



# Lohanapara Heritage Precinct

## Heritage Precinct Development Plan



An Initiative by  
Morbi Municipal Corporation

An urban upliftment  
project



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## Contents

introduction.....	2
Integrating Local Identity And Sustainable Development.....	2
United Nations Sustainable Goal 11.4 - 2030.....	2
The Vision Of "Virasat Bhi, Vikas Bhi" .....	3
Site And Memories Of The City.....	3
The Lohana Para Area.....	5
Some Notable Features Of The Street Scape Include: .....	6
Documentation Drawing .....	8
Proposed Elements Of The Project.....	9
The Heritage Precinct Area Of Lohana Para .....	9
Street Development.....	11
Initiatives For Integrating Heritage And Development In Green Chowk.....	13
Heritage Conservation And Restoration.....	13
Community Engagement And Capacity Building.....	13
Cultural Tourism Promotion.....	13
Boq And Budget Estimates .....	<b>Error! Bookmark not defined.</b>

## INTRODUCTION

Sustainable Development Goals (SDGs) emphasize inclusive growth that respects cultural heritage, environmental sustainability, and economic development. Among these, promoting and preserving local identity emerges as a critical SDG goal, intertwining social cohesion, economic opportunity, and environmental sustainability. Morbi, Gujarat—rich in historic architecture, vibrant public spaces, and traditional livelihoods—provides a unique canvas to showcase how integrating local identity with development can ensure long-term prosperity and cultural pride.

The Government of India's visionary initiative, "Virasat Bhi, Vikas Bhi" (Heritage as well as Development), inspires this approach by aligning heritage conservation with modern development goals. This project report details how Morbi's iconic public heritage, especially the Green Chowk area and its historic vegetable market, can become a living example of this visionary integration to enhance sustainable urban living.

## INTEGRATING LOCAL IDENTITY AND SUSTAINABLE DEVELOPMENT

Preserving local heritage promotes tourism, creates jobs, and fosters community participation. It also strengthens social ties and environmental stewardship by connecting people with their land and traditions. Recognizing local identity as an SDG goal means not only protecting monuments but also safeguarding traditional markets, crafts, oral histories, and community knowledge, all contributing to a vibrant, sustainable city ecosystem.

## UNITED NATIONS SUSTAINABLE GOAL 11.4 - 2030

Local identity encapsulates a community's cultural, historic, social, and environmental elements. It defines belonging, pride, and continuity—essential for a resilient society. In the framework of SDGs, local identity supports multiple goals: sustainable cities and communities (SDG 11), inclusive economic growth (SDG 8), and reduced inequalities (SDG 10).



### THE VISION OF "VIRASAT BHI, VIKAS BHI"

"Virasat Bhi, Vikas Bhi" embodies the balance between conserving India's rich heritage and pursuing progressive economic development. This vision, advocated by the Government of India, encourages cities like Morbi to localize development by blending historic preservation with modern infrastructure and social welfare.

The approach emphasizes:

- Visual revival of Heritage Path
- Promotion of cultural tourism and local crafts
- Enhancing public spaces to support social cohesion
- Emphasizing traditional marketplace
- Promote tourism activities

Through these, "Virasat Bhi, Vikas Bhi" ensures that growth benefits all segments of society while honoring the past and enriching local identity.

### SITE AND MEMORIES OF THE CITY

There are many structures with heritage values in the Morbi city. Local authorities, Government and Private Stakeholders also show interest in heritage preservation and promotion.

- Mani Mandir (Wellington Secretariat): A notable example of Rajput architectural workmanship, featuring a large central courtyard housing the Mani Mandir temple. A stunning temple dedicated to Lord Shiva, built in Indo-Saracenic architecture with intricate

carvings and beautiful motifs. It's situated in the courtyard of Wellington Secretariat. The building is restored and serves as a local landmark.

- Darbargadh Palace: A colonial-style palace that served as the residence of Morbi rulers, now converted into a heritage hotel. It features a museum showcasing artifacts, weaponry, and traditional costumes.

- Historic Bridge and bronze sculptures: The historic stone masonry bridge connecting two sides of river banks have iconic sculptures of Horses and Bulls which marks the artistic inclination and inspires the citizen.

- Historic market places of Old Morbi city: Serving as a regional hub, Morbi is also house to multiple market place. The local authorities maintain the historic vegetable market with timber trusses and organised marketplace for marginal earners.

- Green Chowk: A town square with European-inspired architecture, featuring three entrances, including the Nehru Gate built in Rajput style with a clock tower.

- Green Tower: A tower inspired by the Eiffel Tower of Paris, symbolizing Morbi's progressive nature.

- Art Deco Palace: A palace built in the Art Deco style, featuring granite stone and exquisite designs, with 6 living rooms, 6 dining rooms, and 14 bedrooms. It is maintained by private owners.

- Nagar Darwaja - Morbi Clock Tower: A historical landmark surrounded by bustling markets and shops, offering a glimpse into local life.

- Lakhdhirji Engineering College: A notable institution housed in a former royal residence, showcasing impressive architecture.

- Morbi Railway Station: Recently the historic glory was restored and revived by the Railway authorities.

## THE LOHANA PARA AREA

The historic Lohana-Para Market Area was an example of public market-place with iconic city character which used be picturesque urban area of the city. Main road of this area in historic Morbi features a well-planned street network surrounded by uniform street design, creating a visually appealing and harmonious urban landscape. The uniform design elements, such as building facades, street furniture, and pavement materials, contribute to a cohesive and aesthetically pleasing streetscape.



Figure 1 : Area Plan of Precinct

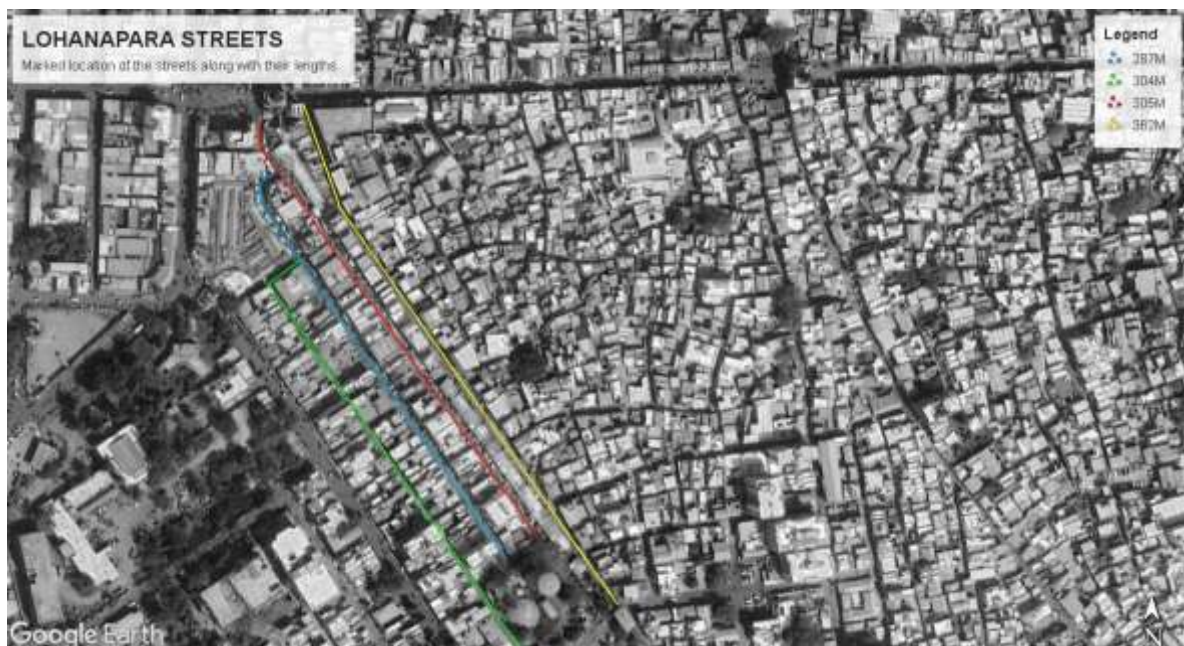


Figure 2 Marked locations of the 4 streets

**Some notable features of the street scape include:**

- Uniform street design: Consistent design elements, such as streetlights, benches, and pavement materials, create a sense of continuity and visual harmony throughout the area.
- Pedestrian-friendly: The design prioritizes pedestrian accessibility and comfort, making it an inviting space for locals and visitors to stroll, socialize, and enjoy the surroundings.



**Figure 3 : Wankaner Darwaja of historic city and street scape**

The combination of these design elements creates a unique and charming streetscape that showcases Morbi's commitment to preserving its cultural heritage while embracing modern urban planning principles.



Figure 4 : Current view of the Municipal Market Area



Figure 5 : The Nagar Darwaja



**Figure 6 : Present Condition of the street architecture**

The existing streetscape has gradually lost its visual coherence due to the introduction of contrasting new building additions that disrupt the original uniform character of the area. The absence of architectural continuity has resulted in a fragmented urban fabric, diminishing the overall aesthetic quality and identity of the street.

Additionally, the drive-way has become increasingly congested due to informal encroachments by local vendors. The spillover of commercial activities onto the roadway has significantly reduced the effective width available for vehicular movement, leading to traffic bottlenecks and compromised pedestrian safety.

## DOCUMENTATION DRAWING

A Precinct level plan with broader street dimensions has been attached underneath.

## PROPOSED ELEMENTS OF THE PROJECT

### THE HERITAGE PRECINCT AREA OF LOHANA PARA



Figure 7 View of the Nagar darwaja square

The project shall include:

- Pavement Surface using Heritage street flooring
- Rain Water Drains
- Information panel about historic structures and landmarks in the street
- Uniform Commercial Signages
- Heritage Street light poles
- Upliftment of public amenities on walk route
- Heritage Style Manhole/service covers
- Curbing and street edge
- Place markers and Signages



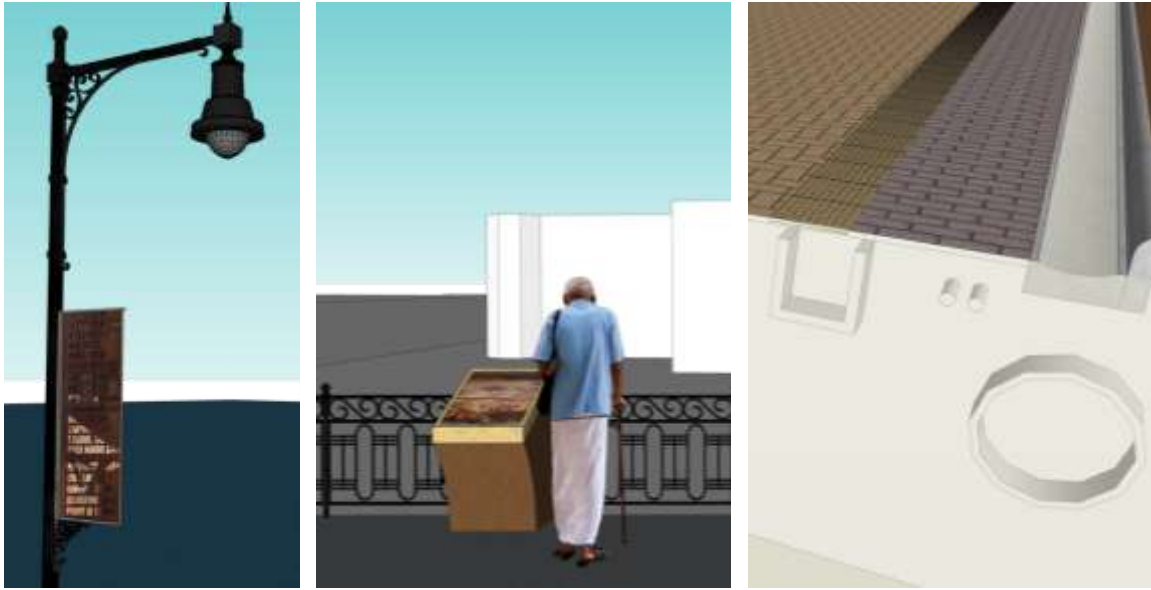


Figure 10 References for other important elements like signages, sub-surface strengthening and information panels

## STREET DEVELOPMENT

### 1. Rainwater and sewer Drains

Rainwater drains are designed to collect and redirect rainwater away from buildings and surfaces, preventing water accumulation and potential damage. Properly designed rainwater drains help maintain the integrity of structures and prevent erosion.

### 2. Cable Ducts for Private Lines

Cable ducts for private lines provide a protected pathway for cables and wires used for private communication or data transmission. These ducts help organize and secure cables, reducing the risk of damage or tampering.

### 3. Future Provision Ducts

Future provision ducts are installed to accommodate future cable or pipe installations, reducing the need for extensive excavation or disruption to existing infrastructure. These ducts provide flexibility and adaptability for future development or upgrades.

#### **4. Heritage Paving in Driveway**

Heritage paving in driveways involves using traditional materials and techniques to preserve the historic character of the driveway. This may include using materials like stone, brick, or cobblestone to create a visually appealing and durable surface.

#### **5. Heritage Pedestrian Paths**

Heritage pedestrian paths are designed to preserve the historic character of walkways and pathways. This may involve using traditional materials, such as stone or brick, and incorporating historic design elements to create a visually appealing and safe pedestrian experience.

#### **6. Saucer Drain**

A heritage saucer drain is a traditional drainage system designed to collect and redirect water away from buildings and surfaces. These drains are often constructed using historic materials and techniques to preserve the aesthetic and functional integrity of the drainage system.

#### **7. Heritage Service Covers**

Heritage service covers are designed to provide access to underground services, such as utilities or drainage systems, while preserving the historic character of the surrounding area. These covers may be designed to blend in with the surrounding architecture or to provide a visually appealing contrast.

#### **8. Heritage CI Cover**

Heritage CI (Cast Iron) covers are designed to provide access to underground services while preserving the historic character of the surrounding area. These covers may be decorated with intricate designs or patterns to match the surrounding architecture.

#### **9. Cat-eye Demarcation**

Cat-eye demarcation refers to the use of reflective markers or studs to define boundaries, pathways, or other features in a public space. These markers are often used to improve safety and visibility, particularly at night or in low-light conditions.

## **10. Subsurface Strengthening**

Subsurface strengthening involves reinforcing the subsurface layers of a road or pavement to improve its durability and stability. This may involve using materials like geotextiles or geogrids to reinforce the subsurface layers and prevent damage from traffic or environmental factors.

## **11. Heritage Place Markers and Signages**

Heritage place markers are designed to provide information about the history or significance of a particular location. These markers may be designed to be visually appealing and informative, while also respecting the surrounding environment.

### **INITIATIVES FOR INTEGRATING HERITAGE AND DEVELOPMENT IN GREEN CHOWK**

To realize the vision of "Virasat Bhi, Vikas Bhi" in Morbi's Green Chowk, the following integrated policies and actions are recommended:

#### **Heritage Conservation and Restoration**

- Undertake scientific restoration of heritage monuments using traditional materials with modern techniques for durability.
- Develop adaptive reuse strategies giving new life to heritage buildings as museums, community centers, or cultural hubs.
- Establish legal frameworks protecting heritage zones from unplanned urbanization.

#### **Community Engagement and Capacity Building**

- Involve local communities, especially women and youth, in heritage documentation and management.
- Build local committees for ongoing heritage conservation and market governance.
- Run awareness campaigns linking heritage preservation with community welfare.

#### **Cultural Tourism Promotion**

- Develop heritage walking trails encompassing landmarks and the vegetable market.
- Organize cultural festivals celebrating local crafts, food, and traditions.
- Promote digital storytelling and virtual tours to reach wider audiences.