

F.No. 15-287/NMA/HBL-2024
Government of India
Ministry of Culture
National Monuments Authority

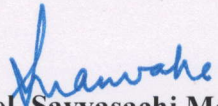
PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument “**Hammam Khana, Chowk Mohalla, Burhanpur, Madhya Pradesh**” has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

- a. National Monuments Authority www.nma.gov.in
- b. Archaeological Survey of India www.asi.nic.in
- c. Archaeological Survey of India, Bhopal Circle www.asibhopal.nic.in

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. arch-section@nma.gov.in latest by **14th March, 2024**. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. **14th March, 2024**, in consultation with Competent Authority and other Stakeholders.


(Col. Savyasachi Marwaha)
Director, NMA
14-02-2024



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**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**



Draft Heritage Bye-Laws for Hammam Khana, Burhanpur

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye- laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Centrally Protected Monument **“Hammam Khana, Burhanpur”**, prepared by the Competent Authority, in consultation with the Amity School of Architecture and Planning, Amity University, Lucknow UP, as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

The objections/suggestions, received before the specified date have duly been considered by the National Monuments Authority in consultation with the Competent Authority.

Now, therefore, in exercise of the powers conferred by sub-section (5) of the Section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 the National Monuments Authority, hereby makes the following bye-laws, namely: - **“Hammam Khana, Burhanpur Bye-laws 2023”**.

**CHAPTER I
Preliminary**

1.1 Short title, extent and commencements:

- (i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2023 of Centrally Protected Monument - **“Hammam Khana, Burhanpur”** Bye-laws 2023”.
- (ii) They shall extend to the entire prohibited and regulated area of the monuments.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws. It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.
- (iv) They shall come into force with effect from the date of their publication.

1.2 Definitions:

1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience: -
 - (a) "Ancient monument" means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes: -
 - (i) the remains of an ancient monument,
 - (ii) the site of an ancient monument,
 - (iii) such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
 - (iv) the means of access to, and convenient inspection of an ancient monument;
 - (b) "Archaeological site and remains" means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes:
 - (i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
 - (ii) the means of access to, and convenient inspection of the area;
 - (c) "Act" means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);
 - (d) "Archaeological officer" means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
 - (e) "Authority" means the National Monuments Authority constituted under Section 20 F of the Act;
 - (f) "Competent authority" means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act;

Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;

(g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) “Floor Area Ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

FAR = Total covered area of all floors divided by plot area;

(i) “Government” means the Government of India;

(j) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a protected monument, and the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;

(k) “owner” includes-

(i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and

(ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;

(l) “prescribed” means prescribed by rules made under this Act;

(m) “Prohibited area” means any area specified or declared to be a prohibited area under section 20A;

(n) “Protected area” means any archaeological site and remains which is declared to be of national importance by or under this Act;

(o) “Protected monument” means any ancient monument which is declared to be of national importance by or under this Act;

(p) “Regulated area” means any area specified or declared to be a regulated area under section 20B of this Act;

- (q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
 - (r) “Repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;
2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made thereunder.

CHAPTER II

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958

2.1. Background of the Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Centrally Protected Monuments. The three hundred meters area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

2.2. Provision of the Act related to Heritage Bye-laws:

Section 20E of AMASR Act, 1958 and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-laws by the Authority.

2.3. Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958 specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be,

may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER-III

Location and Setting of Centrally Protected Monument – Hammam Khana, Burhanpur, Madhya Pradesh

3.1. Location and Setting of the Monument:

The protected monument Hammam Khana is found in Chowk Mohalla, the central core area of Burhanpur, known for its congestion.

Latitude: 21°18'39.50"N, **Longitude:** 76°14'0.34"E

The road adjacent to the monument links to the local arterial road, recognized as *Lohar-Marg*. The Burhanpur Railway Station is positioned 5 kilometers from the protected site. The nearest airport, Devi Ahilyabai Holkar International Airport in Indore, is approximately 186 kilometers away via Khandwa - Indore Road (SH 27), providing connectivity to metro cities and other major urban centers in the country.

At present, the Hamman Khana protected area finds itself enclosed by residential structures on all sides, each distinguished by varying heights, collectively shaping an environment, creating an enclosure-like setting. Specifically, the Hamman is situated within a densely populated residential area, particularly concentrated in the eastern direction. In contrast, the southwestern, western, and northwestern directions are characterized by a combination of commercial and mixed-use developments. Notably, the Jama Masjid, a significant religious structure, is positioned within this commercial stretch, surrounded by both formal and informal shopping areas.

In close proximity to the protected area, few monuments of historical significance can be found. In the southeastern direction, stands Centrally protected monument known as The Palace Situated in the Fort, while in the northeast, another Centrally protected monument known as Bibi Sahib's Masjid stands as another notable structure. Moving towards the eastern direction, an Akbari Sarai is situated, accompanied by a vast open area, adding to the diverse architectural and spatial characteristics of the surrounding environment.

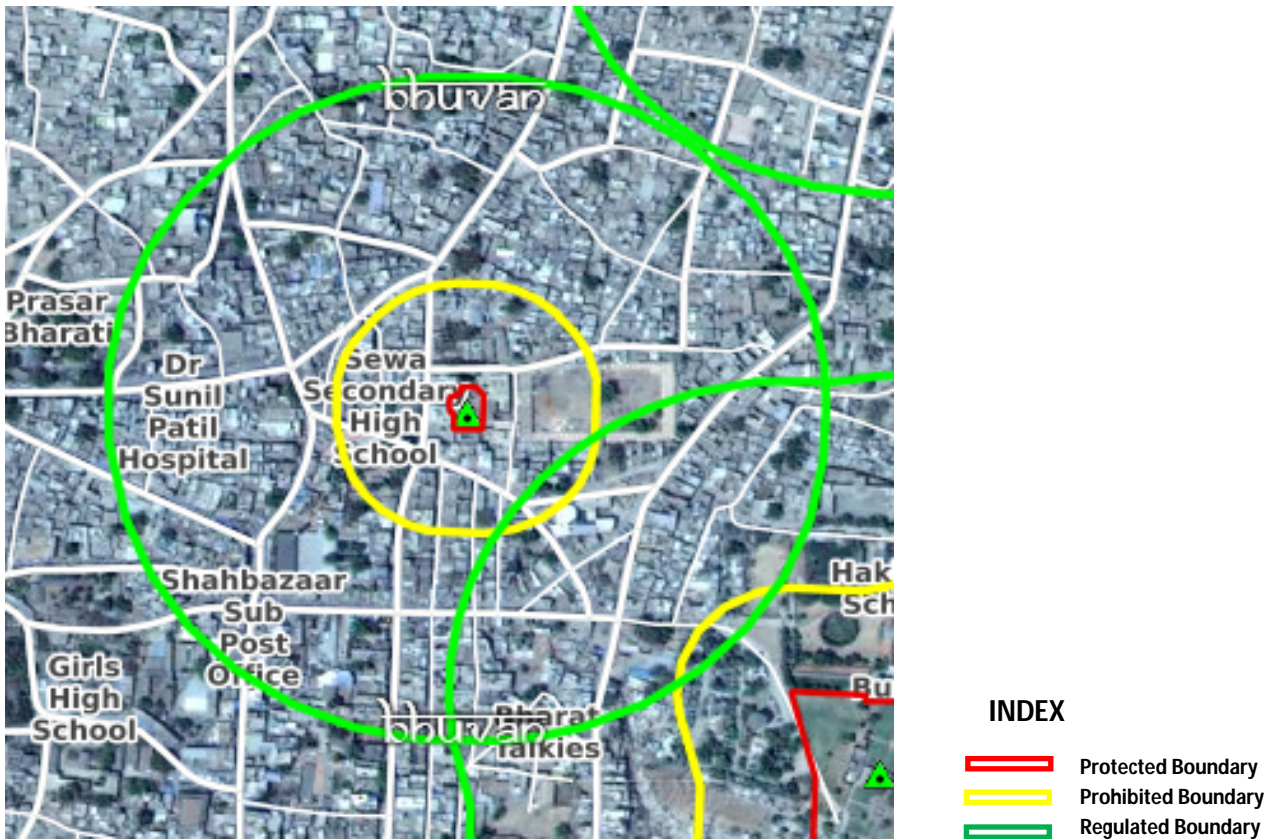


Figure 1: Satellite image showing the location of Hammam Khana, Burhanpur, marked for protection, prohibition, and regulation. Source: Bhuvan.

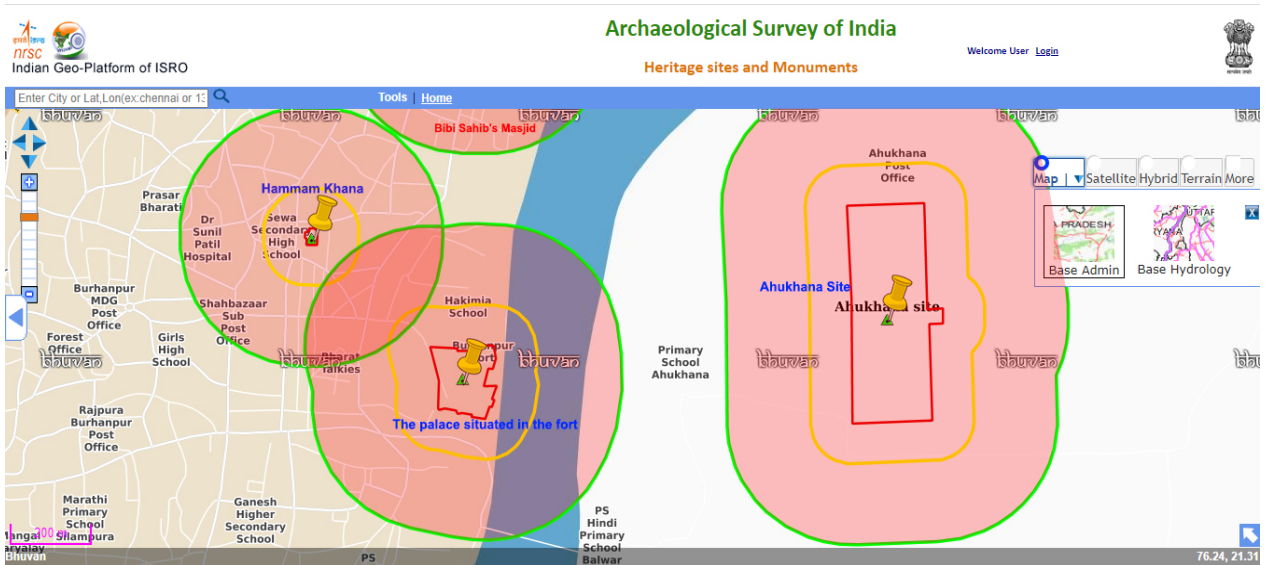


Figure 2: Visual representation showing the location of the cluster of all the Centrally Protected Monuments in the vicinity. (Source: Bhuvan)

3.2. Protected boundary of the monument:

The protected boundaries of the Centrally Protected Monument – Hammam Khana, Burhanpur may be seen in **Annexure-I**.

3.2.1 Notification Map/ Plan as per ASI records:

The Gazette Notification of the Hammam Khana, Burhanpur may be seen in **Annexure-II**.

3.3. History of Monument

Hammam Khana in Burhanpur is an ancient bathing complex that holds historical significance. Burhanpur itself has a rich history and was an important center during the medieval period. Hammam Khana, is believed to have been constructed during Medieval Period, during the reign of the Faruqi dynasty, which ruled the region in the 15th and 16th centuries. The baths bear an inscription of Khan Khana Mirza Abdul Rahim Khan, the famous minister of King Akbar and Jahangir. During the Mughal era, Burhanpur became a prominent city and served as an important military and strategic outpost. The Mughal emperor Akbar is known to have visited Burhanpur, and the city witnessed significant cultural and architectural developments during his time.

The historical importance of Hammam Khana is associated with the Mughal emperors and their interactions with the regional rulers. Over the years, the structure may have undergone renovations.

3.4. Description of Monument

Despite the absence of written documentation, an analysis of the site and theoretical studies suggest that the Hammam's typology leans towards being a Public Hammam. This inference is drawn from the strategic placement of the hammam, which stands in opposition to the Akbari Serai—a Caravanserai. Historically, a caravanserai served as a roadside facility where travelers, or caravaners, could take a break and rejuvenate after a day's journey. Considering that Burhanpur played a crucial role as a major node in the trade route and a passage to the Deccan, the city witnessed a substantial influx of travelers.

3.5. Current Status

3.5.1. Condition of the Monument - Condition Assessment

The maintenance and preservation of the Centrally Protected Monument (CPM) and its protected area is the exclusive domain of Archaeological Survey of India (ASI). The Photographs depicting the present condition of the protected monument is appended in **Annexure –VIII**.

3.5.2. Daily footfalls and occasional gathering number:

Since the monument is non-ticketed, it lacks an official registry of the visitors resulting in unavailability of appropriate information regarding the daily footfall / visitor traffic. However, insights regarding same have been gleaned through visual observations and interviews with the individuals closely associated with the monument's immediate surroundings. The daily footfall is limited to 10-15 visitors who are mostly locals.

CHAPTER IV

Existing Zoning in the Local Area Development Plan

4.1. Existing Zoning

There is no zoning assigned under any of the existing rules and development plans created by the state/local government for the monument specifically. The development plan talks about conserving some of the monuments and mentions Bibi Sahib ki masjid. Aside from that, the various land uses according to the "Madhya Pradesh Bhumi Vikas Niyam 1984, amended 2012, subsection 36" defined under the "Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23, Year- 1973).

Refer Annexure-VI

4.2. Existing Guidelines of the local bodies.

The existing guidelines of the local bodies of The Madhya Pradesh Bhumi Vikas Rules, 2012 is available.

Refer Annexure-V

CHAPTER V

Information as per First Schedule, Rule 21(1)/ total station survey of the Prohibited and the Regulated Areas on the basis of boundaries defined in Archaeological Survey of India records.

5.1. Contour Plan/ Survey Plan/ Site Plan:

Survey Plan of the Hammam Khana, Burhanpur may be seen in **Annexure- III**.

5.2. Analysis of the surveyed data

5.2.1. Prohibited Area/Regulated Area in sqm and their Salient Features

The prohibited area and regulated area for 'Hammam Khana, Burhanpur' are listed below:

Protected area = 760.501 sq.m. (0.188 acre),

Prohibited Area = 42615.289 sq.m. (10.525 acre),

Regulated area = 273683.833sq.m. (67.599 acre)

Salient Features:

The monument 'Hammam Khana' is located in the densely populated urban core of Burhanpur city. The survey area encompasses a dynamic mix of residential, commercial, industrial, and historically significant structures. The historic cultural landscape is shaped by landmarks such as Jama Masjid, Akhbari Saray, mosques, temples, shrines, and mazars. However, the surveyed area has undergone significant changes and interventions due to development pressures over time. Despite these transformations, a few residential colonies still feature noteworthy examples of traditional houses with diverse typologies.

5.2.2. Description of built-up area

A. Prohibited Area

North

In the northern part of the prohibited area is primarily densely populated residential colony. Alongside this, there are a handful of mixed use residential and commercial structures situated along the main, Lohar Mandi Road. This area is also home to several significant religious establishments including mosques and Mazars.

North east - The north-eastern part of the prohibited area consists of densely populated residential development.

East- The historic monument of Akbari Sarai along with dense Residential development can be seen on the eastern part.

South East - In the south- eastern part of the prohibited area is primarily densely populated Residential development along with mixed used and commercial activity.

South- Commercial activity can be seen on the southern part of the prohibited area.

South-West- The institutional buildings namely Police Department City Kotwali and Nagar Palika Office can be seen.

West- The Residential and Mixed used Development with residential and commercial area can be seen in western direction.

North-West- The north-western part consists of Residential and Mixed used Development with residential and commercial area.

B. Regulated Area

North and North-East

The regulated area's northern and Northeastern section primarily consists of a residential colony, while the commercial and mixed-use construction extends along Budhwara Marg. Another noteworthy typology includes residences with power looms, along with micro units exclusively dedicated to power loom activities.

East

In the regulated areas' eastern section, there is a portion of Akbari Sarai and a residential colony featuring minor mixed-use development along the arterial road.

South-East

In the south-eastern part of regulated areas, a range of building typologies is present. This area predominantly consists of residential buildings, along with mixed-use and commercial buildings situated along the arterial road known locally as Qila Road. Educational institutions such as Hakimia School, Quaderia Science, Art, and Commerce College, Unique School, and SCTQ College are located in this vicinity. Additionally, there are Islamic religious structures like Tana Gujri Mosque, Dara Mosque, a few open grounds with Mazars, and a pumping station.

South

The southern part of the regulated area is primarily commercial, with a limited portion featuring mixed-use and residential buildings.

South-West

In the regulated area's southwest part stands a highly significant religious structure, Jama Masjid. The vicinity surrounding the mosque is characterized by a dense commercial activity, with Gandhi Chowk serving as a notable landmark. Alongside commercial structures, there are also residential and mixed-use buildings.

West

The southern part of the regulated area is primarily commercial, with a limited portion featuring mixed-use and residential buildings. A few open grounds with Mazars.

North-West

In the northwestern segment of the regulated area, a commercial building is predominantly present along Budhwara Marg. There are residential and mixed-use buildings as one moves inward from Budhwara Marg and other arterial roads. Another distinctive typology within this area comprises residences integrated with power looms, alongside structures solely designated for power loom activities.

5.2.3. Description of green/open space

Within the protected boundary of Hammam Khana, there is an absence of open space, while the prohibited and regulated areas contain limited open spaces. Based on physical boundaries, the existing open space can be divided into two categories.

The first category comprises of open spaces with a physical boundary present. For example, in the eastern direction of Hammam Khana, Akbari Sarai has a substantial open area used for accommodating equipment, vehicles, and the garbage collector hand trolley of the Burhanpur Municipal Corporation. However, this space has also faced encroachment by various authorized residents.

In the southeast direction in the regulated area there is an open area used as Pumping station. The boundary wall of the pumping station has been encroached. It is being used as parking space by the locals.

The second category includes open space without a physical boundary. These open spaces are either naturally formed due to the spatial configuration of the settlement pattern or are associated with religiously significant structures like Mazar, Mosque, Dargah, or Temple/Shrines. These open spaces serve multiple functions for the people residing in the immediate vicinity. The activities observed in these open spaces vary, depending on the strategic location, and may include religious gatherings/ceremonies, neighborhood-level playgrounds, parking areas, dumping yards, and utility spaces for the neighborhood, such as washing and drying clothes.

5.2.4. Area covered under circulation – Road, Footpaths etc.

The protected monument is accessed by a 3-meter-wide footpath extends along the eastern and northern boundaries of the protected area. The single entry and exit limit the movement around the monument.

5.2.5. Existing Heights of building

Prohibited Area

In the designated 100 Meters prohibited area, building heights are typically varying between one and four storeys. Predominantly, buildings in the prohibited area are residential along with few mix-use and commercial buildings, with the majority having heights ranging from one to four storeys.

- East: The building height ranges from 3 m to 12m.
- South-East: The building height ranges from 3 m to 12m.
- West: The building height ranges from 3 m to 12m.
- North-West: The building height ranges from 3 m to 12m.
- North: The building height ranges from 3 m to 12m.
- South: The building height ranges from 3 m to 12m.

Regulated Area:

In regulated area, building height vary typically from one and four storeys along with few five storey buildings. The building typology varies to mixed-use to commercial along with certain pockets of residential development.

- East: The building height ranges from 3 m to 12m.
- South-East: The building height ranges from 3 m to 12m.
- West: The building height ranges from 3 m to 15m.
- North-West: The building height ranges from 3 m to 15m.
- North: The building height ranges from 6 m to 15m
- South: The building height ranges from 6 m to 15m

Refer Annexure IV – Building Height Map.

5.2.6. State protected monument(s) and listed heritage buildings by the local authorities, if available within prohibited and regulated area

There is a monument known as Akbari Sarai, situated within the prohibited and regulated area, which falls under the jurisdiction of the Directorate of Archaeology, Archives, and Museums, Government of Madhya Pradesh. There are two other centrally protected monuments, namely Bibi Sahib's Masjid and The Palace Situated in the Fort, in close proximity and lie beyond the regulated area of the protected monument.

5.2.7. Public amenities

Public amenities like toilets, drinking water, parking, information counter, benches etc. are not available at the monument.

5.2.8. Access to the monument

Access to the monument by motorized vehicles is facilitated through the adjoining arterial road, which runs in a north-south direction. This arterial road serves as a crucial transportation link, connecting the monument to city. The arterial road connects to a narrow pathway/road which runs in the east-west direction and serves as an approach road/gali to the protected area of the monument. Also, a 3-meter-wide footpath extends along the eastern and northern boundaries of the protected area.

Lohar Mandi Road, a prominent city thoroughfare identified on the existing transport network map of Burhanpur serves as a crucial link connecting the city center to NH27 and State Highways. To reach the protected monument, one can follow Lohar Mandi Road, which is seamlessly connected to a minor city road leading directly to the Hammam Khana.

5.2.9 Infrastructure services (water supply, storm water drainage, sewage, solid waste management, parking etc.):

Infrastructure services are not available on the site.

5.2.10 Proposed zoning of the area as per guidelines of the Local Bodies:

In the Burhanpur Development Plan 2021 and 2031 (Refer in Annexure IV), the entire planning area of Burhanpur has been divided into 9 investment units to ensure their independent functionality, particularly concerning work centres, commercial activities, education, and healthcare facilities. The monuments and the surrounding areas come under Planning Unit Boundary, however specific regulation for each Planning Unit Boundary is under preparation.

Refer **Annexure-VII**

CHAPTER VI

Architectural, Historical and Archaeological Value of the Monument.

6.1. Architectural, Historical and Archaeological Value of the Monument.

Architectural Value: The Hammam Khana features Muqarnas domes, an architectural element notable for its intricate geometric design and structural ingenuity. These domes, showcasing a three-dimensional honeycomb-like pattern, represent the rich heritage and innovation within Islamic architectural traditions. The specific muqarnas domes utilized in Hammam Khana are characterized by ornamental, corbel-like niches arranged in a tiered manner to form a striking domed structure. These niches, reminiscent of stalactites, interlace and intersect, creating a visually appealing composition. The muqarnas design's complexity facilitates a captivating interplay of light and shadow, enhancing the depth and dimension of the interior of Hammam Khana. The arrangement of individual muqarnas units in these domes is executed with precision, ensuring a seamless transition from the square base to the domed apex, resulting in a harmonious blend of geometric forms.

Upon entering Hammam Khana via a flight of steps from the eastern direction, there is a navel stone, a significant feature of a Hammam. It was used to accommodate occupants for sitting or lying down during the Hammam process. Over time, the original finish of the navel stone in Hammam Khana has undergone several interventions.

Historical Value: Hammam Khana is known for its medieval architecture and design. It reflects the influence of Persian and Central Asian styles drawing the association with the Mughal emperors and their interactions with the regional rulers. The structure typically includes bathing chambers, dressing rooms, and heating facilities. The baths were not only places for personal hygiene but also served as social and cultural hubs where important discussions and meetings took place.

Archaeological value: There are many heritage structures that can be seen in the proximity of the protected monument along with open areas. Their presence indicates significant architectural and cultural inflow in the old residential setting. The scientific studies can help to identify archaeological remains.

6.2. Sensitivity of the monument (e.g., developmental pressure, urbanization, population Pressure, etc.):

The monument is subject to substantial threat owing to ongoing development pressures. Positioned within a densely populated urban area, it is situated between residential colonies in the northeast and southeast directions, and faces commercial and mixed-use development in the northwest, west, and southwest directions. This geographical placement underscores the monument's intricate connection with the surrounding urban fabric. The sensitivity of "The Hammam Khana" in this location is inherent in its spatial relationship with residential and commercial entities, reflecting a nuanced connection between the monument and the evolving urban landscape of Burhanpur.

6.3. Visibility from the Protected Monuments or Area and visibility from Regulated Area:

The protected area of Hamman Khana is surrounded by residential structures on all sides, with varying heights that collectively shape an environment, creating an enclosure-like setting. The protected area is situated below the existing natural ground level and is accessed by a flight of steps descending downward. The view from the monument encompasses residential buildings and vegetation in north direction which is part of Zakhvi Haveli.

The Hamman Khana, faces challenges in terms of visibility from both the prohibited and regulated areas, since the monument occupies a unique location situated partially below the existing natural ground within the densely populated center of the Burhanpur city. The position of the monument within the urban landscape, characterized by narrow streets and high-density building footprint, has resulted in significant development pressures over time. As a consequence, the visibility of Hamman Khana is limited from both the prohibited and regulated areas.

6.4. Land-use to be identified:

In building footprint map The Hammam Khana is designated as Heritage, whereas the prohibited and regulated area, encompasses various land uses, including residential, commercial, mixed-use, industrial.

Refer Annexure-VI

6.5. Archaeological heritage remains other than protected monuments:

In the site survey, no such Archaeological heritage remains other than protected monuments were found. Visual surveys, while useful for identifying visible structures and features, may not reveal the full extent of historical artefacts or structures buried beneath the surface.

Technical working of hammam can be identified in archaeological studies, in such cases, scientific techniques like Ground-penetrating radar (GPR) can be instrumental in uncovering hidden archaeology.

6.6. Cultural landscapes:

The historic city of Burhanpur unfolds a rich cultural landscape shaped by centuries of indigenous planning and design. This intricate framework stems from the city's responsiveness to both cultural and natural features within its landscape. Factors such as street width, building height, orientation, open spaces, land use forms, and overall configuration are intricately interwoven, taking climatic considerations into account. Within the prohibited and regulated area of Hammam Khana, certain physical and social elements contribute to the broader cultural landscape of Burhanpur. The ensemble, including Hammam Khana itself, Akbari Sarai, Jama Masjid, Gandhi Chowk, Lohar Mandi market, Anda Bazar, Tana Gujri Mosque, and various religious structures/shrines like Dargah Mazar dispersed within residential colonies, forming integral components of the city's cultural landscape.

6.7. Significant natural landscapes that forms part of cultural landscape and also help in protecting monument from environmental pollution.

The monument is surrounded by modern constructions; therefore, presently no significant natural landscape exists. Although beyond the regulated area, the river Tapti lies in the near vicinity in the eastern direction of the protected monument.

6.8 Usage of open space and constructions:

Within the protected boundary of Hammam Khana, there is an absence of open space, while the prohibited and regulated areas contain limited open spaces. Based on physical boundaries, the existing open space can be divided into two categories.

The first category comprises of open spaces with a physical boundary present. For example, in the eastern direction of Hammam Khana, Akbari Sarai has a substantial open area used for accommodating equipment, vehicles, and the garbage collector hand trolley of the Burhanpur Municipal Corporation. However, this space has also faced encroachment by various authorized residents.

The second category includes open space without physical boundaries. These open spaces are either naturally formed due to the spatial configuration of the settlement pattern or are associated with religiously significant structures like Mazar, Mosque, Dargah, or Temple/Shrines. These open spaces serve multiple functions for the people residing in the immediate vicinity. The activities observed in these open spaces vary, depending on the strategic location, and may include religious gatherings/ceremonies, neighborhood-level playgrounds, parking areas, dumping yards, and utility spaces for the neighborhood, such as washing and drying clothes.

6.8. Traditional, Historic and Cultural Activities

Over time, it's uncommon to find an unbroken continuation of traditional, historical, and cultural activities. In the medieval era, the silk, textile, and dyeing industry flourished in Burhanpur utilizing handlooms for weaving. The tradition persists in an enhanced form through the production of Muslin cloth using power looms. In the prohibited and regulated area, residences maintain a spatial configuration reminiscent of historical practices of weaving. Another enduring practice is the religious activity of offering prayers at Jama Masjid, located in the southern direction within the regulated area.

6.9. Skyline as visible from the monument and Regulated Area

The skyline, as visible from the protected monument, reveals a scene with residential buildings of varying heights, colors, and architectural features. In the north direction lies vegetation, which is a part of Zakhvi Haveli. The visibility of the protected monument is limited from prohibited area. The visibility of monument from regulated area is nil.

6.10. Traditional Architecture

Within the Prohibited and Regulated areas of the monuments, numerous historically significant structures exist, either safeguarded by diverse authorities or revered within the historical narratives of various religious communities. Complementing these, the residential structures play a pivotal role in shaping the traditional architectural identity of the area. Visual observations reveal various typologies of residential buildings, including Independent Residences, those integrated with power looms, structures featuring shops on the ground floor, and residences accommodating Micro, Small, and Medium Enterprises (MSME) such as Iron smithing, Bamboo work, Timber work and Beedi Making.

The architecture of traditional houses in Prohibited and Regulated areas, as well as throughout Burhanpur, reflects knowledge accumulated over centuries in response to the local context.

The architectural style in the city of Burhanpur cannot be clearly defined due to the city's history of being governed by various rulers like the Mughals and Marathas. Generally, the spatial arrangement of Traditional residences adheres to the courtyard houses typology, taking into account the prevalent climatic conditions. Traditional residences featured wooden facades with fenestrations strategically configured to block intense sunlight and facilitate natural ventilation.

Refer Annexure VII

6.11. Development plan, as available, by the local authorities.

The Burhanpur Development Plan (Draft 2031) prepared by Directorate of Town and Country Planning Madhya Pradesh, Bhopal.

Refer Annexure-VII

6.12. Permissible Building Related Parameters

Prohibited Area:

As per AMASR Act, no new construction shall be permissible within the 100 m radius of the Centrally Protected Monument.

Repair and Renovation:

Internal changes and adaptive reuse may be generally allowed, however, external changes shall be subject to scrutiny/NOC from the National Monuments Authority. Changes may include retrofitting/renovation that may be permitted when the building is structurally weak or unsafe or when it has been affected by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built/open relationships are to be adhered to. General repair and upkeep of buildings will be permitted, subject to NOC from the Competent Authority. The repair and renovation in structures should be sympathetic and congruous with the heritage character of the surrounding areas. New cladding materials like ACP, HPL, laminates, tiling etc or glazing will not be permitted.

Reconstruction: Reconstruction is defined in Section 2(k) of AMASR Act, 1958, Permission for reconstruction in Regulated Area is accorded as per Section 20 C(2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 of AMASR Rules, 2011. In case of natural calamities, the permission for reconstruction is accorded as per Rule 16 of the AMASR Rule, 2011. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminium Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates, etc. is not permitted. The new structure should be sympathetic and congruous with the heritage character of the surrounding area.

Regulated Area:

- 1. Height of the construction on the site:** The heights of all structures of any kind in the Regulated Area of the monument will be restricted up to 15m.
- 2. Floor Area:** According to the plot size and the permissible Floor Area Ratio.
- 3. Usage:** Construction may be allowed for residential and mixed use with shops on ground floor and residential in the upper floors.
- 4. Façade Design:** The architectural characteristics of monument is iconic and depicts a large-scale structure, it has minimal effect on residential or small-scale constructions in prohibited and regulated areas. Hence, the facade design of new construction must be minimalistic in nature, so that, it does not overpower the monument. It is recommended that no tile cladding or use of aluminum composite panels on the exterior facade is permitted. The plumbing and electrical services shall not be on the exterior of the building and use of glazing in façade should be avoided. Any proposed alterations or additions to the historic facade must be reviewed and approved by the ASI with advice from qualified a Conservation professional. The design should be sympathetic to the historic character of the monument.
- 5. Roof Design:** The flat roof design to be followed. Structures using temporary materials such as aluminum fiber glass, polycarbonate or similar materials shall not be permitted on the roof of the building. Water tanks shall be screened off using brick walls.
- 6. Building Material:** Modern building materials may be used for construction. However, masonry and stone finishes to be used for external façade.
- 7. Colour:** The exterior colour shall be of a neutral tone used in harmony with the monument such as buff sandstone colour, beige and other earth colours.
- 8.** The construction of basement shall not be used for residential purposes.

CHAPTER VII

Site Specific Recommendations

7.1.Site specific Recommendations

(i) Research and Educational Outreach:

Establish educational programs and outreach initiatives aimed at increasing awareness of the historical and cultural significance of Hammam Khana. The promotion of these programs is intended to strengthen and further enrich the values associated with the entire site. Planning for additional excavations within the broader waterworks context will be undertaken to facilitate interpretation, adhering to the highest international standards. This approach ensures that research outcomes are accessible to both the research community and the broader public. Implementing accurate, regular, and accessible documentation of excavations will maintain transparency in interventions and allow for continuous revision based on new technical discoveries and acquisitions. Adequate provisions will be made to ensure the accurate recording of exploration outcomes.

(ii) Promotion and Tourism Initiatives:

Develop a comprehensive promotion strategy to attract tourists and highlight Hammam Khana's historical significance. Collaborate with tourism boards and local businesses to promote the site as a cultural and historical destination.

(iii)Waste management plan

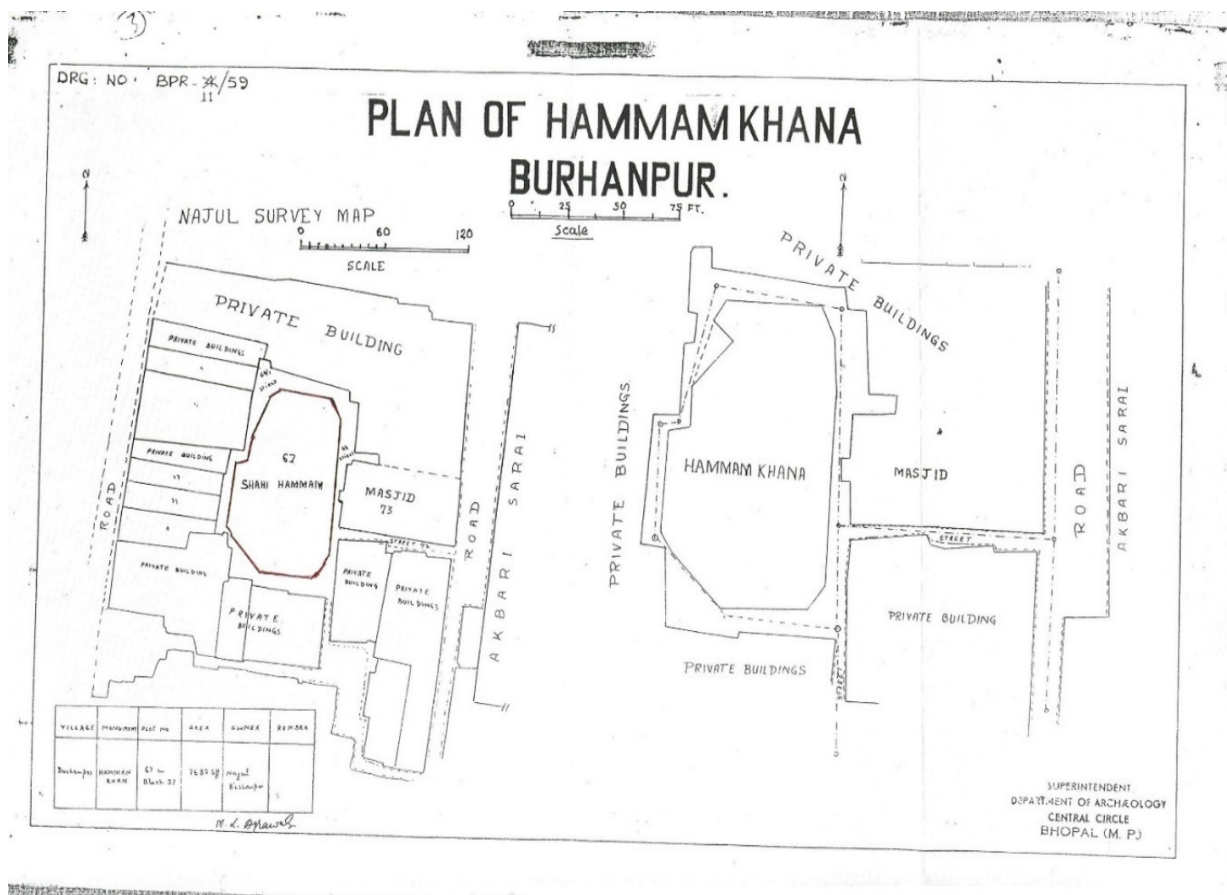
A comprehensive waste management plan should be implemented in prohibited and Regulated Areas

7.2.Other Recommendations

- Extensive public awareness programme may be conducted.
- Provisions for differently abled persons shall be provided as per prescribed standards.
- The area shall be declared as Plastic and Polythene free zone.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf>

ANNEXURES

ANNEXURE - I



Map 1: Notification Plan as per ASI records—definition of Protection Boundaries

Notification Plan as per ASI records-definition of Protection Boundaries

1132 CENTRAL PROVINCES & BERAR GAZETTE, DECEMBER 15, 1939 [PART I

The 30th November 1939
 No. F. 4-31 (2)-39-F. & L.—In exercise of the powers conferred by sub-section (1) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Central Government is pleased to declare the ancient monument described in the annexed Schedule to be a protected monument within the meaning of the said Act.

Schedule.

District	Locality	Name and description of monuments survey with plot numbers	Area	Boundaries	Ownership
1	2	3	4	5	6
Nizar	Chowk Mohalla of Burhanpur town.	Hammam Khana Block No. 27 and plot No. 67.	7,682 square feet.	North—Plot No. 66/1. East—Plot No. 68. South—Plot No. 66/1. West—Plot No. 66/1.	Government.

G. S. BAJPAI,
 Secy. to the Govt. of India.

P-51 6

Da. Do ... Segana ... Gateway of fort and some pillars

TYPED COPY OF NOTIFICATION

1132 CENTRAL PROVINCES & BERAR GAZTTEE, DECEMBER 15, 1939

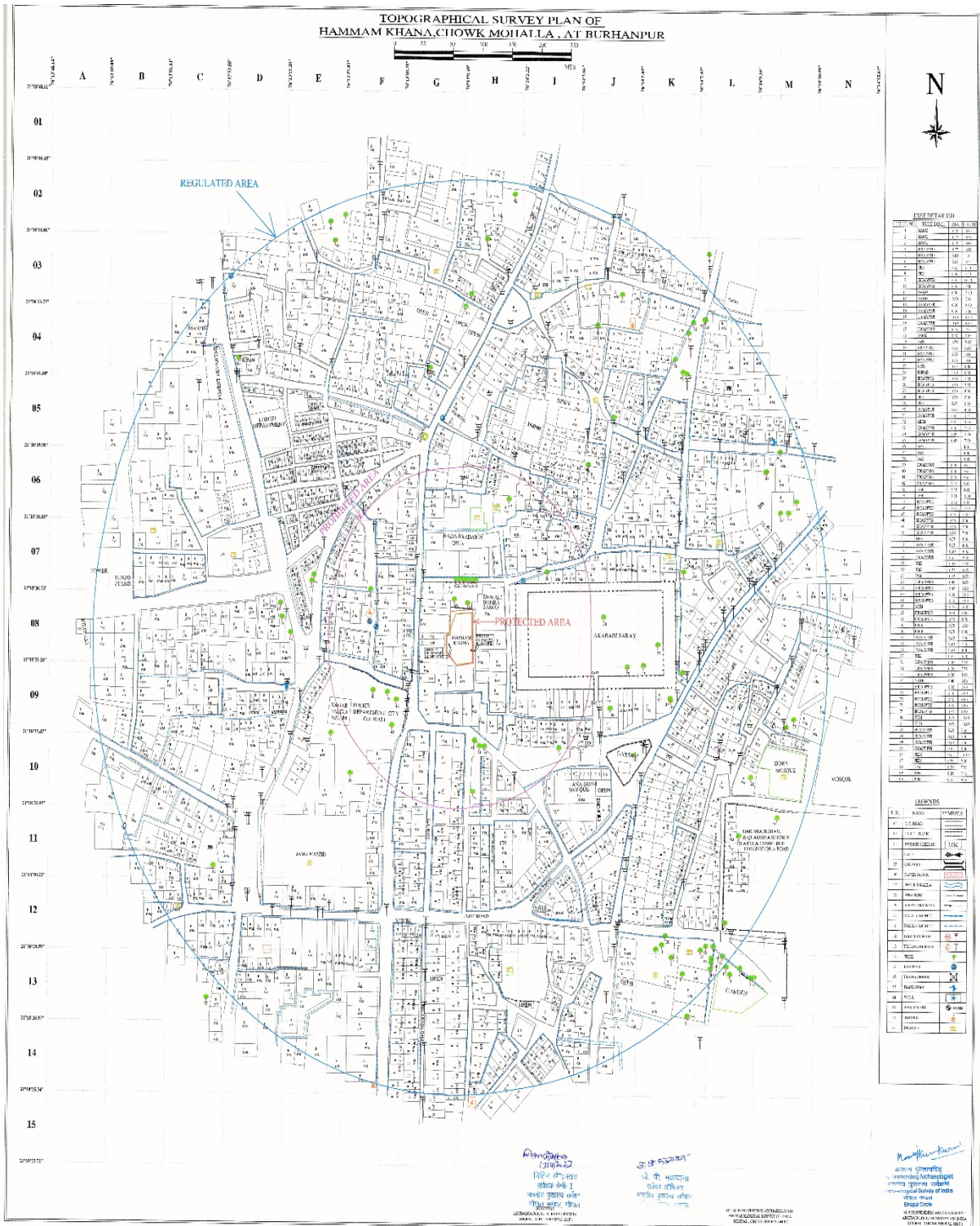
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ANNEXURE -III

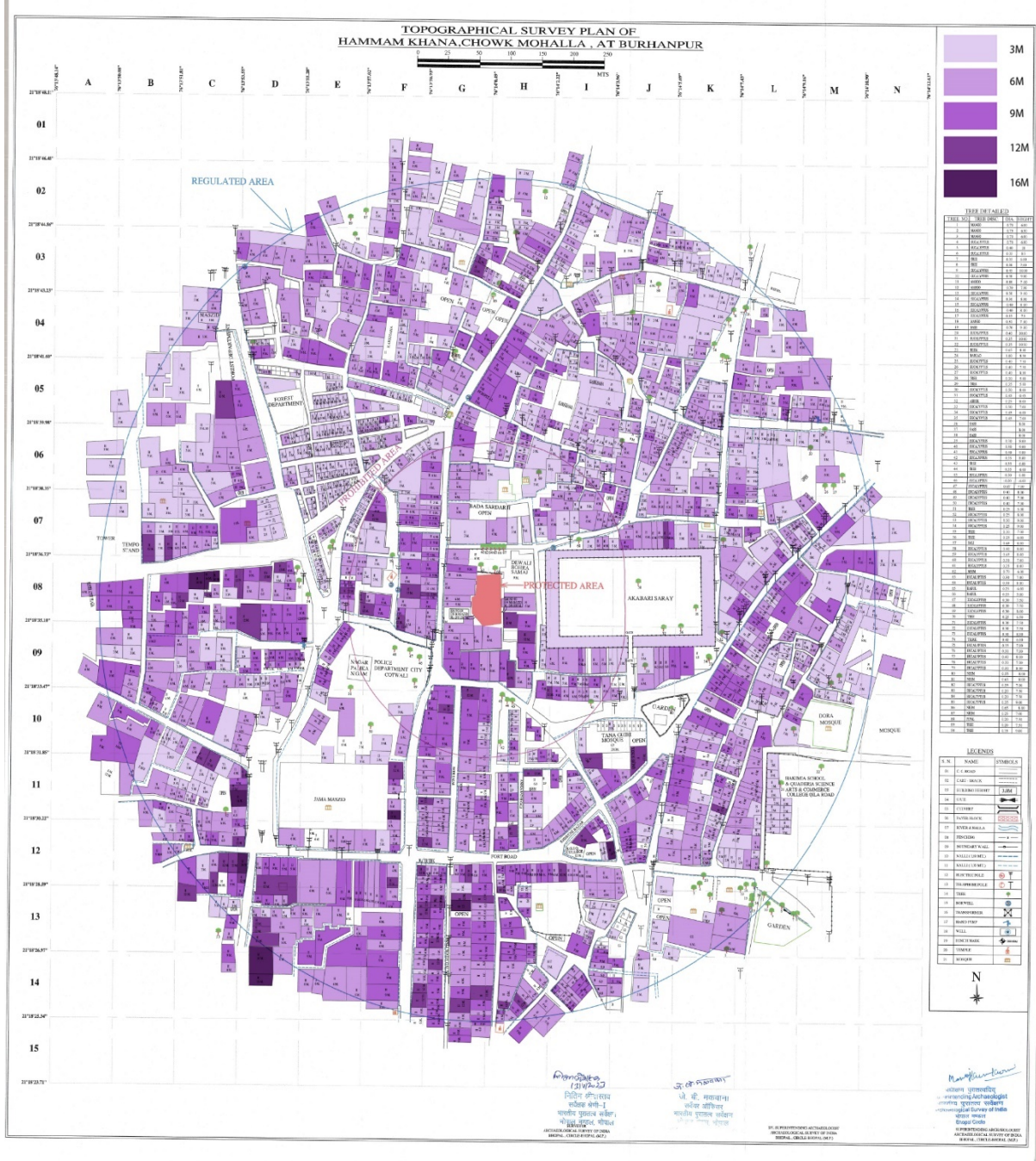
Site Plan Showing Protected, Prohibited and Regulated Area of Hammam Khana, Burhanpur



Map 2: Site Plan Showing Protected, Prohibited and Regulated Area of The Hammam Khan, Burhanpur

ANNEXURE -IV

Building Height Map of Protected, Prohibited and Regulated Area of Hammam Khana



Map 3: Building Height Map of Protected, Prohibited and Regulated Area of Hammam Khana, Burhanpur

**Local Bodies Guidelines Existing Guidelines Of The Local Bodies Of The
Madhya Pradesh Bhumi Vikas Rules, 2012**

PART V - GENERAL BUILDING REQUIREMENTS

(1) Classification

54. Classification of Buildings:- occupancy as follows :- Buildings shall be classified on the basis of

- (a) Residential.
- (b) Educational.
- (c) Institutional.
- (d) Assembly.
- (e) Business.
- (f) Mercantile (including both retail and wholesale stores).
- (g) Industrial (including low, moderate and high fire hazards).
- (h) Storage.
- (i) Hazardous.

II Open Spaces (within a Plot)

55. General:- (1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such interior or exterior open space.

(2) Open spaces to cater for lighting and ventilation requirement. The open spaces inside or around building have essentially to cater for the lighting and ventilation requirements of the rooms abutting such open spaces and in the case of building abutting streets in the front, rear or sides, the open spaces provided shall be sufficient for the future widening of such streets.

(3) Open spaces separate for each building or wing. The open spaces shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces for the purposes of light and ventilation of the wings.

(4) Separation between accessory and main buildings of more than 7 meter in height shall not be less than 1.5 meters. For buildings up to 7 meters in height no such separation shall be required.

56. Residential Buildings:- Open Spaces.

Exterior open spaces for buildings having height up to 12.5 meters.

(1) Front open spaces.

(a) Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:-

S. No.	Width of street Facing the plot	
(1)	(2)	(3)
1	up to 9.0 meters	3.0 meters
2	More than 9.0 meters and up to 12 meters	3.6 meters
3	More than 12.0 meters and up to 18 meters	4.5 meters
4	Above 18 meters.	6.0 meters

(b) In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.

(2) Rear Open Space.

(a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below :-

Sr. No.	Plot area in Square meters	Minimum Rear Open space In meters
(1)	(2)	(4)
1	Up to 40.00	Nil
2	Above 40.00 and Up to 150.00	1.50
3	Above 150 and up to 225.00	2.50
4	Above 225.00	3.00

(b) Rear open space to extend upto the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open

space shall be provided through-out the entire face of the rear wall. Such rear wall shall be the wall on the opposite side of the face of the building unless the Authority otherwise directs.

(3) Side open space.

Every semi-detached and detached building shall have a permanently open airspace on sides, forming integral part of the site as below :-

- (i) For detached buildings there shall be minimum side open spaces of 3 meters on both the sides:

Provided that for detached residential building up to 7 meters in height on plots with a frontage less than 12 meters, one of the sides open space may be reduced to 1.5 meters.

- (ii) For semi- detached building there shall be a minimum side open space of 3.0 meters on one side. For Semi- detached building up to 10 meters in height on plots with a frontage up to 10 meters, the side open space may be reduced to 2.5 meters.

- (iii) For row-type buildings, no side on space is required.

(4) Notwithstanding anything contained in sub-rule (2) and (3) garage may be permitted at rear end of the side open space.

(5) Open space for building of more than 12.5 meters height. For building of height above 12.5 meters the open spaces around building shall be as given in Table 4 and 5 of Rule 42.

(6) Interior open spaces for all buildings.

(a) Inner Courtyard-

- (i) Every room (except bath, water closet and store room) that does not abut on either the front, rear or side open spaces shall abut on an inner courtyard, having minimum side of 3 meters.

- (i) Further the inner courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard.

- (ii) Provided that when any room (excluding staircase bay, bathroom and water closet) is dependent for its light and ventilation on an inner courtyard, its dimension shall be such as is required for each wing of the building.

(iii) Where only water closet and bath room are abutting on the interior courtyard, the size of the interior courtyard shall be in line with the provision for ventilation shaft as given in clause (b). Ventilation Shaft. For ventilating the spaces for water closet and bath room in all types and height of buildings, if not opening on the front or side or rear or interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below :-

Height of buildings in meters	Size of ventilation shaft in square meters	Minimum size of a side of shaft in meters
(1)	(2)	(3)
Up to 10	1.2	0.9
12.5	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4
Above 30	9.0	3.0

Note 1: For buildings above 30 meters mechanical ventilation system, shall be installed besides the provision of minimum ventilation shaft.

Note 2: For fully air-conditioned residential buildings the ventilation shaft need not be insisted:

Provided that the air-conditioning system is designed to work in an un-interrupted manner which means that there is an alternate source of power supply.

(c) Outer Courtyard. The minimum width of outer courtyard (distinguished from its depth) shall be 2.4 meters. If the width of the outer courtyard is less than 2.4 meters, then it shall be treated as a notch and the provisions of outer courtyard shall not apply.

(7) Joint open air space for buildings.

(a) Every interior or exterior open air space, unless the latter is a street, shall be maintained and shall lie entirely within the owner's own premises.

(b) If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be equal to the one as specified for tallest building abutting on such open air space.

(c) If such interior or exterior open space is jointly owned by more than one person, then its width shall be as per (b) above. Provided that every such person agrees in writing to allow his portion of such joint open space to be used for the benefit of every building abutting on such joint open space and provided he submits his written consent to the Authority for record. Such common open space shall henceforth be treated as a permanently open space required for the purposes of these rules. No boundary wall between such joint open space shall be erected or raised to a height above 2.0 meters.

57. Open spaces for other occupancies: - In case where the development permission under section 29 or 16 is applied for the following occupancies/ buildings:-

(a) Educational Buildings. Except for nursery school, the open spaces around the building shall be not less than 6 meters.

(b) Institutional Building. The open spaces around the building shall not be less than 6 meters.

- (c) Assembly Building. The open space at front shall not be less than 12 meters and other spaces around the building shall not be less than 6 meters.
- (d) Business, Mercantile and Storage Buildings. The open spaces shall not be less than 6 meters in the front and 4.5 meters on other three sides. Where these are situated in purely residential zone or residential with shops line zone, the open spaces may be relaxed.
- (e) Industrial Buildings. The open spaces around the building shall not be less than 4,5 meters for heights up to 16 meters with an increase of the open spaces of 0.25 meters for every increase of 1 meter or fraction thereof in height above 16 meters.

Hazardous occupancies. The open space around the building shall be as specified for industrial buildings mentioned in clause (e) above.

Projections:- (1) Projection into open spaces. Every minimum open space provided on the exterior side and every open space provided on the interior shall be kept free from any construction thereon and shall be open to the sky except as below :-

- (a) Cornice, roof or weather shade not more than 0.75 meter wide;
- (b) Sunshade over window/ventilators or other openings not more than 0.75 meters wide;
- (c) Projected balcony at first or higher floors extending upto 1.20 meters with clearance of 1.5 meters from plot boundary provided that such projected balcony shall not be constructed as a continuous projection on any side of the building;

(2) Projections mentioned above in sub-rule (1)(c) may be permitted on the inner courtyard, if the size of such courtyard is more than 9 meters x 9 meters.

(3) Projecting rooms at alternate floors may be allowed:

Provided that such projection,-

- (a) do not obstruct the air and light of the lower two floors;
- (b) do not project into the MOS; and
- (c) shall not be more than the height of the storey immediately below.

(4) Accessory Building. The following accessory buildings may be permitted in the open spaces: -

- (a) In existing building, sanitary block of 2.4 meters in height subject to a maximum of 4 square meters in the rear open space at a distance of 1.5 meters from the rear boundary may be permitted.
- (b) Private garages with an area not exceeding 25 square meters shall be permitted in the rear end of side open spaces.
- (c) Pump room and watchman hut each up to 6.0 square meter.

(5) Sunshades over windows and ventilators. Projections of sunshades over windows or ventilators in existing built-up or congested areas when permitted by the Authority shall fulfill the following conditions, namely:-

- (a) no sun-shade shall be permitted over the road or over any drain or over any portion outside the boundaries of the site below a height of 2.8 meters from the road level;
- (b) sunshades provided above a height of 2.8 meters from the ground level shall be permitted to project up to a maximum width of 60 centimeters, if the road over which they project exceeds 9 meters in width; and
- (c) no sunshade shall be permitted on roads less than 9 meters width or on roads having no footpath.

59. Limitation to open spaces.- (1) Safeguard against reduction of open spaces. No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed at the time of the proposed work or to reduce further such open space if it is already less than that prescribed.

(2) Additions or Extensions to a building. Additions or extensions of building shall be allowed provided that the open spaces for the additions or extensions would satisfy these rules after such additions or extensions are made.

60. Group housing:- Planning Norms for Group Housing shall be as below:-

(1) The minimum land or plot area, ground coverage, minimum soft area and such other planning norms for group housing shall be as published by the State Government in the official Gazette.

(2) The coverage and floor area ratio for various densities may be as provided in Table 7 unless otherwise provided in the development plan.

TABLE 7

FLOOR AREA RATIO AND COVERAGE FOR GROUP HOUSING

[See rule 60(2)]

S. No. (1)	Gross residential density Persons/Hectare (2)	Maximum coverage In per cent. (3)	Floor area Ratio (4)
1	125	25	0.75
2	250	30	1.25
3	425	33	1.50
4	500	35	1.75
5	625	35	2.00

Note: The coverage shall be calculated on the basis of the whole area reserved for group housing after deducting:-

- (i) the area of any highway or any road of width 18 mtrs, or more which falls within the area of Group Housing:
- (ii) the area of school (excluding sites for Nursery Schools) and other community facilities within the Group Housing Area; and
- (iii) the prescribed open space (playgrounds and tot lots of local nature shall be permitted in these open spaces).

III Floor area and height limitation

61. Floor Area Ratio:- The Floor Area Ratio (FAR) for different use group shall be as mentioned in Table 8.

TABLE 8

(See rule 61)

FLOOR AREA RATIO FOR DIFFERENT USE GROUP

S. No. (1)	Use Group (2)	FAR (3)	Category (4)
1	Residential	1.25	
2	Commercial	2.50	City Centre
		2.00	Sub-city center
		1.75	Community Center
		1.50	Local Shopping Centre
		1.25	Convenience Shopping Centre
3	Public Semi-public	1.00	Administrative Areas Education and Research/ Health /Social / Cultural/ Institutional
4	Industrial	as per rule 48	as per rule 48

*F.A.R and Density may be adopted as provided in the Development Plans of respective towns.

Note: (1) In case where the owner surrenders a portion of his plot / land and vests its ownership in the Government/Authority for public purpose, an additional floor area calculated

adding twice the area of plot/land surrendered by him may be allowed in the remaining area of the plot/land in lieu of the monetary compensation.

(2) In case of in-situ redevelopment of a slum, an additional FAR upto 0.50 may be allowed in addition to the permissible FAR in that area, however all other norms related to the development and building permission shall be observed.

(3) On plot admeasuring 200 to 500 sq. meters one servant quarter and on plot admeasuring more than 500 sq meters two servant quarters may be permitted. The size of a servant quarter shall not exceed 25 sq. m. and the area of the servant quarter shall not be counted in the built up area or the covered area,

(4) Covered parking with a clear height of 2.4 meters may be provided within the permissible ground coverage on plots measuring 425 sq.m. or more. Such area of parking shall not be counted towards Floor Area Ratio and permissible height calculations.

(5) In case of redevelopment of areas in the old part of any city/town, the old and dilapidated structures may be reconstructed and if needed, an additional FAR up to an extent of 0.25 may be sanctioned over and above the permissible FAR of the area. However no other norm related to the development and building permission shall be relaxed.

(6) The total built up area of economically weaker section and low income group houses constructed to the extent provided for under the provisions of Madhya Pradesh Nagar Palik Nigam Adhiniyam 1956, Madhya Pradesh Nagar Palika Adhiniyam 1961 and Madhya Pradesh Panchayati Raaj Evam Gram Swaraj Adhiniyam 1993 and the rules made thereunder, shall not be counted towards the calculations of the floor area ratio. However such exemption shall be limited to the built up area of such EWS and LIG dwelling units as together constitute 15% of the number of dwelling units proposed to be developed in the same colony for other income groups.

62. Norms for Podium.-

(1) Podium may be constructed,-

- (a) on a plot admeasuring at least 1000 sq.mtrs.;
- (b) in such manner that the clear height of each floor does not exceed 2.4 meters; and
- (c) with a maximum of three such floors above ground level.

(2) Podium shall not be counted in the calculation of the Floor Area Ratio and the building height. The uncovered roof top portion of the podium shall be counted towards the requirement of open spaces prescribed under rule 47 and rule 60.

(3) The restriction of 2.4 meters clear height mentioned in sus tute 1(b) may be relaxed according to the design needs of mechanized parking. The maximum permissible height of the podium in such cases shall not exceed 2.4 m x 3 Floors + designed thickness of beams and slabs in Podium Parking Floor

(4) The uncovered roof top portion of the podium may be used for development of uncovered park, water / swimming pool, parking.

63. Parking Floors.- Where the plot size is not less than 1000sq. mtrs. covered parking with a clear height of not more than 2.4 meters may be permitted on any floor of the building according to the requirement of the project. Such parking shall not be included in the calculation of the FAR. If such parking is provided on the entire floor area, then such parking floor would not be included in the height of the building.

64. Service Floor.- Service floor may be provided in the building on plots having area 1000 square meters or more. The clear height of such service floor shall not exceed 2 meters and the same shall not be counted for the purpose of calculating Floor Area Ratio and the building height.

65. Height limit.-(1) The maximum height of a building shall be determined by the provision of Table No 4 and 5 of Rule No 42 as the case may be.

(2) If a plot abuts on two or more streets of different widths, the building shall be deemed to face such street which has greater width and the height of the building shall be regulated by the width of that street. This height may be continued to a depth of 24 meters along the narrower street.

(3) In case the building is located in vicinity of aerodromes, the maximum height of such building shall be such as determined by the Airport Authority.

66. Permission to build Skyways and subways.-

(1) The Authority may permit the construction of skyway at different levels connecting two or more buildings.

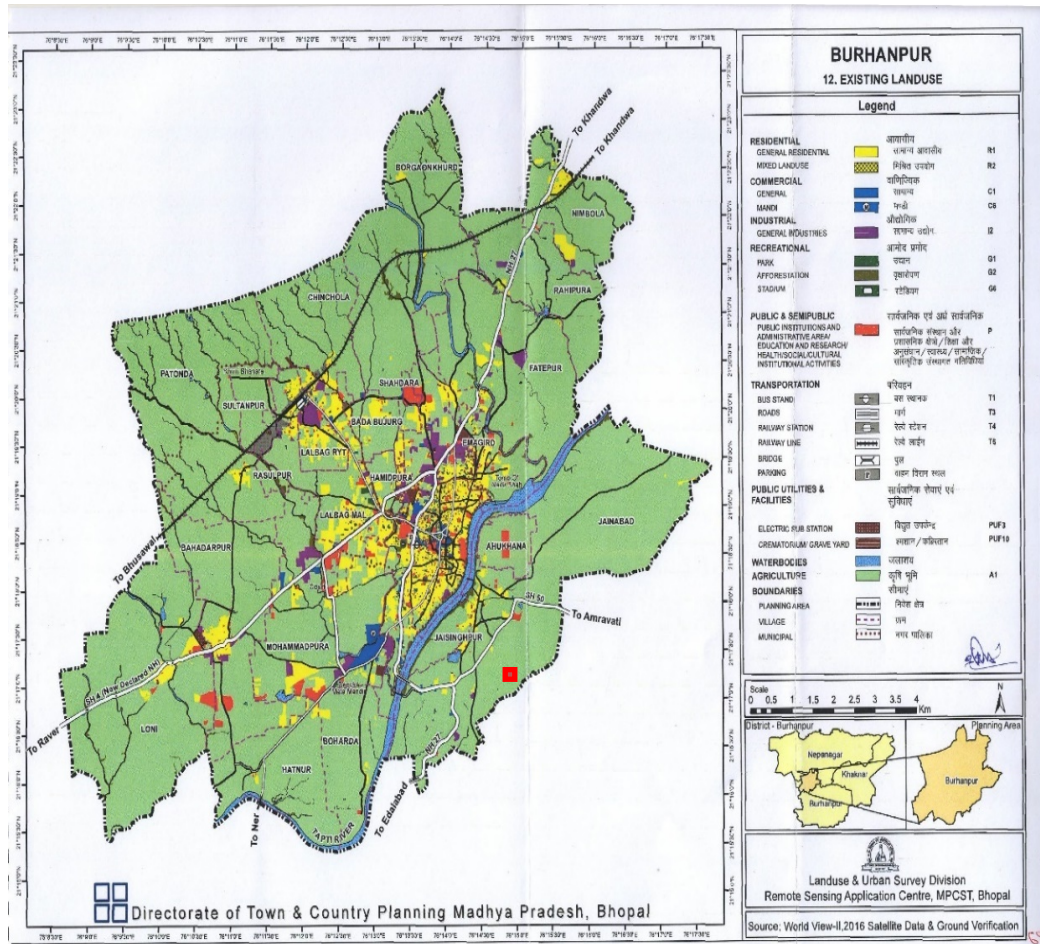
Provided that no such skyway shall be built:-

(a) below a height of 6.5 meters as measured from highest level of the ground Immediately below the skyway. However, this may be relaxed by the Authority if the nature of the movement under the skyway so permits.

(b) across any public street without obtaining the prior permission of the agency responsible for its construction and maintenance;

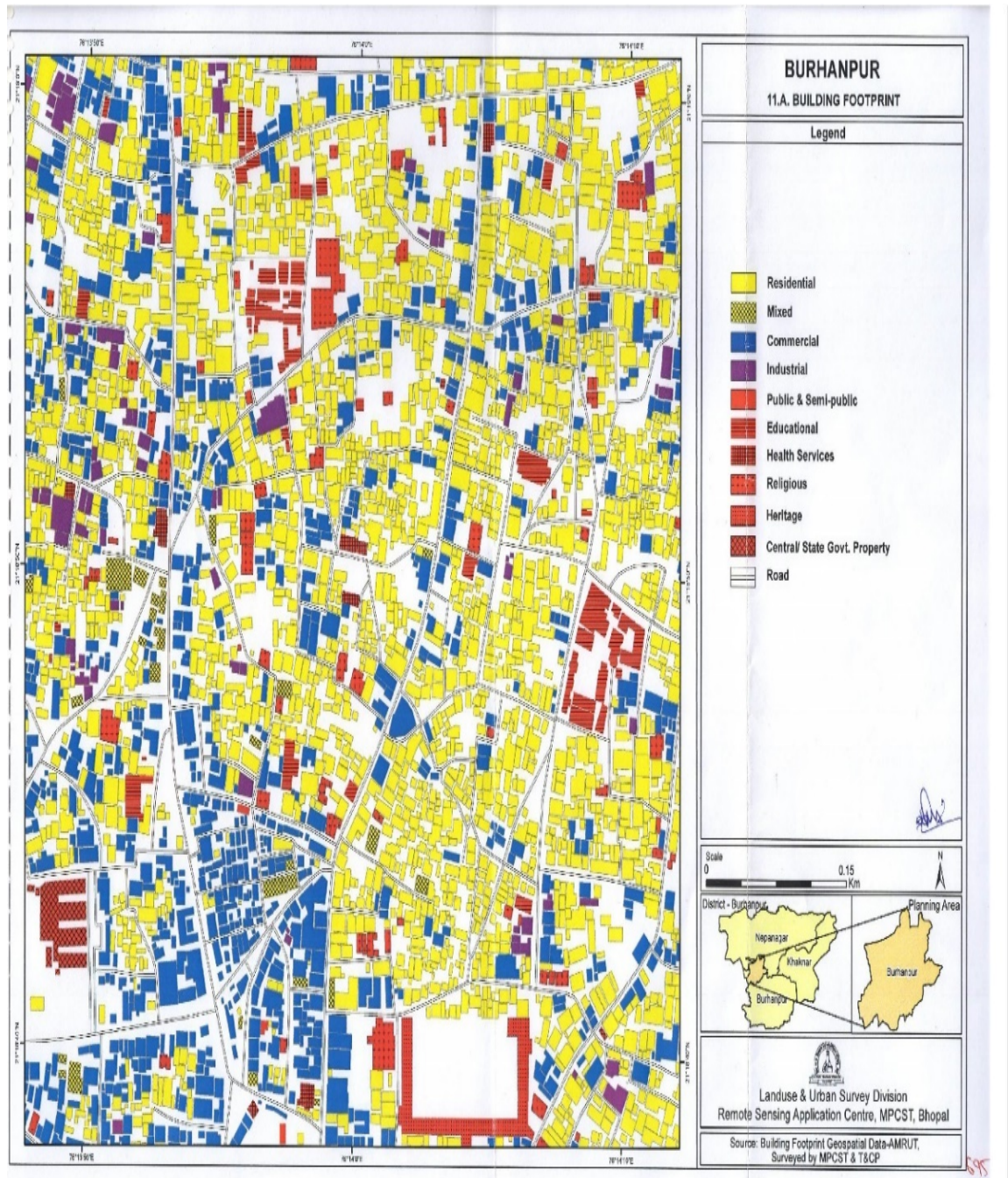
(c) without obtaining prior permission of the Fire Authority and a certificate of structural safety from the licensed structural engineer;

Existing Land use of Burhanpur and Building Footprint land use identifies Hammam Khana as Heritage



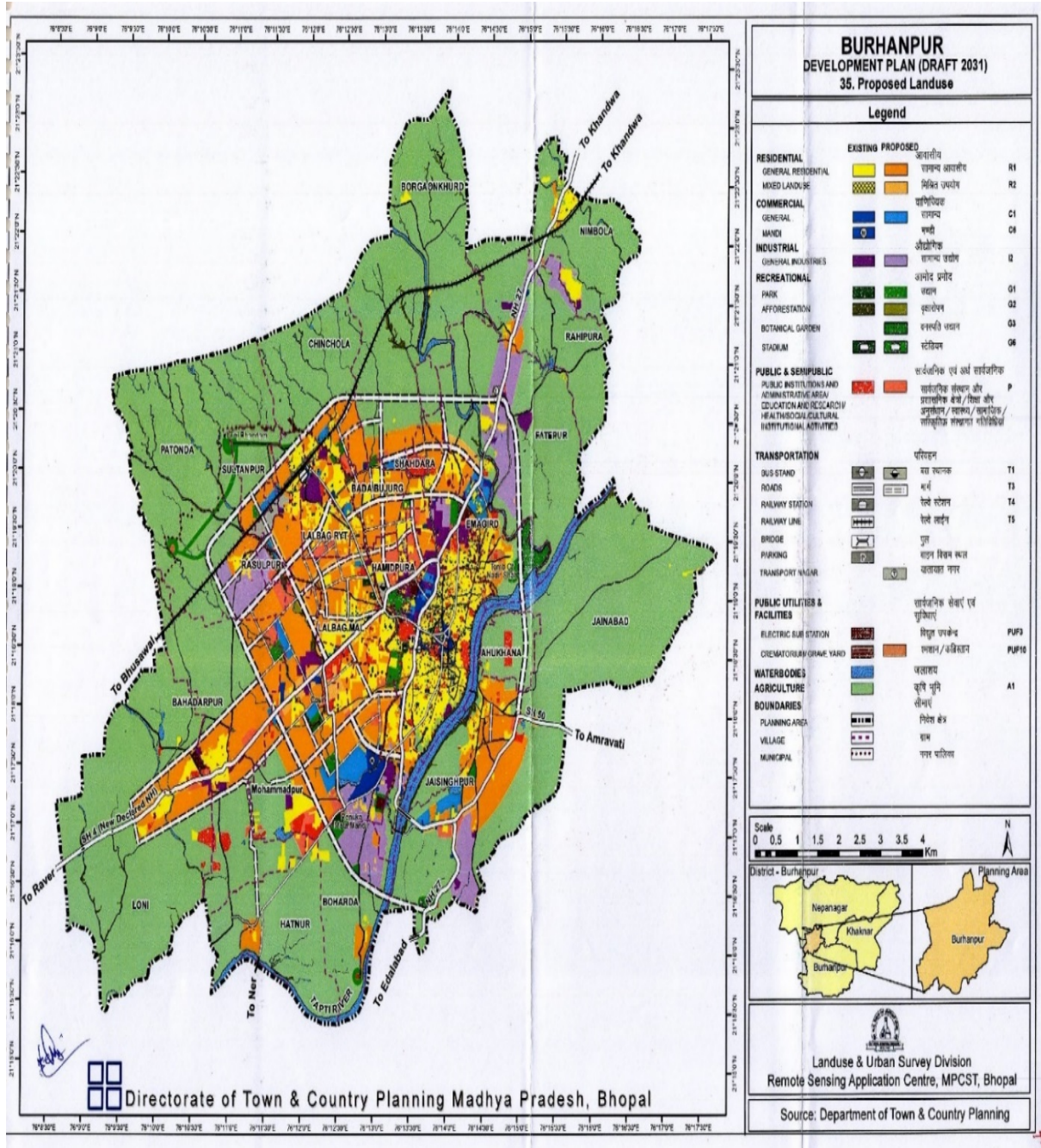
Map 4: Burhanpur - Existing Land Use

Building Footprint land use identifies Hammam Khana as Heritage



Map 5: Building Footprint land use identifies Hammam Khana as Heritage

Proposed Development Plan Burhanpur - 2031



Map 6: Proposed Development Plan Burhanpur - 2031

Hammam Khana and its surroundings



Figure 1: Hammam Khana, Burhanpur



Figure 2: Visible skyline from the protected Area of Hammam Khana



Figure3: Entry Gate to Hammam Khana



Figure4: Approach Road/Gali to Hammam Khana



Figure 5: Visibility of Monument From Arterial Road



Figure 6: Fencing around protected area of Hammam Khana and Proximity with surrounding Buildings

Condition of the Monument



Figure 7: Existing Condition of Monument- 1



Figure 8: Existing Condition of Monument- 2



Figure 9: Existing Condition of Monument- 3



Figure 10: Existing Condition of Monument- 4

Traditional Architecture



Figure 3: Examples of Traditional Residential Building-1



Figure 4: Examples of Traditional Residential Building-2



Figure 5:Examples of Traditional Residential Building-3



Figure 6:Power Looms, working as Industries in the residential colonies

Characteristic Features of Prohibited and Regulated Areas



Figure 7: Typical character of Residential colony in prohibited and Regulated areas



Figure 8: Tana Gujri Mosques and Its Surrounding



Figure 9: Commercial Area around Jama Masjid in regulated area

Figure 18: Commercial Strech - Lohar Mandi Road vicinity

