and pressure of laissez faire urban growth leading to dilapidation of many grand old buildings awaiting possible demolition to give way for more rewarding economic investments. In the process of urban transformation there is an imminent risk of important buildings and heritage values are being lost forever before being identified, documented and appreciated. There are several examples of old historic buildings being defaced by later additions and alterations.
- 3.0** Conservation of built heritage is a significant activity in the development process, aiming at improving the quality of living in the town for sustaining social, cultural, environmental and aesthetic ambience and opportunities to be shared by present and future generations. With this understanding, the project is undertaken with the support of the Serampore Initiative of the National Museum of Denmark (NMD) for conducting a heritage survey and integrated plan for conservation and development of the historic administrative core area around the former Danish Government Compound and St. Olav's Church Square to formulate a conceptual framework to ensure heritage sensitive management of urban growth in the area through involvement of concerned stakeholders. The project adopts the Historic Urban Landscape (HUL) approach advocated by UNESCO in its 36<sup>th</sup> Session of General Conference held in Paris in 2011. The report is classified in two



volumes. The first volume deals with conservation and development plan for the Danish historic administrative core and the second one contains the inventory of historic buildings of the delineated heritage precinct and its immediate urban setting.

- 4.0** Survey and analysis of existing condition of the historic core highlights the issues pertaining to the nature of urban transformation and their impact on built and cultural heritage, abuse of heritage structures due to present activity pattern of the historic core, derelict sites, weakness in institutional and community capacity and coordination for conservation, absence of urban planning and regulatory framework, legal constraints and lack of financial incentives. Recent opportunities created by ongoing conservation and restoration efforts namely the Government House, South Gate, St. Olav's Church, the future projects such as the Denmark Tavern and the Main (North) Gate and committed relocation of bus terminus from the historic core has been taken into consideration in the formulation of Integrated Conservation and Development Plan (ICDP).
- 5.0** The vision of ICDP is to conserve and manage the change in urban landscape of the historic core of Serampore through delineation of heritage precinct, listing and grading of heritage structures and development control regulations (DCR) to preserve its historic character and identity. ICDP should be integrated and inclusive in nature with the purpose to identify the heritage elements/structures those need protection and restoration, to generate effective public spaces and create images appropriate to the heritage character of historic core. This would facilitate compatible infill development in a guided manner to strengthen the heritage character and introduce indirect control to retain the ambience of the historic core through DCR and incentives.
- 6.0** A three stage strategy is adopted for ICDP of the historic core of Serampore:
- a) Listing and grading of the heritage buildings and related premises within and immediate vicinity of the historic core
  - b) Delineation of heritage precinct, DCR and guidelines for the zone to safeguard the spatial pattern of the original settlement and its visual order.
  - c) Identification of future interventions for urban renewal, environmental improvement, urban landscape and improvement of streetscape within the delineated heritage precinct to upgrade the quality of public space.
- 7.0** I and C.A. Department, Govt. of West Bengal through WBHC should take a lead role in engaging main concerned stakeholders such as DM/SDO, Tourism Department, the municipal and ward administration, SHRI and eminent personalities of the town in the conservation initiative. Efforts should be initiated to raise awareness among the children

in the schools through sit and draw competitions and cultural programs organized in heritage buildings, slide shows and publications of fliers and pamphlets on heritage buildings and their historical and cultural background. Success of listing and grading of heritage structures, delineation of precinct, compliance of DCR and conservation action will depend on awareness, involvement and enhanced capacity of concerned stakeholders and local communities to participate actively in heritage sensitive development of the historic core.

The following sequence of implementation is to be adopted to execute the three stage strategy of ICDP:

- a) Endorsement of the delineated heritage precinct including the core heritage zone and regulatory zone, listing and grading of heritage structures, development control regulations (DCR) and future intervention programmes by WBHC.
- b) Posting the proposal of the heritage precinct, listing and grading of heritage structures and DCR in the website to invite a public hearing on it by I and C.A. Department.
- c) Reconstitution of the Heritage Conservation Committee (HCC) of Serampore municipality.
- d) Holding the public hearing and finalization of the boundary of the precinct, listing and grading of heritage structures and DCR by I and C.A. Department.
- e) Gazette notification according to the provisions of West Bengal Heritage Commission Act, 2001 declaring the heritage precinct, listed heritage structures and grading strategy and DCR by Govt. of West Bengal.
- f) Inclusion of the heritage precinct, listed heritage structures, grading strategy and DCR in the DDP by the Municipality.
- g) Display of hoardings in the prescribed zone to create awareness among citizens of Serampore about the heritage precinct and structures, grading and DCR by I and C.A. Department.
- h) Training programme for municipal officials and awareness programme for local citizens, school children about the relevance of the proposal by I and C.A. in collaboration with HCC of the municipality and SHRI.

- i) Publication of brochure and initiation of a heritage walk in collaboration with various stakeholders such as eminent personalities of the town, representatives of SHRI, representatives of heritage building owners association and local youth.
- j) Formulation of schemes for the identified future intervention areas within the heritage precinct for urban renewal, environmental improvement and landscape/streetscape development.
- k) Endorsement of the schemes for future intervention areas by WBHC.
- l) I and C.A. Department should put the proposal of the schemes for future intervention areas in the website and invite a public hearing.
- m) Holding the public hearing and finalization of the schemes for future intervention areas by I and C.A. Department.
- n) Inclusion of the schemes in the DDP by the municipality.
- o) Implementation of the schemes.

## 1.0 Introduction

### 1.1 Defining Context- Built Heritage and Urban Landscape of Serampore

Municipal town of Serampore, located on the western side of river Hooghly is one of the erstwhile European settlements of British-Calcutta, French- Chandernagore, Dutch- Chinsurah, Portuguese-Hooghly and Danish- Serampore. Colonization of India began with European East India Companies establishing these ports and trading towns concentrating along the Bhagirath- Hooghly Creek of West Bengal. Serampore is presently an integral part of the urban agglomeration of metropolitan Kolkata termed as Kolkata Metropolitan Area (KMA).

In the year 1755, Danish Asiatic Company was granted the right by the *Nawab* ( ruler) of Bengal, Ali Vardi Khan to acquire land in Serampore (on west bank of River Hooghly and 25 km. from Calcutta (presently renamed as Kolkata) for establishing a trading post and conducting free trade in whole of Bengal, Bihar and Orissa. The name of the place was officially changed to *Frederiksnagore* in the honour of the Danish King Frederik V, although the local name continued in daily use. Later on, the place came under direct governance of the Danish Crown in the year 1777 and remained under Danish control, with few interruptions in between until 1845. In 1845, it was ceded to the British along with the other Danish settlement of Tranquebar (Tharangambadi) in Tamil Nadu.

Serampore apart from being a trading centre also became a significant place of missionary education in India. The Baptist Mission printed and disseminated translations of Bible in several Asian languages and established the Serampore College. King Frederik VI, in the year 1827, accorded the College the right to confer academic degrees. The College is one of the oldest western university institutions in Asia and presently affiliated to the prestigious University of Kolkata. European culture and principles of town planning influenced the development of Serampore during 90 year of possession by the Danish rulers. The place gradually transformed from a cluster of small villages to a vibrant town and subsequently became part of the larger Kolkata urban agglomeration. The town evolved on the basis of topographical conditions and interactions between the Indian and European culture. The urban plan and built heritage of the Danish period, subsequent British period and elite landlords of Indian origin characterize various layers of urban history of Serampore.

Three distinct heritage clusters [Refer Plate 1.1] facing the river Hooghly characterize the organization of the early settlement of 18<sup>th</sup> and 19<sup>th</sup> century namely a) The academic and

religious segment of the township nucleating around the Serampore College in the eastern part, b) The historic administrative core area around the former Danish Government Compound with St. Olav Church as the landmark along with the ancient ghats (e.g. Nishan Ghat and others), the river-front, the old cemeteries (eg. The Danish Cemetery), Catholic Church and European Villas and c) The western part of the town encompassing the palatial residences of the former Indian landlords (The Goswami Rajbari and Golok Dham) represent most valuable cultural and architectural heritage of the town.

## **1.2 Objective and Scope of the Project**

Urban development at Serampore entails a rapid transformation and construction of new buildings. The rich heritage of the town is threatened by lack of maintenance and pressure of laissez faire urban growth leading to dilapidation of many grand old buildings awaiting possible demolition to give way for more rewarding economic investments. In the process of urban transformation there is an imminent risk of important buildings and heritage values are being lost forever before being identified, documented and appreciated. There are several examples of old historic buildings being defaced by later additions and alterations.

Conservation of built heritage is a significant activity in the development process, aiming at improving the quality of living in the town for sustaining social, cultural, environmental and aesthetic ambience and opportunities to be shared by present and future generations. With this understanding, current project is undertaken with the support of the Serampore Initiative of the National Museum of Denmark (NMD) for conducting a heritage survey and integrated plan for conservation and development of the historic administrative core area around the former Danish Government Compound and St. Olav's Church Square to formulate a conceptual framework to ensure heritage sensitive management of urban growth in the area through involvement of concerned stakeholders. The project adopts the Historic Urban Landscape (HUL) approach advocated by UNESCO in its 36<sup>th</sup> Session of General Conference held in Paris in 2011. The HUL approach was framed by UNESCO to mitigate the adverse impact of unmanaged changes in urban density and growth on historic urban fabric, the sense of place, the functionality and identity of communities. The approach integrates the twin objectives of urban heritage conservation and socio-economic development. HUL is the historic layering of cultural, natural and social values and attributes extending beyond the narrow confines of "historic centre" or 'ensembles" to include the broader urban context and the geographical urban setting.

The scope of the work for the project based on HUL approach is as follows:

1. Study of transformation of the Danish historic core in terms of landuse and demographic transition and their impact on heritage precinct, buildings, historic landscape and riverfront.
2. Delineation of study area.
3. Preparation of satellite imagery based Base Map of the study area.
4. Survey of landuse/building use, ownership, building conditions, traffic circulation and parking, activity profile, environmental conditions, public amenities, existing landscape, usage of riverfront and open space and conservation and restoration activities.
5. Assessment of individual historic buildings: historic buildings, their existing utilization and immediate surroundings.
6. Assessment of sense of engagement of stakeholders with the historic core and heritage structures.
7. Review of existing and proposed programmes/projects of the ULB and government departments in and around the historic precinct and their impacts on conservation.
8. Review of existing municipal and regional planning system and legislation with respect to conservation of historic core.
9. Analysis of existing scenario, identification of issues, opportunities and constraints for conservation.
10. Conservation and Development Plan.

The report is classified in two volumes. The first volume deals with heritage survey and integrated conservation and development plan for the Danish historic administrative core and the second one will contain the detail inventory of historic buildings of the delineated heritage precinct and its immediate urban setting.

## **2.0 Danish Historic Core: Its Role, Transformation, Spatial Concept, Image Structure**

The former Danish Government Compound with St. Olav Church, the square in front of it, Nishan Ghat and the riverfront and the Danish Tavern and Hotel constitute the prime elements contributing to the image of the Danish historic core of Serampore. The early sketches and paintings of the Danish period in Serampore (J. Hammer, 1810; P. Anker, 1790; Thompson, 1827)[Refer Plate 2.1, 2.2] illustrate the silhouette of the town with St. Olav's Church as the most significant landmark and a long row of whitewashed buildings facing the river. The settlement pattern was oriented towards the river as the main line of seaward communication along with the appreciation for the aesthetic and recreational qualities of the open vistas to the river. The Government Compound dates back to 1755 when the Danish Asiatic Company, due to political unrest of the time, surrounded the estate with a protective wall. The Government House was the centre of Danish administration and also the private residence of the Head of Serampore. Initially, the Government House was a simple mud and wattle construction with a thatched roof consisting of a wall, four large rooms, two small rooms, two verandahs and one godown. After the collapse of the original building in 1770, John Leonard Fix the then Danish Head of Serampore constructed the new brick-built Government House consisting of a hall, two rooms and a verandah. Subsequently, in 1781, during the tenure of Ole Bie, most assertive Danish Head, the Government House was added by a new Verandah on the north and two more rooms leading to extension of the length of facade and thus became a stately building with lofty proportions, suitable for the ambitious Ole Bie, and a mark of the time of prosperity in Serampore[Refer Plate 2.3-2.4].

A brick built gate on the northern side of the compound (the Main Gate) served as the entrance from the riverside. Shortly, after the British occupation of Serampore 1808-15 the gate was rebuilt [Refer Plate 2.5].

To the south of the Government House, the compound contains a ruined but interesting gateway building (Southern Gateway) that was probably constructed some time after the British occupation 1808-15 as it is indicated in the map of 1827 [Refer Plate 2.6]. During the Danish and subsequent British period the building functioned as a detention and safekeeping shelter for stolen effects seized by the police. When the orientation of the town shifted away from the river towards the new railway station after 1854, this southern gateway possibly

became the entrance to the compound and the Government House converted to a law court by adding a new structure facing towards this entrance from the south.

The most prominent *ghat* during the Danish period was the Nishan Ghat [Refer Plate 2.7] that functioned as the main landing place for the merchandise and provided direct communication between the river and the former Danish Government Compound. Located behind the Nishan Ghat was the Danish Government Godown that was replaced by the British later on by the present SDO Bungalow [Refer Plate 2.8], which is located in the middle of a large garden surrounded by a modern wall. The significance of the Nishan Ghat in the Danish period was emphasized by a battery of saluting cannons, a flagstaff and a guard's house. The battery was exclusively for ceremonial purposes on special occasions. The Nishan Ghat although exists today, while the original installations have disappeared in favour of a new Indian pavilion and modern arrangement with concrete seats insensitive to the historicity of the area. The original cannons from the battery have been moved and kept inside the Dolphin Memorial in front of St. Olav's Church.

Funded by private subscription, the construction of St. Olav's Church was initiated in 1800 by Ole Bie who had the aspiration to develop Serampore as a thriving town. This has become a major landmark impacting the Serampore's townscape with its spire appearing in all the early depictions of the town.

The funnel-shaped square in front of the Main Gate (North Gate) to the Government Compound and St. Olav's Church symbolizes the character of a typical Danish market town. The square located between the Nishan Ghat, and the Danish Government Compound formed the central space of the town during Danish period. Possibly, the layout was planned in conjunction with the construction of St. Olav's Church, considering that the open space provides a full view of the church.

The Denmark Tavern and Hotel presently in ruined condition has been situated at the very prominent location on the corner of Nishan Ghat Lane and Mahatma Gandhi Road overlooking the river Hooghly [Refer Plate 2.9]. The peaceful urban atmosphere of Serampore attracted several well-to-do residents from Calcutta during the Danish period. With easy access by boats on the river and its proximity to Calcutta, Serampore offers a relief from the busy city life and functioned as a recreational area offering pleasant accommodation, food, indoor games at reasonable price.



The spatial layout of the historic core has been characterized by two intersecting axis, the first one ( north-south) leading from the Nishan Ghat, the main landing point at the river, through the northern main gate, to the Government House and to the southern gateway building and the other one ( east-west) leading through High Street (presently T.C. Goswami Street) flanked by palatial residences of the former Indian landlords to St. Olav's Church [Refer Drg. No.3]. The image of architecture of the Danish town was described as "picturesque being white, with expensive porticos to the south and the windows closed by venetian blinds painted green" (Nilsson, 1968).

The organization of the town remained largely intact until the railway connection opened in 1854. Subsequently, commercial activities developed in the railway area, resulting in a shift of orientation of activities. During the late 19<sup>th</sup> century industrial development progressed fast with the establishment of the first jute mill in 1866 at the site of the former Botanical Garden and the Baptist Mission College next to Serampore College. Along with the mills, many other subsidiary factories grew up in the rural areas at the fringes of the town, leading to further segregation of the town from the riverside. The appearance of the town has also transformed. The long row of white painted mansions with open porches situated in the green environment and overlooking the river have disappeared in favour of new apartment buildings built close to the river. Several heritage structures of the town are threatened by lack of maintenance and pressures from urban development. New constructions of 4 to 5 stories in reinforced cement concrete have become a prominent feature of the townscape. In the process of urban transformation, precious heritage buildings fall into ruins and several of them possibly awaiting demolition.

The role of the Government Compound has been further strengthened as the administrative centre of the town after independence due to continued use by Hooghly District Subdivision, the police and the law courts. However, to accommodate space for increase in activities several buildings have mushroomed in the compound without any respect for the ambience and image of the government house [Refer Plate 2.10]. The church square has been occupied by Serampore's busy and informal bus terminus and an enclosed memorial ground immediately in front of the church. The high fence and around the memorial ground and tall trees together with the development of informal activities have blurred the former view of the church. The 5 storied post office building close to the South of the church is diminishing the perception of the former scale of the free standing church building [Refer Plate 2.11-2.12].

### 3.0 Study Area Delineation

Following parameters have been considered for delineation of the study area and subsequent heritage zone towards formulation of Integrated Conservation and Development:

(a) Danish footprint in Serampore

It encompasses the settlement area during the time of Danish rule that includes Government House compound, St. Olav's Church and the square, erstwhile Godown area (later on SDO Bungalow), Denmark Tavern, riverfront stretching from Babu Ghat to Serampore College, Catholic Church, the stately residential villas, Jail Compound, place of former Botanical Garden, Baptist Mission College and Serampore College compound.

(b) Location of important heritage buildings

(c) Conservation parameters e.g. **architectural and historic value, sensitivity of monument, visibility, visual corridor, axis, landuse, cultural landscape, natural landscape, use of open space, sky line** etc.

(d) Existing property boundaries

(e) Existing road alignments

(f) Location of dilapidated heritage buildings (old villas etc.), derelict landuse and open areas as soft areas of present and potential landuse transformation.

The 1936 C.S. Map has been used as the authentic source for the base map of the study area [Refer Drg. No.1]. This map has been updated based on satellite imagery and ground verification of the transformation occurred through reorganization of plot boundaries through fragmentation and amalgamation of properties [Refer Drg. No. 2].

### 4.0 Survey of Existing Conditions of the Study Area

Detail survey has been conducted in the study area to analyze its present status in terms of land/ building use and transformation, activity pattern, traffic circulation and parking, age of buildings, condition of heritage buildings, natural landscape, ownership pattern, height of buildings, environmental conditions, public amenities, usage of riverfront and open space, street furniture and urban signage in and around the historic core.

## **4.1 Land/Building Use and Transformation**

### **4.1.1 Scenario of the Town**

The spatial pattern, land and building use prior to 1854 (the year of establishment of railway connection to Calcutta and Howrah) followed Danish/English (European) typology of town planning oriented towards the river with predominantly neo-classical architectural style. In 1841, the first census was carried out by the Danish Government. The total population was 11,955 (Aalund and Rasten, 2010). Growing industrialization since late 19<sup>th</sup> century induced migration of rural folk from neighbouring states. The first municipality of Serampore was created in 1865, with four wards. The growth of the town may be traced through the population figures of different census years (1872- 24,440; 1901-44,451; 1911-49,544; 1951-74,324). The doubling of population with the turn of the century was due to the influx of migrant workers from neighbouring states of Bihar and Odisha in the mills (jute and cotton textile) and other industrial establishments. During 1950s, almost 50% of the population was engaged in industries (Guha and Chatterjee, 1954). The study of morphological characteristics and its transformation reveal that there is a central administrative, judiciary, institutional (education and health) and commercial zone based on the old Danish settlement, with a north and south extension of slums. To the north and south of these, lie the true residential quarters of Serampore, the southern section having later accretion to the west. The population figure has reached 1.81 lakh in the Census, 2011 indicating the rapid pace of urbanization in the town. The demographic transition and related pressure of urbanization has influenced significant transformation in the land and building use profile of the study area that is discussed in the following section.

### **4.1.2 Scenario of the Former Danish Government House (Court Compound)**

The land and building use scenario of the compound reflects its emerging mixed use character. The area retains its administrative role. However, rapid infill has taken place in the area with construction of various administrative buildings connected to sub-divisional administration and judiciary. According to 1936 C.S. Map there was 8 buildings while the number has increased to 25. A three storied building for Alternative Dispute Resolution Centre, Hooghly has been constructed recently in the compound.

Following are the detail nature of transformation in the study area [Refer Drg. No. 5 and Plate 4.1-4.7]:

- (a) The area on both sides of the High Street (T.C. Goswami Street) is being developed with high rise apartments replacing the large private villas and dilapidated buildings. Previous character of the street having educational and healthcare institutions have been further strengthened by development of new facilities like Holy Home School, new buildings of Serampore Mission Girls School, Serampore Women College, Walsh Hospital, and diagnostic centres.
- (b) The vacant plots on the eastern side of the court compound and area around Tin Bazaar have been filled up with slums occupied by low income urban poor working in industrial establishments and markets.
- (c) The vacant areas towards the south of the court compound are being filled up with plotted residences occupied by middle and upper income group population.
- (d) The areas adjacent to the wider roads like K.M.Shah Street on the south of court compound and N.S. Avenue (Queen Street) are in the process of transformation with development of mixed use high end apartments (commercial in ground floor and residential in upper floors).
- (e) The areas adjacent to N.S. Avenue (Queen's Street) due to its locational advantage for being connected to Serampore Station have been witnessing emergence of commercial typology with regional catchment like anchor shops, large show rooms of garments, shoes, hotels etc. In other internal areas the commercial typology reflects their character of local catchment.

#### **4.2 Activity Pattern, Traffic Circulation and Parking**

Daily activity pattern of the historic core and its immediate surroundings has been shaped by the administrative, institutional (educational and healthcare facilities) role and commercial centre (Tin Bazar) characterized by the land/building use profile and significant number of floating population in the area. Other determining factor is the Central Bus Terminal of the town located in the church square. Due to the presence of court, administrative hub, institutional functions and transportation node, diverse informal sector activities are thriving in the area those include food stalls, photocopy, notary, typing; motor parts shops, vehicle repair workshop/garage, rickshaw and autorickshaw stand [Refer Drg. No.5]. The buses and minibuses commute to Pandua, Tarakeswar, Masat, Jangipara of Hooghly, Bagnan and Domjur of Howrah. On The southside of the court compound, informal sector has been dominated by petty

stationery, grocery shops, cloth stores, shoe stalls etc. due to presence of Tin Bazar and residential area further south.

Riverfront around Nishan Ghat has been used by local resident population and school going teenagers for recreation. Riverfront close to Roy Ghat Slum has been primarily used by the urban poor for their daily household chores, storage space and for temporary rehabilitation during reconstruction of slum houses [Refer Plate 4.8].

### **4.3 Age of Buildings**

Survey reveals large scale transformation of the study area with significant development of the vacant plots and redevelopment of old building stock. Development is characterized by plot level renewal and growth of slum typology between from 1947 to 1985. Subsequent to 1985 redevelopment has taken place primarily through conversion of plotted residence and old villas to multistoried apartments [Refer Drg. No. 6].

### **4.4 Heritage Buildings, Listing and Assessment**

In the past, efforts for listing of heritage structures/precincts in Serampore were undertaken by different agencies separately.

West Bengal Heritage Commission (WBHC) has listed four heritage buildings namely Danish Government House, Denmark Tavern, part of Goswami Rajbari and Radhaballav Temple.

The Schedule VI of the Landuse and Development Control Plan for Municipalities and Municipal Corporation Areas (KMA) lying on the west bank of river Hooghly as part of Kolkata Metropolitan Area prepared by Kolkata Metropolitan Development Authority (KMDA) in 1998 had listed 11 areas or buildings requiring preservation and conservation from historical, architectural, environmental, or ecological point of view namely Serampore College, Danish Church (St.Olav's Church), Missionaries Church (Roman Catholic Church), Tomb of William Kerry, Chesire Home, Raja K.L. Goswami Memorial Hall, House of Panchanan Karmakar, Dol Temple, Jagannath Temple at Mahesh, Radhaballav Temple and Madan Mohan Temple. Out of these 11, the Old Chesire Home has already been demolished.

A Draft Heritage Tourism Master Plan prepared by consultant Jones Lang LaSalle in the year 2013 had listed 17 heritage structures in Serampore, namely Town Hall within Municipal Building, Goswami Rajbari, Goswami Thakurbari, Gouranga Mandir of Chatra, Radha Ballav Mandir, Jagannath Mandir of Mahesh, Danish Governor's (Government) House, St. Olav's

Church, Roman Catholic Church, Aldin's House, Henry Martin's Pagoda, Baptist Church, Danish Jail and Court Building (Catcherie), Danish Cemetery, Serampore College, College of Textile Technology, Serampore and House of Khetra Mohan Shah.

All these efforts were undertaken in different time periods by separate agencies/institutions in absence of a coordinated effort towards listing and followup action for conservation. Different listings would lead to confusion for the decision makers, municipality and other stakeholders (heritage property owners) and about their roles and responsibilities towards conservation. To reduce the confusion and ensure a coordinated action for heritage listing and conservation on a sustained basis there is a need for Integrated Conservation and Development Plan followed by comprehensive listing of heritage buildings especially for the Danish historic core and its surroundings. The project team has examined the earlier listing and conducted a detailed survey to identify 41 heritage structures in the study area including precincts that merit attention in terms of future conservation, restoration or redevelopment. An assessment of these structures (historic, architectural, cultural, socio-political and environmental significance), previous and existing use, ownership pattern and condition has been presented in Volume II of the report on Inventory of Heritage Buildings. These parameters and other details, namely height of structure, ownership of other structures, and commercial typology in the study area have also been documented [Refer Drg. No. 7, 8, 9, 10].

#### **4.5 Natural Landscape**

The prime feature of natural landscape of the area is River Hooghly, its ghats and the riverfront. Nishan Ghat is an intensely used space by the town people, college students and young couples for interaction and enjoyment of river view specially in summer afternoon and winter days. The riverfront around Nishan Ghat has been landscaped by the municipality during 2013-14 with paving and sitting benches, although the design and materials used in beautification are not sensitive to the ambience of the historic precinct [Refer Plate 4.9].

The second predominant element of natural landscape is the open space and large trees in the compound of SDO Bungalow [Refer Plate 4.9]. The well maintained green space regulates the local microclimate but it is not physically accessible or visually connected to the adjacent church square due to its high boundary walls.

The third noteworthy natural feature was the old Casurina avenue along the east- west axis of St. Olav Church square. It's identity is lost due to growth of informal activities/shops

connected to bus terminus, dumping of solid wastes and indiscriminate parking of rickshaws and vehicles.

The fourth element of natural landscape is the large central open space in the Government House compound. This is used as a recreation and play area by the youngsters of the locality and for celebration of Independence Day and other events.

The fifth element of natural landscape is the three water tanks in the study area. The old tank on the Western part of the Government House compound although provides an attractive setting and environment for the Government (Governor) House, it is confronted with neglect in upkeep and growth of aquatic plants [Refer Plate 4.10]. The seating platform and the embankment were renovated by the municipality in the year 2013. The other major tank in the premises of K.M. Shah is also in a state of neglect and faces problem of eutrophication. The building complex including the open space and tank is a unique architectural and landscape (garden house or villa) typology that requires immediate conservation attention to retain the historic identity of the neighbourhood. The open space and the tank is also a social space where local youth play and swim in summer. The tank within the premises of police station is comparatively well maintained but not accessible to the public. A large tank between Church Street and Roy Ghat Lane was recently filled up to construct a residential apartment.

#### **4.6 Urban Signage**

Unplanned development and activity pattern has influenced the indiscriminate display of advertisement hoardings and billboards around the court compound and church square to draw attention to the large crowd gathering every day in the area. This has obscured the visual quality of the environment around the historic core [Refer Plate 4.11].

#### **4.7 Environmental Condition and Public Amenities**

The poor environmental condition and absence of rudimentary public amenities in the area is a result of the population pressure and lack of resources, planning and institutional capacity to augment the infrastructure. The area is witnessing indiscriminate dumping of solid wastes, mushrooming of informal sector activities, placement of open public urinals without any concern for public health and river pollution [Refer Plate 4.12-4.15].

#### **4.8 Conservation and Restoration Activities**

Despite constraints in resources, few conservation and restoration activities have been undertaken by concerned stakeholders. In the year 2008, WBHC has initiated renovation of Danish Government House with the funding support provided by Ministry of Culture, Govt. of India. The building is under the ownership of District Magistrate Hooghly. Considerable progress has been observed with restoration of its structural parts, floor, doors and windows and external appearance. Gradually the building is regaining its character and identity (Refer Plate 4.16). It has been resolved by concerned stakeholders (such as SDO, NMD representatives, WBHC and the municipality) that the building would accommodate a seminar hall, a newspaper reading room and SDICO Office to respond to the requirements of local communities and would greatly enhance the public amenity value of the building and the historic core.

Restoration of St. Olav's Church has been initiated by NMD in 2013. The building is under the ownership of Calcutta Diocesan Trust Association (CDTA). Restoration works likely to be completed by February, 2016 include rehabilitation of the external facades, roof, interior details, repair and painting of doors and landscaping of the compound. Once restored, the Church is expected to attract town population and tourists and would act as a major element to rejuvenate the public square in front of it.

The other restoration work undertaken by NMD is Southgate of the Government compound. The structure is under the ownership of District Magistrate Hooghly and restoration has been undertaken in collaboration with INTACH. It was in absolute ruined condition and considerable progress has been made in the restoration since 2013. The project has generated awareness about relevance of historic structures in everyday urban life as perceived by the commoners living and earning their livelihood in the area (Refer Plate 4.16). The restoration work is likely to be completed by 2016 and it would act as the southern entry point to the compound. Part of it would be used as resting place for guards and drivers.

The two structures where renovation works will be initiated soon are Denmark Tavern and Hotel overlooking river Hooghly and North (Main) Gate of the Government compound with the support of NMD. The ownership of Denmark Tavern has been transferred to West Bengal Tourism Development Corporation and the restoration work will be conducted in collaboration with INTACH. Once restored it would accommodate a coffee house and accommodation facility. Ownership of North (Main) Gate is with District Magistrate Hooghly



and tender for restoration would be floated by the end of 2015. It would also be a collaborative project with INTACH. Once these structures are restored they will significantly transform the ambience of the area, enhance its social, cultural, economic and environmental potential and create a sense of pride among the citizens of Serampore.

The other structure that is under consideration for conservation is the single storey brick (Red) building close to Southgate that was previously used as Land Registration office. The building is under the ownership of District Magistrate Hooghly and it would be a collaborative restoration effort of NMD and INTACH. The proposed adaptive reuse of the structure is a kitchen /small eating joint to cater to the people visiting Government House, court and the SDO office.

#### **4.9 Ongoing and Proposed Projects and Relocation of Activities**

The most significant project that would have a considerable impact on the existing landuse and activity pattern is relocation of the existing informal bus terminus from church square to the northern periphery of the municipal area close to “Nogaonmore”. The new bus terminus being constructed by HRBC and is awaiting completion by 2016. Once the bus terminus is shifted a shuttle bus service connecting the new terminus, court compound and Serampore station needs to be introduced for public convenience. Apart from that para-transit facilities such as autorickshaws will also ply to different locations of the town. The auto repair and spare parts shops, time keeping shelters, petty food and tea stalls thriving on the crowd of existing bus terminus will no longer have relevance once it is shifted. This would create an opportunity to restructure the activity pattern and enable rejuvenation of the church square and Government House compound to enhance their role as vibrant public space as an integral component of the larger historic urban landscape.

The other ongoing project is redevelopment of Roy Ghat Slum close to Roy (Babu ) Ghat. The poor environmental quality of the area will improve once the upgradation project is complete and will have a positive impact for the historic core. However, there is unusual delay in execution of the project due to ambiguity in land ownership and delay in fund flow.

#### **4.10 Sense of Engagement of Local Communities and Civil Society**

The Draft Development Plan (DDP) 2007-2012 (the latest development plan) of the municipality formulated through extensive public consultation and stakeholder participation has done detailed analysis of the current scenario of livelihood, landuse and infrastructure and

organization structure of the town and outlined future planning and development objectives. Ward level public consultation revealed that apart from the challenges in providing physical, social infrastructure and housing for majority of the urban poor, issues such as heritage conservation, creation of recreational open spaces and preservation of aesthetic qualities of landscape merit attention from municipal authority. Many citizens opined that distress migration from neighbouring states has posed severe challenge to the infrastructure of the town and also led to encroachment of public space and historic structures. Three priority areas in DDP refer to the heritage of the town: i) Conservation and restoration of historic and heritage buildings, ii) increase in percentage of open spaces and green cover, and iii) improvement of the riverbank through riverfront development projects. Improvement of living conditions of residents is perceived to be linked to the augmentation of town amenities and concern for historic identity of the place.

A socio-cultural survey was conducted in the year 2013 by NMD among 100 respondents comprising of urban poor, middle class residents and people who earn a living (small business and shop owners, rickshaw pullers, day labourers, bus drivers etc.) from the administrative, legal, transport and petty commercial establishments of the historic town centre (Kristensen and Christiansen, 2013). The survey captured the challenges confronted by the respondents in daily lives, local use of spaces and their needs and aspirations linked to conservation and development of the historic centre.

All the respondents mentioned about increase in population growth and concomitant decrease in open space and greenery in Serampore. They voiced their concern for the shrinking recreation space and social activities, closing of St. Olav's Church and rising immoral activities among the children. Majority of the respondents have little knowledge about the history of Serampore and Danish background of the town centre. However most of them are in favour of restoration of heritage structures for the sake of posterity. The plan to transform the Government House to a museum was appreciated. Many temporary stall owners who do not have legal entitlements, although welcomed new developments related to conservation are worried about likely adverse impact in case their stalls are removed. They suggested rehabilitation within the court compound. Relocation of bus terminal raised mixed response among the interviewees. While frequent users of the facility are concerned about possible increase in cost of using paratransit, people who earn their livelihood based on the facility fear adverse impact on their business. On the contrary, a section of the respondents expect that proposed relocation would result in attractive town centre for the residents and

tourists. Similarly, small shop owners settled on the wall adjacent to Southgate and rickshaw pullers apprehend disruption of their business due to relocation while some others expect benefits when the gate would be reopened. The court compound is of immense social and cultural significance for the town people. There is concern about reduced open space due to construction of new buildings in the compound. Respondents suggested improvement of the open space through clearance of garbage, landscaping, sitting arrangements, reconstruction of the central green playground, conversion of the pond to a swimming pool, adequate lighting and construction of public toilets to augment its amenity value. Respondents opined that St Olav's Church is a landmark and an element of pride for the town. They expect that social, educational and charitable activities offered by the Church would commence again after its restoration. The riverside is perceived as a major element of the public space in the town centre. It needs to be made more attractive for the tourists to create opportunities for unemployed youth to earn a living by selling food items and local craftworks.

IIEST Team has consulted members of the civil society and stakeholders with concern for heritage conservation and activities related to public interest at Serampore. A list of the members consulted has been furnished in Annexure-I.

Interactions held with them focused on the relevance of the historic core and composite heritage in the development of Serampore, perception of local communities about the social and cultural significance of heritage structures for future generations, process of urban transformation occurring in Serampore, its impact on the historic core and heritage structures, state of public amenities at Serampore, possible strategies for the conservation and development plan, follow up actions for its implementation and challenges and opportunities for community mobilization to facilitate conservation of heritage. The salient points raised as problems (a, b and c) and conservation and development strategies (d,e and f) suggested by the concerned members of civil society and stakeholders are narrated in the following section.

- (a) The ongoing process of urban transformation is market driven without any recognition of the asset the city inherits over centuries. This has resulted in decay and demolition of several heritage structures those lent an identity to the town. The younger generation does not have the opportunity to be acquainted with the history and progressive cultural and social practices.
- (b) The city has genuine deficiency of public amenities like decent public open spaces, quality recreation infrastructure, food joints and infrastructure for holding cultural

- activities. The riverfront does not have the required amenities and ambience to enjoy the beauty of the river except at Nishan Ghat.
- (c) The municipality does not have the financial and institutional capacity to conserve the built and cultural heritage and there is a need for district and state level intervention to rejuvenate the town through modern amenities and sustained maintenance of the heritage.
  - (d) Cultural tourism needs to be considered as an instrument for rejuvenation of the town. The plan should emphasize upon creation of quality public space and new activities to generate resources to sustain conservation of the historic structures. It should also identify the scope for involvement of private sector in the conservation and related development projects.
  - (e) The plan should recommend strategies to invite heritage sensitive developmental activities namely specialized educational and health care facilities those would strengthen the economy and existing role of the historic centre.
  - (f) To socially sustain conservation, brochures may be published or discussions, sit and draw competitions may be organized for students of the schools. Symposium and workshop may be held involving the members of ward committees and concerned citizens on history and cultural relevance of local heritage assets of the town.

#### **4.11 Existing Planning Process and Legislation for Conservation**

##### **4.11.1 Regional Planning Document prepared by Kolkata Metropolitan Development Authority (KMDA)**

The Vision 2025 Perspective Plan of CMA (KMA): 2025 prepared by KMDA (a regional vision and strategy plan) in the year 2005 indicates policies and strategies for development under the section on Urban Land Use Policy with a sub-section on Conservation and Urban Renewal. It states that heritage conservation, particularly linked with tourism could be of immense significance for the cities and towns in KMA. Identification, restoration, preservation and protection of heritage including necessary legislation and awareness are assuming increasing importance. Section 6.5.7 on Heritage in Chapter 6.5 on Environment, Wetland, Urban Amenities and Heritage characterizes heritage as buildings and precincts with architectural, historical, environmental and cultural significance. It states that conservation would be concerned inter alia with following components of urban heritage that: (a) possesses architectural, historical, religious or cultural interest, (b) have a special or unique quality or

charm that provides distinctiveness either because of its ambience or because of some distinctive activity centered on or associated with the place, (c) constitutes a focal point in a city or town or importance to the social, psychological or spiritual well being of its residents, (d) element that enhances the physical environment of the city. The section discusses the following procedure for dealing with application for declaring a building as heritage:

- a) All applications from urban and rural local bodies, mass petition or departmental report for declaring a building or precincts as heritage building or buildings shall be received by the WBHC constituted the West Bengal Heritage Commission Act 2001.
- b) The Secretary shall, notify the list of buildings to be declared as heritage buildings in the vernacular or English newspaper by giving notice to the occupants of the intention of the Commission.
- c) On receipt of the notice, the owners or occupiers or the leaseholders of the said building may give their views in writing to the Commission within 30 days of the notice.
- d) No such owner or occupants or the leaseholders of the building so notified shall cause demolition, removal, alteration, defacement, hoarding on the wall or misuse the part or parts of the building or buildings by way of sale, lease or mortgage without prior approval of the Commission.
- e) The Commission or authorized officer shall conduct a survey of the building or buildings in order to make preliminary documentation of the said building or buildings. The owner occupier or leaseholder shall cooperate with the authorized representatives to collect the information regarding architectural and historical significance of the building.
- f) The authorized officer shall send their report within 90 days from the date of the work order to the Secretary.
- g) The report so prepared shall be placed before the Commission within 6 months from the date of issuance of the notice for evaluation and listing of the building or buildings or precincts.

#### **4.11.2 Municipal Planning by Serampore Municipality**

According to the Section 23C of The West Bengal Municipal (Amendment) Act 2009, Serampore Municipality has constituted the Heritage Conservation Committee. However, the Committee does not have the required capacity and expertise and is not proactive on the matters related to conservation. Serampore Municipality prepares the Draft Development

Plan (DDP) for 5 year planning horizon in accordance to the provision of Section 297 of the Act. The Plan for the period of 2007-2012 identifies three priority areas with reference to heritage mentioned above in Section 4.9.

To mainstream conservation in the urban development process, we propose that Information and Cultural Affairs (I and C.A.) Department Govt. of West Bengal on recommendation of WBHC should organize a public hearing on the IEST proposal for ICDP of Serampore's historic core and finalize delineation of the heritage precinct, grading of heritage structures and development control regulations (DCR). Subsequently, I and C.A. Department should notify the heritage precinct, grading and DCR according to the provisions of West Bengal Heritage Commission Act, 2001. Once notification is done, these are to be included in the DDP of Serampore Municipality by a resolution of the Board of Councilors. The technical clarification and guidance need to be provided by WBHC during the process of implementation of the heritage precinct, grading of structures and DCR.

#### **4.12 Emerging issues**

Following section discusses the issues pertaining to the nature of urban transformation and their impact on built and cultural heritage, abuse of heritage structures due to present activity pattern of the historic core, derelict sites, weakness in institutional and community capacity and coordination for conservation, absence of urban planning and regulatory framework, legal constraints and lack of financial incentives and recent opportunity created by ongoing conservation and restoration efforts.

##### **(a) Nature of urban transformation and changing role of Serampore in terms of economy and quality of life**

The decline in international trading activities in late 19<sup>th</sup> century and closure of industrial establishments in late 20<sup>th</sup> century have resulted in development of regional/local trade and real estate based economy in the town. Weakening of economic base and migration of low income population in significant numbers to the town have adverse impact on its historic spatial structure and built heritage. Weak economic base and poor purchasing power of majority of the population is responsible for the growth of informal sector activities and absence of organized and quality physical and social infrastructure of the town.

#### **(b) Impact of urban transformation on heritage**

The course of urban transformation, decline in industrial activities, fall in financial capacity of the old landlord class, exodus of educated young generation aspiring for improved quality of life and weak economic base of the municipality have adverse impact on sustained maintenance of built and cultural heritage and resulted in decay and demolition of these structures. The dominance of migrant workers in post industrial urban scenario casts a bizarre spell for the historic buildings as they do not have a stake in conservation and maintenance of these assets.

#### **(c) Abuse of heritage precinct/ structures and their immediate environment**

The functioning of bus terminus and administrative activities in the court compound has induced development of diverse informal activities encroaching the heritage premises and facades of heritage structures. Decline in environmental hygiene of the historic core is linked to indiscriminate growth of service sector activities related to transport, inappropriate location of drinking water fountains, public urinals and vats for dumping of solid wastes. Open locations of public urinals and solid waste dumping degraded the immediate environment of the heritage clusters and precincts. Multistoried residential apartments mushrooming in the heritage precinct obscure the intimate scale of the historic streetscape.

#### **(d) Derelict sites**

The historic core has quite a few derelict sites including large premises of Walsh Hospital old building, College of Textile Technology building etc. those are likely to be converted to real estate ventures conforming to the present trend. The same is also true for the slum areas located around Rabindra Bhavan and Tin Bazar towards the south of the court compound. The possibilities of transformation in absence of a planning framework would lead to incompatible landuse and activity pattern further obscuring the heritage structures and historic and cultural value of the area.

#### **(e) Weakness in institutional and community capacity and coordination for conservation**

The municipality although has a Heritage Conservation Committee, it does not have required capacity (human resource, technical expertise, financial resource) for conservation and restoration of heritage properties. The private sector (developers) working in the area has limited objective of profit maximization through real estate venture (even by flouting

municipal building rules) and does not have any concern for conservation or public interest. Majority of the young generation although not much concerned about the relevance of local history, but several of them expressed that they would be happy to see the important heritage buildings being restored.

In Government House/ court compound and areas around church square and SDO bungalow, apart from the premises under private ownership, large areas of properties belong to the district administration, judiciary and police. There is weakness in intra-institutional coordination and shared understanding about value of cultural and built heritage. This is typical of the constraints of heritage management in developing countries and leads to sporadic and incoherent growth of built-form ignoring the historicity, scale, architectural character of heritage structures.

#### **(f) Absence of urban planning and regulatory framework**

Notwithstanding the three priority areas in DDP prepared by the Municipality refer to the heritage of the town as mentioned in Section 4.9, urban planning is restricted primarily to five year perspective of resource allocation for physical infrastructure provision and maintenance. Spatial development is influenced by unregulated market force with short term objective of monetization of land and its densification in and around the historic centre and along major arterial roads such as N.S. Avenue, K.M. Shah Street and T.C. Goswami Street as they offer better connectivity and economic opportunity. In absence of an effective planning and regulatory framework, long term perspective of heritage conservation, interface of conservation and development, capacity building of institutions and citizens for enhancing sensitivity to the historicity of Serampore and their linkage with improvement on quality of public life in the town are non-existent. As a result, lack of enforcement of development control regulations for both public and private properties has obscured most of the heritage structures and absence of guidelines for display of hoardings and signage created adverse impact on the image and visual quality of the historic core.

#### **(g) Legal constraints and lack of financial incentives**

Many heritage properties have fragmented ownership that results in hindrance to develop common interest in conservation. Disputed ownership with multiple legal complexities leads to lack of maintenance of such properties and help in forced occupation and encroachment. Absence of financial incentive (Transfer of Development Rights/property tax relaxation)



demotivates heritage property owners to invest in conservation rather encourages them to wait for the structure to collapse and reap benefits from subsequent redevelopment.

#### **4.13 Possibility of cultural tourism in Serampore**

Cultural tourism may be considered as a catalyst to rejuvenate the economy of the town and promote conservation of heritage structures in the long run. Presently, several travel operators organize river cruise on Hooghly with Kolkata as the starting point. Occasionally, Serampore is visited as part of a stopover in Barrackpore- the old British settlement. Most of the cruises skip Serampore and proceed to Chandernagore, the former French settlement that provides better ambience and opportunities for the visitors.

A Draft Master Plan was prepared by consultant Jones Lang LaSalle in the year 2013 to guide and develop the properties with cultural heritage in the European settlements along the banks of river Hooghly for Ministry of Tourism, Govt. of West Bengal. The document envisages a Heritage Tourism Master Plan with a vision to enhance the image of the study area as a desirable heritage destination that can contribute to the stewardship and sustainability of the area's unique historic, cultural and natural assets.

The key objective of the study was to identify heritage properties in the study area (along the banks of the river Hooghly between Serampur and Bandel on the western bank and Barrackpore on the eastern bank of the river) and assign adaptive reuse to some of the properties.

### **5.0 Integrated Conservation and Development Plan (ICDP)**

#### **5.1 Vision and objectives**

The historic core of Serampore represents shared cultural heritage between India (Bengal) and Europe (Denmark and England) during the period of almost 250 years from 1755. The historic landscape has been shaped by generations and is a testimony to the mankind's endeavours and aspirations through space and time. Rapid and unregulated development has been transforming the historic core and its setting causing fragmentation and deterioration of urban heritage deeply impacting the community values. To protect and sustain the urban heritage according to the principles of Historic Urban Landscape (HUL) approach by UNESCO, there is a need to mainstream conservation of historic core, its planning and management strategies into local development process, urban planning and infrastructure development.

The HUL approach proposed by UNESCO is aimed at preserving the quality of human environment enhancing the productivity and sustainable use of urban spaces, while recognizing their dynamic character, and promoting social and functional diversity. It integrates goals of urban heritage conservation and those of social and economic development. It is rooted in a balanced and sustainable relationship between the urban and natural environment, between the needs of present and future generations and the legacy from the past. The approach implies the application of a range of traditional and innovative tools adapted to local contexts such as civic engagement tools, knowledge and planning tools, regulatory systems and financial tools.

To integrate urban heritage values and their state of vulnerability into a wider framework of city development, there is a need to delineate a heritage precinct that calls for careful attention of planning, design and implementation of development projects. The vision of ICDP incorporating the principles of HUL approach is proposed by the IEST Team to conserve and manage the change in urban landscape of the historic core of Serampore through delineation of heritage precinct, listing and grading of heritage structures and development control regulations (DCR) to preserve its historic identity and facilitate heritage responsive urban development. ICDP is proposed to be integrated and inclusive in nature with the purpose to identify the heritage elements/structures those need protection and restoration, to generate effective public spaces and create images appropriate to the heritage character of historic core. This would ensure compatible infill development in a guided manner to strengthen the heritage character and to introduce indirect control to retain the ambience of the historic core and restore the social and environmental qualities of life through DCR and incentives.

## **5.2 Strategy**

A three stage strategy is adopted for ICDP of the historic core of Serampore:

- a) Listing and grading of the heritage buildings and related premises within and immediate vicinity of the historic core
- b) Delineation of heritage precinct, DCR and guidelines for the zone to safeguard the spatial pattern of the original settlement and its visual order.

- c) Identification of future interventions for urban renewal, environmental improvement, urban landscape and improvement of streetscape within the delineated heritage precinct to upgrade the quality of public space.

### 5.3 Listing and grading of heritage structures

41 heritage structures in the study area have been listed (Annexure-II) which encompass buildings of varying historic and architectural significance, conditions and ownership profile. Several of them especially under private ownership are in a state of disrepair and confronted with threats of demolition due to unregulated urban growth. Responding to the status of heritage structures in terms of historicity, architectural significance, association with important social events or personalities and condition, following grading based on that of Kolkata Municipal Corporation has been suggested to indicate the permissible intervention in different heritage premises.

#### Grading of Heritage Structures

Grade	Sub-Grade	Permissible intervention of the heritage premises
I		Buildings of national importance and architectural significance. No external change will be permissible. Use of the building should also be compatible with the category of the heritage building.
II	A	Buildings of local significance and/or have characteristic architectural style. Addition/alteration and internal retrofitting are allowed without changing the overall architectural form or typology.
	B	Buildings of local significance and/or have characteristic architectural style. Infill development, expansion, addition/alteration in extra land parcel are allowed without changing the overall architectural form or typology.
III		Buildings associated with major local events or personalities and may or may not have architectural significance. Buildings may be redeveloped to make them sustainable through sensitive reconstruction of its past memory.

Grading of heritage structures within the proposed heritage precinct and its immediate urban setting will be indicated in the second volume of the report on inventory of heritage buildings.

WBHC should endorse the heritage listing, grading, proposed delineation of heritage precinct and DCR. This will be followed by I and C.A. Department of Govt. of West Bengal putting the proposal of the heritage precinct, listing and grading of heritage structures and DCR in the website and invite a public hearing on it. On completion of public hearing, I and C.A. Department will finalize the boundary of the precinct, listing and grading of heritage structures and DCR. Subsequently gazette notification by the state government according to the provisions of West Bengal Heritage Commission Act, 2001 will be done to declare the heritage precinct, listed heritage structures and grading strategy and DCR. This will be followed by inclusion of the heritage precinct, listed heritage structures, grading strategy and DCR in the DDP by the municipality. To create awareness among citizens of Serampore about the heritage precinct and structures, grading and DCR hoardings will be displayed in the prescribed zone by I and C.A. Department.

#### **5.4 Proposed Delineation of heritage precinct, DCR and guidelines**

Delineation of heritage precinct, DCR, building and architectural controls and guidelines are framed to guide future conservation and development activities in an orderly and complimentary manner.

This special heritage building rules and architectural controls are applicable for the Danish Heritage Zone of Serampore, and would be read in conjunction with Heritage Precinct Map, Serampore (Refer Drg. No. 11) and proceedings of the meeting on Danish Initiative and Heritage Conservation in Serampore held on June 11, 2014 and circulated by Principal Secretary, I & CA Department of Govt. of West Bengal. Considering the historical and architectural sensitivity of the area and based on the criteria of 100 m. around the quadrangular area defined by Nishan Ghat, Padre Ghat, St. Olav's Church, the Court Compound and SDO Bunglow the heritage precinct has been defined. The exact boundary of the precinct is fine tuned based on major road alignments and plot boundaries.

For building rules and controls, the precinct has been classified into two distinct zones based on their developed options.

- 1) Core Heritage zone**
- 2) Regulatory zone**

**Core Heritage Zone:**

The Core Heritage Zone has been delineated to conserve and restore the key heritage properties of the historic core and ensure heritage responsive development of other non-heritage properties.

- 1.1 No premises in this delineated zone would be allowed to redevelop, reconstruct or change its external expression of any kind without a formal approval of the WBHC (West Bengal State Heritage Commission) and permission from Serampore Municipality.
- 1.2 Restoration and Conservation of the heritage buildings within this zone is mandatory with prior consent of WBHC. They would be provided with 100% tax incentive from the municipality for this gesture.
- 1.3 In case of redevelopment of buildings other than listed heritage structures the height would be restricted to 8m. with strict adherence to the prescriptions of The West Bengal Municipal Building Rules,2007.
- 1.4 They would be entitled to TDR (Transferable Development Rights) for the unutilized FAR (possible built up area under the rule) which may be used beyond the Regulatory Zone under this heritage byelaws and on the premises that are abutting on the road width more than 7.00m.
- 1.5 No visual aberration, distraction of any kind is allowed in the foreground or in the background of the Grade -1 Heritage Buildings in this Zone.
- 1.6 Design guidelines need to be framed providing specific details on paving, street light and furniture, signage, garbage bins, drinking water fountain and public amenities to adapt them to the historic ambience in an appropriate manner.

**Regulatory Zone:**

The Regulatory Zone has been delineated to protect the visual and architectural context of the Core Heritage Zone.

- 2.1 Redevelopment, addition – alteration of existing buildings in Regulatory Zone is permitted subject to approval of Heritage Conservation Committee (HCC) of Serampore Municipality. Maximum height of buildings in the zone is restricted to 11m. The ground coverage and setback rules should strictly adhere to the prescriptions of The West Bengal Municipal Building Rules,2007.
- 2.2 They would be entitled to TDR (Transferable Development Rights) for the unutilized FAR (possible built up area under the rule) which may be used beyond the Regulatory

Zone under this heritage byelaws and on the premises that are abutting on the road width more than 7.00m.

**Architectural Controls:**

- a) The new buildings must adhere to the architectural concept /style of the conserved buildings in the Core and Regulatory zone with respect to scale, proportion, colour and material palette and other key visual details in the proposed additions, redevelopment, face-lifting schemes to responds to its historic ambience.
- b) The material palette would be similar to the existing context. Use of exposed bricks, plastered surface with lime matrix, lime washed with colour stainers to match the existing colour palette. Oil/ synthetic enamel paints would be used over the woodworks and metal works similar to the existing colour palette. Modern cladding materials like ACP or curtain glazing or similar is prohibited. Similarly incompatible, contradictory colour scheme is strictly prohibited.
- c) The proposed street side elevations for new buildings during sanction must indicate two adjoining building for continuity of visual harmony and compatibility of the architectural treatment and must be approved by the Heritage Conservation Committee of Serampore Municipality, a mandatory requirement of the sanction process for any addition – alteration, redevelopment schemes.
- d) Proposed ground coverage will have considerable influence on the density of built environment, congestion and quality of life with respect to natural lighting and ventilation in the premises. Hence the proposed ground coverage for new constructions should strictly comply the prescribed rules in The West Bengal Municipal Building Rules,2007. Permissible ground coverage for residential and educational buildings for a plot size up to 200 sqm. is 65% while that for a plot size up to 500 sqm. it would be 50%. For any size between 201 to 500sqm. the percentage of coverage shall be calculated by direct interpolation. For other uses including mixed use it should be 40% uniform for all plot sizes.

**Incentives:**

Properly restored and maintained heritage building will be provided with municipal tax relaxation.

## **Special Rules and Controls for Listed Heritage Buildings**

### **Grade-I Heritage Buildings**

- a)** These buildings are of national importance and also have architectural significance. They must be restored to their original best both in ambiance and spirit.
- b)** No external visual modification is allowed without written permission from WBHC.
- c)** Internal retrofitting, infrastructure upgradation is allowed to improve functionality of the building.
- d)** Proper signage with its importance must be placed in strategic location and in a manner that is sensitive to its architecture for public display.
- e)** These buildings must be properly and sensitively illuminated to highlight the uniqueness of the building and avoid disturbing glare.
- f)** Municipality may try to organize adequate fund for their restoration and upkeep and identify suitable and compatible public use for the same. These buildings are also exempted from the tax liability.

### **Grade –II Heritage Buildings**

- a)** These buildings represent local significance and/ or have characteristic architectural style. Depending on the possibility of intervention they are classified as:

#### **Grade II A (Addition/ alteration is allowed)**

#### **Grade IIB (Infill development, expansion, addition – alteration is allowed)**

- b)** Restoration and Conservation of these buildings are mandatory.
- c)** In Grade- IIA buildings they can undertake extensive internal retrofitting without changing the overall architectural form or typology.
- d)** In Grade –IIA buildings they are allowed to use TDR for unutilized FAR and will receive tax incentive from the municipality or some other functional provision e.g. right to use of the adjacent public area for its temporary use i.e signage, parking etc.
- e)** In Grade IIB building additional development in the extra land parcel is allowed. Municipal byelaws relaxation may be allowed for the infill development with adequate justification and written approval from WBHC and Heritage Conservation Committee (HCC) of the municipality.
- f)** Grade IIB buildings would also qualify for the municipal tax incentives . The types of incentive will be decided by HCC.

### **Grade –III heritage Buildings**

- a) These buildings are associated with major local events or important personalities and may or may not have architectural significance.
- b) These buildings may be redeveloped to make them sustainable. However the sensitive reconstruction of its past memory must be reflected in the redevelopment proposal and made public.

### **5.5 Future Interventions for Urban Renewal, Infrastructure Development, Environmental Improvement, Landscape/Streetscape Development and Rehabilitation of Unauthorized Informal Sector**

Existing landuse and activity pattern within the delineated Heritage Precinct has an adverse impact on the structures with historic and architectural significance as discussed in the previous section. Growth of informal sector activities, unregulated parking , location of waste dumping sites and public utilities have eroded significantly the ambience of public space and quality of life of the precinct. On the contrary, the conservation and restoration activities undertaken by WBHC and NMD during last couple of years have generated considerable hope for rejuvenation of the place. The proposed conservation projects such as Danish Tavern and Hotel and Main (North) Gate will significantly contribute to revitalization of the space. In near future, the relocation of the informal bus terminus will create further opportunity to restructure current activity pattern and alleviate the prevailing disorder of existing development. In this context, following interventions would enhance the historic ambience, remove the encroachment, augment the public amenities and transform the precinct to an attractive destination for recreation and socialization space for all classes of citizens in Serampore and also for the tourists.

#### **5.5.1 Master Plan and Landscaping of the Court Compound**

In view of the ongoing conservation and restoration efforts of Government House, Southgate and Main (North) gate, development pressure for expansion of court and administrative activities there is need for such a plan to ensure an orderly and coherent development and landscaping in the compound. The comprehensive plan should indicate the threshold of administrative and court activities, organization of the informal commercial and other related activities, parking, public amenities, waiting areas for people, adaptive reuse of



heritage buildings based on their grading proposal and a landscaping plan sensitive to user profile and historic ambiance of the place. The activity may be undertaken by NMD.

#### **5.5.2 Sewerage and Drainage Plan for the Core Heritage Zone and Regulatory Zone**

PWD has undertaken the plan for the area around the South Gate of the Court Compound. This needs to be extended for the entire heritage precinct to ensure environmental improvement, enhance the quality of public space and augment sewerage and drainage infrastructure of the residential and mixed use area around the Court Compound.

#### **5.5.3 Regeneration Plan for Historic Town Square**

The intervention will restructure the activity pattern in view of relocation of bus terminus and conservation of St. Olav's Church, Main(north)gate and Denmark Tavern and Hotel.. The plan is primarily a landscape based approach to rejuvenate the public space by integrating heritage values with the larger urban development framework. The proposal should suggest location and design of public amenities such as public toilet, drinking water fountain, litter bins, parking of rickshaw and vehicular parking, street furniture and lighting, urban signage, soft and hard landscaping and planting scheme. The objective of the plan would be to create a vibrant town square sensitive to the heritage fabric of the place. The activity may be undertaken by NMD.

#### **5.5.4 Urban Renewal of Rabindra Bhavan Area**

The present built-form and activity pattern of the area is dominated by slum like structures and degraded environmental condition with high level of encroachment and lack of concern for public health and poor visual quality of the urban fabric. According to the principles of historic urban landscape and its synergy with wider urban setting, a comprehensive renewal should be undertaken to address the issue of public health, housing, urban infrastructure, environmental hygiene and improve the visual quality of urban fabric in the heritage precinct. The activity may be undertaken by Serampore Municipality.

#### **5.5.5 Redevelopment of Roy Ghat and Ferry Ghat Slum**

Both the slums are located within the Core Heritage Zone. Degraded quality of physical and environmental conditions poses considerable threat to the wellbeing of the slum dwellers, quality of public space and historic ambience of the precinct. It is learnt that Serampore Municipality has conducted a preliminary survey of the areas and initiated some activities for

shelter and infrastructure improvement in Roy Ghat Slum. Detail survey needs to be undertaken and comprehensive in-situ redevelopment schemes for both the slums have to be formulated by Serampore Municipality to improve the living conditions of the slum dwellers and ensure environmental upgradation of the Core Heritage Zone.

#### **5.5.6 Urban Renewal of Tin Bazar Area**

The area is dominated by single storey tin sheds and slum like structures accommodating a very old market with overspill of loading/unloading activities and waste dumping around it creating environmental nuisance for the court compound and surrounding residential buildings. Considering the underutilized development potential of the site and level of environmental degradation, a comprehensive renewal programme is a prerequisite for its planned development respecting the heritage character of the court compound and the delineated precinct. The activity may be undertaken by Serampore Municipality.

#### **5.5.7 Rehabilitation of Unauthorized Informal Sector**

Informal sector such as hawkers, street vendors and petty shops have grown in the area in response to the formal sector administrative, judicial and transport terminus activities. The chaotic disposition of informal activities have led to environmental disorder, encroachment of roads, public space and degraded the historic ambience of the precinct and individual structures. Considering the restructuring of activity pattern in the historic core related to proposed shifting of informal bus terminus, ongoing conservation and restoration projects a comprehensive rehabilitation plan for the informal sector needs to be formulated as an integral component of urban renewal, environmental improvement and landscape/streetscape development of the area. The proposed rehabilitation plan should be developed based on sensitive understanding of the connection between functioning of informal sector and disposition of public space and pedestrian movement in the area under changed circumstances. Urban design guidelines for informal sector rehabilitation should be framed to provide specific details about location, size and shape, elevation, material and colour palette to blend it harmoniously with the character and activity pattern of the historic core. The activity may be undertaken by NMD.

## **5.6 Existing Legal Provisions for Heritage Conservation**

The following legislations have provisions for guiding urban development sensitive to heritage conservation and provides statutory support for implementation of ICDP.

### **5.6.1 West Bengal Town and Country (Planning and Development) Act,1979**

Section 31(4a) (ii) - **Landuse and Development Control Plan (LUDCP)** may also indicate areas or buildings requiring preservation and conservation for historical, architectural, environmental and ecological and religious purposes.

Section 31(4d)- Include regulations (herein after called Zoning and Subdivision Regulations) to control within each zone the location, height, number of storeys and size of buildings and other structures, the size of yards, courts and other open spaces and the use of buildings, structures and land and sub-divisions of land and the street alignments, set-back distances, embankments, constructional activities destroying natural scenic beauty and provide for amenities in hill areas and such other issues as may be considered appropriate by the authority.

Section 36(1): After the notifications, if any, the Planning Authority or the Development Authority shall publish a public notice in the Official Gazette and in one or more local newspapers..... inviting objections in writing from any person with respect to the Landuse and Development Control Plan within a period of sixty days.....

### **5.6.2 The West Bengal Municipal Act 1993 ( Amendment 2009)**

#### **Article 23C Heritage Conservation Committee**

(1) The Board of Councillors shall constitute a committee to be called the Heritage Conservation Committee (HCC) with the Chairman as its Chairman and an officer of the Municipality as its Convenor.

(2) The Committee shall have, in addition to the Chairman and the Convenor, seven other members.....

(3) The HCC, constituted under sub sections (1), shall send all its proposals relating to preservation and conservation of heritage building or site to the West Bengal Heritage Commission constituted under the West Bengal Heritage Commission Act,2001.

## Part VII **Urban and Regional Planning and Development**

### Article 297 **Preparation of Draft Development Plan**

(1) The Board of Councillors shall prepare a Draft Development Plan for the municipal area or notified area, as the case may be, in consultation with the District Planning Committee for a period of five years.....

#### **5.6.3 Serampore Draft Development Plan, 2007**

The West Bengal Municipal Act 1993 ( Amendment 2009) requires that the municipalities prepare adequate plans to guide future development. The Draft Development Plan for Serampore provides detailed analysis of the current situation and outlines the future planning objectives.

The high rate of migration indicates the growth rate of the total population, which will create an immense pressure on the infrastructure services and housing requirements in the future in order to improve the general living standards.

Also issues relating to heritage conservation is addressed in the Plan, including three priority areas with reference to heritage:

- i) Increase in the percentage of open spaces and green cover
- ii) Conservation and restoration of historic and heritage buildings and
- iii) Improvement of the river banks by way of riverfront development projects

#### **5.6.4 The West Bengal Heritage Commission Act ( ACT IX of 2001)**

Purpose:

An Act to provide for the establishment of a Heritage Commission in the State of Bengal for the purpose of identifying heritage buildings, monuments, precincts and sites and for measures for their restoration and preservation.

..... Among the broad mandates of various functions relating to advising the government and local authorities on various aspects of heritage conservation and management. It is also stated that (XIV) to advise the State Government on the steps to involve public opinion in mobilisation of efforts for creating awareness, preserving or maintaining heritage, and the

consciousness of its visible architectural and natural evidences, so as to foster the creation of a popular mandate for heritage preservation.

### **5.7 Implementation Mechanism and Action Plan**

West Bengal Heritage Commission under the I and CA Department is proposed as the nodal agency to coordinate the implementation of ICDP, listing of heritage structures and conservation activities. I and CA Department has already taken preliminary initiative to declare the heritage zone of 100 m. around the Court Compound and St. Olav's Church vide order no. 992/Prs./ICA. Further, considering the cultural heritage tourism focus of Serampore Town and overarching importance of culture attribute of built heritage in the demarcation of the Core Heritage Zone and Regulatory Zone, I and CA department should be the nodal agency and will coordinate with other agencies including the Department of Tourism, Urban Development Department, District and Sub-Divisional Administration (DM and SDO) and the municipality. They will take the initiative for gazette notification according to the provisions of The West Bengal Heritage Commission (WBHC) Act to declare the heritage precinct (including core zone and regulatory zone), listed heritage structures, grading strategy and development control regulations (DCR). Crucial issue is to coordinate, pursue and build the capacity of the municipality to consider conservation as complementary to the urban development and infrastructure improvement programmes and incorporation of local stakeholders such as SHRI and representatives of heritage building owners and design of incentives (TDR, tax incentives etc.) to encourage conservation and restoration activities. Based on this understanding, we have suggested reconstitution of the Heritage Conservation Committee (HCC) of the municipality, training program for municipal officials and awareness program for local citizens and school children, publication of brochure, initiation of heritage walk and organizing public hearing on ICDP, listing, grading and DCR in the following section:

- a) The delineated heritage precinct including the Core Heritage Zone and Regulatory Zone, listing and grading of heritage structures, development control regulations (DCR) and future intervention programmes should be endorsed by WBHC
- b) Information and Cultural Affairs Department (I and C.A.) Govt. of West Bengal should put the proposal of the heritage precinct, listing and grading of heritage structures and DCR in the website and invite a public hearing on it.

c) Reconstitution of the Heritage Conservation Committee (HCC) of the municipality as per the provisions of the West Bengal Municipal Act, 2006 with Chairman of the municipality as the Chairperson of the committee, Executive officer as the Convenor and six members (Urban Planner, legal expert, eminent personality from Serampore, representative of Serampore Heritage Society, representative of heritage building owners association, and a heritage/conservation architect.

The committee shall act as the vital link between WBHC, I and C.A Department and municipality. Its scope of work includes coordination and participation in some of the following activities, checking, monitoring, sanction of any development, change and modification that is associated with delineated heritage precinct and listed heritage buildings.

d) Holding the public hearing and finalization of the boundary of the precinct, listing and grading of heritage structures and DCR by I and C.A. Department.

e) Gazette notification according to the provisions of West Bengal Heritage Commission Act, 2001 declaring the heritage precinct, listed heritage structures and grading strategy and DCR by Govt. of West Bengal.

f) Inclusion of the heritage precinct, listed heritage structures, grading strategy and DCR in the DDP by the municipality.

g) Display of hoardings in the prescribed zone to create awareness among citizens of Serampore about the heritage precinct and structures, grading and DCR by I and C.A. Department.

h) Training programme for municipal officials and awareness programme for local citizens, school children about the relevance of the proposal by I and C.A. Department in collaboration with HCC of the municipality and SHRI.

i) Publication of brochure (highlighting heritage precinct, heritage structures and historical background through authentic text and graphics) and initiating a heritage walk starting from Denmak Tavern, crossing through the historic town square, Main Gate, Court Compound, South Gate and terminating at K.M. Shah House by I and C.A. Department in collaboration with various stakeholders such as eminent personalities of the town, representatives of SHRI, representatives of heritage building owners association and local youth.

- j) Formulation of schemes for the identified future intervention areas within the heritage precinct for urban renewal, slum redevelopment, environmental improvement and landscape/streetscape development by consultants, academic institutes.
- k) Endorsement of the schemes for future intervention areas by WBHC.
- l) I and C.A. Department should put the proposal of the schemes for future intervention areas in the website and invite a public hearing on it.
- m) Holding the public hearing and finalization of the schemes for future intervention areas by I and C.A. Department.
- n) Inclusion of the schemes in the DDP by the municipality.
- o) Implementation of the schemes.

## **Annexure- I**

### **List of Local Stakeholders Consulted**

Ms. Joyosi Dasgupta, SDO Serampore

Mr. Amiya Mukherjee, Chairman, Serampore Municipality

Ms. Lipika Banerjee, SDICO, Serampore

Mr. Souvik Panda, Urban Planner, Serampore Municipality

Prof. Tapan Kumar Banerjee, Curator, Carey Library and Research Centre, Serampore

Ms. Dipti Rani Gayen, Assistant Curator, Carey Library and Research Centre, Serampore

Mr. Sandip Chatterjee, Assistant Engineer, PWD, Serampore

#### **Citizen's with concern for Serampore:**

Mr. Kiriti Roy (9903099699)

Mr. Mohit Ranadip (9051679922)

Mr. Saumitra Shankar Sengupta (9432643588)

Dr. Saurav Sanyal (9830011217)

Mr. Debasish Goswami (9432076674)

#### **SHRI- Serampore Heritage Restoration Initiative**

SHRI is a civil society initiative established by concerned personalities mentioned above and few others on 24<sup>th</sup> November, 2013 to create awareness about heritage structures/precincts in Serampore and play the role of a catalyst in their conservation and restoration. The Initiative is keen to help organizations interested in listing and documentation of historic structures and oral history about important families, personalities and events connected to the composite and shared heritage of Serampore. Since its inception it has published two volumes of 'SHRI'- a magazine in vernacular (Bengali) language containing articles on urban history, Danish heritage and legacies of classical music in Serampore. It has also organized several interactions among experts and local citizens on cultural and architectural heritage in the historic buildings of the town.



## Annexure- II

### List of Heritage Structures and Grading

SL.NO	NAME	GRADE	CRITERIA	LOCATION	OWNERSHIP
1.	DANISH GOVERNMENT (GOVERNOR'S) HOUSE	I	LANDMARK	SERAMPORE COURT COMPOUND	DM
2.	COURT COMPLEX- MAIN GATE (NORTH GATE)	I	LANDMARK	SERAMPORE COURT COMPOUND	DM
3.	COURT COMPLEX- SOUTH GATE	I	LANDMARK	SERAMPORE COURT COMPOUND	DM
4.	BAR ASSOCIATION BUILDING AT COURT COMPLEX	I	HERITAGE STRUCTURE	SERAMPORE COURT COMPOUND	BAR ASSOCIATION
5.	JUDICIAL MAGISTRATE COURT	I	HERITAGE STRUCTURE	SERAMPORE COURT COMPOUND	DJ
6.	OLD BL&LRO & SDL&LRO OFFICE	IIA	HERITAGE STRUCTURE	SERAMPORE COURT COMPOUND	DM
7.	ADDITIONAL SUPERINTENDENT OF POLICE	IIA	HERITAGE STRUCTURE	SERAMPORE COURT COMPOUND	SP
8.	ST.OLAV'S CHURCH	I	LANDMARK RELIGIOUS/ CHRISTIAN CHURCH	CHURCH SQUARE	CHURCH OF NORTH INDIA
9.	SDO BUNGALOW	I	HERITAGE STRUCTURE	BETWEEN CHURCH SQUARE AND MAHATMA GANDHI ROAD ( UPPER STRAND ROAD)	DM
10.	DENMARK TAVERN	IIA	HERITAGE STRUCTURE	AT THE CORNER OF NISHAN GHAT LANE AND MAHATMA GANDHI ROAD ( UPPER STRAND ROAD)	SP
11.	NISHAN GHAT	III	RIVERFRONT STRUCTURE	MAHATMA GANDHI ROAD (UPPER STRAND ROAD)	SERAMPORE MUNICIPALITY
12.	BABOO GHAT	IIA	RIVERFRONT STRUCTURE	MAHATMA GANDHI ROAD (UPPER STRAND ROAD)	SERAMPORE MUNICIPALITY

SL.NO	NAME	GRADE	CRITERIA	LOCATION	OWNERSHIP
13.	CHANDNI GHAT	IIB	RIVERFRONT STRUCTURE	AT THE JUNCTION OF QUEEN STREET AND MAHATMA GANDHI ROAD ( UPPER STRAND ROAD)	SERAMPORE MUNICIPALITY
14.	SERAMPORE TEXTILE COLLEGE OLD BUILDING	IIB	COLLEGE	29, T. C. GOSWAMI STREET	PRIVATE
15.	PRIVATE RESIDENCE	IIB	ARCHITECTURAL STYLE	30, T. C. GOSWAMI STREET	PRIVATE
16.	B.L. BOSE HOUSE	IIB	HOSPITAL & MEDICAL ESTABLISHMENT	22, T. C. GOSWAMI STREET	PRIVATE
17.	SERAMPORE WALSH HOSPITAL OLD BUILDING 02	IIA	HOSPITAL & MEDICAL ESTABLISHMENT	T. C. GOSWAMI STREET	WBHD
18.	SERAMPORE WALSH HOSPITAL OLD BUILDING 03	IIA	HOSPITAL & MEDICAL ESTABLISHMENT	T. C. GOSWAMI STREET	WBHD
19.	SERAMPORE TB HOSPITAL	IIA	HOSPITAL & MEDICAL ESTABLISHMENT	T. C. GOSWAMI STREET	WBHD
20.	SERAMPORE GIRL'S COLLEGE	IIA	COLLEGE	T. C. GOSWAMI STREET	WBED
21.	SERAMPORE MISSION GIRL'S SCHOOL OLD BUILDING	IIA	SCHOOL	T. C. GOSWAMI STREET	WBED
22.	PRIVATE RESIDENCE	IIB	ARCHITECTURAL STYLE	51,T. C. GOSWAMI STREET	PRIVATE
23.	ROMAN CATHOLIC CHURCH	IIA	RELIGIOUS/ CHRISTIAN CHURCH	MAHATMA GANDHI ROAD (UPPER STRAND ROAD)	ARCH BISHOP DIOCESE OF KOLKATA
24.	SDPO RESIDENCE	I	HERITAGE STRUCTURE	MAHATMA GANDHI ROAD (UPPER STRAND ROAD)	SP
25.	PRIVATE RESIDENCE	IIA	ARCHITECTURAL STYLE	7, SHIV CHARAN PALIT LANE	PRIVATE
26.	SATSANG SOCIETY BUILDING	IIA	PUBLIC BUILDING	N.S. AVENUE (QUEEN STREET)	
27.	GOLOK DHAM	IIA	ARCHITECTURAL STYLE	53,N.S. AVENUE (QUEEN STREET)	PRIVATE
28.	PRIVATE RESIDENCE	IIA	ARCHITECTURAL STYLE	50,N.S. AVENUE (QUEEN STREET)	PRIVATE

SL.NO	NAME	GRADE	CRITERIA	LOCATION	OWNERSHIP
29.	K M SHAH RESIDENCE OLD BUILDING-1	IIB	BUILDING ASSOCIATED WITH EMINENT PERSONALITY	K. M. SHAH STREET	PRIVATE
30.	K M SHAH RESIDENCE OLD BUILDING -2	IIB	BUILDING ASSOCIATED WITH EMINENT PERSONALITY	K. M. SHAH STREET	PRIVATE
31.	PRIVATE RESIDENCE	IIB	ARCHITECTURAL STYLE	1,GOPINATH SAHA SARANI	PRIVATE
32.	PRIVATE RESIDENCE	III	ARCHITECTURAL STYLE	2,PANCHU GOPAL BHADURI STREET	PRIVATE
33.	PRIVATE RESIDENCE	IIB	ARCHITECTURAL STYLE	3, DR. BISWANATH JOT SARANI (CHURCH STREET)	PRIVATE
34.	PRIVATE RESIDENCE	IIB	ARCHITECTURAL STYLE	7, DR. BISWANATH JOT SARANI (CHURCH STREET)	PRIVATE
35.	SERAMPORE UNION HIGH SCHOOL(OLD BUILDING)	IIA	SCHOOL	K. M. BHATTACHARYYA STREET (CHAPAN STREET)	WBED
36.	HARANATH BHAVAN	IIA	ARCHITECTURAL STYLE	K. M. BHATTACHARYYA STREET (CHAPAN STREET)	PRIVATE
37.	STATE BANK OF INDIA	IIB	PUBLIC BUILDING	MAHATMA GANDHI ROAD (UPPER STRAND ROAD)	SBI
38.	WATER TOWER	IIA	MUNICIPAL INFRASTRUCTUR E	ROY GHAT LANE/N N ROY STREET	DM
39.	HOPE HOUSE	IIA	ARCHITECTURAL STYLE	K.M. BHATTACHARYA STRET	PRIVATE
40.	PRIVATE RESIDENCE	IIA	ARCHITECTURAL STYLE	50,N.N. ROY STREET	PRIVATE
41.	POLICE RESIDENCE	IIA	ARCHITECTURAL STYLE	K. M. SHAH STREET	STATE

NOTE: ABBREVIATIONS:

DM – DISTRICT MAGISTRATE, HOOGHLY

SP – SUPERINTENDENT OF POLICE, HOOGHLY

DJ – DISTRICT JUDGE, HOOGHLY

WBHD- WEST BENGAL GOVERNMENT HEALTH DEPARTMENT

WBED- WEST BENGAL GOVERNMENT EDUCATION DEPARTMENT

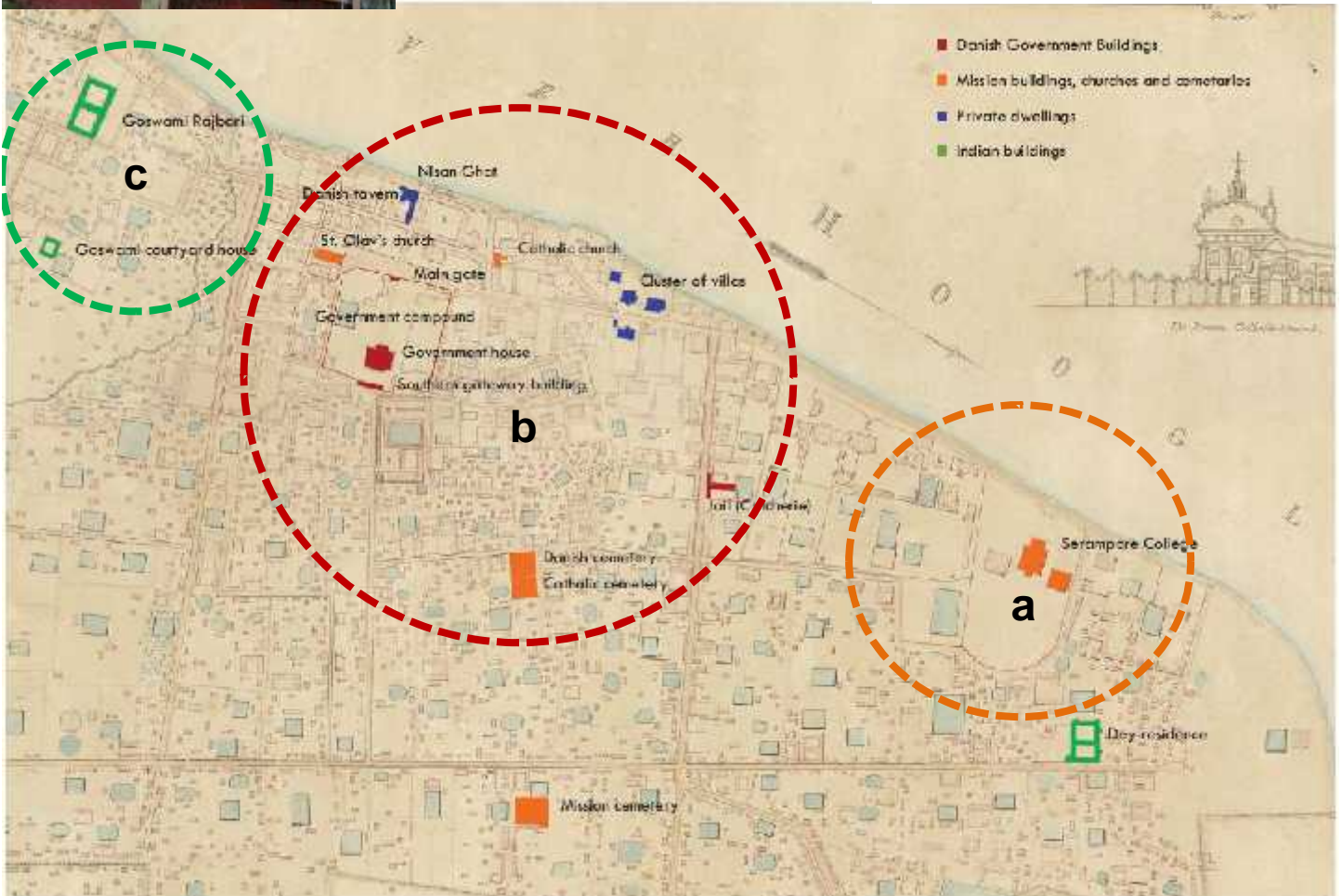


St. Olav Church ➔



DANISH LUTHERAN CHURCH (NOW ANGLICAN), SERAMPORE

← Goswami Thakurbari

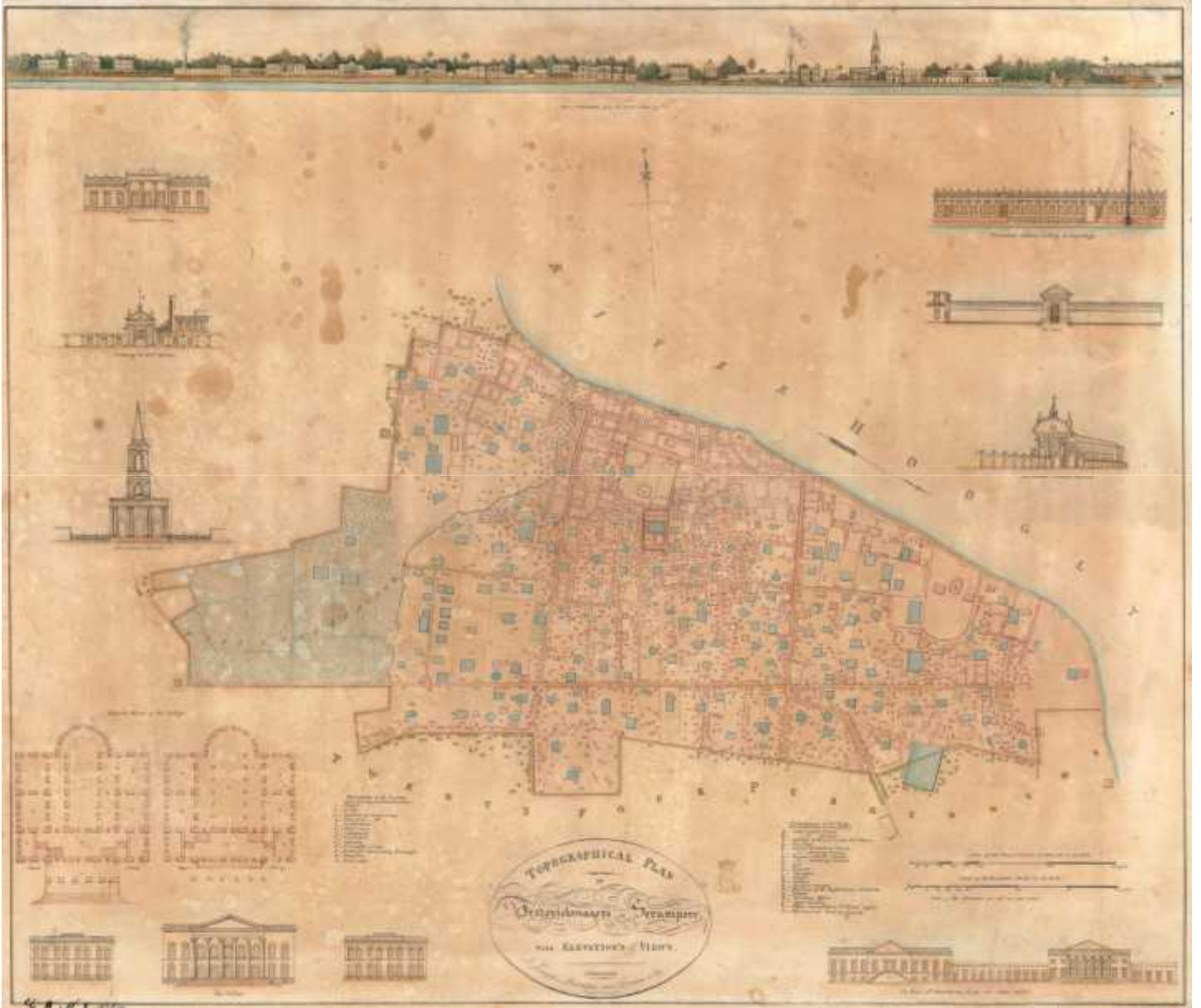


Serampore College ➔

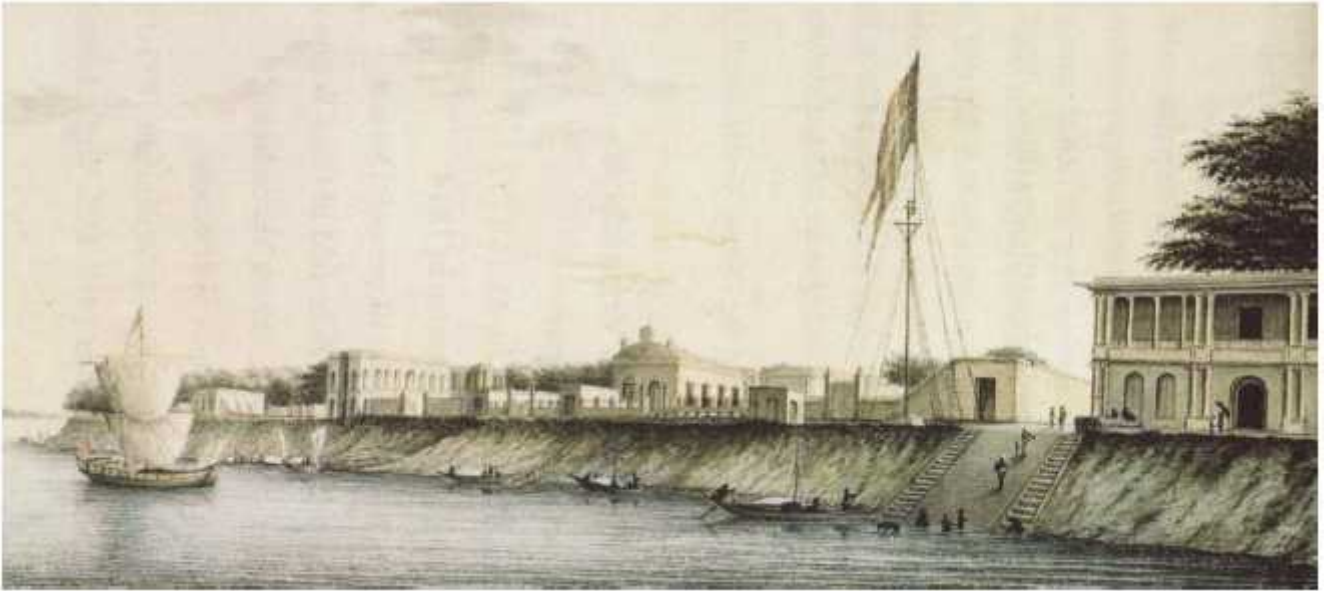


## HERITAGE ZONES IN SERAMPORE





Settlement oriented towards river Hooghly with St. Olav's Church as the most significant landmark



Serampore seen from Hooghly river. Painted (1790) by Peter Anker (Section only / The Ethnographic Museum, Oslo )

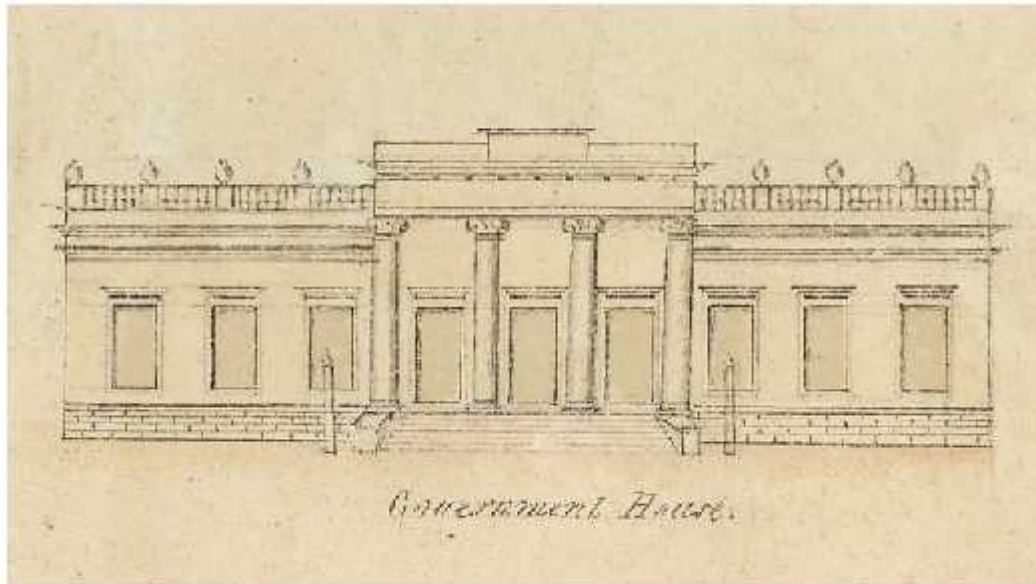


Frederiksnagore (Serampore), a Danish town in Bengal, seen from Hooghly river. Painted (1810) by J. Hammer. Coloured. (Mus. No. 261:49/section only/The Danish Maritime Museum, Elsinore).

Nishan Ghat and Denmark Tavern and Hotel are the two prime river-front elements contribute to the image of Danish historic core



## DANISH GOVERNMENT HOUSE:EVOLUTION AND TRANSFORMATION



Plan showing the structural development of the government house

■ 1771-1773

■ 1781

■ 1816-1832

■ British period



1827: Front Elevation of Danish government house as a part of the Topographical Plan of Fredericksnagore of Serampoe By James Thompson( Her Majesty The Queen's Reference Library , Copenhagen)

Source:Indo-Danish Heritage Buildings of Serampore, August 2010



The Danish Government House as Painted by Mary Hohlenberg in 1830(MMD)

The transformation of the Government House from a modest structure to a stately building with lofty proportion represents the gradual prosperity of Serampore under Danish Rule

## DANISH GOVERNMENT HOUSE:EVOLUTION AND TRANSFORMATION

1934: The Danish Government House in Serampore with the water tank and compound wall (MMD)



1960(The Royal Library, Copenhagen)



October 2011 (NMD)

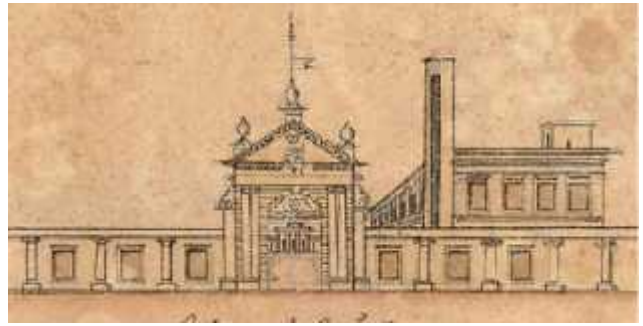


- Sound maintenance of the Government House and the water tank prior to the independence
- Functional obsolescence and lack of maintenance after the independence
- Recent initiative for restoration



## COURT COMPOUND MAIN GATE: EVOLUTION AND TRANSFORMATION

1827, The Main Gate with the guardrooms(Thompson)



The Main Gate with the guardrooms(Undated colored photograph, British Library)



1949  
(Photograph by Nanna Anderson  
NMD)



2013  
(Photograph by IEST, Shibpur)



Modification of the Main Gate altered the original design beyond recognition

## COURT COMPOUND SOUTH GATE: PAST AND PRESENT STATUS



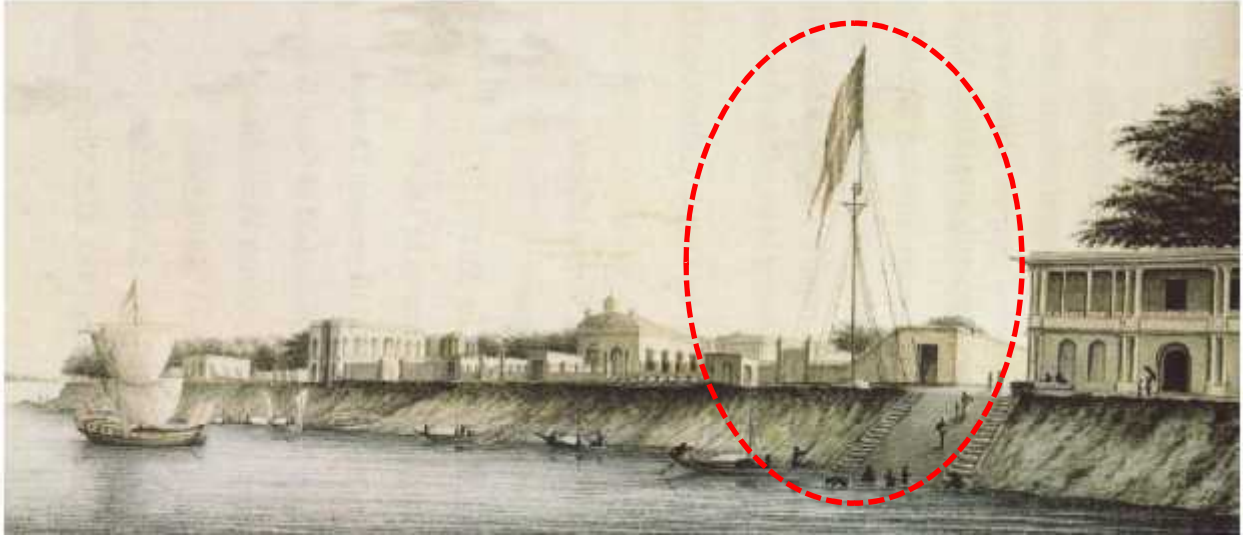
South Gate in Dilapidated Condition (2013)  
View from Court Compound (above)  
View from K.M.Shah Road (right)



South Gate under Restoration (2015)

Restoration of the South Gate would revive the southern entry of the Government House (Court Compound)

## NISHAN GHAT : EVOLUTION AND TRANSFORMATION



Nishan Ghat with Canon Batteries, 1790 (painted by Peter Anker, The Ethnographic Museum, Oslo)



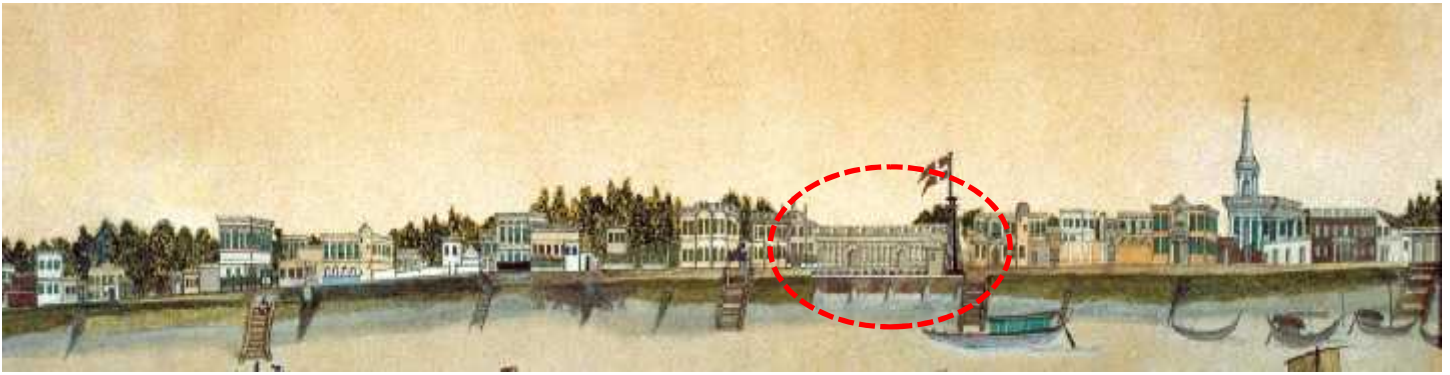
Indian Pavilion at Nishan Ghat (2013)



Old Riverfront Canons at Dolphin Park in front of St. Olav Church (2015)

Modification of Nishan Ghat altered the original design beyond recognition. Canon battery relocated in an obscured location.





In Danish Period It was Government Godown, After the British taken over the area from the Danish they established the present structure instead of Government Godown 1810(Painted by Hammer)

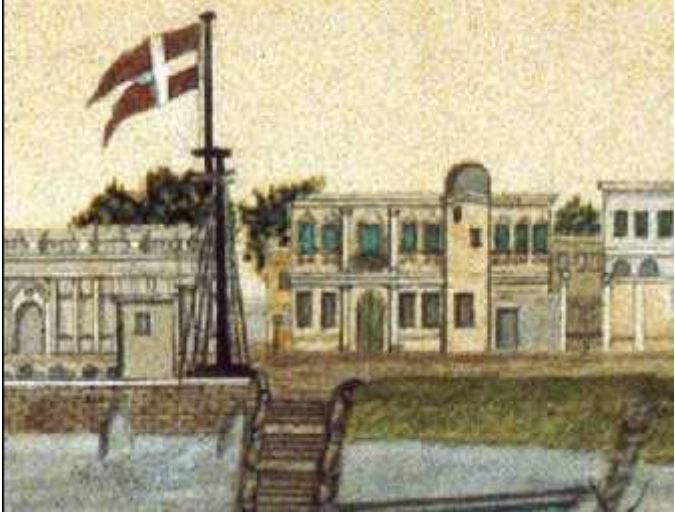


Present Condition of SDO  
Residence (2013)

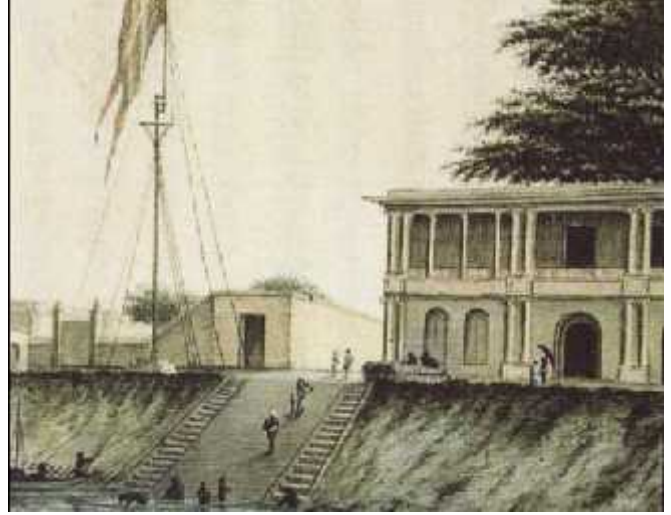


The SDO Bungalow replacing the Danish Government Godown marks the various of layers of urban history of Serampore

## DANISH TAVERN & HOTEL : EVOLUTION AND TRANSFORMATION



Section of a painting by L. Hammer depicting the Danish Tavern on the Serampore riverfront 1810  
(*The Maritime Museum of Denmark, Elsingore*)



Section of a painting by Peter Anker, Danish Tavern & Hotel, dated 1790.  
(*Historical Museum, Oslo, Norway*)



Present condition of Danish Tavern &  
Hotel along M.G.Road (2015)

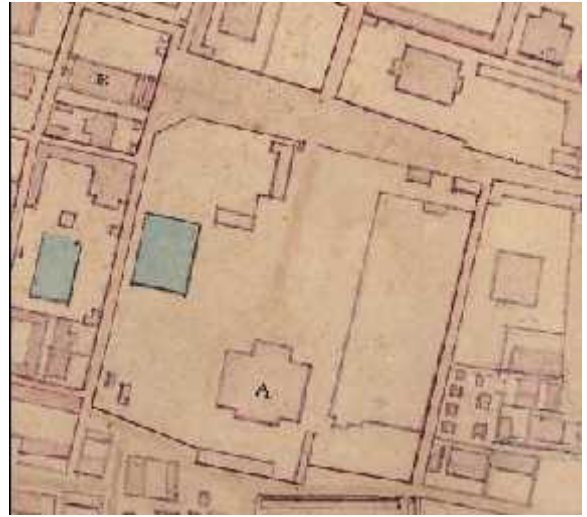


Ruined condition of Denmark Tavern and Hotel symbolizes urban decay of Serampore

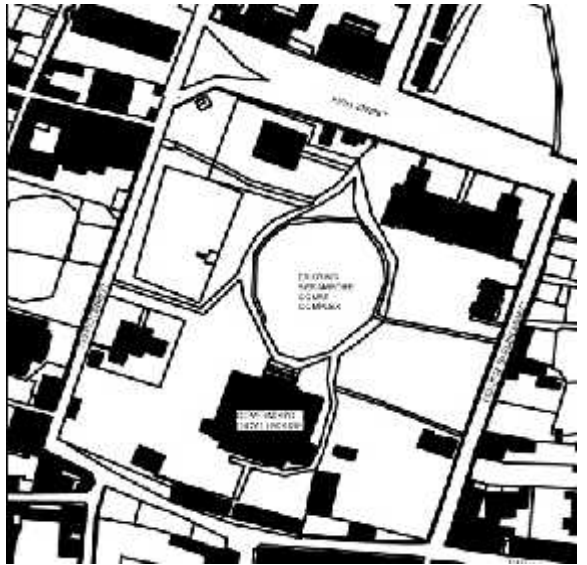


## GOVERNMENT HOUSE COMPOUND : EVOLUTION AND TRANSFORMATION

Governor's House Compound ,1827  
Source Thompson Map



Governor's House Compound ,1936  
Source : C.S.Map , Kolkata



- 15 – Judicial Magistrate Court,
- 26 – Sub-Divisional Court,
- 27 - Collector Office,
- 28 – Bar Library,
- 30 - New BL&LRO and SDL&LRO office,
- 46 - Alternative Dispute Resolution Centre

Changing role of the Government Compound towards administrative centre of Serampore after independence led to mushrooming of new structures spoiling the ambience and setting of the Government House



Court Compound, 2015

## VISUAL OBSTRUCTION OF CHURCH: LOSS OF HISTORIC IDENTITY



The Church and its spire : Visually obstructed by the large trees and fence wall of the 'Dolphin Park'



The 5 storied post office building close to the church diminishes the perception of its former scale



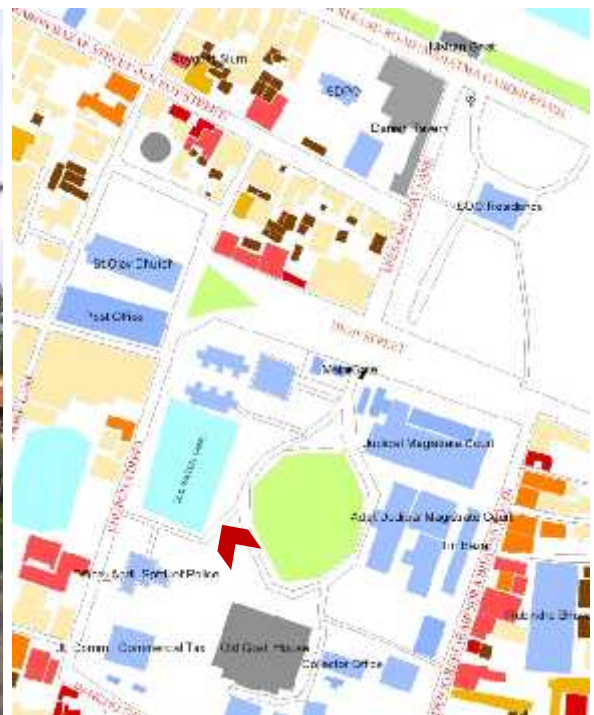
## VISUAL OBSTRUCTION OF CHURCH: LOSS OF HISTORIC IDENTITY:



Vista obstructed by traffic congestion and vehicular parking (2013)

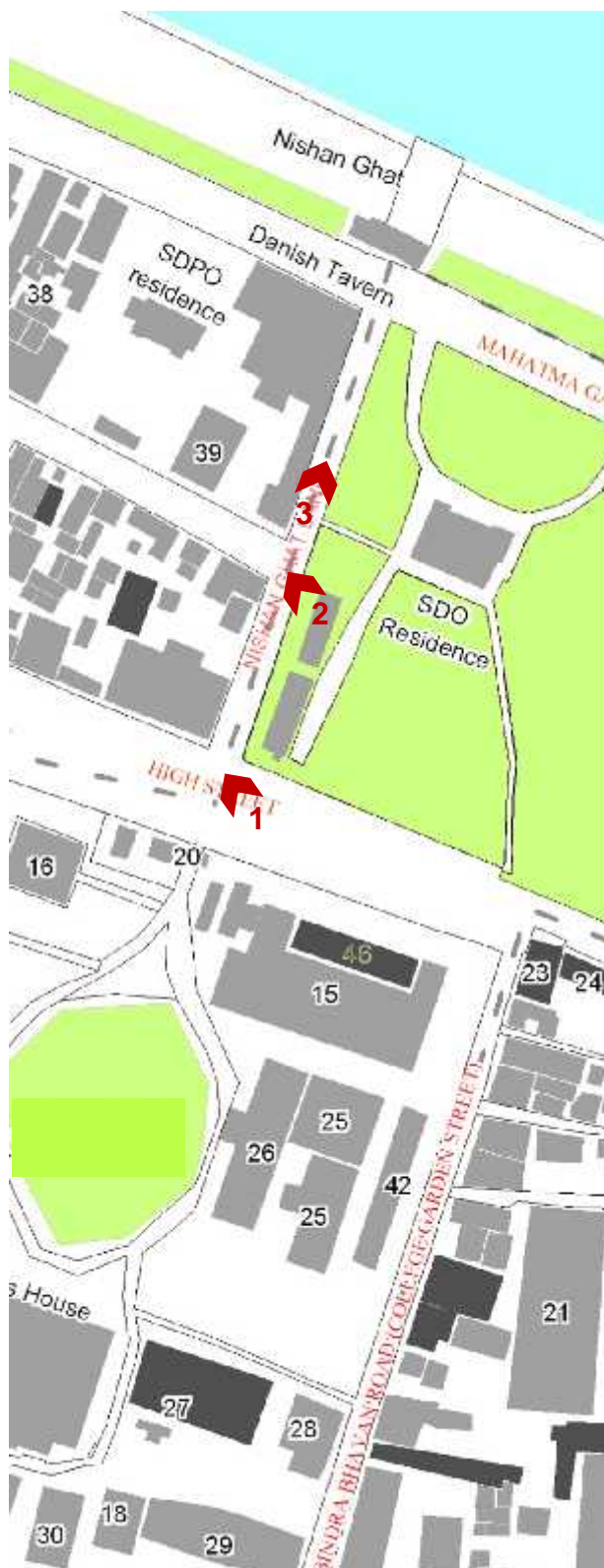


Photograph of the Church (in 1930s) with an open court in front forming Vista (Right)



View of the church obscured by constructions insensitive to the context

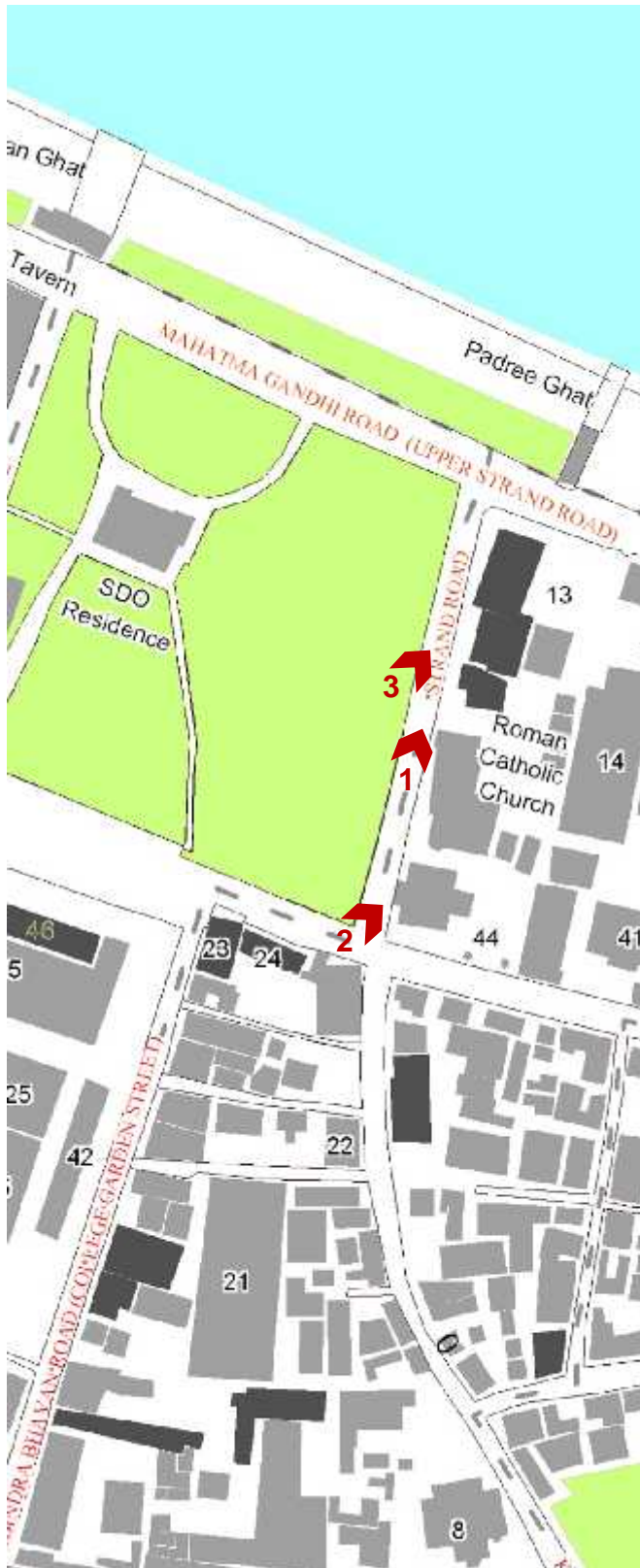




Unauthorized parking, encroachment by informal sector, altered façade of heritage building, obstructed visual access to the river by pavilion at Nishan Ghat



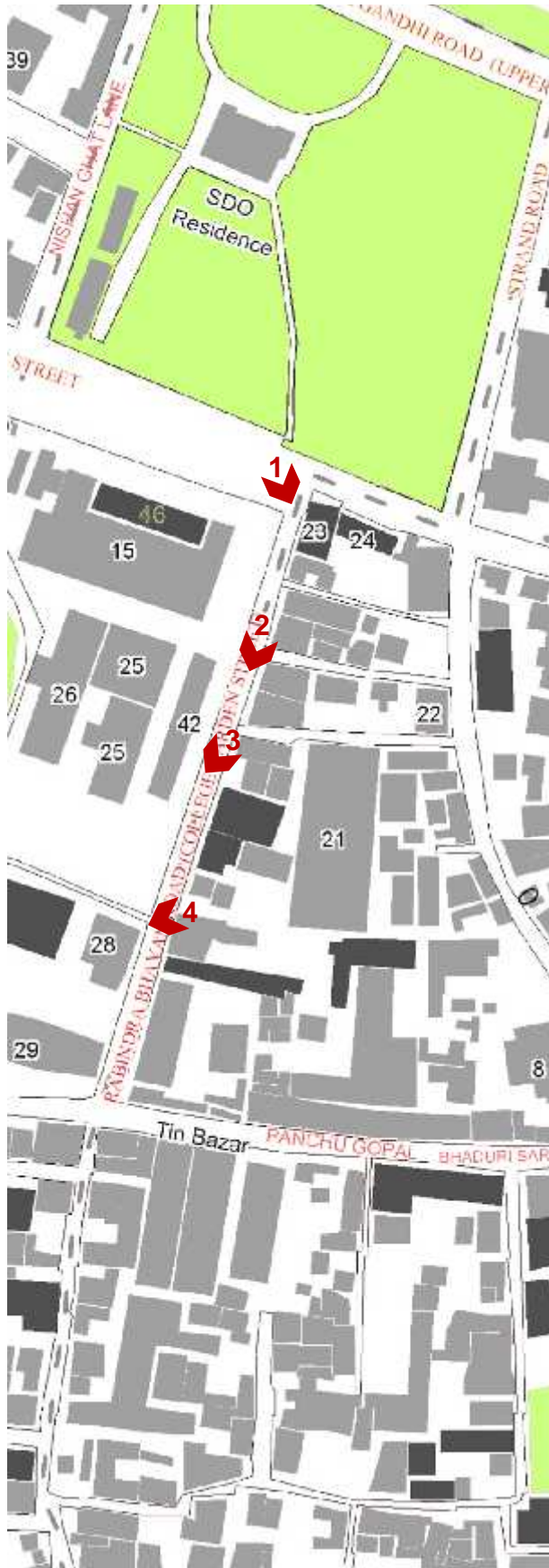
## STREETSCAPE ALONG MAJOR ROADS: STRAND ROAD



Encroachment of street, poor maintenance and abuse of facades of private heritage structures

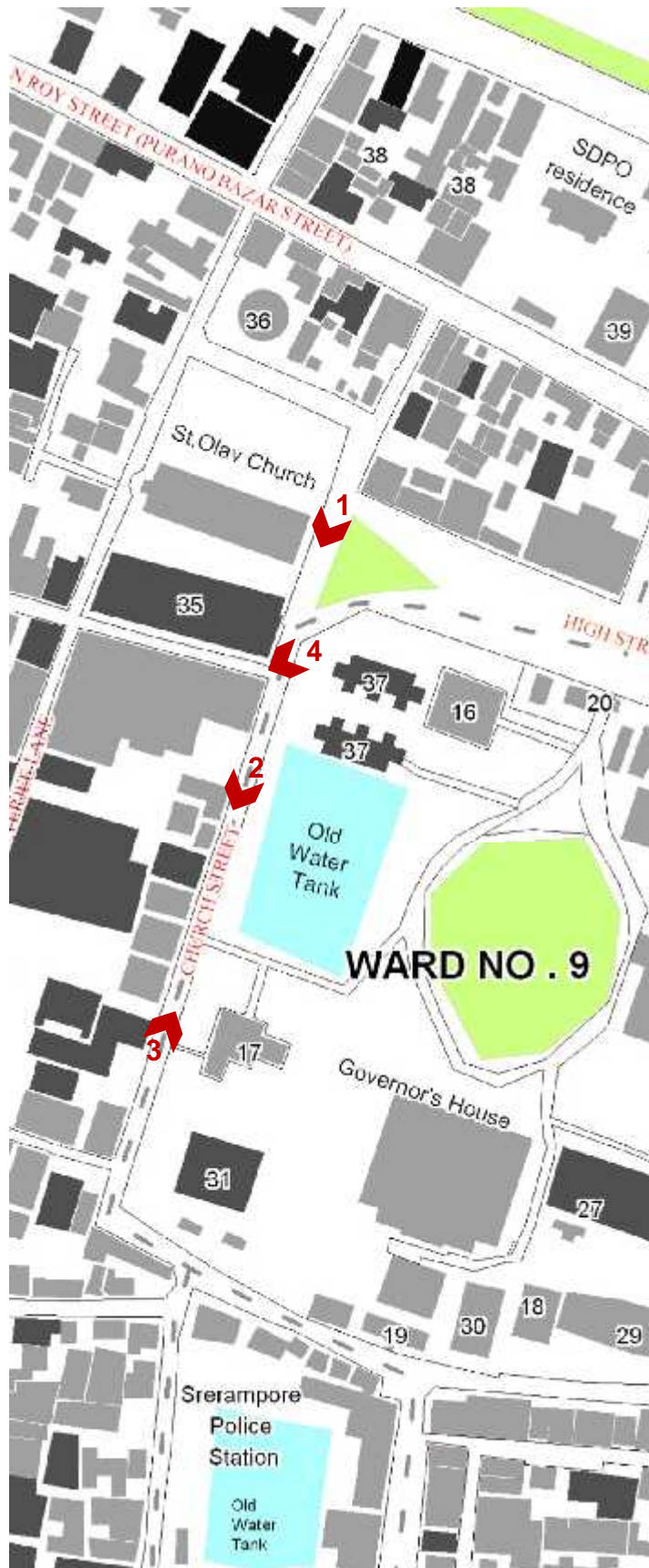


## STREETSCAPE ALONG MAJOR ROADS: RABINDRA BHAVAN ROAD



Intense encroachment, unhygienic living conditions in the slums, public urinals creating environmental nuisance, access to Rabindra Bhavan is physically and visually obstructed





Comparatively well maintained street and buildings with predominant residential use



## STREETSCAPE ALONG MAJOR ROADS: PACHU GOPAL BHADURI SARANI



Informal daily market on street, potential areas for land use change close to the government compound



## STREETSCAPE ALONG MAJOR ROADS: N.N ROY STREET (HIGH STREET)



Signage obscuring the Government House compound, open garbage vat creating environmental nuisance, parking obstructing free pedestrian movement in the Church Square



Overspill of residential activities of Roy Ghat slum, encroachment of riverfront road as a storage space.  
**STREETSCAPE ALONG MAJOR ROADS: MAHATMA GANDHI ROAD & CIRCULAR ROAD**



Overspill of residential activities of Roy Ghat slum, encroachment of riverfront road as a storage space.



Local resident population and school going teenagers at Nishan Ghat for recreation



Daily household chores of slum dwellers along riverfront of Roy Ghat Slum



Temporary rehabilitation during reconstruction of slum houses



Incompatible activities along the river front resulting in obscured view, abuse of riverfront, environmental pollution and spoiling of the ambience and image of the historic core



## NATURAL LANDSCAPE OF SDO BUNGALOW & RIVERFRONT AREA



Natural Landscape with Open Space & Large Trees in SDO compound



Riverfront(around)Nishan)Ghat)along)River)Hooghly

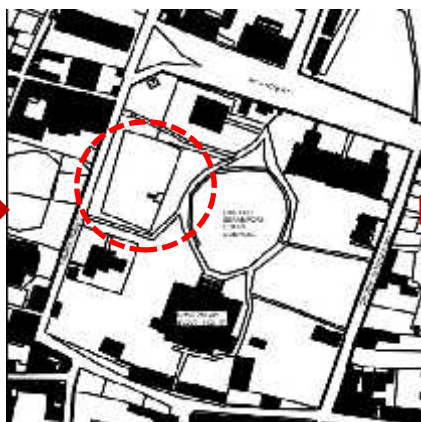
Efforts have been initiated in beautification of riverfront around Nishan Ghat to make it accessible for citizens. Large area of natural landscape and greenery of the SDO compound may contribute to the quality of river-front incase the boundary walls are made transparent without compromising its security



## WATER TANK OF COURT COMPOUND: EVOLUTION AND TRANSFORMATION



Governor's House Compound,  
1827 Source Thompson Map



Governor's House Compound ,  
1936,Source : C.S.Map , Kolkata



Court Compound, 2013



1934: The Danish Government House in Serampore with the water tank and compound wall (MMD)



Present condition of Old Water Tank in the  
Western part of Court Compound



Cleaning of tank and plantation of shrubs already undertaken in 2013 was not followed up. The place could be useful for local communities as a vibrant public space with future endeavours for maintenance.

Infront of Main Gate of the  
Court Compound



Signage on the East Gate of  
the Compound Wall



Signage on facade of  
heritage building partially  
demolished



Cluttered signage and indiscriminate placement of hoardings are sources of visual pollution. Appropriate guidelines should be framed to enhance the legibility of historic structures and quality of public space.



Between Treasury Building  
and Old BL&LRO and  
SDL&LRO office Building



Near Main Gate (Court  
Compound side)



Near Treasury Building



Indiscriminate dumping of solid waste and construction waste within the Court Compound. Master plan and landscaping of the court compound should consider it as a priority issue to be resolved .

## ENVIRONMENTAL PROBLEMS IN AND AROUND HISTORIC CORE OF SERAMPORE

Encroachment outside the wall of the Court Compound



Dumping of solid waste at the crossing of N. N. Roy Street and Rabindra Bhavan Road



Indiscriminate location of garbage bins and public urinals by the side of the compound wall



Future Interventions for Urban Renewal, Environmental Improvement, Landscape/Streetscape Development and Rehabilitation of Unauthorized Informal Sector should address these issues



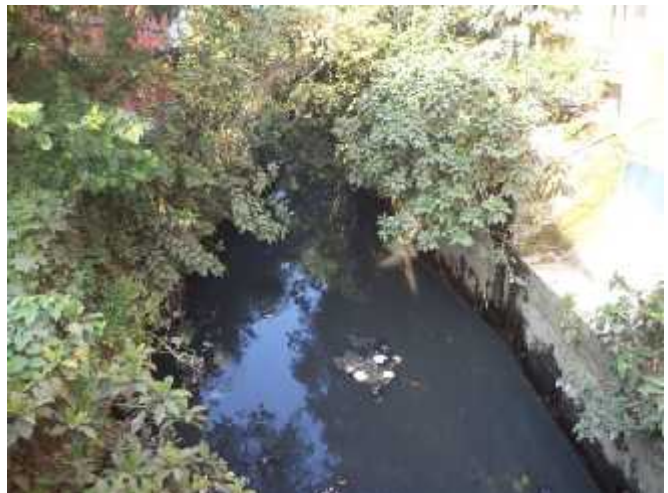
Eutrophication of the existing tank  
within the Court Compound



Dumping of solid waste and  
informal storage at the river bank  
near Nishan Ghat



Untreated effluent, at the  
Danish Canal, being  
discharged to River Hooghly



Environmental improvement and regular maintenance of surface water sources should be considered as a priority

Entrance to the Court Compound



N. N. Roy Street



Panchu Gopal Bhaduri Sarani



Poorly maintained roads holding patches of stagnant water during rains. Necessity for regular maintenance of roads and augmentation of drainage system



## ONGOING CONSTRUCTION AND RESTORATION ACTIVITIES



Danish Government House ( restoration undertaken by WBHC, ownership: DM, Hooghly District)

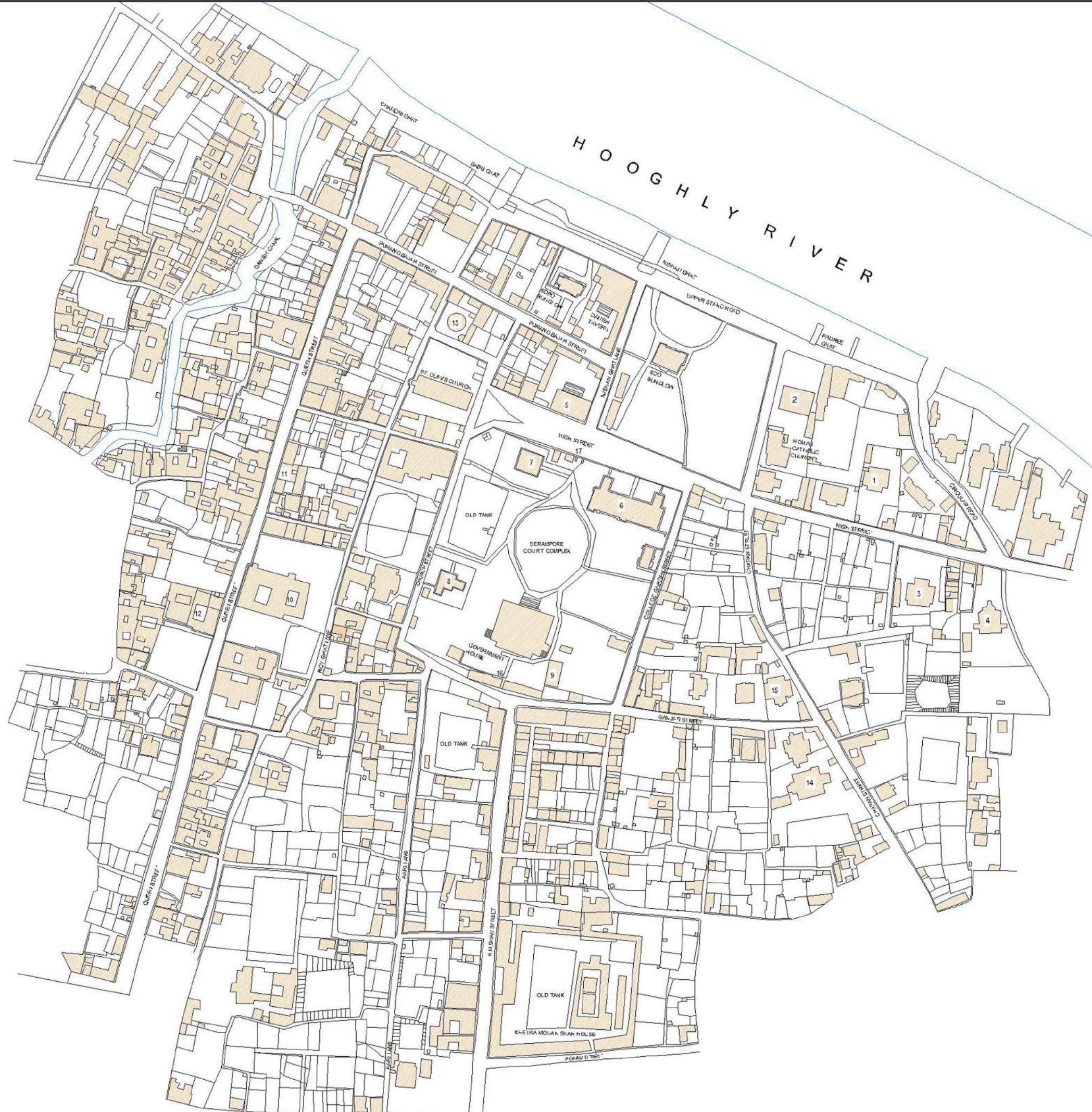


St. Olav's Church (Restoration undertaken by NMD, ownership : CDTA)



South Gate (Restoration undertaken by NMD, ownership: DM, Hooghly District)





- KEY :**
- 1. Serampore Mission Girls School Old Building
  - 2. Old Cheshire Home
  - 3. Serampore Women College Old Building
  - 4. Serampore TB Hospital Old Building
  - 5. Heritage Private Residence
  - 6. Judicial Magistrate Court
  - 7. Bar Association
  - 8. Addl. SPDT Of Police
  - 9. Old BL&LRO and SDL&LRO Office
  - 10. Golok Dham
  - 11. Satsang Samity
  - 12. Serampore Town School
  - 13. Water Tower
  - 14. Serampore Union School
  - 15. Hope House
  - 16. South Gate
  - 17. Main (North) Gate

**LEGEND :**

 Buildings

**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

MAP TITLE:

**BASE MAP - 1936**

(SOURCE : BASED ON C.S. MAP 1936)



RESEARCH CONSULTANT :

**SCHOOL OF ECOLOGY,INFRASTRUCTURE & HUMAN SETTLEMENT MANAGMENT**

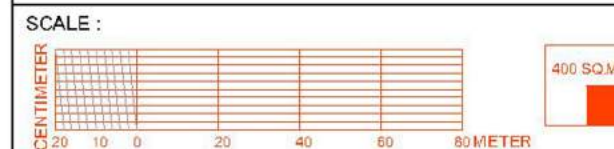
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HOWRAH-711103 | WEST BENGAL | INDIA

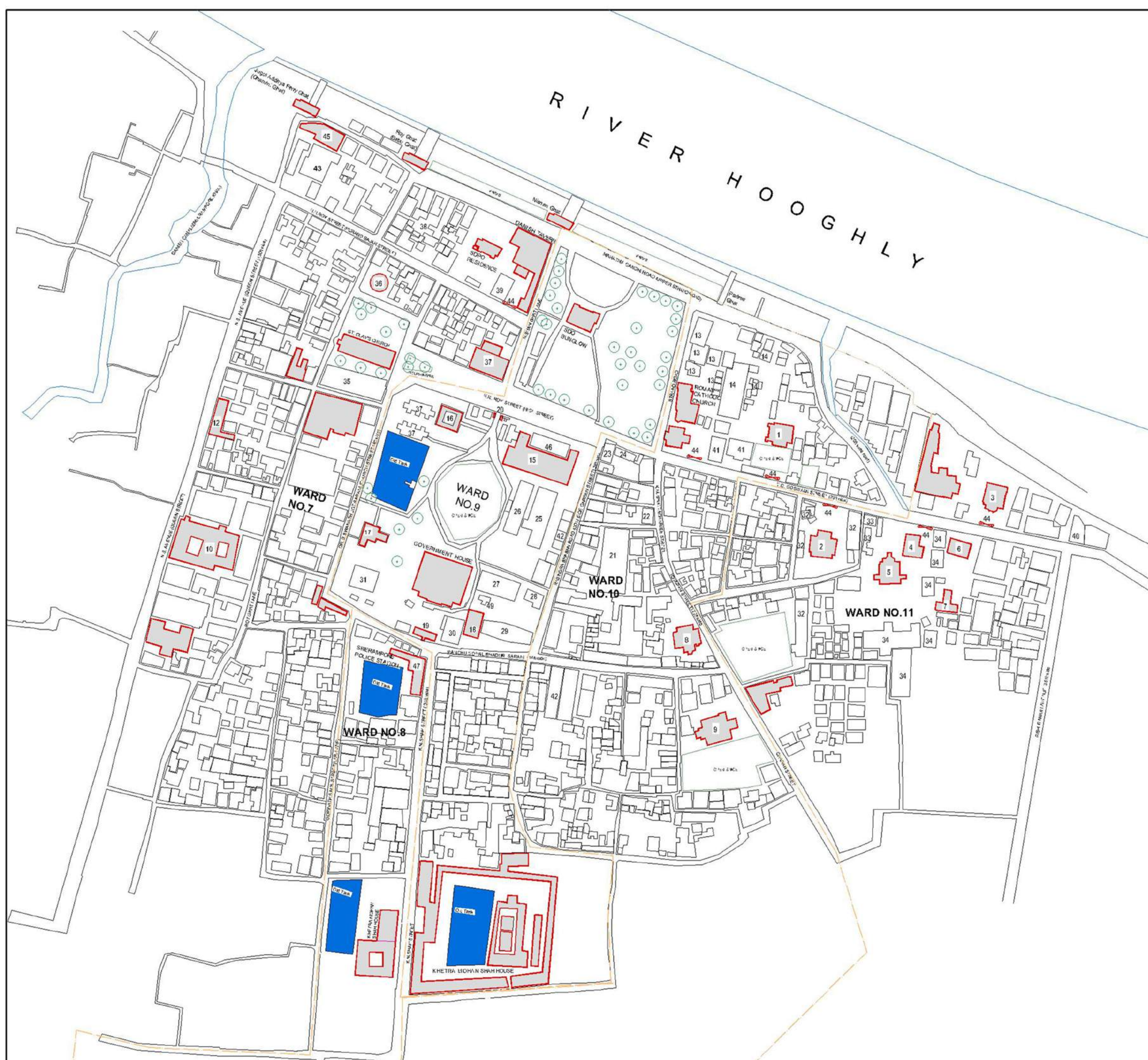


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#### KEY :

- |   |  |
|---|--|
| 1. Serampore Mission Girls School Old Building  | 2. Serampore Women College Old Building            |
| 3. Serampore Textile College Old Building       | 4. Private Residence                               |
| 5. Serampore TB Hospital Old Building           | 6. Serampore Walsh Hospital Old Building 1         |
| 7. Serampore Walsh Hospital Old Building 2      | 8. Hope House                                      |
| 9. Serampore Union High School                  | 10. Golok Dham                                     |
| 12. Satsang Samity                              | 13. New Cheshire Home                              |
| 14. UB Spirits Company                          | 15. Judicial Magistrate Court                      |
| 16. Bar Association                             | 17. Addl. SPDT Of Police                           |
| 18. Old BL&LRO and SDL&LRO Office               | 19. South Gale                                     |
| 20. Main (North) Gate                           | 21. Rabindra Bhavan                                |
| 22. Govt. Store                                 | 23. Tathya Mitra (Govt. Office)                    |
| 24. High Madrasa                                | 25. Addl. Chief Judicial Magistrate Court          |
| 26. Serampore Sub Divisional Court              | 27. Serampore Collector Office                     |
| 28. Bar Library                                 | 29. Treasury Building                              |
| 30. New BL&LRO and SDL&LRO Office               | 31. Jt. Commissioner Commercial Tax Office         |
| 32. Serampore Womens College                    | 33. Serampore TB Hospital                          |
| 34. Serampore Walsh Hospital                    | 35. Serampore Post Office                          |
| 36. Water Tower                                 | 37. Residence                                      |
| 38. Roy Ghat Slum                               | 39. Serampore New Police Line                      |
| 40. Holy Home School                            |  |
| 41. Serampore Mission Girls School New Building | 42. Tin Bazar                                      |
| 43. SBI   | 44. Historic Pillar                                |
| 45. SBI Old Building                            | 46. Alternative Dispute Resolution Centre, Hooghly |
| 47. police Residence                            |  |

#### LEGEND :

-  Heritage Buildings
-  Other Buildings
-  Tank

#### PROJECT :

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

#### MAP TITLE :

**BASE MAP - 2015**

(SOURCE : BASED ON C.S. MAP 1936, SATELLITE IMAGERY & GROUND VERIFICATION)

#### RESEARCH CONSULTANT :

**SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGEMENT**

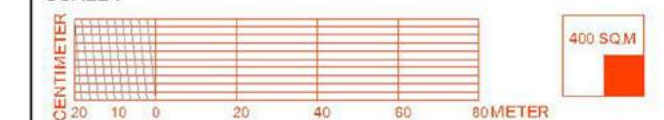
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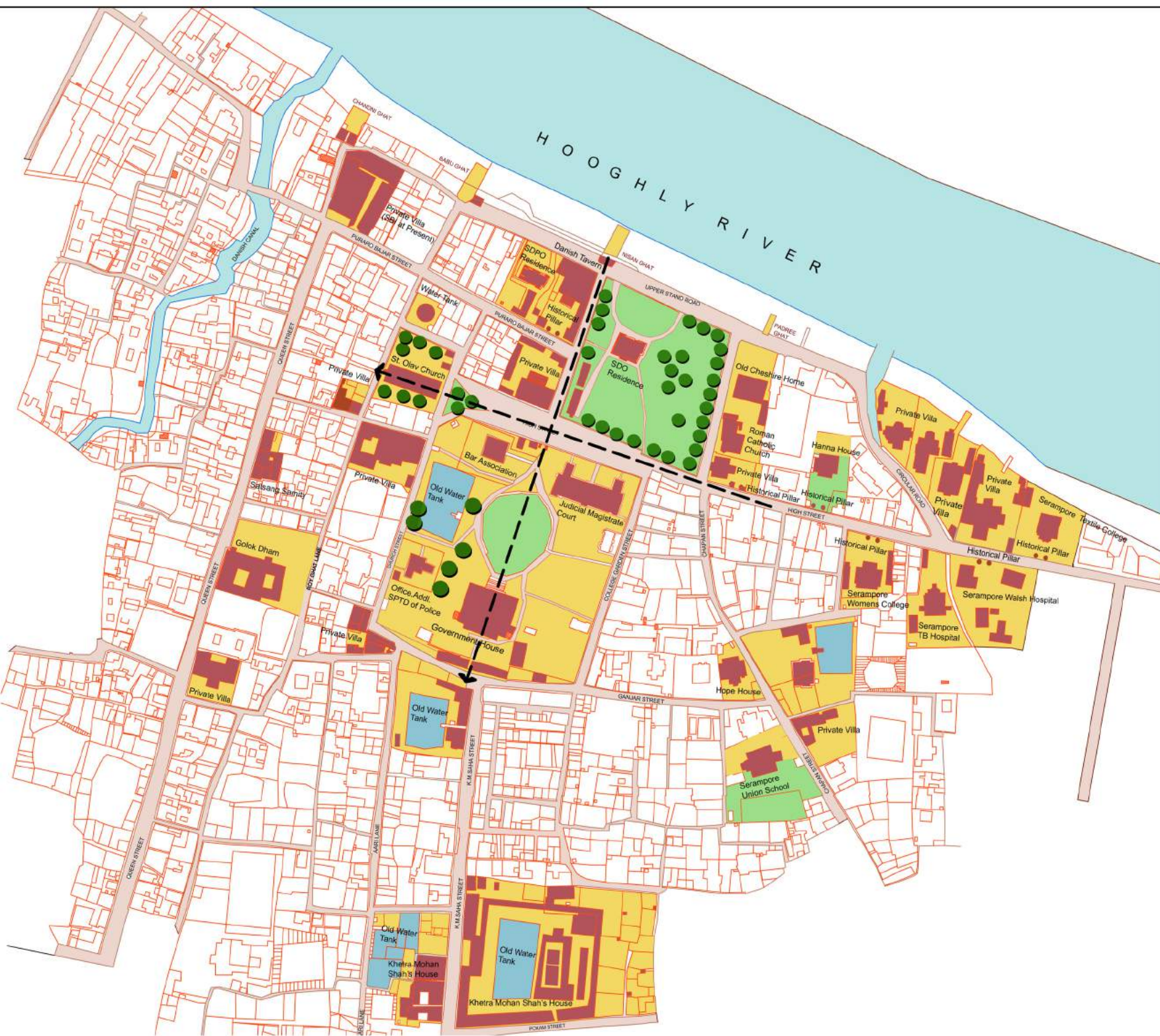
#### SCALE :







JANUARY , 2016

DRG. NO. 2





**LEGEND :**

-  PLOT BOUNDARY
-  HERITAGE BUILDING
-  WATER BODY
-  INTERSECTING AXIAL ORDER OF DANISH SETTLEMENT

**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

**MAP TITLE :**

**SPATIAL STRUCTURE & HERITAGE BUILDING (1936)**



**RESEARCH CONSULTANT :**

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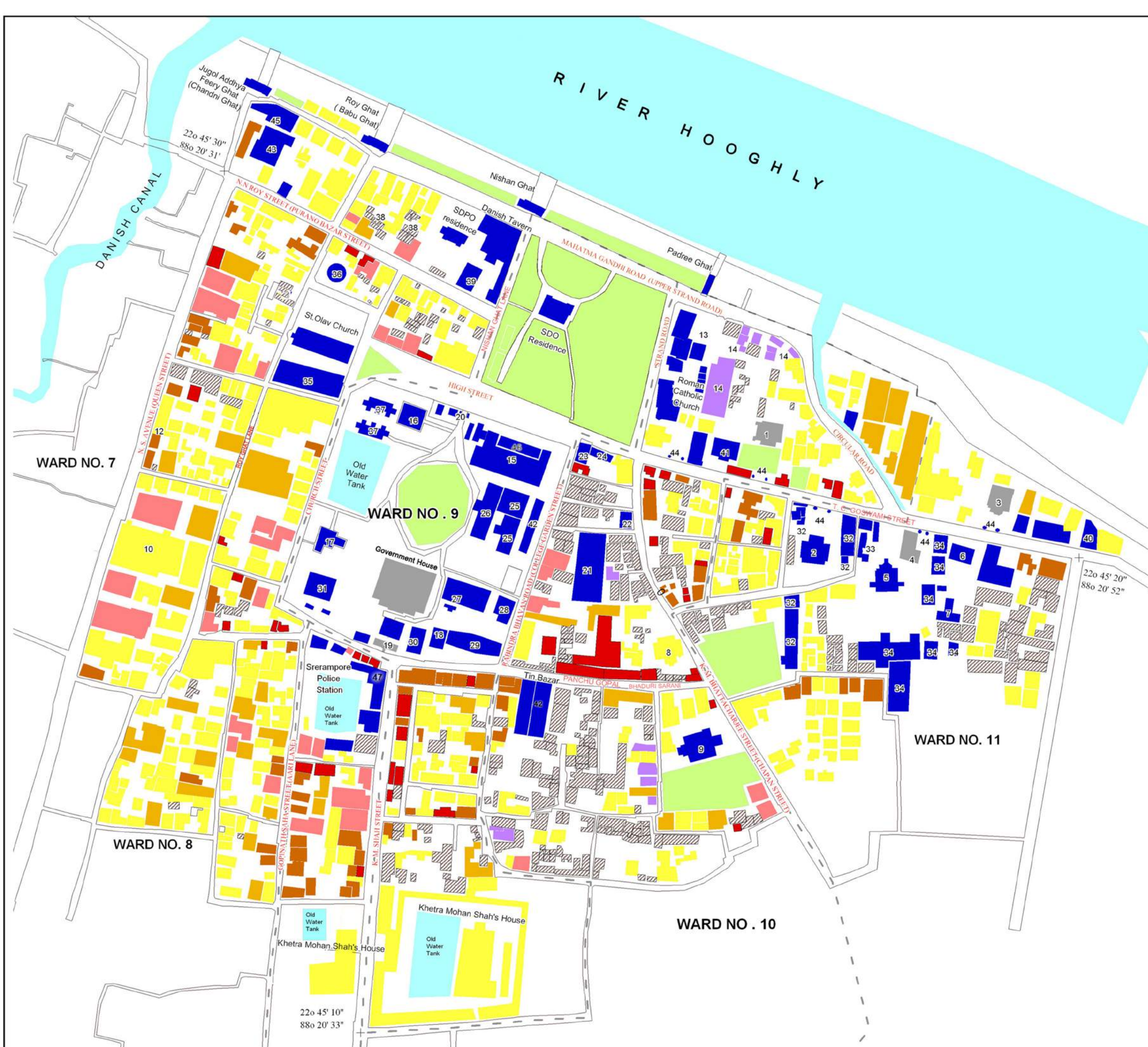
**SCALE :**



**OCTOBER, 2015**

**DRG. NO. 3**





- KEY :**
- |   |  |
|---|--|
| 1. Serampore Mission Girls School Old Building  | 2. Serampore Women College Old Building            |
| 3. Serampore Textile College Old Building       | 4. Private Residence                               |
| 5. Serampore TB Hospital Old Building           | 6. Serampore Walsh Hospital Old Building 1         |
| 7. Serampore Walsh Hospital Old Building 2      | 8. Hope House                                      |
| 9. Serampore Union High School                  | 10. Golok Dham                                     |
| 12. Satsang Samity                              | 13. New Cheshire Home                              |
| 14. UB Spirits Company                          | 15. Judicial Magistrate Court                      |
| 16. Bar Association                             | 17. Addl. SPDT Of Police                           |
| 18. Old BL&LRO and SDL&LRO Office               | 19. South Gate                                     |
| 20. Main (North) Gate                           | 21. Rabindra Bhavan                                |
| 22. Govt. Store                                 | 23. Tathya Mitra (Govt. Office)                    |
| 24. High Madrasa                                | 25. Addl. Chief Judicial Magistrate Court          |
| 26. Serampore Sub Divisional Court              | 27. Serampore Collector Office                     |
| 28. Bar Library                                 | 29. Treasury Building                              |
| 30. New BL&LRO and SDL&LRO Office               | 31. Jt. Commissioner Commercial Tax Office         |
| 32. Serampore Womens College                    | 33. Serampore TB Hospital                          |
| 34. Serampore Walsh Hospital                    | 35. Serampore Post Office                          |
| 36. Water Tower                                 | 37. Residence                                      |
| 38. Roy Ghat Slum                               | 39. Serampore New Police Line                      |
| 40. Holy Home School                            |  |
| 41. Serampore Mission Girls School New Building | 42. Tin Bazar                                      |
| 43. SBI   | 44. Historic Pillar                                |
| 45. SBI Old Building                            | 46. Alternative Dispute Resolution Centre, Hooghly |
| 47. Police Residence                            |  |

- LEGEND :**
- Residential (Apartment)
  - Residential (Plotted)
  - Slum
  - Commercial
  - Mixed Residential & Commercial
  - Mixed Apartment & Commercial
  - Heritage
  - Industry
  - Public / Semi-public
  - Organized Green Space
  - Pond

**PROJECT :**  
HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE

MAP TITLE :  
**BUILDING USE**

RESEARCH CONSULTANT :  
**SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGMENT**  
**INDIAN INSTITUTE OF ENGINEERING SCIENCE & TECHNOLOGY, SHIBPUR**  
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SCALE :  
CENTIMETER 0 20 40 60 80 METER  
400 SQ.M

JANUARY , 2016  
DRG. NO. 4





## KEY :

1. Governor's House
2. Addl. SPDT Of Police
3. Bar Association
4. Judicial Magistrate Court
5. Serampore Sub Divisional Court
6. Addl. Chief Judicial Magistrate Court
7. Serampore Collector Office
8. Treasury Building
9. New BL&LRO and SDL&LRO Office
10. Old BL&LRO and SDL&LRO Office
11. South Gate
12. Jt. Commissioner Commercial Tax Office
13. Tin Shed
14. Residence
15. SDO Bungalow
16. Old Residence 1
17. St. Olav Church
18. Old Residence 2
19. Danish Tavern
20. Roman Catholic Church
21. Bar Library
22. Alternative Dispute Resolution Centre, Hooghly
23. Main (North) Gate
24. Tathya Mitra (Govt. Office)
25. High Madrasa

## LEGEND :

- Parking Area
- Informal Activities
- Garbage Vat
- RT.3 Bus Circulation Movement Towards Serampore Station
- RT.3 Bus Circulation Movement Towards Baghbazar

## PROJECT :

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

## MAP TITLE :

**TRAFFIC CIRCULATION, PARKING & ACTIVITY PATTERN (INSIDE & OUTSIDE OF SERAMPORE COURT AREA)**

## RESEARCH CONSULTANT :

**SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGEMENT**  
**INDIAN INSTITUTE OF ENGINEERING SCIENCE & TECHNOLOGY, SHIBPUR**  
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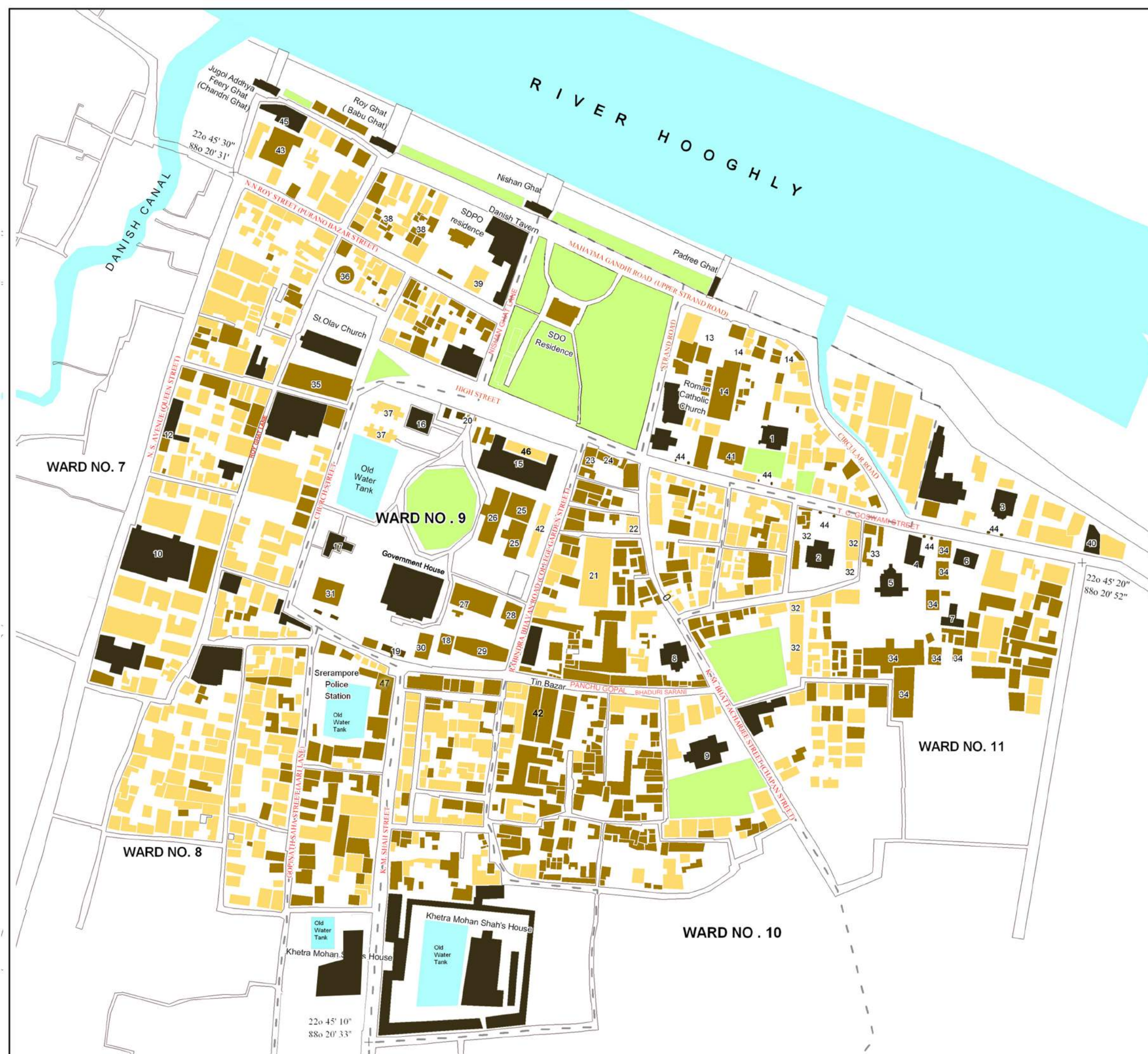
## SCALE :



OCTOBER, 2015

DRG. NO. 5





- KEY :**
- |   |  |
|---|--|
| 1. Serampore Mission Girls School Old Building  | 2. Serampore Women College Old Building            |
| 3. Serampore Textile College Old Building       | 4. Private Residence                               |
| 5. Serampore TB Hospital Old Building           | 6. Serampore Walsh Hospital Old Building 1         |
| 7. Serampore Walsh Hospital Old Building 2      | 8. Hope House                                      |
| 9. Serampore Union High School                  | 10. Golok Dham                                     |
| 12. Satsang Samity                              | 13. New Cheshire Home                              |
| 14. UB Spirits Company                          | 15. Judicial Magistrate Court                      |
| 16. Bar Association                             | 17. Addl. SPDT Of Police                           |
| 18. Old BL&LRO and SDL&LRO Office               | 19. South Gate                                     |
| 20. Main (North) Gate                           | 21. Rabindra Bhavan                                |
| 22. Govt. Store                                 | 23. Tathya Mitra (Govt. Office)                    |
| 24. High Madrasa                                | 25. Addl.Chief Judicial Magistrate Court           |
| 26. Serampore Sub Divisional Court              | 27. Serampore Collector Office                     |
| 28. Bar Library                                 | 29. Treasury Building                              |
| 30. New BL&LRO and SDL&LRO Office               | 31. Jt. Commisioner Commercial Tax Office          |
| 32. Serampore Womens College                    | 33. Serampore TB Hospital                          |
| 34. Serampore Walsh Hospital                    | 35. Serampore Post Office                          |
| 36. Water Tower                                 | 37. Residence                                      |
| 38. Roy Ghat Slum                               | 39. Serampore New Police Line                      |
| 40. Holy Home School                            |  |
| 41. Serampore Mission Girls School New Building | 42. Tin Bazar                                      |
| 43. SBI   | 44. Historic Pillar                                |
| 45. SBI Old Buidling                            | 46. Alternative Dispute Resolution Centre, Hooghly |
| 47. Police Residence                            |  |

- LEGEND :**
- Before 1947
  - 1947-1985
  - Post 1985

**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

**MAP TITLE :**

**AGE OF BUILDINGS**

**RESEARCH CONSULTANT :**

**SCHOOL OF ECOLOGY,INFRASTRUCTURE & HUMAN SETTLEMENT MANAGMENT**

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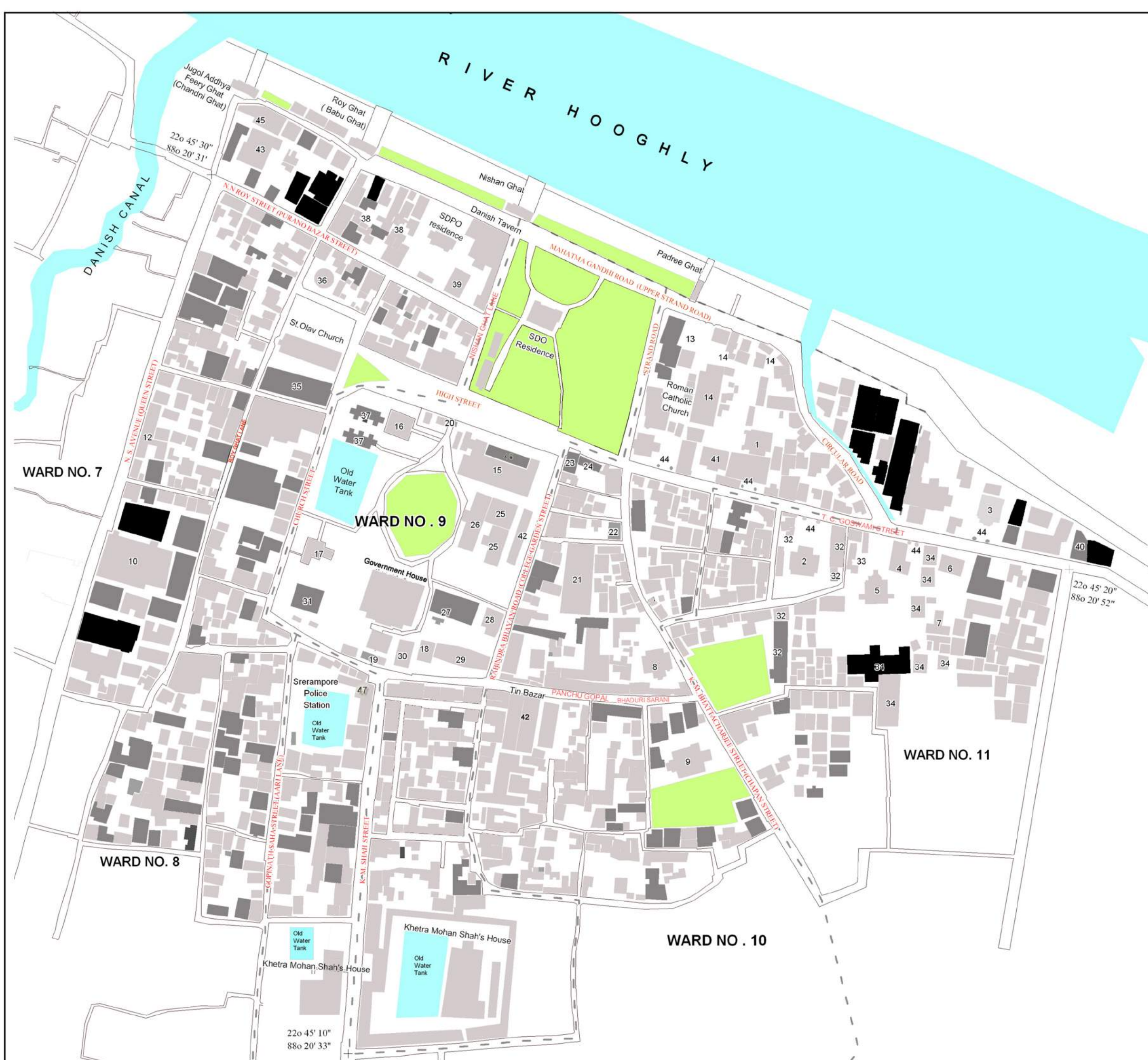
**SCALE :**

CENTIMETER

0 10 20 40 60 80 METER

400 SQM





- KEY :**
- |   |  |
|---|--|
| 1. Serampore Mission Girls School Old Building  | 2. Serampore Women College Old Building            |
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| 9. Serampore Union High School                  | 10. Golok Dham                                     |
| 12. Satsang Samity                              | 13. New Cheshire Home                              |
| 14. UB Spirits Company                          | 15. Judicial Magistrate Court                      |
| 16. Bar Association                             | 17. Addl. SPDT Of Police                           |
| 18. Old BL&LRO and SDL&LRO Office               | 19. South Gate                                     |
| 20. Main (North) Gate                           | 21. Rabindra Bhavan                                |
| 22. Govt. Store                                 | 23. Tathya Mitra (Govt. Office)                    |
| 24. High Madrasa                                | 25. Addl. Chief Judicial Magistrate Court          |
| 26. Serampore Sub Divisional Court              | 27. Serampore Collector Office                     |
| 28. Bar Library                                 | 29. Treasury Building                              |
| 30. New BL&LRO and SDL&LRO Office               | 31. Jt. Commissioner Commercial Tax Office         |
| 32. Serampore Womens College                    | 33. Serampore TB Hospital                          |
| 34. Serampore Walsh Hospital                    | 35. Serampore Post Office                          |
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| 38. Roy Ghat Slum                               | 39. Serampore New Police Line                      |
| 40. Holy Home School                            | 42. Tin Bazar                                      |
| 41. Serampore Mission Girls School New Building | 44. Historic Pillar                                |
| 43. SBI   | 46. Alternative Dispute Resolution Centre, Hooghly |
| 45. SBI Old Building                            |  |
| 47. Police Residence                            |  |

- LEGEND :**
- More Than 5 Storeyed
  - 3 to 5 Storeyed
  - Two Storeyed or Less

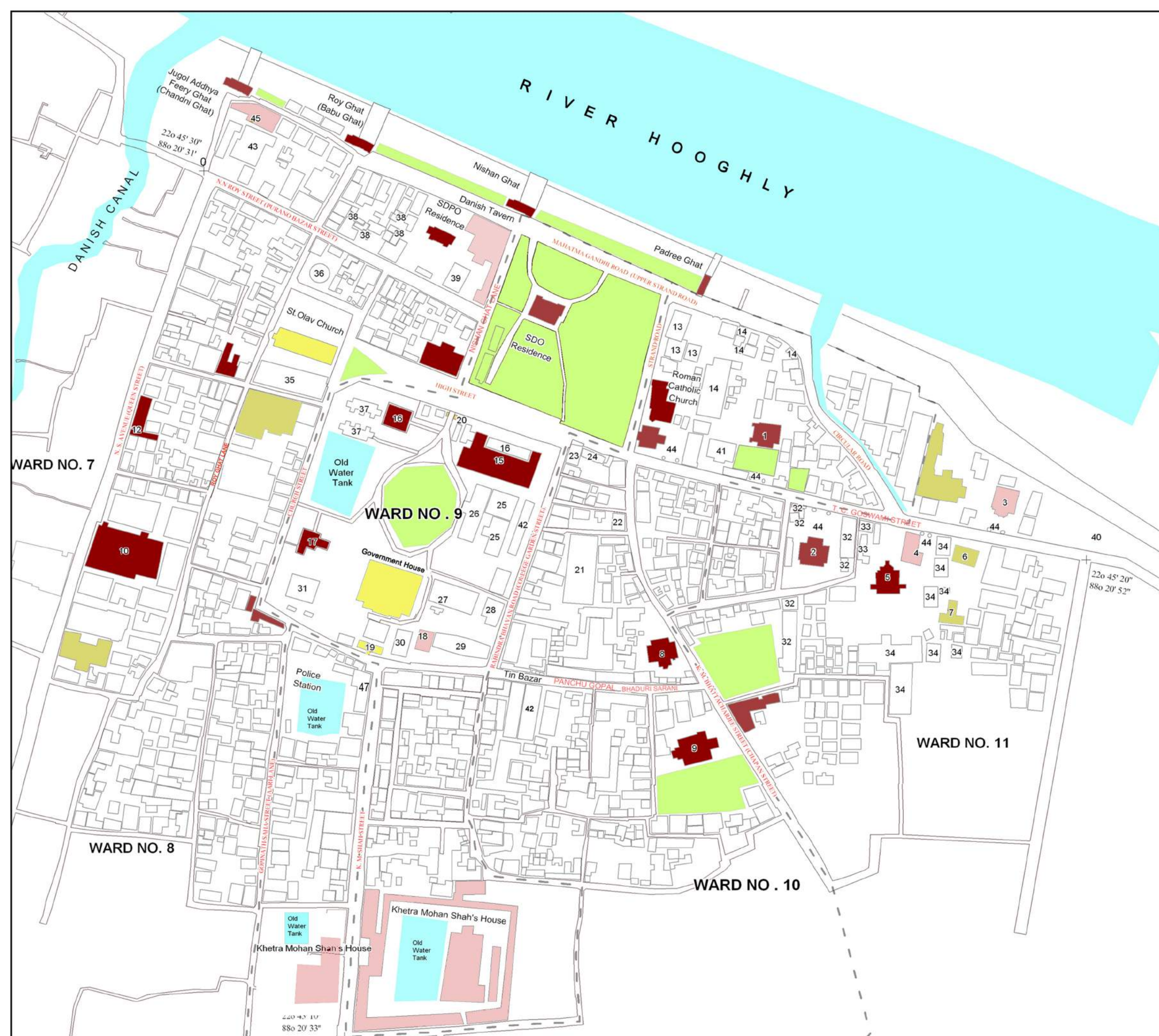
**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

<b>MAP TITLE :</b> <b>HEIGHT OF BUILDINGS</b>	
<b>RESEARCH CONSULTANT :</b> <b>SCHOOL OF ECOLOGY, INFRASTRUCTURE &amp; HUMAN SETTLEMENT MANAGMENT</b> <b>INDIAN INSTITUTE OF ENGINEERING SCIENCE &amp; TECHNOLOGY, SHIBPUR</b> HOWRAH-711103   WEST BENGAL   INDIA	

<b>SUPPORTED BY :</b> <b>THE NATIONAL MUSEUM OF DENMARK</b>	
<b>SCALE :</b>  CENTIMETER 20 10 0 20 40 60 80 METER 400 SQM	





**KEY :**

1. Serampore Mission Girls School Old Building	2. Serampore Women College Old Building
3. Serampore Textile College Old Building	4. Private Residence
5. Serampore TB Hospital Old Building	6. Serampore Walsh Hospital Old Building 1
7. Serampore Walsh Hospital Old Building 2	8. Hope House
9. Serampore Union High School	10. Golok Dham
12. Satsang Samity	13. New Cheshire Home
14. UB Spirits Company	15. Judicial Magistrate Court
16. Bar Association	17. Addl. SPDT Of Police
18. Old BL&LRO and SDL&LRO Office	19. South Gate
20. Main (North) Gate	21. Rabindra Bhavan
22. Govt. Store	23. Tathya Mitra (Govt. Office)
24. High Madrasa	25. Addl. Chief Judicial Magistrate Court
26. Serampore Sub Divisional Court	27. Serampore Collector Office
28. Bar Library	29. Treasury Building
30. New BL&LRO and SDL&LRO Office	31. Jt. Commisioner Commercial Tax Office
32. Serampore Womens College	33. Serampore TB Hospital
34. Serampore Walsh Hospital	35. Serampore Post Office
36. Water Tower	37. Residence
38. Roy Ghat Slum	39. Serampore New Police Line
40. Holy Home School	42. Tin Bazar
41. Serampore Mission Girls School New Building	44. Historic Pillar
43. SBI	46. Alternative Dispute Resolution Centre, Hooghly
45. SBI Old Buidling	
47. Police Residence	

**LEGEND :**

GOOD -	
POOR -	
DILAPIDATED -	
UNDER RENOVATION -	
UNDER CONVERSION -	

**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

**MAP TITLE :**

**HERITAGE BUILDING OWNERSHIP & CONDITIONS**

**RESEARCH CONSULTANT :**

**SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGMENT**

**INDIAN INSTITUTE OF ENGINEERING SCIENCE & TECHNOLOGY, SHIBPUR**

HOWRAH-711103 | WEST BENGAL | INDIA

**SUPPORTED BY :**

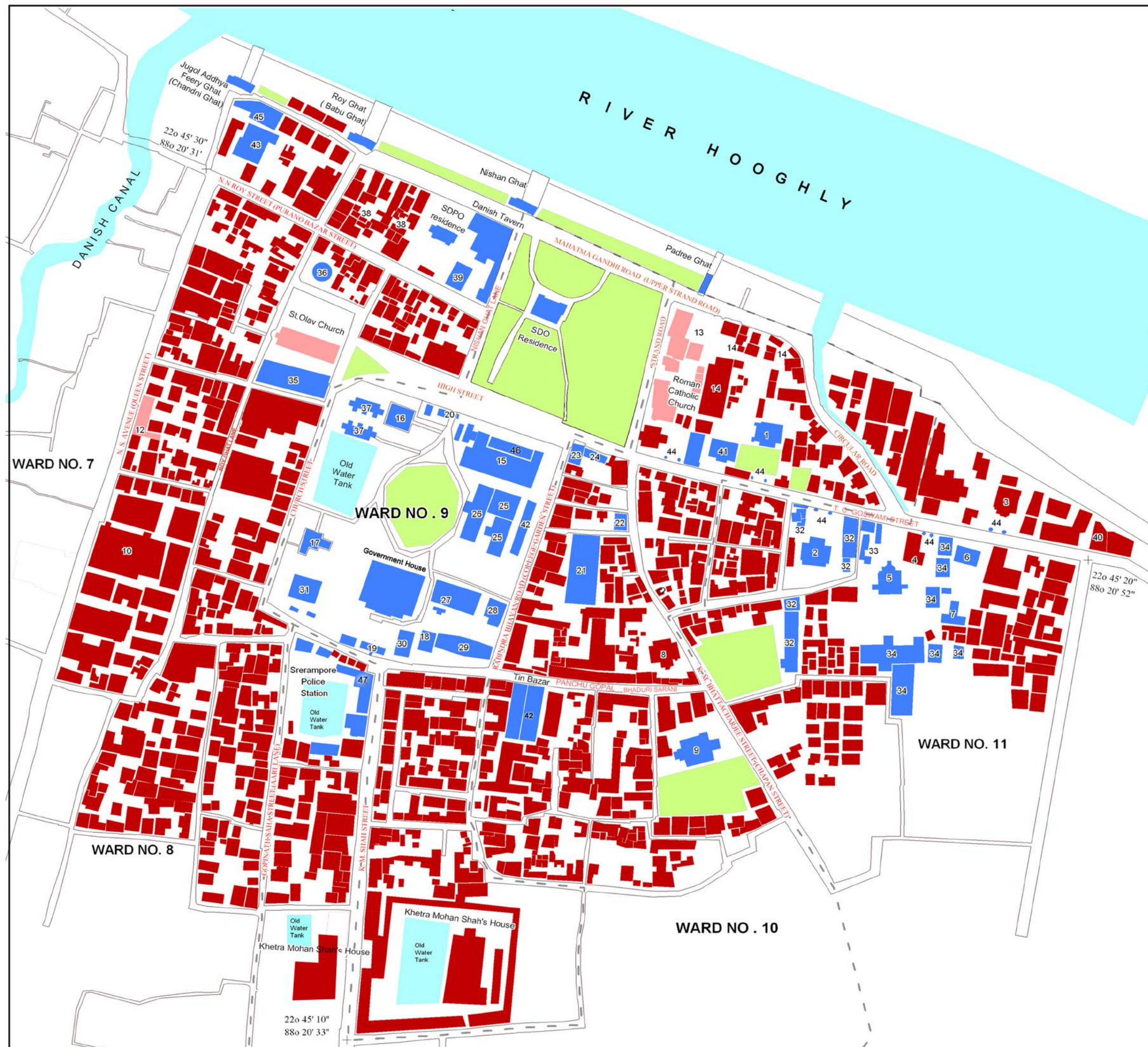
**THE NATIONAL MUSEUM OF DENMARK**

**SCALE :**

JANUARY , 2016

DRG. NO. 8





- KEY :**
- |   |  |
|---|--|
| 1. Serampore Mission Girls School Old Building  | 2. Serampore Women College Old Building            |
| 3. Serampore Textile College Old Building       | 4. Private Residence                               |
| 5. Serampore TB Hospital Old Building           | 6. Serampore Walsh Hospital Old Building 1         |
| 7. Serampore Walsh Hospital Old Building 2      | 8. Hope House                                      |
| 9. Serampore Union High School                  | 10. Golok Dham                                     |
| 12. Satsang Samity                              | 13. New Cheshire Home                              |
| 14. UB Spirits Company                          | 15. Judicial Magistrate Court                      |
| 16. Bar Association                             | 17. Addl. SPDT Of Police                           |
| 18. Old BL&LRO and SDL&LRO Office               | 19. South Gate                                     |
| 20. Main (North) Gate                           | 21. Rabindra Bhavan                                |
| 22. Govt. Store                                 | 23. Tathya Mitra (Govt. Office)                    |
| 24. High Madrasa                                | 25. Addl. Chief Judicial Magistrate Court          |
| 26. Serampore Sub Divisional Court              | 27. Serampore Collector Office                     |
| 28. Bar Library                                 | 29. Treasury Building                              |
| 30. New BL&LRO and SDL&LRO Office               | 31. Jt. Commissioner Commercial Tax Office         |
| 32. Serampore Womens College                    | 33. Serampore TB Hospital                          |
| 34. Serampore Walsh Hospital                    | 35. Serampore Post Office                          |
| 36. Water Tower                                 | 37. Residence                                      |
| 38. Roy Ghat Slum                               | 39. Serampore New Police Line                      |
| 40. Holy Home School                            | 42. Tin Bazar                                      |
| 41. Serampore Mission Girls School New Building | 44. Historic Pillar                                |
| 43. SBI   | 46. Alternative Dispute Resolution Centre, Hooghly |
| 45. SBI Old Building                            |  |
| 47. Police Residence                            |  |

- LEGEND :**
- Mission/Religious Society
  - Private
  - State

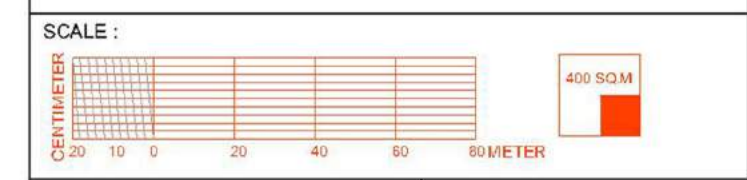
**PROJECT :**

**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

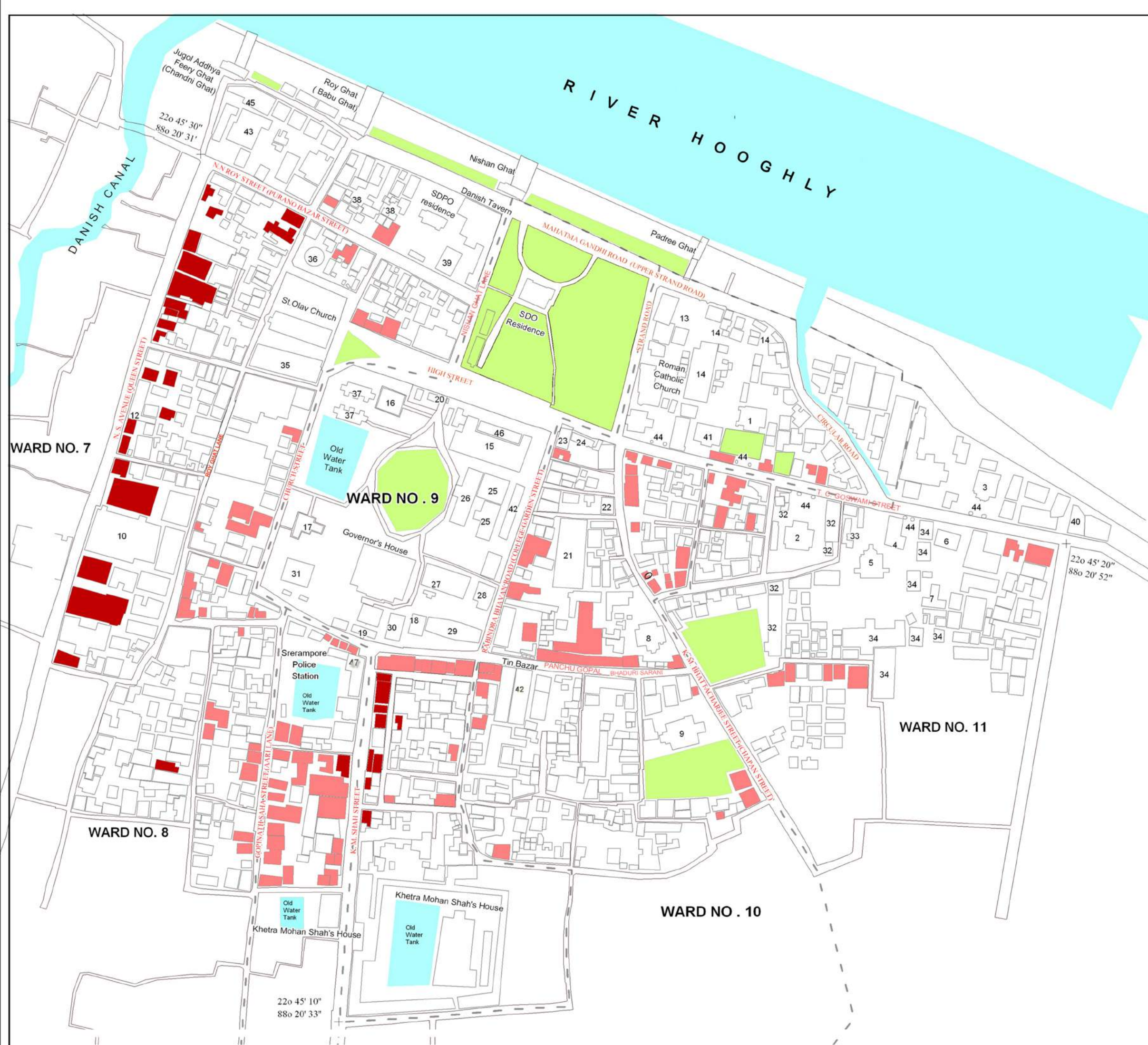
<b>MAP TITLE :</b> <b>BUILDING OWNERSHIP</b>	
<b>RESEARCH CONSULTANT :</b> <b>SCHOOL OF ECOLOGY, INFRASTRUCTURE &amp; HUMAN SETTLEMENT MANAGMENT</b> <b>INDIAN INSTITUTE OF ENGINEERING SCIENCE &amp; TECHNOLOGY, SHIBPUR</b> HOWRAH-711103   WEST BENGAL   INDIA	

**SUPPORTED BY :**

**THE NATIONAL MUSEUM OF DENMARK**







**KEY :**

1. Serampore Mission Girls School Old Building	2. Serampore Women College Old Building
3. Serampore Textile College Old Building	4. Private Residence
5. Serampore TB Hospital Old Building	6. Serampore Walsh Hospital Old Building 1
7. Serampore Walsh Hospital Old Building 2	8. Hope House
9. Serampore Union High School	10. Golok Dham
12. Satsang Samity	13. New Cheshire Home
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43. SBI	44. Historic Pillar
45. SBI Old Building	46. Alternative Dispute Resolution Centre, Hooghly
47. Police Residence	

**LEGEND :**

Commercial Local

Commercial Regional Catchment

**NOTE :**

COMMERCIAL LOCAL  
(Grossary, Sweets, Stationary & other small shops)

COMMERCIAL REGIONAL CATCHMENT  
(Anchor shops, Hotels, Others)

**PROJECT :**

HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE

**MAP TITLE :**

COMMERCIAL TYPOLOGY

**RESEARCH CONSULTANT :**

SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGMENT

INDIAN INSTITUTE OF ENGINEERING SCIENCE & TECHNOLOGY, SHIBPUR

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**SCALE :**

CENTIMETER

20

10

0

20

40

60

80

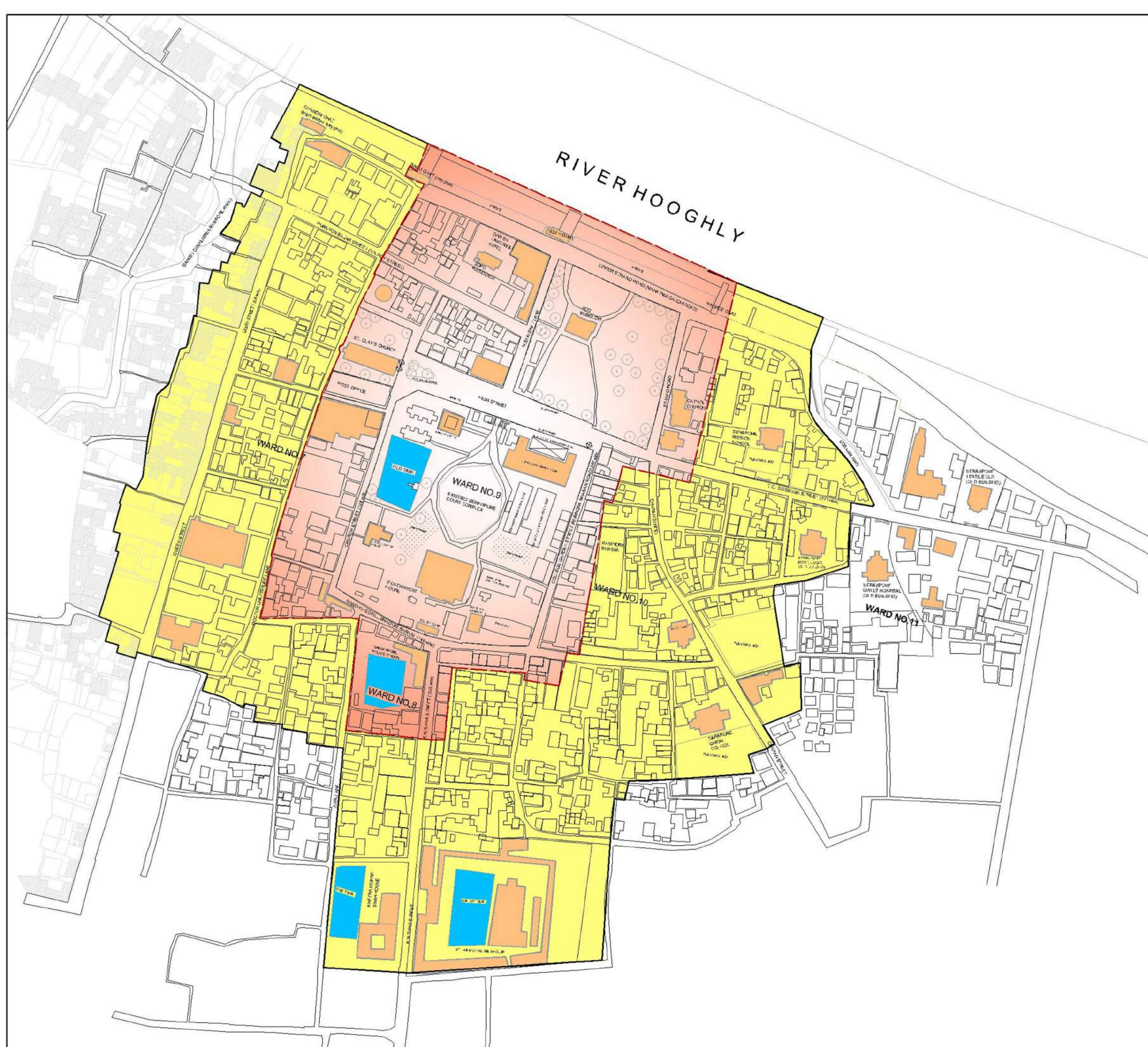
METER

400 SQM

JANUARY , 2016

DRG. NO. 10





## LEGEND

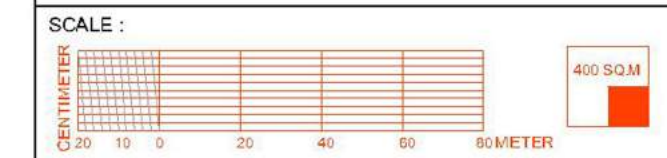
- HERITAGE BUILDING
- CORE HERITAGE ZONE
- REGULATORY ZONE
- OLD TANK

PROJECT :  
HERITAGE SURVEY & INTEGRATED CONSERVATION AND  
DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE

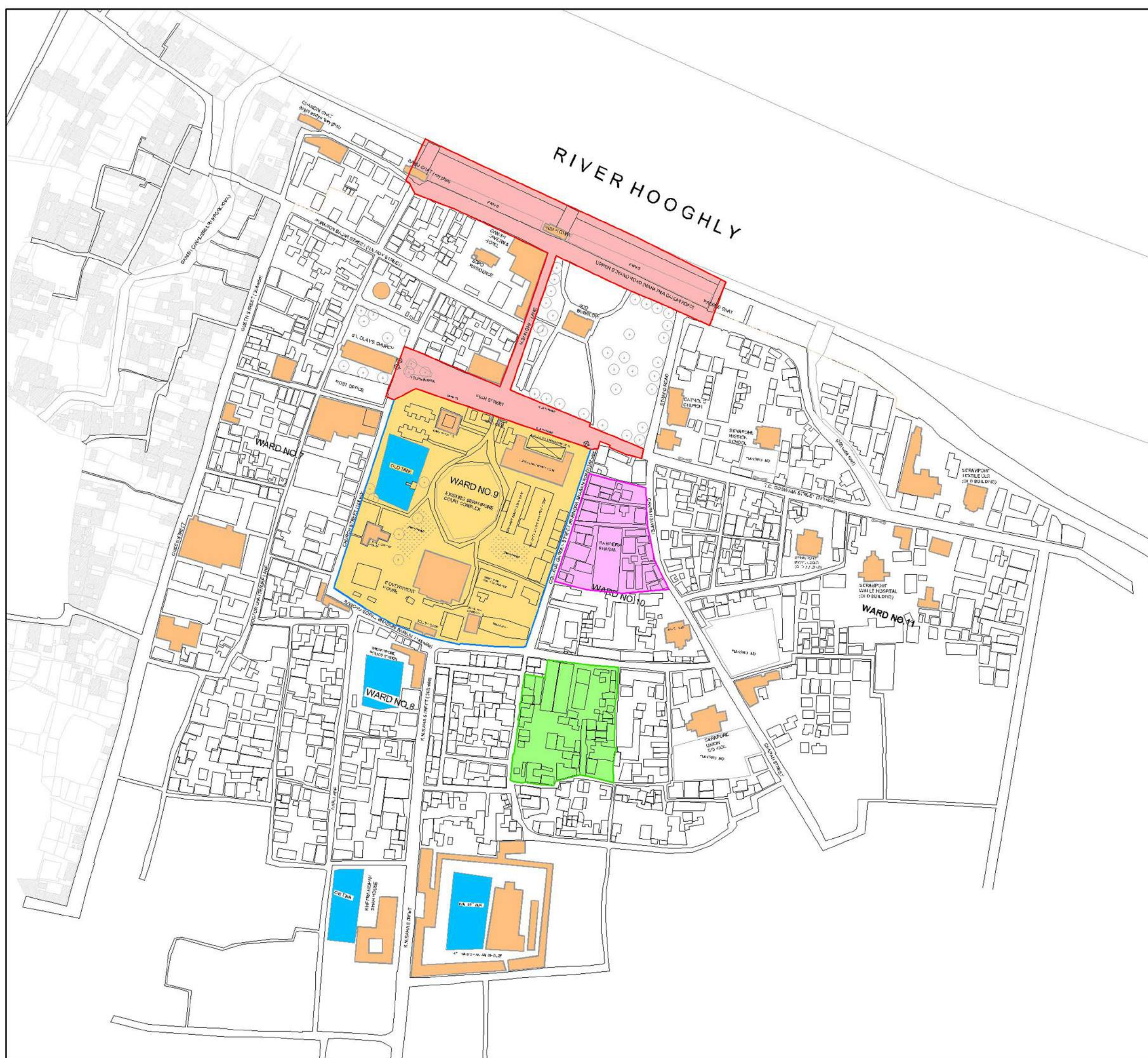
MAP TITLE :  
HERITAGE PRECINCT MAP - SERAMPORE

RESEARCH CONSULTANT :  
SCHOOL OF ECOLOGY, INFRASTRUCTURE  
& HUMAN SETTLEMENT MANAGEMENT  
INDIAN INSTITUTE OF ENGINEERING SCIENCE  
& TECHNOLOGY, SHIBPUR  
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## LEGEND

-  HERITAGE BUILDING
-  REGULATORY ZONE
-  LANDSCAPE REGENERATION ZONE OF HISTORIC TOWN SQUARE
-  MASTER PLAN AND LANDSCAPE ZONE (COURT COMPOUND)
-  URBAN RENEWAL ZONE (RABINDRA BHAVAN AREA)
-  URBAN RENEWAL ZONE (TIN BAZAR AREA)

**PROJECT :**  
**HERITAGE SURVEY & INTEGRATED CONSERVATION AND DEVELOPMENT PLAN FOR SERAMPORE'S HISTORIC CORE**

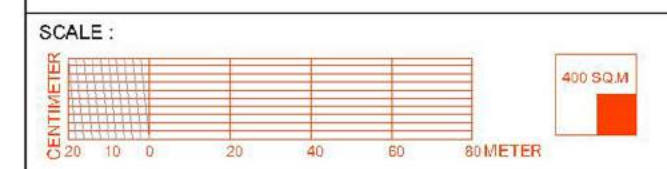
**MAP TITLE :**  
**FUTURE INTERVENTIONS IN THE HERITAGE PRECINCT, SERAMPORE**



**RESEARCH CONSULTANT :**  
**SCHOOL OF ECOLOGY, INFRASTRUCTURE & HUMAN SETTLEMENT MANAGEMENT**  
**INDIAN INSTITUTE OF ENGINEERING SCIENCE & TECHNOLOGY, SHIBPUR**  
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