

4.1 MUSSOORIE - LANDOUR : HISTORIC SIGNIFICANCE, CURRENT STATUS

Location Map: Shows Mussoorie – Landour(30° 27' N and 78° 6' E, at an altitude of 2350 M -7433') with the Satellite Stations of Chakrata & Landsdowne, and the Associated Supply settlement / Railhead of Dehra Dun (30° 18' N and 78 ° 4' E, altitude 750M).

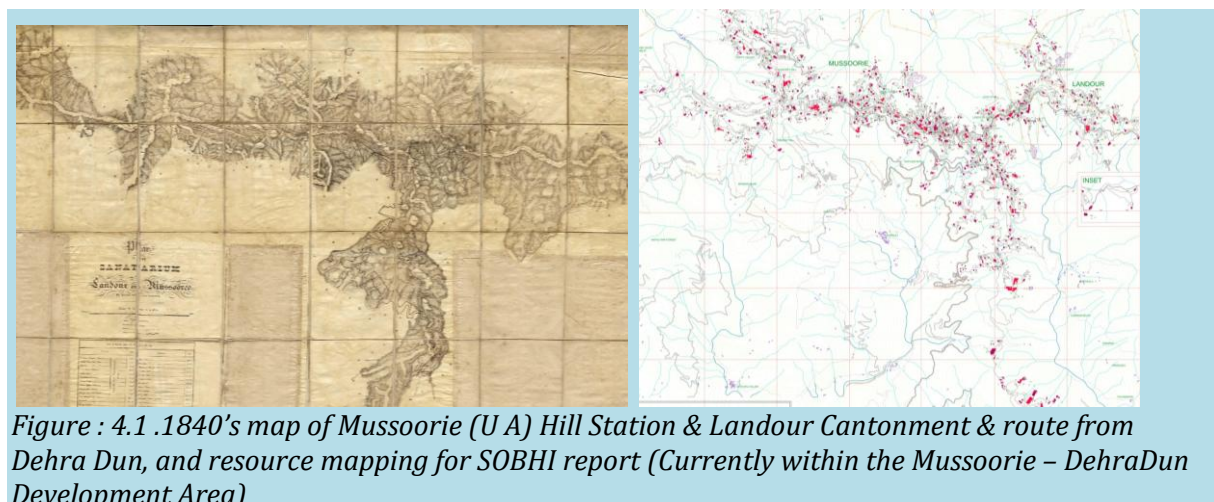
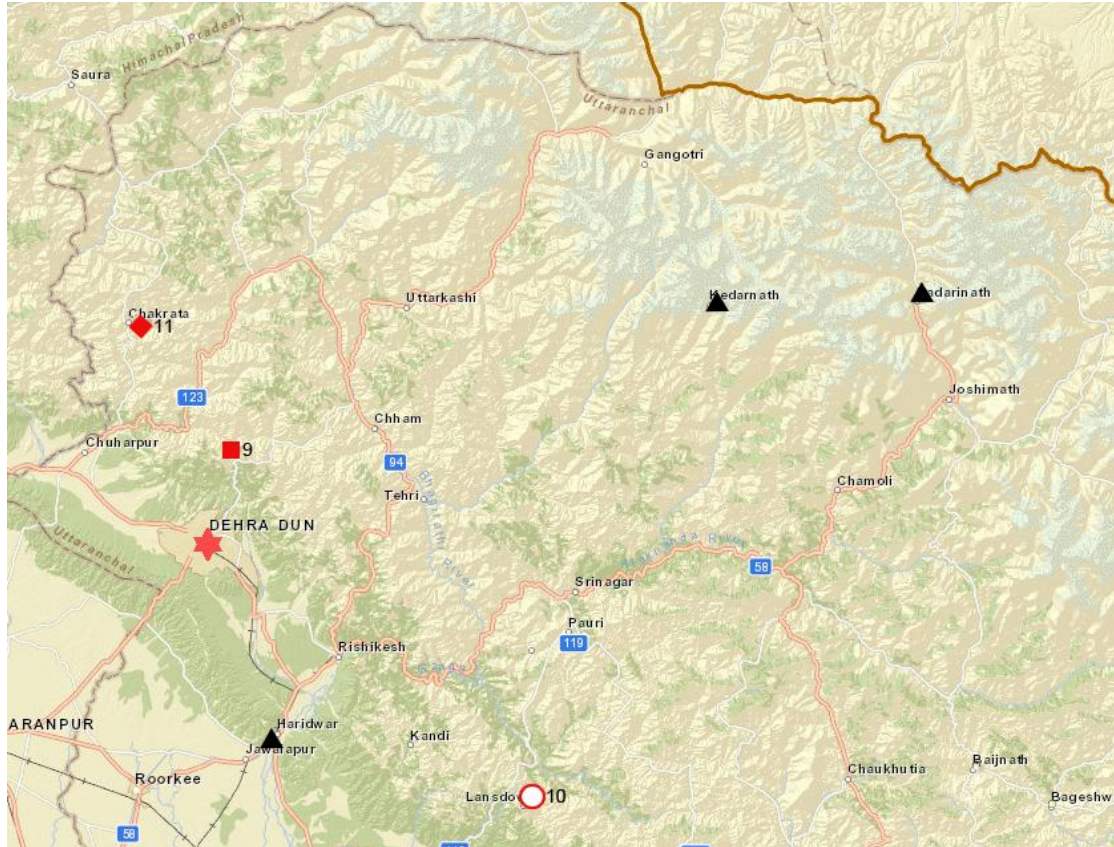


Figure : 4.1 .1840's map of Mussoorie (U A) Hill Station & Landour Cantonment & route from Dehra Dun, and resource mapping for SOBHI report (Currently within the Mussoorie – DehraDun Development Area)

After the Anglo-Gurkha wars, from 1817 onwards, there was a concerted effort by successive administrators for the development of the Dun valley – the town of DehraDun evolved as the administrative, institutional and trade centre of the area with a defined historic core and 19th century extension, while Mussoorie-Landour emerged as the most significant Tier II Hill Station in the Garhwal sub-cluster, with primarily recreational,

convalescence and educational functions. Mussoorie was possibly the second Historic Hill Station to be established in the Himalayas, beginning with the construction of a shooting-box by Mr Shore, the Assistant Collector of the Dun, on Camel's Back Hill in 1819, although according to some sources, a hunting lodge existed in Mussoorie from 1814. In 1827, a Convalescent Depot for soldiers was established by the East India Company at Landour, and the rapid expansion of the Hill Station along the Mussoorie ridge resulted in the civil and military sections merging together, and the creation of an urban form that is unusual for Hill Stations.



Figure 4.2 :The cultural landscapes of the Dun valley were renowned for the 'Kyaree dhaan ramjuwain' or Basmati rice that was grown on slopes cut into terraces- with the 'advantage of canal or nuddee irrigation'.

The built heritage of the Historic Hill Station – Convalescent Station of Mussoorie-Landour, and the Associated Settlement of DehraDun is characterized by the use of local materials sourced from within the region. These include stone masonry that uses the conglomerate, arenaceous grayish white sandstone of the Shivaliks, and the magnesian limestone, clay-slate, quartz sandstone of the Mussoorie range, Bricks (traditional size: 6"X3.5"X1.25") as well as the bluish-black roofing slate found at Hathipaon.

4.1.1 EVOLUTION OF DEHRADUN; MUSSOORIE-LANDOUR & THEIR COMPONENT SECTIONS

The 'Dun' or lowland area at the base of a mountain range, an ecologically important section of the Yamuna watershed, has considerable mythological associations - and there was undoubtedly a significant network of historic trade and pilgrimage routes linked with the Garhwal & Kumaon Himalayas. Pilgrim sites such as the 'Sahasradhara' sulphur spring and limestone caves with an arched waterfall in between, with ledges and stalagmites located in a 'charming valley to the east of Rajpur'; the 'Tapkeshwar Mahadev', other temples; the Ashokan inscription (found in 1860 by Forrest & described by Cunningham) on the 'Chhatr Sila' – a 10' high, 10' long, 8' high quartz stone boulder located on two 100' high stepped terraces at Kalsi, on the west bank of the Yamuna, with remains of stone structures, protected by the ASI; and other sites testify to the importance of this area. It was the territory of the Garhwal Rajahs, within the foothills of the Himalayas, prior to its first mention in reliable histories of the Mughal period, as having been incorporated into the empire by Emperor Akbar. During 1660-61, Prince Suleiman Shikoh, the son of Dara Shikoh sought refuge in this area, but was betrayed by Rajah Prithvi Singh of Garhwal, to the Mughal Governor Fidai Khan, an ally of Aurangzeb.

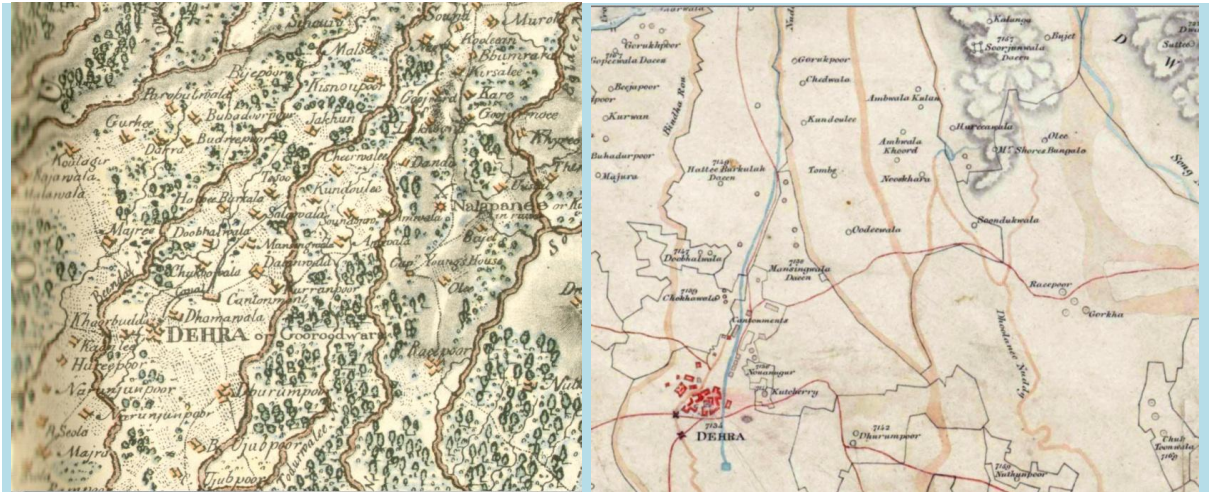


Figure 4.3 : Historic Maps of the Doon Valley (1818 & 1841), showing the location and scale of the existing settlement of Dehra, the canal and tank system & components such as the Kalunga hill.

The origin of the 'Dehra' urban settlement, within the Dun valley area is ascribed to a descendent of Guru Nanak, Guru Ram Rai. Guru Ram Rai's father Har Rai had supported Dara Shikoh, and subsequently sent Ram Rai as a hostage to the court of Aurangzeb, where he became a favorite of the Emperor. After Guru Tegh Bahadur's execution in 1675, Ram Rai's attempt to become the 10th Sikh Guru was not successful, and as the head of a popular, peaceful sect of cis-Sutlej Sikh dissenters known as the 'Udaseen fakirs' he settled in the Dun, on the recommendation of his protector, Emperor Aurangzeb.

Initially granted land and protection by the Rajah of Garhwal, Guru Ram Rai planted Jackfruit trees in the area, then moved to the existing settlement of Kharbara, establishing his 'dera' or residence and place of worship in the neighbouring village of Dhamawala. The town subsequently known as DehraDun flourished around the core of the Guru Ram Rai Darbar complex, while the earlier capital is believed to have been located at Nuwada, 5 miles south-east of DehraDun. The Guru Ram Rai Darbar complex was endowed with three villages by Raja Fateh Shah – Kharbara, Rajpur, Chamusree. Later four other villages were endowed – Dhamawala, Myanwala, Punditwari, Dhurtawali.

During the 1750's, the Dun area was ruled by Najib Khan of Rohilkhand, and trade as well as agriculture flourished – canals, wells and tanks were constructed, there were over 300 estates with mango plantations and Rajpur was known as 'hatnala' due to the 'course taken by the stream of traffic to and from the hills'. The Mahant of the *Udaseen* Sect associated with the Guru Ram Rai Darbar Complex was described as the 'principal landed proprietor of the Doon' in British documents of the 19th century. In addition to the Darbar Complex, a historic walled enclosure with prominent gateways, there were two tanks, including a 'fine reservoir 230'X 184', provided with water from the historic Rajpur Canal, as well as a third small tank, an early example of rainwater harvesting, that was used for cooking 'prasad' for visitors. The responsibility for management of the Rajpur Canal was entrusted to the Mahant of the Guru Ram Rai darbar complex, and it was annually repaired at his expense – 'he had a greater interest in its maintenance, because its water not only supplied the reservoirs of the complex, but also irrigated the endowment lands on which his establishment was dependent'.

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During the 1770's, the Raja of Garhwal moved his capital to Dhamawala, within the boundaries of DehraDun town. During 1783 and 1786 the town was sacked, first by Baghel Singh & the Sikhs, and later by the Rohillas, but the valuables of the Darbar were spared, though the complex was seriously damaged in the earthquake of 1803. From 1790, after the capture of Almora, the Gurkhas ruled the area from 1803 till 1814 and the victory of the British in the Anglo-Gurkha War. The memorial ('two modest white obelisks standing side by side crown the left bank of the Raspuh ravine opposite Kalunga – one a monument to Gillespie and his men, the other to the 'gallant adversary Bulbhuhr – the Gurkha Leonidas') at the site of the Kalunga Fort that was demolished after its capture by the British, commemorates the 1814 defeat of the Gurkha forces and is protected by the ASI. The Dun area was annexed to the district of Saharanpur in 1817, and the Rajah of Garhwal established a new capital at Tehri, while the Dun came under British administration, including the mountain ridges on which Landour and Mussoorie were developed. The 'true boundary line' between the British enclave & the territory of Garhwal was first discussed at the period of the establishment of the Convalescent Depot at Landour in 1827, but finally confirmed only in 1904.

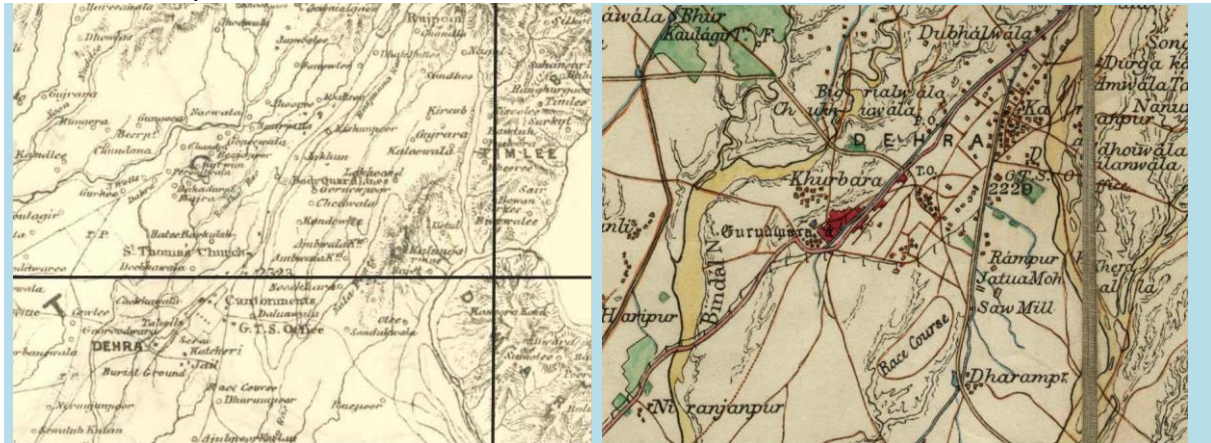


Figure 4.4 : Historic Maps of the Doon Valley (1867 & 1879), clearly indicating the historic central Core Area with the 'Gurudwara' or Sri Ram Rai Darbar Complex and tank, system of Canals, the alignment of the East Canal Road and the present Gandhi and Subash Roads; the Khurbara area, the 19th century Race Course in the present Chandranagar area, as well as the GTS office. (Internet)

The area of DehraDun Mussoorie-Landour continued to evolve as a distinctive cultural landscape, and this 'lovely district' was compared by early European travelers and scientists such as Jacquemont to the 'oberlands of Berne'. The beauty of the region was considered to be proverbial, and it was described as 'well-wooded, undulating, and intersected with streams', 'the green freshness of the European forests, while the mountains on the north, the hills on the south give a charming variety to the landscape'. To the north-east of the town of DehraDun, an arc of the lower or Mussoorie range of the Himalaya 'enclosed a portion of the valley in an immense amphitheatre'. A distinctive characteristic of the mountain ranges was that dense forests covered the lower spurs, while rhododendron, oak, and other trees of the temperate zone grew on the higher ridges.

In 1811, Hyder Young Hearsey 'bought' the Dun from Raja Sudarshan Shah of Garhwal, and after the Anglo-Gurkha War & the treaty of Sanjauli, the 'Dun & hills to the north' were annexed by the British. In 1818 the population of Dehra was 2125 with only 518 houses.

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The Guru Ram Rai Darbar Complex was supported by 7 villages given as rent-free endowments by the British Government, and by 6 villages given by the Tehri Raja. From 1836 a system of extensive grants to clear the area was established and in 1838, nine original Grants (Attica, Arcadia, Markham, Innisfail, Endeavour, Hopetown, Karjee Baghaut, Bharroowala, Nuglah – 977 acres to 18,813 acres) were made to ‘covenanted civilians, soldiers and merchants’ as the Dun was considered to be a ‘promising seat of European colonization in India’.

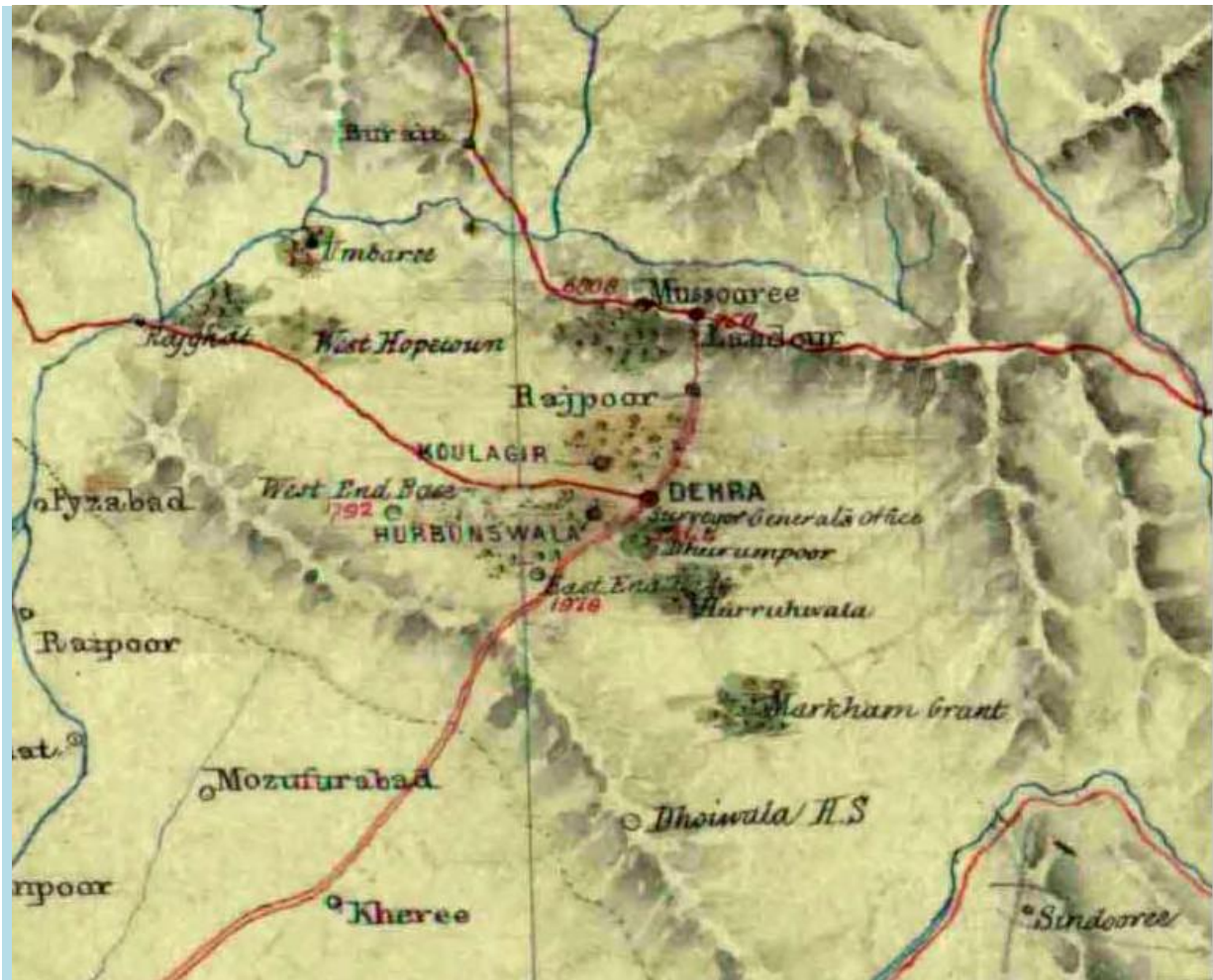


Figure: 4.5 Considerable experimentation on the commercial plantation of Tea and Rhea (*Boehmeria nivea* – grown for fibre) in the DehraDun area was undertaken by the Dehradun Government Nursery. This was established in the 1830's by Dr Jameson, Superintendent of the Saharanpur Botanical Gardens and linked with the Mussoorie Botanical Garden. The Dun came to be known for Basmati Rice.

There was experimentation with silk and mulberry trees, Col Young issued a proclamation inviting natives to bid for Government land in addition to European grantees, a Rhea plantation was established at Lucheewala Estate, and in 1844 Kowlageer tea plantations were started. In 1853 the Dehra Mission was established as a branch of the American Mission of Ludhiana and in 1854 a large schoolhouse was constructed followed in 1859 by the Dehra Christian's Girl Boarding School. In 1857 an Agricultural Colony was established at Annfield with the Meerut mission church and school. The Jharipani slopes during this period were covered with thick vegetation. By 1862, there were 21 plantations with 2572 acres

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under tea and 18726 acres under plantations. By 1865 there were 388 estates according to the census report, and the population had increased to 6847 by 1871 with 990 Europeans. By 1871 Dehra was a large town, with a population of 7300, including 400 Anglo-Indians, and a 'European Station' extended north of the old city. The 'Old City', had 8 mohallas – Dhamawala, Teha, Talab, Jhanda, Darshani Darwaza, Khurbura, Dandepore, Koomarhan, as well as a Police station, Tehsil, Jail, Dispensary, Tehsil School, and a Government Girls School that still exists. The Cantonment of the Sirmour Battalion and the 2nd Gurkha Rifles was located to the west of the 'European Station', and still exists, associated with the large educational and institutional complexes established later. DehraDun became the Headquarter's of the Viceroy's Bodyguard (today the President's Bodyguard complex), St Thomas Anglican Church, a Catholic Church associated with the Mussoorie Convent, and a Presbyterian Church associated with the American Mission were established.

Drinking water was supplied by the Rajpur watercourse, the only remaining relict of an ancient canal system that was restored by the British from the 1840's to the 1860's, with 67 miles of the canal network in the valley. DehraDun flourished as a trade centre due to the proximity of the markets of the large hill 'sanataria', such as Mussoorie-Landaur and Chakrata, and Rajpur developed on the route to Mussoorie as a post town. Rajpur also had quarries, and was known for stones 22" dia. and 10" thick used for pan-chakkis or watermills. By 1871, a system of Reserve Forests, Open Forests, Village Forests was established based on detailed survey, and the system of Watermills & Canals was managed and improved. The water rates, and areas irrigated were recorded systematically, as the importance of irrigation for particular crops such as tea was recognized as necessary for productivity and increased revenue. During this period administrators such as F.J. Shore supported education in the vernacular, and 'looked forward hopefully to municipal institutions as the first step towards self-government'. Shore also helped set up a support network for travelers to Mussoorie -Landaur. There was a Lower Road, suitable for 'gharrys' or country carts via Rajpur to Mussoorie, and there was 'decided improvement in the condition of the district and the inhabitants' by 1871, including the 'metalling and bridging of a first class road between Dehra & Mussoorie. The Mahant of the Guru Ram Rai Durbar owned large areas of land at Landour & Rajpur, while the area on which the Banog Observatory was established was rented from the Tehri Raja.

The Haridwar-Dehradun railway line also improved accessibility to the area from 1899. Further stimulus to the growth of DehraDun was provided by the establishment of two cantonments, the RIMC & IMA, and large Governmental institutions such as the Survey of India, Botanical Survey of India and the Forest Research Institute, as well as numerous, prestigious educational institutions. Despite tremendous urbanization after declaration of Dehra Dun as the interim capital of Uttarakhand, these complexes continue to characterize the 19th century extension of the 17th historic core of the Dehra town, and six distinct heritage zones have been defined by INTACH, on the basis of the diverse characteristics of this town. The earlier area of the Urban Agglomeration was 6,423 Hac, and the total area within the Municipal boundary was 2,398 Hac, with 21% under streams, forests, agriculture etc. The Master Plan of 2001 had declared the Dun Valley as an 'environmentally fragile area', requiring planning and regulation of urban growth, yet the present DehraDun Urban Agglomeration area has sharply increased to 9,698 Hac in the present Master Plan, and the Planning Area is 35,867 Hac., and number of tourists in 2011 was 11,69,000. For the CDP, INTACH had recommended that the canal network be declared as a special protected zone, a heritage conservation plan be prepared for the Guru Ram Rai Darbar area, the public

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space system of the Paltan Bazaar area be developed, water bodies be preserved and public gardens be developed. 18 projects were proposed for a programme for heritage, improvement of the core city areas and redevelopment under the CDP, though the redevelopment proposals for road-widening do not take into account the value and potential of the heritage resources of the 17th century historic core of DehraDun.

4.1.2 LIST OF HERITAGE COMPONENTS & PRESENT CONDITION - DEHRADUN

No	INTACH 1999 LIST		INTACH 2002 LIST
1	Main Shrine SriDarbar Sahib	1	Chetwood Hall, IMA
2	Mahants Residence	2	FRI Main Building
3	ShriDarbar Sahib Site	3	Tapkeshwar
4	Mata Punjab Kaur's Tomb	4	War Cemetery, Clement Town
5	Southern Entrance	5	RIMC
6	Northern Entrance	6	Cambrian Hall
7	Asthan Structures	7	Academic Building, Doon School
8	Water Tank	8	Kashmir & Hyderabad House
9	Kalanga Monument	9	Freemasons Hall
10	Memorial Arch	10	Lal Gate
11	SahastraDhara	11	Bungalow #2
12	Shiva Temple	12	Presbyterian Church
13	St Johns Church	13	Clock Tower
		14	CNI Boys School
		15	Dhamawala Masjid
		16	Main Shrine
		17	ShriDarbar Sahib Site
		18	Northern Entrance
		19	Southern Entrance
		20	Mahants Residence
		21	Mata Punjab Kaur's Tomb
		22	Asthan Structures
		23	Water Tank
		24	Nagalia Haveli
		25	Darshani Gate
		26	Inamullah Bldg
		27	CNI Church
		28	Doon Club
		29	Mansa Ram Bldg
		30	Haveli, New Road
		31	St Thomas Church
		32	Rangers College Bldg
		33	Rangers College Hostel
		34	St Johns Church
		35	Office of CDA
		36	Officers Mess
		37	Edith Villa
		38	Col Browns School
		39	White House, Welhams School
		40	Roselynn Cottage
		41	Kalanga Monument
		42	SahastraDhara
		43	Shiva Temple

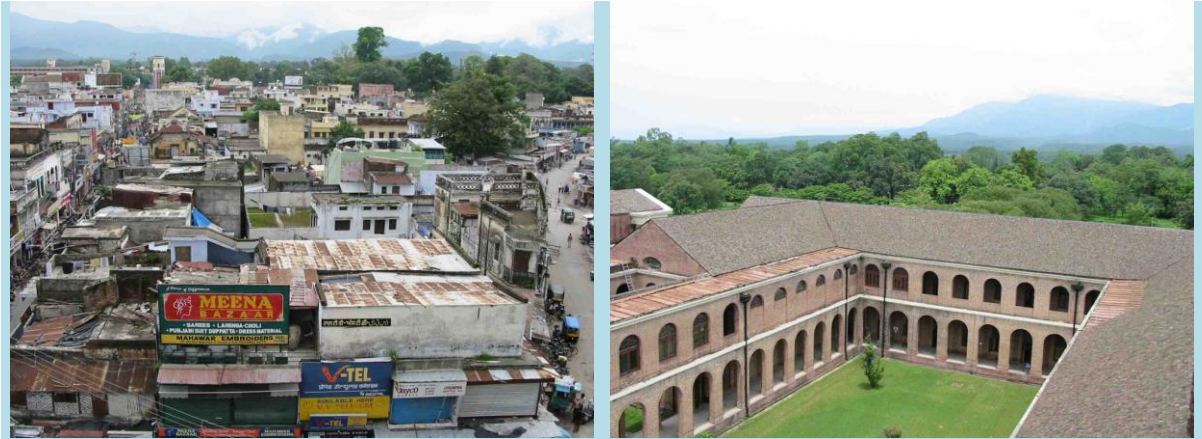


Figure: 4.6 The identified 57 heritage resources of DehraDun are located in 6 different heritage zones, and include the dense 17th century historic core area, as well as the 19th & 20th century colonial period institutional and educational complexes.

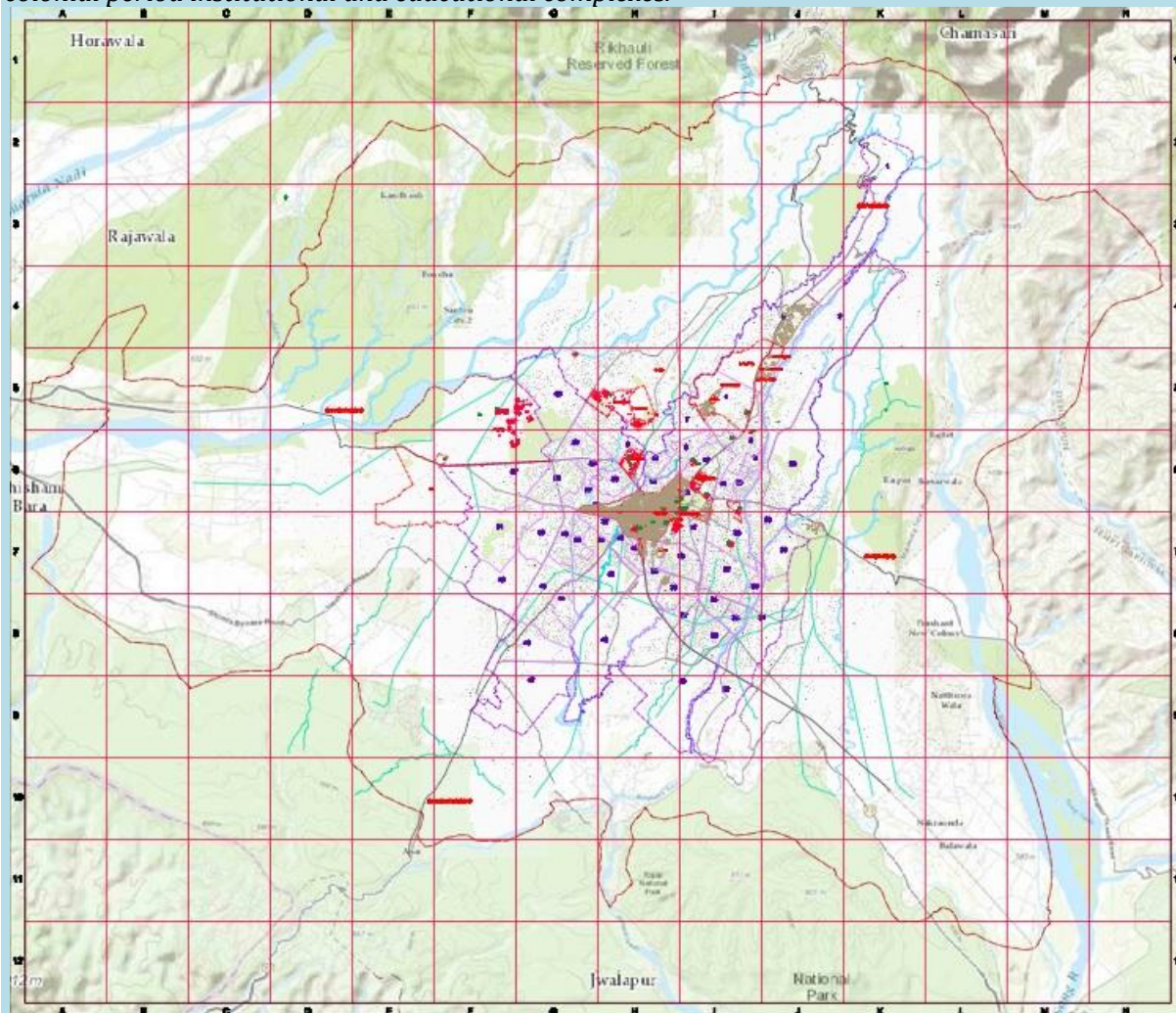
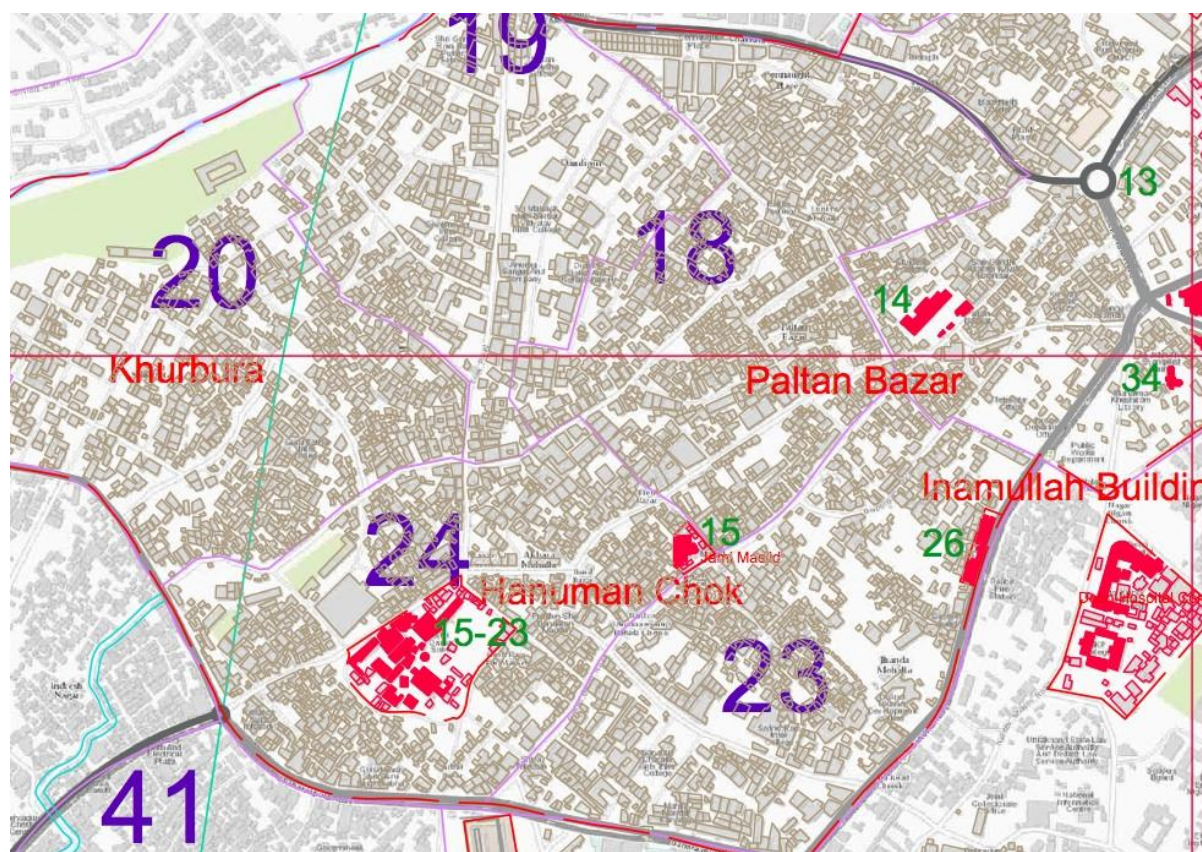







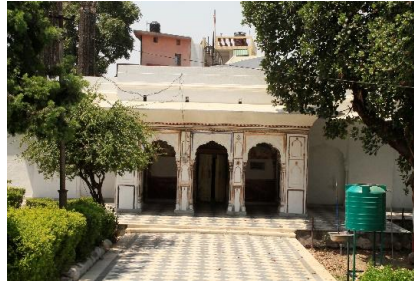
Figure 4.7: Map of DehraDun at 1:10,000, with heritage resources located (Map: Shabeeb Raza for SOBHI Report) & Zone-wise List of Heritage Resources on following section (pp 112 – 129)

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#	LOCATION	NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
City Core Heritage Zone –IV (INTACH)						
1	Railway Station DehraDun (-)		High - Regional Major entry point for visitors to DehraDun and the associated area of Mussoorie. Large train sheds with interesting architectural features. Historic image shows the old train station and the Mussoorie hills. 1899 – 1903. First train of Oudh-Rohilkhand Railway	IIB	3 – Poor Derelict, unutilised train sheds, that should be restored and put to use for visitors facilities or as railway facilities.	I Area level management plan required for core area – delineation of heritage precinct. Transportation Plan and area redevelopment proposals should take into account value of railway heritage.
	Bungalow # 14, Platoon Lines					
Ward 23, 24, 21, 20,19, 18, 15 Dhamawala, Jhanda Mohalla, Khurbara, Ghantaghar						
2	Sri Ram Rai Darbar Sahib Complex (17)		High – National Historical, religious, artistic and architectural significance. C. 1676 CE. Associated with	I B	2– Fair. Darshini Gate Area – demolished Inappropriate construction in section	I Area level management plan and specific development guidelines for

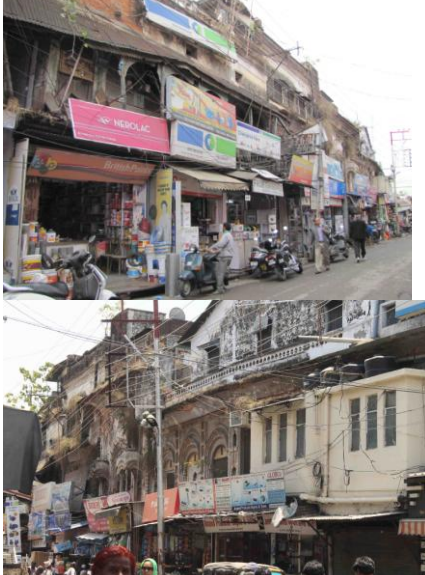






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	<p>Large 17th century complex comprising of interconnected enclosures with gateways, shrines, courtyards, designed gardens, pilgrim facilities, residences, tomb structures, water reservoir .</p>  <p>Core complex around which the historic town subsequently evolved.</p> 	<p>Guru Ram Rai – eldest son of Sikh Guru Har Rai & founder of the Udaseen sect, Emperor Aurangzeb. Important examples of mural paintings associated with the Pahari / Garhwal/ Kangra-Guler school. Dhamawala – oldest settlement core area.</p>		<p>near Mahant residence. Poor condition of invaluable mural paintings. Upgradation and infrastructure retrofitting not sensitive to heritage character.</p>	<p>new buildings. Technical inputs required for rising damp and material deterioration. Located within densest wards of the town. Heritage precinct should be delineated.</p>
3	<p>Mahants Residence</p> 	<p>High – Regional Historical, religious, artistic and architectural significance. C. 1676 CE. Associated with Guru Ram Rai & his descendents</p>	II A	1- Good	<p>III Technical inputs for restoration and retrofitting. Heritage Management Plan</p>
4	<p>ShriDarbar Sahib Main Shrine (16)</p> 	<p>High – Regional Unique shrine of the 'Udaseen' sect.</p>	II A	1- Good	<p>II – Technical inputs and capacity building for restoration and retrofitting. Heritage Management Plan</p>
5	<p>Southern Entrance (19)</p> 	<p>High – Regional Significant pilgrim destination entry gate</p>	IIIB	2 - Fair	<p>II – part of designed complex</p>
6	<p>Northern Entrance (18)</p>	<p>High – Regional Significant pilgrim destination entry</p>	IIIB	2 - Fair	<p>II – part of designed complex</p>








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		gate			
7	Asthan Structures (22) 	High – National	IIA	2 - Fair	II -Technical inputs and capacity building for restoration and retrofitting. Heritage Management Plan
8	Water Tank (23) 	High – Regional	IIA	2 – restored recently	I – Remaining tanks out of a system of three tanks – maintenance & management plan required.
9	Darshani Gate (25) 	High – Regional	IIA	1 – Good restored recently	I – Part of the overall area conservation, retrofitting and sustainable development plan for the core area.
10	Mata Punjab Kaur's Tomb (21) 	High – Regional	IIA	2 – Fair signs of water ingress, rising damp and deterioration of the fabric	II -Technical inputs and capacity building for restoration and retrofitting. Heritage Management Plan
	 Shrine Designed Garden	High – Regional	IIA	2 - Fair	II -Technical inputs and capacity building for restoration and Heritage Management Plan






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11	<p>Raja Road Streetscape</p> 	<p>High – Regional Very significant example of a regional 18th century bazaar area, with many individual architecturally significant buildings</p> 	IIIB	<p>4- Very Poor Dereliction of historic buildings and trend for demolition and reconstruction</p>	<p>I – Core Area requires detailed resource mapping for area level retrofitting and sustainable development as the historic urban centre of DehraDun</p> 
<p>Victoria Hotel, House of Raja of Tehri, Dilkusha, Sessions Court House, Treasury Guard, Houses of Mr Powell & Mrs Forrest</p>					
12	<p>Hanuman Chowk Modi Market</p> 	<p>High – Local</p> 	IIIB	<p>3 – Poor Large significant landmark structures have been maintained,</p>	<p>I – Core Area requires detailed resource mapping for area level retrofitting and sustainable development as the historic urban centre of DehraDun</p>
13	<p>Haveli Complex – Type 1</p> 	<p>High – Local</p> 	IIIA	<p>5 – Partially Collapsed. Derelict and occupied by multiple families. Economically weaker sections</p>	<p>I – Detailed survey required to identify the numerous complexes of this type. Potential for retrofitting, regeneration and systematic conservation as multi-family, low income housing under housing for all programme.</p>
14	<p>Haveli Complex – Type 2</p>	<p>High – Local</p>	IIIA	<p>2 – Fair. Maintained and subdivided with garden</p>	<p>I – Detailed survey required to identify the numerous</p>






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				courtyard	complexes of this type. Maintenance guidelines required as part of core area conservation and sustainable development plan
15	Paltan Bazaar 	High – Local 	IIIB	4- Very Poor Dereliction of historic buildings and trend for demolition and reconstruction. Addition of floors.	I - Conservation and sustainable development guidelines required as part of heritage core area retrofitting and sustainable development plan 
16	Jami Masjid Dhamawala 	High – Regional	IIA	2 - Fair	II - Technical inputs and capacity building for restoration and Heritage Management Plan
17	Dhamawala Masjid (15) 	High – National	IIA	2 - Fair	II - Technical inputs and capacity building for restoration and Heritage Management Plan


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18	 Mansa Ram Building (29) Gandhi Road	High – Regional	IIIB	4 – Very Poor	II - Technical inputs and capacity building for restoration and Heritage Management Plan
19	 Inamullah Building (26)	High – Regional Large early 20 th century building complex, occupying almost entire block, with imposing two storied façade and central arched gateway as an important landmark along Gandhi Road leading from the Railway Station	IIA	3 - Poor	I – Part of historic core area conservation, retrofitting and sustainable development.
20	 Clock Tower – Ghanta Ghar (13)	High – Local	IIIA	2 - Fair	II - Part of historic core area conservation, retrofitting and sustainable development.
21	 CNI Boy's Inter College School (14)	High – Local Very significant mid 19 th century school complex with large open space in the dense historic core, large assembly hall, bell, furniture.	IIA	4 – Very Poor. Sections highly dilapidated and in danger of collapse. Some rooms have been closed.	I – Immediate structural assessment and action for structural stabilisation and consolidation. Retrofitting & upgradation required, with CNI.
22	 Ranger's College Hostel (33)	High – National	IIA	3 - Poor	1 – Heritage management plan for optimal utilisation of this complex.






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					Technical guidelines for conservation and retrofitting.
23	Ranger's College Building (32) 	High – National	IIA	3 - Poor	1 – Heritage management plan for optimal utilisation of this complex. Technical guidelines for conservation and retrofitting.
	Rangers Ground / Lansdowne Chowk	High – Local	IIIA	2 - Fair	1 – Regeneration of public open space system of historic centre of DehraDun.
24	BSNL Building 	High – Local	IIIB	1 - Good	III – Technical guidelines for maintenance of historic buildings & governmental complexes
25	St John the Evangelist Church (34) 	High – Regional	IIA	1- Good	III – Conservation guidelines for religious landmark buildings and institutional complexes.
26	Nagalia Haveli (24)	High – Local			
	Viceregal Residence – Doon Court?				




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	CLEMENT TOWN CANTONMENT				
27	War Cemetery (4)	High – National	IB	3 - Poor	III
DEHRADUN CANTONMENT – Heritage Zone -II					
28	Guchchupaani Robber's Cave	High – Regional	IIB	2 - Fair	II
29	Tapkeshwar Mahadev Temple (3) Tons River & Cave temple	High – Regional Religious & Ecological	IIB	2-Fair	II
Residences of Capt Shakespear & Lt. Home Shakespeare Road					
30	Circuit House / State Guest House				
	Raj Bhawan Complex 	Medium – Regional	IIA	1 - Good	III
CANTONMENT/ OLD CANTONMENT					
Regimental School, Flour Mills – Panchakki, Reservoir, Rifle Range, Tank, Orchards / Baghs, Sepoy Lines, Bazaar, Canteen, Workshop, Magazine, Barracks & Cells, Quarter Guard, Armoury, Office, Band Room, Tarhet Godown					
CANTONMENT ROAD					
Sikandar Hall, Gladysville, SurajBagh, Chand Bagh, Chestnuts, Firs					
EASTERN CANAL ROAD					
House of CJ Neville					
31	Bijapur Canal Guest House				
LYTTON ROAD					
Rose Villa Hall, House of CJ Neuville, White Lily Lodge, Rose Cottage					
NEW CANTT RD HATHIBARKALA					
Houses of Mr Morey, Mr Strahan, Mr Sinclair, Mr Hearsey, Clara Villa					
OLD SURVEY ROAD					
Adieville, Houses of Mr Steward, Mr Dodsworth, Ashton Cottage, Ashton Lodge, Ashton House, Averaville, Dunfield, Riverside, House of Lala Jagmandar Das, Hoverdale, Tara Hall, St Clair, House of Baba Kalka Pd, Yarrows, House of Mr Wilson, Ethel Cottage, Ranbir Hall, Inverneil, House of Mr Campbell, Mary Villa, Maiville, Dilafroz, East Lynne, Abbotsford, Rodric House, Grovedale, House of KaziWazir Ali, Pint, Quart, Binfield, Tyrone Cottage, Jubilee Hall, Lyndehurst, Hope Cottage, Marionville, Julia Cottage, West Lyme, North View, Theodore Castle, Churchside, Dilkusha, Houses of Lt Grey, Mr Todd, MirzaKaim Beg, Bibi Khuban, Alice Mont, Mall View, Louisville, The Manse, Houses of BabuPuran Singh, Lala Net Ram					
32	Girls High School, Rajpur Road	High – Local	IIIA	3 - Poor	1 – Conservatio n and retrofitting guidelines for Rajpur Road
	Van Vibhag Karyalaya, Rajpur Rd.	High – Local	IIIA	2 - Fair	1 – Conservatio n and maintenanc






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					the guidelines for governmental institutional complexes and offices.
33	<p>Morrison Memorial Church (27)</p>  	High – Regional	IIA	1 - Good	III – Conservation guidelines for religious landmark buildings and institutional complexes.
34	<p>St Thomas School</p> 	High – Local	IIA	2-Fair	II – Heritage management plans, conservation and maintenance guidelines for historic educational complexes
35	<p>St Thomas Church (31)</p> 	High – Regional	IIA	2-Fair	III – Conservation guidelines for religious landmark buildings and institutional complexes.
	<p>St Joseph's Academy</p> 	<p>High – Regional</p> <p>1815-1842 On site of Cpn. Young's Estate – administrator of the Dun. First Potato fields. Patrician Brotherhood.</p>	IIA	2-Fair	II – Heritage management plans, conservation and maintenance guidelines for historic educational complexes
SURVEY OFFICE ROAD					
Parade View Cottage, Parade View, Fairy Villa					
Rangers Court Complex,					
CANTONMENT					

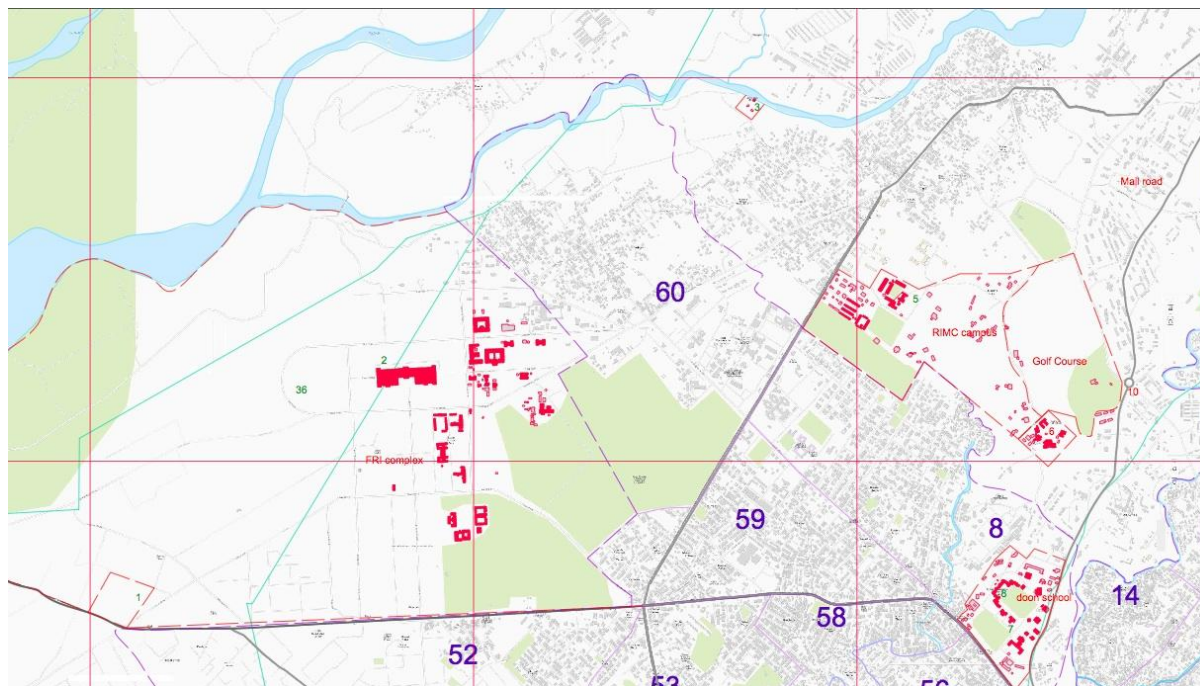
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	Inspection Bungalow, BM Bungalow, Gurkha Mess				
	CANTONMENT ROAD				
	House of Mr Rennell, Bleak House				
	CONVENT ROAD				
	La Flora, House of Mr Taylor, Houses of Mr Martin & Mr Cornelius, Christievilla, Old Home, The Convent, JahanNuma				
	CHUCKHUWALA ROAD				
	Ulsterville, Rose Villa, Houses of LalaManoharLal, Mr Seale				
	CROSS ROAD				
	Vedic Villa, House of MrPunar Singh				
	EASTERN CANAL ROAD				
	House of Mrs Sayce, Vere Lodge, Dunkenin, Retreat, Training School, Doobryerie House, Doobryerie Cottage, Dove Cot, House of PanditNarain Pant, Juniper Lodge, Floral Cottage, Survey of India Trigonometrical Branch Office, Houses of Amir M Yakub Khan, Khan Najaf Ali Khan, Agha Abdul Karyim Khan, St Leonards, Dovecote, Winter Retreat, Louise Cottage, Spring Lodge, Winter Quarter, House of Mr Guthrie, St Maur, Houses of Sardar Yahya Khan, Sardar Fateh Mohammad Khan, Sardar Yahya Khan, The Cottage, House of Mr Taylor, Maria Villa, House of Babu Puan Singh, Swiss Cottage				
	HARIDWAR ROAD				
36	Jail,				
37	Viceroy's Coachman's Qtrs.				
	House of Major Gorman. House of MrGhose, Hermitage				
	KUTCHERRY ROAD				
	Police Lines, Civil Court, Superintendants Offices, Court & Treasury, Dist. Engineers Office, Police Hospital, Police Inspectors Qtrs, Medical Hall				
38	Rashtriya Indian Military College (5) 	High – National 	IB	2-Fair Large complex designed by James Ransome in 'wistful' Arts & Crafts Tudor Revival style. Buildings intended to resemble English cottages	II Heritage Management Plan to be implemented .
39	Doon School – Academic Block (7) 	High – National 1856 – Chand Bagh Complex of FRI & Skinner's field. School established in 1936.	I	2-Fair	II Heritage Management Plan to be implemented .
40	Kashmir & Hyderabad House (8)	High – National Associated with support from Sir Akbar Hydari & Maharaja Hari Singh of Kashmir			

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RAJPUR ROAD					
41	Astley Hall (-) 	High – Regional  1920's – On site of winter bungalow of Raja Pahari Wilson	IIA	3 – Poor. Threatened by demolition for parking lot.	I – Restoration retrofitting and adaptive reuse as contemporary shopping and recreational complex
42	Orient / Empire Cinema, 	High – Local 	IIIA		II – Guidelines for conservation and maintenance.
	Gandhi Chowk/ Parade Ground opp. Astley Hall	High – Local	IIIA	3 -Poor	1 – Regeneration of public open space system of historic centre of DehraDun.
43	The Doon Club, (28) Rangers Court Estate #3 	High – Local 1878 Significant 19 th century community amenity, and recreational facility.	IIA	2 – Fair Old Clubhouse and residential block with new additions	III – Heritage management plan and development guidelines
44	RP Mission Church,	High – Regional			
45	Post & Telegraph Office, Indra Bhavan				
PWD Inspection Bungalow, Astley Cottage, Houses of Mr Ouseley, Haji HussainBakh, Wayside Cottage, Nashville,					

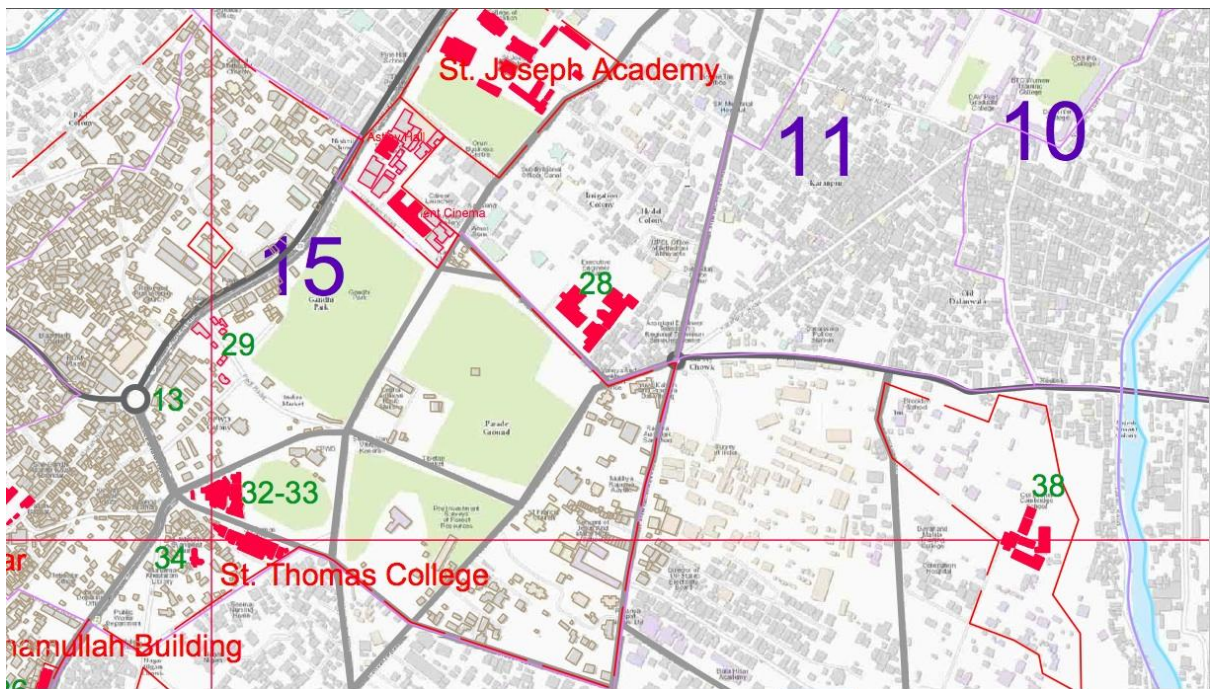
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FRI, IMA & PRECINCTS – Heritage Zone - V					
	LYTTON ROAD				
	Belle Vue, Houses of Ms Wise, Mr Taylor, Babu Birbal, Canal Office, House of Mr Guthrie, Cosy Nook, Ellengowan, Rose Villa Hall, Saharanpur Dvn Forest Office, FRI Workshop, Cross Villa, Houses of Babu Jyoti Swarup, Lala Shankar Lal, Sunny Side, Houses of Rai Sohan Lal, Lala Jugmandir Das				
46	<p>FRI (Imperial Forest School) Complex 1914 - Chandbagh Forest Rest Houses in Rajaji National Park -1883 Silviculture Garden Juniper & Cypress avenue</p> 	<p>High – National . 1100 acre complex & experimental research facilities</p>   	IA	2 - Fair Some buildings and workshops in poor condition	I- Heritage Management Plan for systematic conservation and sustainable development
47	<p>Forest Research Institute (FRI) – Main Building(2)- New Forest</p> 	<p>High – National 1920 – 1929 by CG Blomfield.</p> 	IA	2 – Fair Water ingress, maintenance problems.	I – Technical support for Restoration Conservation Management Plan

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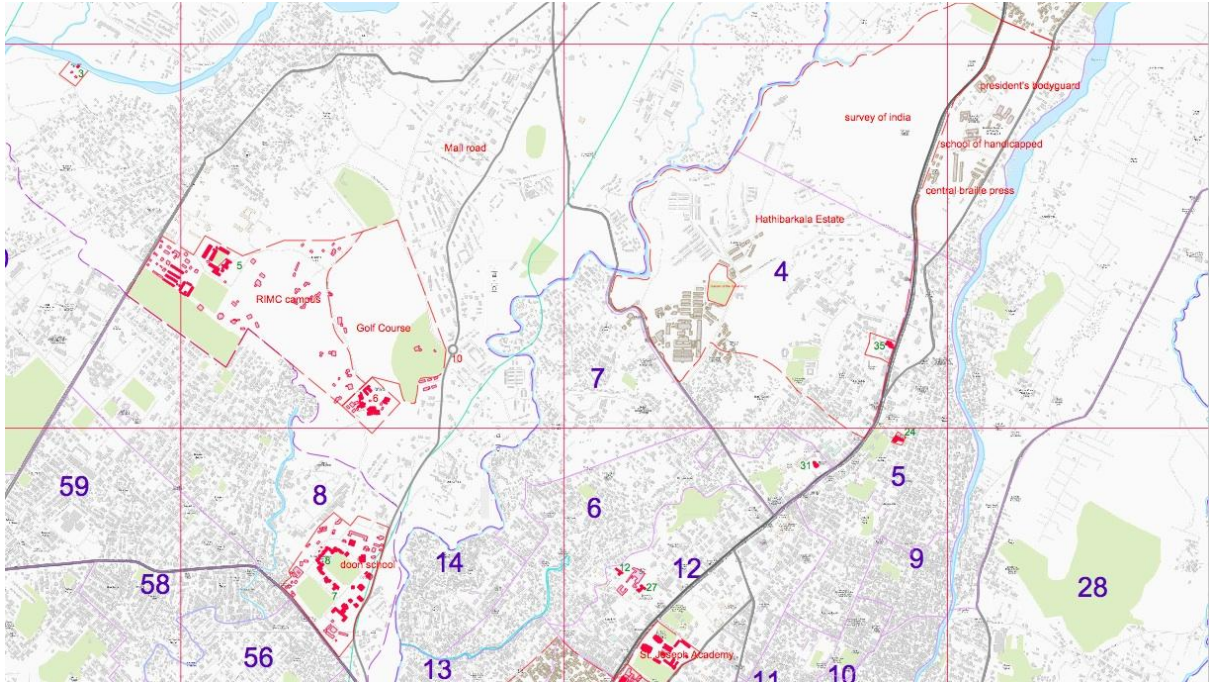
					
48	Indian Military Academy Complex	High – National 	IA	Precinct level infill and contextual design guidelines	II– Technical support for Restoration - Training for MES in Conservation
49	Chetwood House (1)	High – National 	IA	Precinct level infill and contextual design guidelines	II– Technical support for Restoration
NEW ROAD					
Asst. Surgeons Quarters, Kamaal Villa, Houses of Mr Bose, Mr Swainson, Dysart Lodge, Inchiquin House, Jubilee Villa, Karim Lodge					
NAUNAGAR ROAD					
Latour Lodge, Cornville					
RACECOURSE ROAD					
House of Mrs Nunn					







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RAIPUR – Heritage Zone III					
50	<p>Sahasradhara Complex (42) & Sulphur Springs</p> 	<p>High – National. Ecological & Sacred</p> 		<p>Severe environmental degradation</p> 	<p>I – Ecological conservation zone required with pilgrim & tourism management.</p>
51	<p>Kalanga Battlefield Monument (41) & Gillespie's Memorial (Karanpur)</p> <p><small>* The following is a facsimile of the inscription on the monuments—</small></p> <p><small>(3). (WEST SIDE).</small> <small>To the Memory of</small> <small>MAJOR-GENERAL SIR ROBERT ROLLO GILLESPIE, R.C.B.,</small> <small>LIEUT. O'HARA, 6TH N. I.,</small> <small>LIEUT. GOSLING, LIGHT BATTALION, ENNSON FORTRESS, 17TH N. I.,</small> <small>ENNSON FORTRESS, 17TH N. I.,</small> <small>CAPTAIN CAMPBELL, 6TH N. I.,</small> <small>LIEUT. LUTYENS, HORSE ARTILLERY, 1ST BATTALION, 17TH N. I.,</small> <small>LIEUT. HARRINGTON, II. M. SINGH</small> <small>LIEUT. CUNNINGHAM, 13TH N. I.,</small> <small>KILLED ON THE 27TH NOVEMBER, AND OF THE NON-COMMUNICATED OFFICERS AND MEN WHO FELL AT THE ASSAULT.</small></p> <p><small>(4). (WEST SIDE).</small> <small>ON THE HIGHEST POINT OF THE HILL, ABOVE THE TOMB, FROM THE POINT OF KALANGA, AFTER TWO ASSAULTS, ON THE 27TH NOVEMBER, 1814, IT WAS CAPTURED BY THE BRITISH TROOPS, OF WHICH THE 13TH N. I., AND COMPLETELY RASED TO THE GROUND.</small></p> <p><small>(EAST SIDE).</small> <small>THIS IS INSCRIBED AS A TRIBUTE OF RESPECT, FOR OUR GALLANT ADVERSARY, BULBUDOR, COMMANDER OF THE FOOT, AND HIS BRAVE GOORKHAS, WHO WERE AFTERWARDS, WHILE IN THE SERVICE OF BULBUDOR, SHOT DOWN IN THEIR RANKS, TO THE LAST MAN, BY ARTILLERY.</small></p> <p><small>Troops engaged.</small> <small>DETACHMENTS HORSE AND FOOT ARTILLERY,</small> <small>100 MEN OF THE 9TH ROYAL IRISH LIGHT DRAGOONS WHO WERE DESTROYED, AND LED TO THE ASSAULT, BY SIR R. R. GILLESPIE,</small> <small>II. M. SINGH RAJPUT,</small> <small>5 LIGHT COMPANIES FROM CORPS IN MERRUT,</small> <small>1ST BATTALION 6TH N. I.</small> <small>DO. 7TH DO.</small> <small>DO. 12TH DO.</small> <small>DO. 17TH DO.</small> <small>THE 2ND CAVALRY,</small> <small>1 REGIMENT OF SKINNEER'S HORSE.</small></p>	<p>High – National 1815 – Commemorates decisive battle of Nalapani, on site of fort at Kalunga. Only British memorial that also honours the 'gallant adversary Bulbuhdr- the Gurkha Leonidas'.</p>		<p>Two inscribed obelisks, 'crowning the left bank of the Raspanah ravine apposite Kalunga'. Protected by ASI</p>	<p>I – Demarcation of Prohibited & Regulated Zones – Ecological & Archaeological Conservation Zone</p>
52	Sharmain ki Haveli				
53	Maldeota Temple (43)				
RAIPUR ROAD					
54	<p>Col. Browns School</p> 	<p>High – Regional</p>	IIIA	2 - Fair	<p>II – Conservation Management Plan required</p>
55	<p>Welham Girls High School, Welham Boys High School</p> 	<p>High – National</p>	IIIA	2 - Fair	<p>II – Conservation Management Plan required</p>
FRI Hospital Assistants Qtrs, FRI Hospital, Observatory, Sol, Dalanwala, Pine Lodge					
Coronation Hospital,					
RAMPUR MANDI ROAD					
House of Babu Meetu Singh, Tagore Villa					

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RAJPUR					
Rajpur Heritage Village – Heritage Zone VI (INTACH)					
56	<p>RAJPURA – large village and staging post for Mussoorie Sarais, Hotels,</p> 	<p>Medium – Regional By 1880's : 5 Hotels – Resthouse, Agency Retiring Rm, Ellenborough, Rajpur & Prince of Wales</p> 	IIA	<p>5 – Derelict & Close to collapse. High rate of transformation. Tremendous potential for adaptive reuse & revitalization.</p>	<p>I – Detailed survey immediately required with formulation of an overall Conservation & Sustainable Development Plan for Rajpur.</p>
	<p>Shophouses,</p> 	<p>High – Regional Bazaar 1888</p> 	IIIA	<p>5 – Derelict & Close to collapse. High rate of transformation. Tremendous potential for adaptive reuse & revitalization.</p>	<p>I – Detailed survey immediately required with formulation of an overall Conservation & Sustainable Development Plan for Rajpur.</p>

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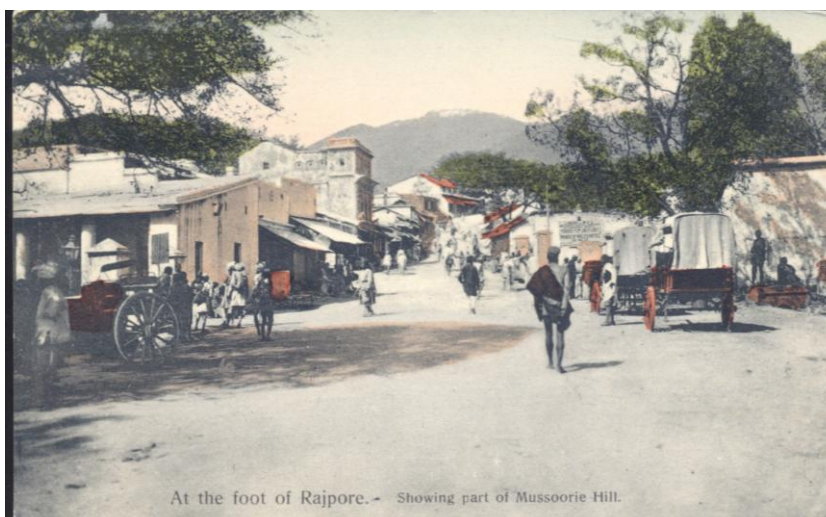
Baoli, Horsetrough.	 Medium – Local	IIIA	3- Fair Baoli not conserved	I – Water systems as part of overall Conservation & Sustainable Development Plan for Rajpur.
RAJPUR CANAL – 10 Watermills 1873 – 2636 acres irrigated 12 miles long	High – National 1841 to 1844. Restoration of an old canal known as the Rajpur aqueduct by Captain Proby Thomas Cautley - builder of the Great Ganga Canal	I	4- Very Poor	I Requires GIS Mapping as significant resource in Master Plan



Figure 4.8: Historic Map showing important heritage resources of Rajpura – Water Systems, Sarais, etc. - Internet



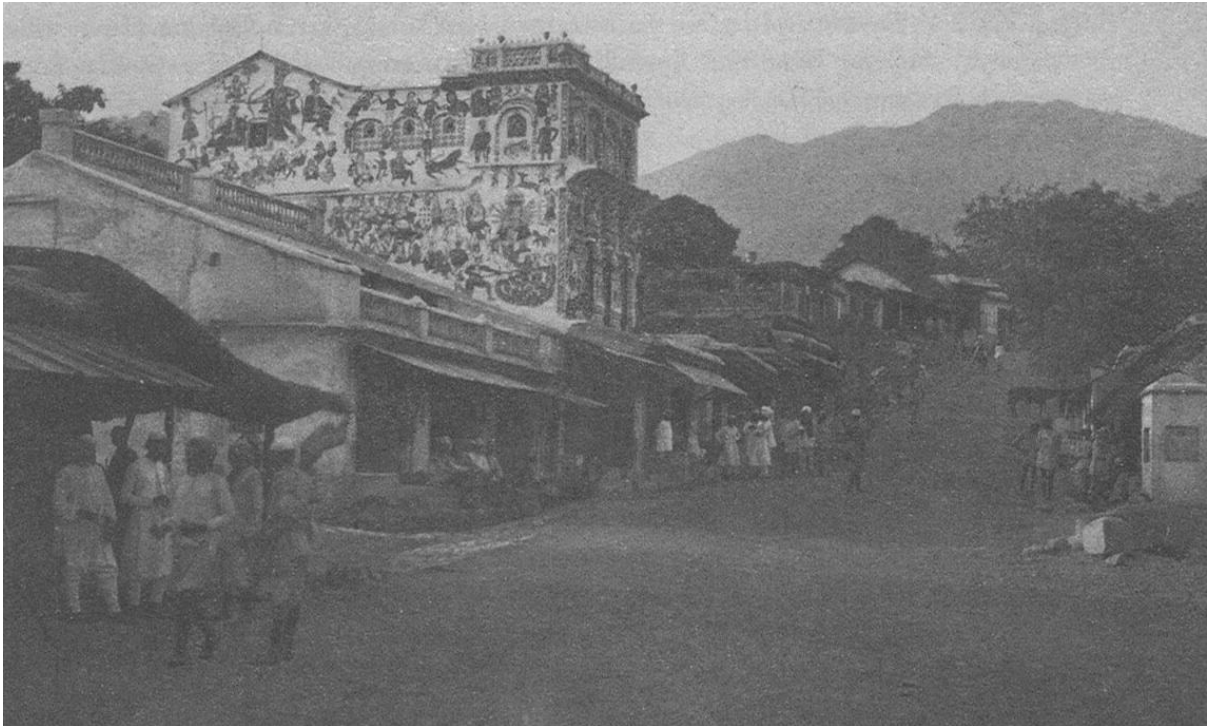
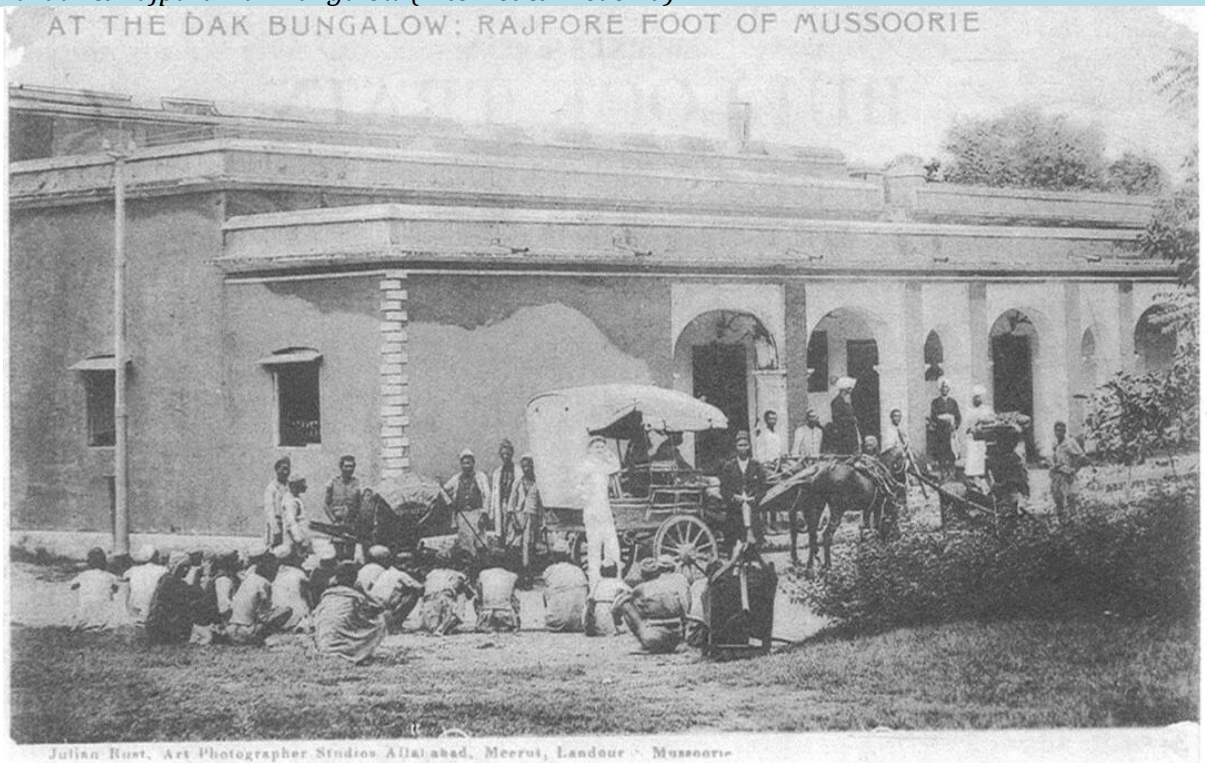


Figure 4.8.1: Historic Images of Rajpura showing shophouse-hotel with external murals in Rajpura Bazaar & Rajpura Dak Bungalow (Internet & Miedema)



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CANAL NETWORK – Heritage Zone I					
57	Bijapur Canal – 1837 to 1839. Canal from the Tonse under the village of Bijapur to irrigate the triangular tract between the Tons, the Asun and the Bindal ravine near Dehra. 1873 – 5432 acres irrigated 11 miles long. 96 artificial falls	High – Regional. Ecological	I	4- Very Poor	I Requires GIS Mapping as significant resource in Master Plan
	Kutha Pathar – 1840-41 & 1847. Canal leaving the Yamuna near KP village for irrigation of the Western Doon. 1873 – 2788 acres irrigated 19 miles long	High – Regional. Ecological	I	4- Very Poor	I Requires GIS Mapping as significant resource in Master Plan
	Khalunga – 1859-60. Canal from upper part of the Song, at Raipur Village 1873 – 2050 acres irrigated 13 miles long	High – Regional. Ecological	I	4- Very Poor	I Requires GIS Mapping as significant resource in Master Plan
	Jakhan – 1863-64. Canal in the Eastern Doon. 1873 – 1096 acres irrigated 12 miles long	High – Regional. Ecological	I	4- Very Poor	I Requires GIS Mapping as significant resource in Master Plan



Figure 4.9: Historic Map showing Canal Network of Eastern & Western Dun

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4.1.2 LIST OF HERITAGE COMPONENTS & PRESENT CONDITION –MUSSOORIE

No	INTACH 1999 LIST		INTACH 2002 LIST
14	Sir George Everest Residence Park Estate, HathiPaon	1	Sir George Everest Residence Park Estate, HathiPaon
15	Clouds End Forest Resort	2	Clouds End Forest Resort
16	MacKinnons Brewery	3	MacKinnons Brewery
17	Kardi Lodge	4	Kardi Lodge
18	Bluechar Hill	5	Bluechar Hill
19	Sol Office Vincent Hill	6	Sol Office Vincent Hill
20	Library	7	Library
21	Rain Shelter	8	Rain Shelter
22	Electrical Pole	9	Electrical Pole
23	St Pauls Church	10	St Pauls Church
24	St Peters Church	11	St Peters Church
25	Childers Lodge	12	Childers Lodge
26	Savoy Hotel	13	Savoy Hotel
27	ManavBharati	14	ManavBharati
28	Private Residence, Camels Back	15	Private Residence, Camels Back
29	ParsiCemetary	16	ParsiCemetary
30	Municipal Gardens	17	Municipal Gardens
31	SBI Happy Valley	18	SBI Happy Valley
32	Plaisance Hotel	19	Plaisance Hotel
33	Elsemere Estate Majestic Building	20	Elsemere Estate Majestic Building
34	Hackmans Grand Hotel	21	Hackmans Grand Hotel
35	Prince (Cecil Hotel)	22	Prince (Cecil Hotel)
36	Post & Telegraph Office	23	Post & Telegraph Office
37	Methodist Church Kulri	24	Methodist Church Kulri
38	Union Church	25	Union Church
39	St Marys Hospital	26	St Marys Hospital
40	Garden Reach	27	Grey Castle
41	Hari Lodge	28	Golden Forest
42	Regal Hotel	29	Sahu Jain Estate
43	Grey Castle	30	Sahu Jain Estate
44	Golden Forest	31	Onkarnand Shanti Bhavan
45	Sahu Jain Estate	32	MohanlalVihar
46	Sahu Jain Estate	33	Puran Chand Estate
47	Onkarnand Shanti Bhavan	34	South End
48	MohanlalVihar	35	BrindabanBldg
49	Puran Chand Estate	36	Doon Palace Hotel
50	South End	37	Dispensary, Mall
51	BrindabanBldg	38	Sunny Cot Hotel
52	Doon Palace Hotel	39	Taj Building
53	Dispensary, Mall	40	Mehilal Mansions
54	Sunny Cot Hotel	41	Raghu Niwas

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55	Taj Building	42	Raghu Niwas
56	Mehilal Mansions	43	Dalhousie Lodge
57	Raghu Niwas	44	Residence of BK Jain
58	Raghu Niwas	45	SBI North West Bank
59	Dalhousie Lodge		
60	Residence of BK Jain		
61	SBI North West Bank		

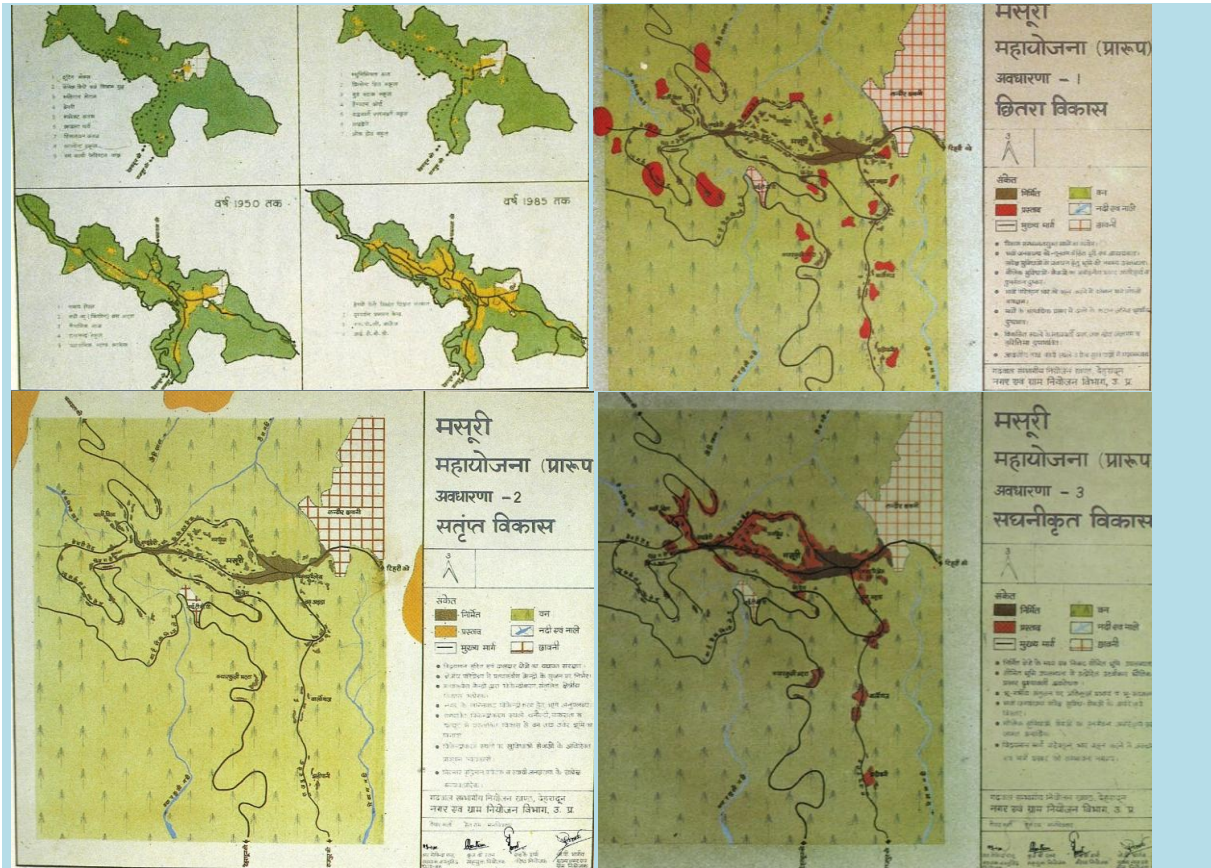
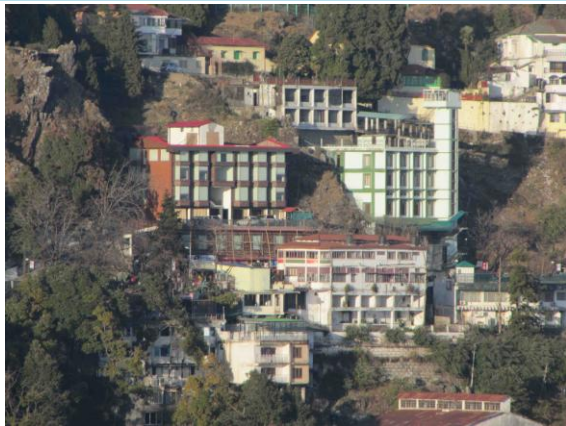


Figure 4.9: The Master Plan Document for Mussoorie had identified the stages of evolution of the Hill Station and suggested three alternative scenarios for development. A Carrying Capacity study of Mussoorie carried out on the direction of the Supreme Court had identified unsustainable increase in the built-up area of the Hill Station for speculation and tourism as a serious problem almost two decades ago, due to land instability and its location within a high seismic risk Zone V area. No heritage zone was designated, though there were restrictions on new buildings.



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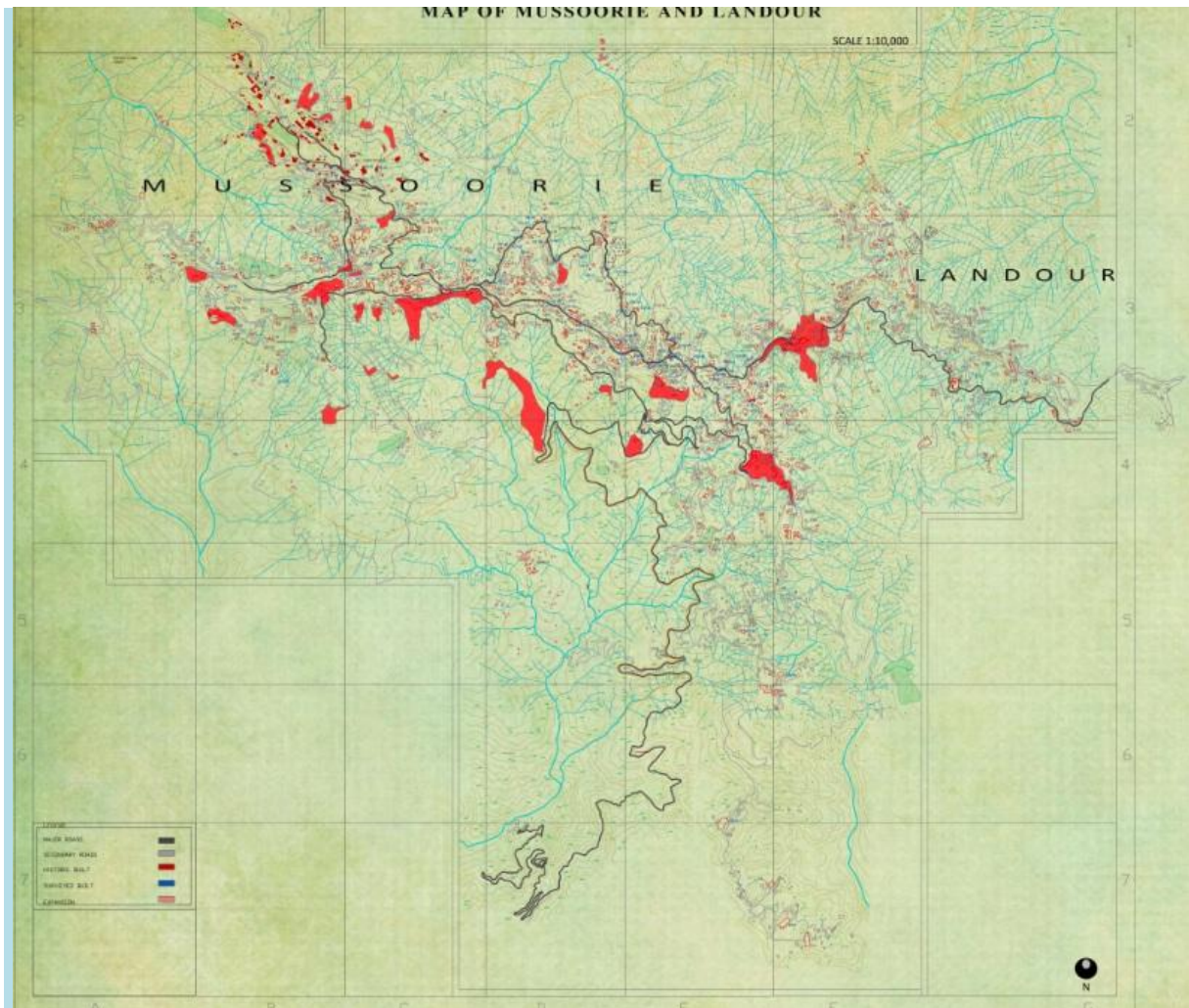



Figure 4.10: Map of Mussoorie- Landour (Scale 1:10,000) showing location of heritage resources and indicating areas where encroachment and unauthorized, out-of-scale construction is taking place on vulnerable areas. Zone-wise heritage resource list on pp.132-164. (1:10,000 Map prepared for SOBHI Report by Shabeeb Raza)





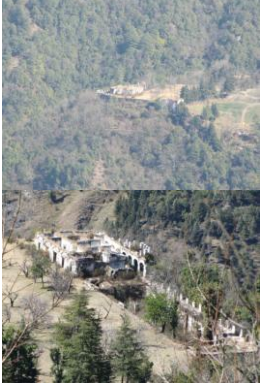
Zone-wise List of Heritage Resources –

Carrying Capacity Study 1997, Google Earth Images of 2003 & 2014.


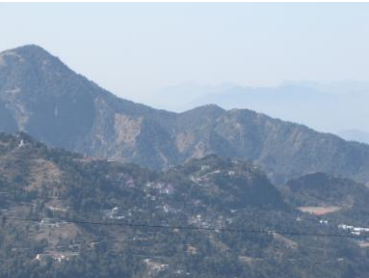

Primary Reconnaissance 2014 & Feb 2015, Verification June, July 2015

#	LOCATION	NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
HERITAGE AREA / I COMPONENT			Ward7 BHADRAJ & Ward17 POLO GROUND MURRAY PUMP -			
I	I – GRID A 3					
1	Abbey		One of the first residences of Mussoorie. 1820's. 1896-1906 Mussoorie Junior School.	IIB	5 – Ruinous Should be integrated with any development proposals	I –Requires structural stabilization and detailed assessment
2	Cloud End Hotel		1838 Constructed	IIA	1- Good	II -

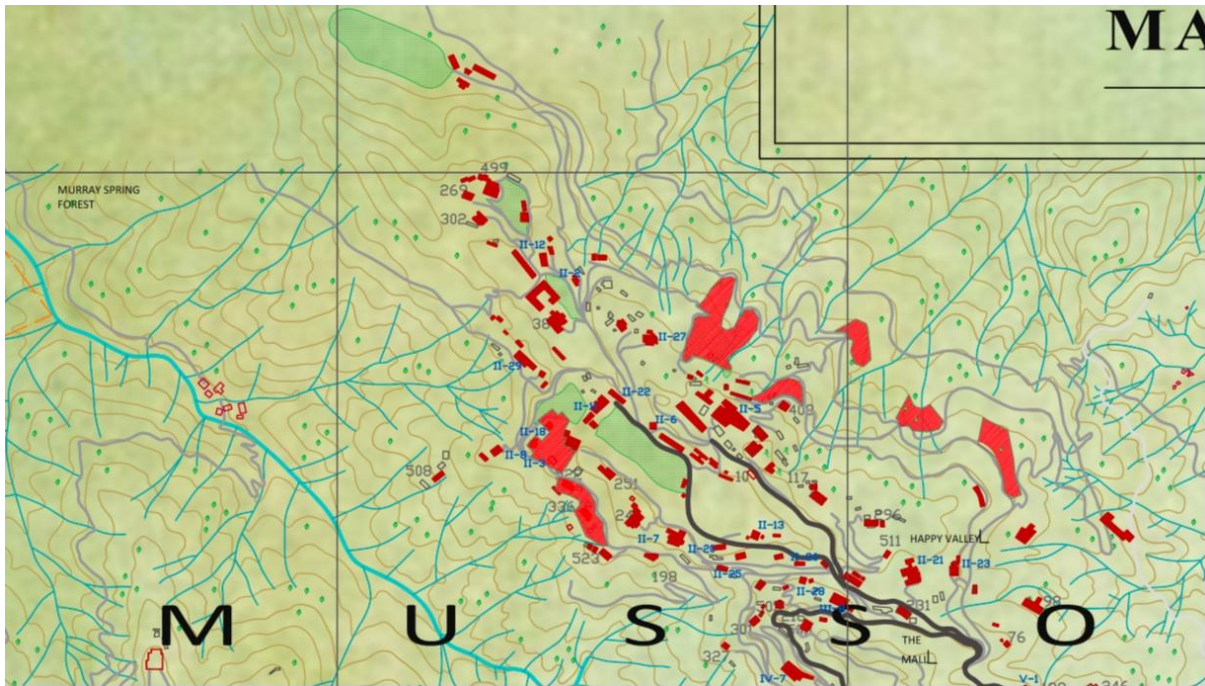
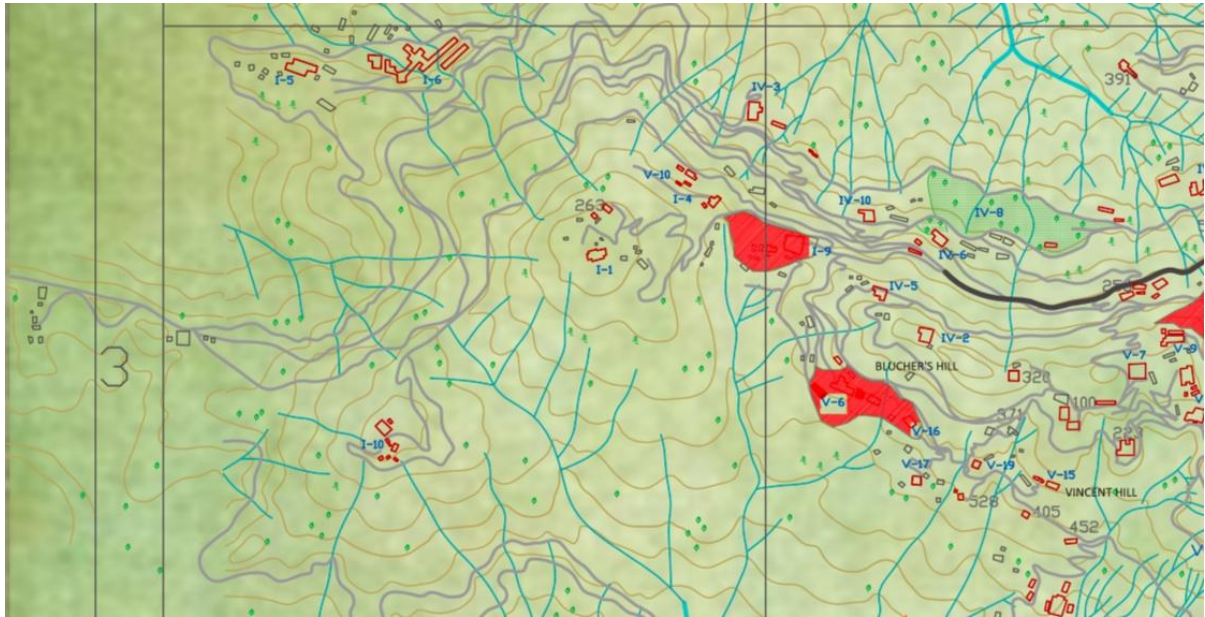
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		by Capt. Edmund Swetenhan, CO of the Landour Depot. Overseen by Fanny Parkes. One of the oldest houses in Mussoorie.		Modified with additions. Historic bungalow retained.	
3	Clover Lodge		-	-	-
4	Grant Castle	Charles Grant, major landowner of Mussoorie, associated with Christchurch, Barlow Castle – Manor House	-	-	-
5	Lynndale, Estate of Philip Walter MacKinnon – 1870's 		IIA	DLF – Private Estate	I – one of the largest historic estates of Mussoorie associated with the MacKinnon family
6	McKinnon's Brewery and spring, 		IIA	5 - Ruinous	I – unique heritage complex
	Old Brewery	1830 – Established by Sir Henry Bohle		5- Ruinous	
	Bohle's Brewery	1838 – Established N of original site		5- Ruinous	
	MacKinnon's Cart Road Constructed through private and public funds to improve access to Mussoorie.	1860's reengineered road to Hathipaon for Brewery – Beer taken down to the plains on this road.	IB	4 – periodically repaired. On unstable terrain.	I – possible alternative access. Careful evaluation and impact assessment required.

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7	<p>Park Estate Everest House 'Heavily timbered' 500 acres. 'Finest Estate in the Hills'.</p> 	<p>Built 1827 by Col. Wyshe. Associated with Sir George Everest of the Great Trigonometrical Survey. 9 hole MacKinnon golf course , with hole # 5 on site of Bachelor's Hall.</p>	IA	Protected Site with gateway and ice-pit	I – Neglected, partially ruinous. Popular tourist spot. Conservation Plan required.
	Leopard Lodge	Associated with William Fraser, Resident of Delhi	-	-	-
8	<p>Polo Ground</p> 	Before 1903.	IIA	Ground within Kendriya Vidyalaya	III – Management Plan required
9	ShangriLa	One of the large forested estates in W Mussoorie	-	Rebuilt as a School	II – Management Plan
10	<p>Snowdon</p> 	22 acres of 'splendid forest'. On site of Kingad – before 1840's	-	Rebuilt as resort, perhaps on same footprint	II – Management Plan required
	Frosty Hall	1875			

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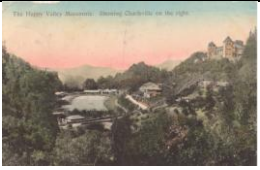

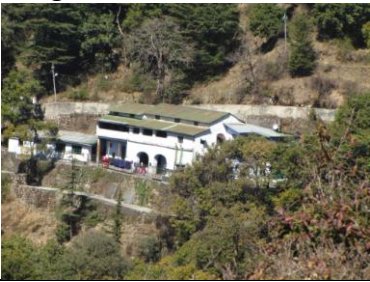



II	Ward25 HAPPY VALLEY, Ward 6 CHARLEVILLE, Ward 4 BHILARU PRECINCT / ZONE II – Conservation Management Plan for Heritage Zone				
#	LOCATION NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
1	Anglican Hooper Church	1890's – small Anglican community chapel associated with Rev. William Hooper, Sanskrit scholar and author of Urdu-Hebrew and Greek- Hindi	IIA	4- Very Poor. Derelict	I –Located on Katesar Hill area. Restoration & Management Plan required

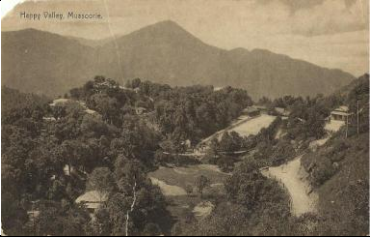






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		dictionaries, chaplain to Lucknow Bishop			
2	<p>Artaigne</p> 	One of the few smaller estates retained in Happy Valley area – pre 1903.	IIIA	2 –Fair. Maintained with original garden and trees.	II – Conservation Management Plan with technical guidelines
3	Benmore		-	- Rebuilt	II
4	<p>Bible Institute</p> 	Large landmark structure in Charleville area	IIA	2 - Fair	II - Conservation Management Plan with technical guidelines
5	<p>Charleville – 25 acres</p>  <p>As a hotel had 'out of office accommodation for 400 servants'. Early requirement to provide accommodation for</p>	1854: Main building constructed by Gen. Wilkinson 1877 opened as hotel. 1881 visited by Rudyard Kipling. 1884 – 40 rooms. Early 20 th century, 112 rooms – largest hotel in India outside Mumbai. 1906	IB	1 – Good. Main building burnt down in 1980's. Additions. Historic manager's office survives.	II – Houses academic campus of LBSNAA. Management Plan. Most significant complex in Mussoorie . 







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	workers in tourism sector – hotels expected to ensure accommodation.	visited by Princess of Wales.			
					
6	Club View		--	Rebuilt	II – Guidelines required in Area level plan
7	Deodar's Church Centre 	Large individual main bungalow-type structure with ancillary structures located within large estate	IIIA	2 – Fair. Modified	II – Guidelines required in Area level plan
8	Dungarvan 	Large individual main bungalow-type structure with ancillary structures located within large estate	IIIA	2- Fair	II – Guidelines required in Area level plan
9	Finland hall 	Large individual main bungalow-type structure with ancillary structures located within large estate	IIIA	2- Fair	II – Guidelines required in Area level plan
10	Greenwood	Cottages	-	Rebuilt	II
11	Happy Valley Club	1904. Open recreational grounds still exist.	-	Rebuilt	II -Area level plan


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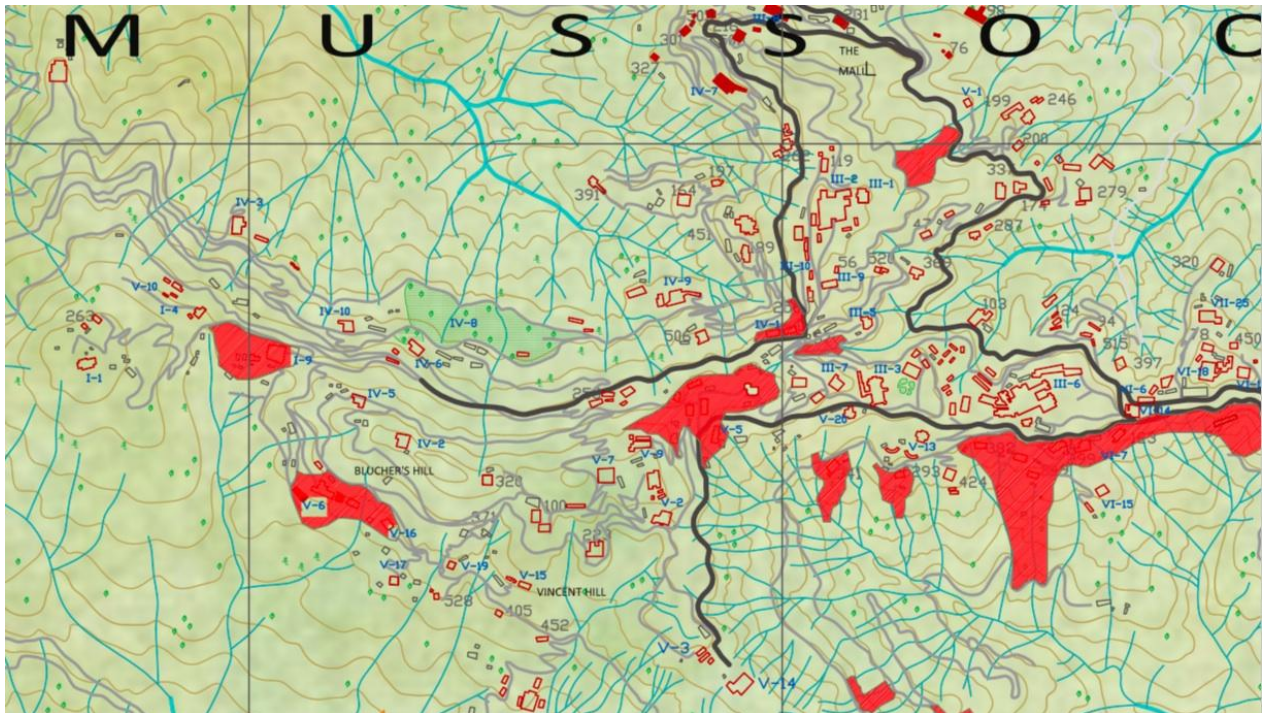
					
12	Herne Lodge 	Poem by Rudyard Kipling		Rebuilt	II-Area level plan
13	Hollywood			Rebuilt	II
14	Homewood			Rebuilt	II
15	Katesar castle 		IIA	4- Poor. Used as a School 	I – Requires detailed survey for conservation and adaptive reuse guidelines
16	Kateshwar Temple 	Built by Ugrasen Verma, who also built the clocktower. 1930's Prominent feature on hilltop	IIIB	1-Good. Recently renovated	II – Management guidelines for visual landmark
17	Madan Niwas 	Under LBSNAA – Post 1922.	IIIA	1 – Good. Well maintained	II – Part of LBSNAA – Overall Heritage Management Policy
18	Marion Villa		-	Rebuilt	-
19	Maritime home		-	-	-
20	Norwood		-	Rebuilt as apartments	II – Estate guidelines
21	Plaisance – One of the few buildings in Mussoorie with a French name – others	1870's. May be associated with daughter of last	IIA	2 – Fair with maintained	II – Conservation & Adaptive

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	<p>have English, Welsh, Irish, Scottish names.</p> 	<p>Nawab of Awadh. Carlton's Hotel with terraced garden</p> 		<p>gardens</p> 	<p>reuse guidelines</p>
22	Pleasure View		-	Rebuilt	II
23	<p>Rectory Lodge</p> 	<p>Transformed in 1907 into Plaisance</p>			
24	<p>PWD Rest House</p> 	<p>Historic inspection bungalow.</p>	IIIA	2-Fair. Some additional construction	II
25	Sampat Bhawan		IIIA	2-Fair	II
26	Silverwood		-	Rebuilt	-
27	The Hermitage – Birla Niwas		IIA	1 – Good Historic retained with additions	II – Conservation & Development guidelines
28	<p>Tullahmore cottage on Old Estate</p> 	<p>Significant large estate in W Mussoorie</p>	-	Partially Rebuilt in 2008	II – Conservation & Development guidelines
29	Undercliff				
	State Bank	<p>Historic Bank & Post Office Building – significant feature of Hill Stations</p>	IIA	1 – Good. Restored, part adaptively reused as Book & Coffee	II – Area level and building level guidelines required.








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				Lounge	
<p>Large number of historic properties in this area under the LBSNAA, the Tibetan Government in Exile, and other institutions. Largely retains its overall character, vegetation and low density, though large number of heritage buildings have been demolished and rebuilt – few builders apartments. Area level Plan required with guidelines to ensure integration of surviving heritage for sustainable development. Detailed survey of heritage resources.</p> <p>SBI node at entrance to the Academy gradually getting densified with construction of new buildings – guidelines required</p>					






#	LOCATION NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
III PRECINCT / ZONE III Ward14 WAVERLY CONVENT					
1	Belmont	1850's school incorporated into Waverley Convent complex in 1940's	IB	Modified	1-
2	Convent Lane & Slopes of Waverley Hill. Threatened by over-densification and	Important hill, location of the earliest girl's boarding school in	IB	4- Very poor. Emergence of a	1 – Urgent action to identify








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	encroachment on forested slopes. Should be mandatory for hotels to provide accommodation for workers – as was mandatory earlier (Ref Charleville).	the Himalayas. 		squatters settlement on forested slopes – associated with increase in tourism.	suitable sites for EWS housing. Area level guidelines
3	The Chateau- Kapurthala  	1900-1903 Maharaja Jagjit Singh of Kapurthala's Palace with designed garden 	IB	2 – Fair. Landmark – recent construction of apartment blocks to south have altered the surrounding area.	1 – Area level guidelines urgently required.
4	Oxford House 	Early 1900's Waverley Hotel – 1907, then Alexandra Hotel, Union Hotel 	IIB	4 – Dilapidated and not in use	I – Retrofitting & Adaptive reuse guidelines
5	Rosemary Cottage	Early 1900's – large structure with linear garden	IIIA	2 – Fair, modified	II – Area level guidelines
6	Savoy Hotel  Inspiration for Agatha	1902 on site of Maddock's School/ Mussoorie Seminary. Cecil D Lincoln -6 palatial buildings - Architecturally	IB	2 – Fair. Renovated, with additions. Some buildings still have 4	II – retrofitting, upgradation and conservation

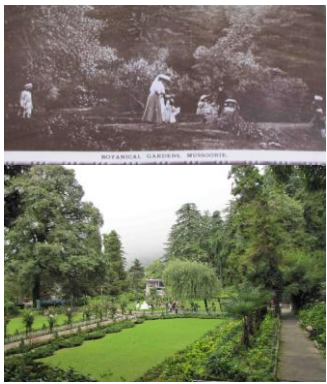


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	<p>Christie's 'The Mysterious Affair at Styles'.</p> 	<p>significant.</p> 		<p>leaved clover emblem of the school. Damaged by 1905 earthquake.</p>	<p>guidelines required</p>
7	<p>St. Helens Shown in 1844 Map of Mussoorie - Landour</p>	<p>1920's Princess Sita of Kapurthala's family</p>	<p>IIIA</p>	<p>2- Fair</p>	<p>II – Area level guideline</p>
8	<p>Stapelton</p>	<p>Some additions to the old building, used as govt. residential quarters,</p>	<p>IIIB</p>	<p>2- Fair</p>	<p>II – Area level guidelines</p>
9	<p>Waverly Estate – Waverley Bank</p> 	<p>1845 - Waverley Convent School on estate belonging to Begum Samru's son-in-law, an Italian adventurer – 'second oldest European-style hill school in the Himalayas'. Damaged by 1905 earthquake and rebuilt. Named after Sir Walter Scott novel</p>	<p>IB</p>	<p>2 – Fair. Old buildings modified & rebuilt. Additions to complex. Historic chapel.</p>	<p>1 – Heritage management plan required.</p>
10	<p>Waverley Cottage</p>	<p>Associated with the Convent</p>	<p>IIIA</p>	<p>2- Fair Modified</p>	<p>II – Area level</p>
<p>Precinct developed around one of the most prominent hills of Mussoorie-Landour (Waverley Hill – 6900'), and till recently, predominantly institutional with the historic Waverley Convent School, Savoy Hotel and large residential and princely estates with private forests that characterized this part of the Hill Station. One of the most significant precincts of Mussoorie. Densification and encroachment in forest land as well as along the Convent Lane, building on vulnerable slopes, causing pollution and loss of prime forest – unauthorized settlements of low-income seasonal migrants seeking employment in the tourist industry. Recent construction of out-of scale hotels. Area level guidelines required.</p>					





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IV PRECINCT /ZONE IV Ward 23 MALAKOFF DHUMNGANJ					
1	Auchnagie House 	Late 19 th Century	IIA	5- rebuilt	Area level guidelines
2	Highlands 	Early 1900's	IIIA	5- rebuilt	Area level guidelines
3	Hollow Oak 	Before 1840's – Earliest buildings - Part of the MacKinnon's Estate, garden and Architecturally significant	IIA	3 - Fair	Conservation guidelines
4	Kandi Lodge 	Before 1840's – Part of the Vincent MacKinnon's Estate -1871, garden and Architecturally significant	IIA	3 - Fair	Conservation guidelines
5	Livelihoods 	Estate significant	IIIA	Rebuilt – out of scale	Area level guidelines
6	Logie 	Before 1840's House of Superintendent of Company Bagh, with historic garden and potato field – first place where potato farming was introduced.	IIB	4- Dilapidated	I - Conservation and adaptive reuse guidelines
7	Malakoff 	Part of LBSNAA	IIB	3 - Fair	I - Conservation and adaptive reuse guidelines






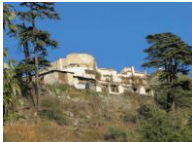
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8	<p><i>Municipal Garden – Company Bagh</i></p> 	<p>Experimental Botanical Garden - 1827 – one of the earliest. First English Hybrid Apple trees planted here. Conservatory and large no of species of trees, fruits, medicinal herbs and ornamentals.</p>	IB	3 – Fair – Modified and maintained as a municipal garden. Old garden pavilions and glass conservatory survive.	I- Designed Historic Garden Conservation & Management Plan. Visitor interpretation.
9	<p>Pinewood school (Glenburnie – Glen Rannock) Old Summer Home</p> 	<p>General Reid’s house – used as Summer Home for Soldiers children from 1876 to 1930’s</p>	IIIA	Demolished . Construction halted	I – Guidelines for reconstruction
10	<p>Vermont</p> 	<p>Early 1900’s – functions as a hotel.</p>	IIA	3 – extensive additions	II – Adaptive reuse Guidelines
	<p>Precinct with large estates on north and west facing slopes, densely wooded, with one of the earliest Botanical Experimental Gardens to have been established in the northern hills – 1827 Company Bagh.</p> <p>Many historic buildings demolished and rebuilt.</p> <p>Area –level guidelines required.</p> <p>Precinct still retains some of its earlier character as a quiet residential, institutional and passive recreational area with dense vegetation, but there are pockets of encroachment and densification that are in contravention with existing byelaws for hill stations and unsustainable in hill areas.</p> <p>Municipal Garden and associated Logie require a Conservation Management Plan to ensure proper visitor interpretation and retention of character as a historic experimental garden</p>				





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V V PRECINCT/ ZONE Ward13 VINCENT HILL – Named after General William Vincent (d.1859)					
#	LOCATION NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
1	Alice Mount 	Late 1890's typical cottage with verandah and designed garden	IIA	3 -	II - Management Plan as part of precinct – guidelines required
2	Baroda House – Lion's Paw Dunseverick – 7200' 	Early 1900's Part of group of houses located south of Bellevue Estate – Gentian Hill, Astell, Springfield. Seasonal home of Gaekwads of Baroda	IIA	3 -	II - Management Plan as part of precinct – conservation and upgradation guidelines required
3	Bellevue Cottage 	Part of Bellevue Estate - 1844	IIB	4- Modified	I – Management Plan as part of precinct – guidelines required
4	Chandalgarhi	Ridge Area. Important natural feature with garhi prior to hill station.	IC	Threatened by recent sub-division and unauthorized construction	I – Management Plan as part of precinct – guidelines required
5	Charlemont	1900's – Located near Eagle's Nest , Eagle's Cliff & Eagle's Ridge	IIA	3 -	II - Management Plan as part of precinct
6	Dumbarnie 	1898 Large estate where Sir Proby Thomas Cautley builder of the Ganga Canal had lived. CoE Orphanage School since 1907 – closed in 1947	IIA	3 – now part of Manav Bharati School.	I –Unstable area. Management Plan as part of precinct – Adaptive reuse guidelines required
7	Dunseverick – Baroda	Associated with	IIIA	Some section	I -Management

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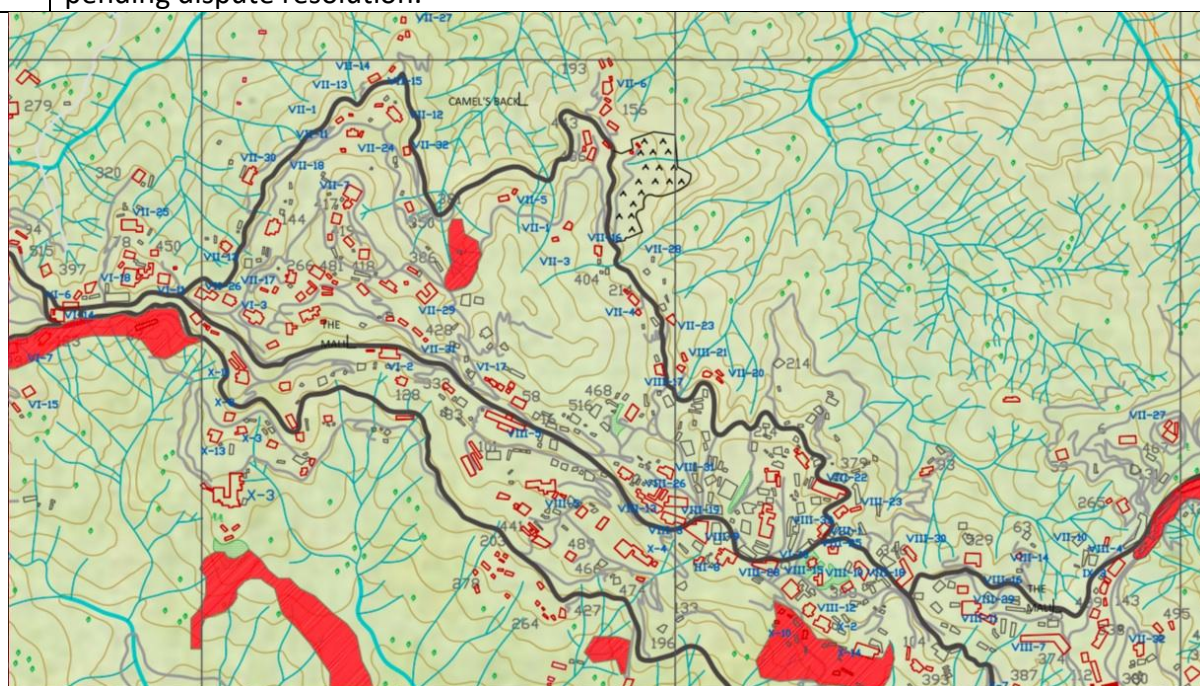
	House 	Gaekwads of Baroda, early hydro-electric scheme for Mussoorie – with garden		retained. Rebuilt as Hotel	Plan as part of precinct – Adaptive reuse guidelines
8	Dunside 	1900's – large typical cottage with designed garden	IIA	3 - Modified	I -Management Plan as part of precinct – Adaptive reuse guidelines
9	Fenloe	Early 1900's – Cluster of large residences linked with Eagle's Ridge & Guthrie Lodge	IIIA	Rebuilt	I -Management Plan as part of precinct – guidelines
10	FrankFort 	Mid 18 th century structure – group of earliest large estates	IA	Rebuilt Manav Bharti School	I -Management Plan as part of precinct – guidelines
11	Hawa ghar				
12	Historic Water Reservoirs		IIIB	Dilapidated	
13	Lauriston Lodge	Early 1900's Estate located to S of Maddock Rd & Waverley Hill	IIIA	Mostly Rebuilt – Out of scale on highly vulnerable slopes	I -Management Plan as part of precinct – retrofitting guidelines
14	Radha Bhawan – Bellevue with green  1871 – Bellevue Estate purchased by the Municipal Committee and adapted for use as Town Hall, with auditorium, band gallery and offices.	One of the earliest and largest estates of Mussoorie – Shown in 1844 Map. Building – 1863 Associated with exile of Afghan Amir Mohammad Yaqub Khan 1880-1923 	IB	5- in ruins. Property under dispute 	I- Emergency stabilisation, Immediate documentation and conservation management plan required. Chalmer Khud below Bellevue Estate one of the sources of water supply to Mussoorie – 1893 -1909




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15	Reelick	Early 1900's Located north of Vincent Hill School estate, below VH Lower Road leading to DunSide	IIIA	3 – Poor. Estate being subdivided	I -Management Plan as part of precinct
16	Vale head 	Shown in 1844 Map – Early 19 th Century	IIA	2 – Fair, Modified	I -Management Plan as part of precinct – retrofitting guidelines
17	Vale view 	Late 19 th Century	IIA	2 – Fair, Modified	I -Management Plan as part of precinct – retrofitting guidelines
18	Vincent Hill School 	(7 th Day Adventist) 1919 – 49 acre property purchased sw, off New Circular Road on Vincent Hill. Vincent Hill School closed in 1969.	IA	2 – Modified Guru Nanak Fifth Centenary Boys School since 1969	I – Management Plan for School, with conservation & retrofitting guidelines
19	New Circular Road	Vincent Hill Level Rd – Part of system of malls and level circular roads laid out around different hills of Mussoorie & Landour	IC	4 - Modified	I – Precinct level management Plan
20	Wolverdene 	Early 1900's typical cottage on large estate.	IIA	2 – Fair, Modified	I -Management Plan as part of precinct – retrofitting guidelines












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21	Wycliff	Early 1900's Estate located to S of Maddock Rd & Waverley Hill	IIIA	Mostly Rebuilt – Out of scale on highly vulnerable slopes	I -Management Plan as part of precinct – retrofitting guidelines
<p>Historically significant, South-western precinct located on prominent natural features of Vincent Hill & Blucher's Hill. Large estates, many dating to before 1844, with hill-station type circulation system of level, circular roads.</p> <p>Unstable slopes, considerable encroachment, densification and new construction on small plots detrimental to the character of this precinct.</p> <p>Many significant educational institutions functioning on historic estates.</p> <p>Area level conservation management plan, as well as guidelines for conservation and retrofitting urgently required. Emergency stabilization required for few historic properties, pending dispute resolution.</p>					









VI	PRECINCT/ ZONE VI - Ward 18 LIBRARY & Ward 11 HACKMANS				
#	LOCATION NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
1	Aireyland 	Early 1900's		Rebuilt	I- Area level Plan & Guidelines
	Bandstand 	1880 -1915 		Rebuilt on edge of Library Point/ Gandhi Chowk	I - Area level Plan & detailed Chowk Plan with transport reorganisation plan & Guidelines

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2	<p>Basant Building (Niwaz Buildings/ La Anjuman)</p> 	 <p>Majestic / Basant Cinema on the Mall</p> 	IIA	4 – very poor. Extensive accretions and additions. Being renovated to function again as cinema hall on the Mall.	I – Conservation, adaptive reuse and retrofitting guidelines required.
3	<p>Christ Church</p>  	 <p>Anglican CNI – 1836-39. First church in the Himalayas -</p> 	IA	1 – Good. Restored. Architecturally significant – fine stained glass restored 2002-03. Under CNI Diocese of Agra.	II – Associated buildings require heritage management plan and conservation & maintenance guidelines
4	<p>Cosy Nook & Cosy Cottage</p> 	Late 1800's	IIIB	Demolished LBSNAA	I –
6	<p>Criterion Building</p> 	<p>1899 Piano Maker - Leibchen</p>  	IA	3 – Fair Modified, heritage façade obscured.	I – Detailed Area level management plan & conservation and visitor guidelines required
7	<p>Gracemount</p>	<p>Early 1900's - located to the south</p>		5 –Rebuilt, out of scale	I – extremely vulnerable

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		of Library point		on vulnerable site	area, steep, unstable slopes are being encroached upon. Detail strategy & plan required.
8	Hakman's Hotel – Grand Central Hotel Capital cinema and 'finest ballroom in Mussoorie' Hakman family buried in Jewish section of Camel's Back cemetery. 	Early 1900's. Architecturally significant complex on large estate. 	IA	3 – Poor. Partially used. Large sections not used. Acquired by Radisson	I – Conservation Management Plan required for the entire complex, with guidelines for retrofitting and upgradation
9	Hope Cottage		IIIA		
10	Hotel Regal		IIIA		
11	Kashmir House	Early 1900's	-	Rebuilt	I – Area level guidelines
12	Kasmanda Palace Hotel - (Basset Hall)  'One of the largest and grandest houses in Mussoorie'	1836 under the supervision of Captain Rennie Tailyour, 1852 sold to Major Talbot, used by Woodstock School, 1856 used for invalided soldiers of the Crimean War. 1915 sold to Raja of Sitapur	IA	1- Good – Building , gardens, area along mall carefully maintained.	I -Area level guidelines
13	Krishna Estate			4- Very poor Sub-divided	I -Area level guidelines
14	Library & Library Point  Shops below and Library / Assembly Rooms above.	1843-44 – located on a flat. 	IB	2 - Fair	I – Detailed Area level management plan & conservation and visitor guidelines required

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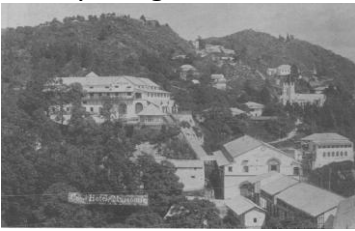
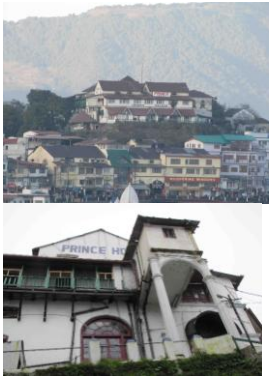
15	Manor house			5- Ruinous	
16	Masjid-i- Amania Mosque – Afghan Amir Amanullah Khan 	1919 Large, old building with colonial details –	IB	2 -Modified, entrance area renovated and transformed	I -Area level guidelines – Detailed Plan for Conservation, Area level Revitalisation and Retrofitting
17	Kachehri Police Station 	Police Guest House	IB	2- Maintained, modified, partially rebuilt	III
18	Prince Hotel (Amawan Palace – Cecil Hotel) 1907 – built by CM Gregory, engineer of large railway bridges 	Architecturally distinctive 	IA	3 -Modified, entrance area renovated and transformed	I-
<p>The main section of the historic Mussoorie Mall from the Library Point/Gandhi Chowk to the present JhulaGhar/ Kachahri is one of the most significant features of the historic urban landscape of Mussoorie hill station, designed as a level pedestrian Mall road linking the western section of Mussoorie with Kulri & Landour, with two significant nodes connecting with the Camel’s Back Road precinct.</p> <p>This Mall had a very distinctive pedestrian character, with important hill station facilities such as the Library, prominent shops, the Anglican Church, the Cinema, hotels such as the Cecil (Prince) and Hakman’s Grand, as well as large estates dispersed along it. All buildings were located along the nodes, or set well back, above or below the Mall so that views of the Dun to the south were not obstructed. The steep slopes on the northern & southern sides were also well forested.</p> <p>The character of this area has transformed drastically, and recent encroachment and piecemeal alterations to important historic buildings and spaces has had a very detrimental impact on this entire area. A few of the historic buildings such as Kasmanda House & ChristChurch have been conserved.</p> <p>This area along with the associated Camel’s Back precinct constitutes the ‘core’ of the designed hill station, and area-level conservation guidelines and a conservation management plan are urgently required.</p>					






Figure : Showing encroachment onto pedestrian Mall area, flouting of earlier regulations regarding setback from the Mall. Detailed Area-level plan and guidelines urgently required.














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#	LOCATION NAME	SIGNIFICANCE	GRADE	CONDITION	PRIORITY
VII	PRECINCT / ZONE VII - Ward 18 LIBRARY & Ward 11 HACKMANS				
1	Bhagat Cottage 		IIA	2 – Fair Heritage Guest House	II – Area level plan and guidelines for conservation and retrofitting
2	Cemetery with Lych Gate  Cypress planted by Duke of Edinburgh 1870 Tombs of many 19 th century 'notable figures' and Anglo- Indian families.	Historic Cemetery consecrated in 1840. Section for Jews. Many historic figures buried there – Pahari Wilson, John Lang, Henry Bohle, John Hindmarsh of the Charge of the Light Brigade	IA	2- Fair Sections overgrown. Managed by Mussoorie Cemetery Association.	II – Area level plan and guidelines for conservation, maintenance, management and heritage interpretation
3	Chand villa				
4	Dilaram cottage, Dilaram palace	Early 1900's Above Camel's Back Road	IIIA	3 - Modified extensively	II – Area level plan and guidelines
5	Dilkusha 	Early 1900's Large estate on higher slopes of Camel's Back Hill	IIA	2- Fair Modified extensively	II – Area level plan and guidelines for conservation and retrofitting
6	Essex lodge & Christabel Lodge	Early 1900's	IIIA	Rebuilt as part of	II – Area level plan and

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				Nirankari Bhawan campus. Monica Lodge remains	guidelines for conservation and retrofitting
7	Evelyn Hall at top of Evelyn Hall Road 	Headquarters of the Great Trigonometrical Survey, with the 'Great Theodolite' Evelyn Hall Nursing Home till 1934.	IA	3 – Fair Modified extensively	II – Area level plan and guidelines for conservation and retrofitting
8	Gandhi Eye Hospital	Early 1900's	IB		
9	Gun Hill & Water Reservoir Cable Car Station & Recreational Grounds 7029' 	'Cossipore Cannon' on Gun Hill till 1914  Water reservoir 1920	IC	3 – Fair Modified extensively	II – Area level plan and guidelines
10	Hawa ghar - Scandal Point  6539'	Early 1900's Small pavilion with views of Benog	IB	Rebuilt	II – Area level plan and guidelines for conservation
11	Hillside	Early 1900's	IIA	Modified	
12	Kamla Castle	1920's Montrose House	IA	4- Poor Modified	
13	Kaushak Bhawan		IIIA	Modified	
14	Krishna Niwas – North View Lodge	Early 1900's	IIIA	4- Poor Modified extensively	
15	Kuchesar house	RBI holiday home	IIA		

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16	Mongia Bhawan				
17	Montrose hotel				
18	Mull Villa				
19	Municipal Basic School,	partially ruinous,			
20	Osborne house 				
21	Parsi AramGah Cemetery	1900's	IA		I - Area level plan and guidelines for conservation and retrofitting
22	PLM Villa	1900's	IIIA		
23	Ranjan villa	1900's	IIIA	Now Dass Villa	
24	Rock Haven	1900's	IIIA		
25	Roseleigh	PNT holiday home	IIB		
26	Roselyn Estate 	1900's	IIA	Partly ruinous Rebuilt as hotel	
27	Rukmani Niwas				
28	Shah cottage – Oakshade Cottage 		IIIA	Being rebuilt	
29	St Mary's Cottage Hospital	1900 – 1916 	IB	4 – Poor Maintenance & Upgradation required	

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30	Temple tree (Meattle house) 	1900's Oldville? Large Estate with garden	IIA	2- Modified Birla house	
31	Verdun 	1900's	IA	4 – Poor Partially used.	
32	Wins Cottage			Rebuilt as Ramnath house	
	Rock Cliff – Maternity Home	1890's			
	Camels Back Rock 	Natural	IC	2 -Good	I
	Camel's Back Road 	Before 1844 – Popular walk or ride due to its being almost completely level.	IB	2 – Good. Recent widening has resulted in landslip and cracking of road surface	I – Area level guidelines required
	The Camel's Back Road and Gun Hill, located in the central section of Mussoorie, north of the Mall remains a distinctive feature, and was the site where the first 'house' or shooting box of Frederic Young & Shore was located in 1823. This low density residential and institutional precinct largely retains its wooded character. The estates on the northern slopes and the upper part of Gun Hill are rapidly densifying with out of scale, inappropriate construction. Area level guidelines and a heritage resource management plan are urgently required.				



Figure: Recent demolition and rebuilding of the heritage estates is resulting in inappropriate and out-of-scale construction, over-densification on vulnerable slopes and loss of trees in the Camel's Back Precinct. This is a recent trend and requires immediate conservation measures and guidelines

