F.No. 15-241/NMA/HBL-2023

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 "**Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow**" have 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:

i. National Monuments Authority **www.nma.gov.in**
ii. Archaeological Survey of India **www.asi.nic.in**
iii. Archaeological Survey of India, Lucknow Circle **www.asilucknowcircle.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 **ms-nma@nic.in** and **arch-section@nma.gov.in** latest by 15th July, 2023. 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. 15th July, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
15th June, 2023

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-laws Bridge over Beta River and the Temple attached to it, Tikaitganj, Lucknow

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 **"Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow"**, prepared by the Competent Authority, are hereby published as required by Rule 18, sub-rule (2) 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 or 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 clause (5) of the section 20 (E) of the Ancient Monuments and Archeological Sites and Remains Act, 1958 the National Monuments Authority, hereby make the following bye-laws namely:-

Draft Heritage Bye-Laws

CHAPTER I

PRELIMINARY

1.0 Short title, extent and commencements: -

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws 2021 of Centrally Protected Monument **"Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow".**

(ii) They shall extend to the entire prohibited and regulated area of the monuments.

(iii) They shall come into force with effect from the date of their publication.

1.1 Definitions: -

(1) In these bye-laws, unless the context otherwise requires, -

(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 and 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 or 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 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) "preservation" means maintaining the fabric of a place in its existing and retarding deterioration.

(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;

(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.

CHAPTER II

Background of the Ancient Monuments and Archaeological sites and remains (AMASR) Act, 1958

2.0 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 300m 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.

2.1 Provision of the Act related to Heritage Bye-laws.

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

2.2 Rights and Responsibilities of Applicant:-

Section 20C, 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, 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 – Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow

3.0 Location and Setting of the Monument:-

- Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow is located at GPS Coordinates **Lat. 26° 52'56.38''N: Long. 80°46'37.44'' E.**

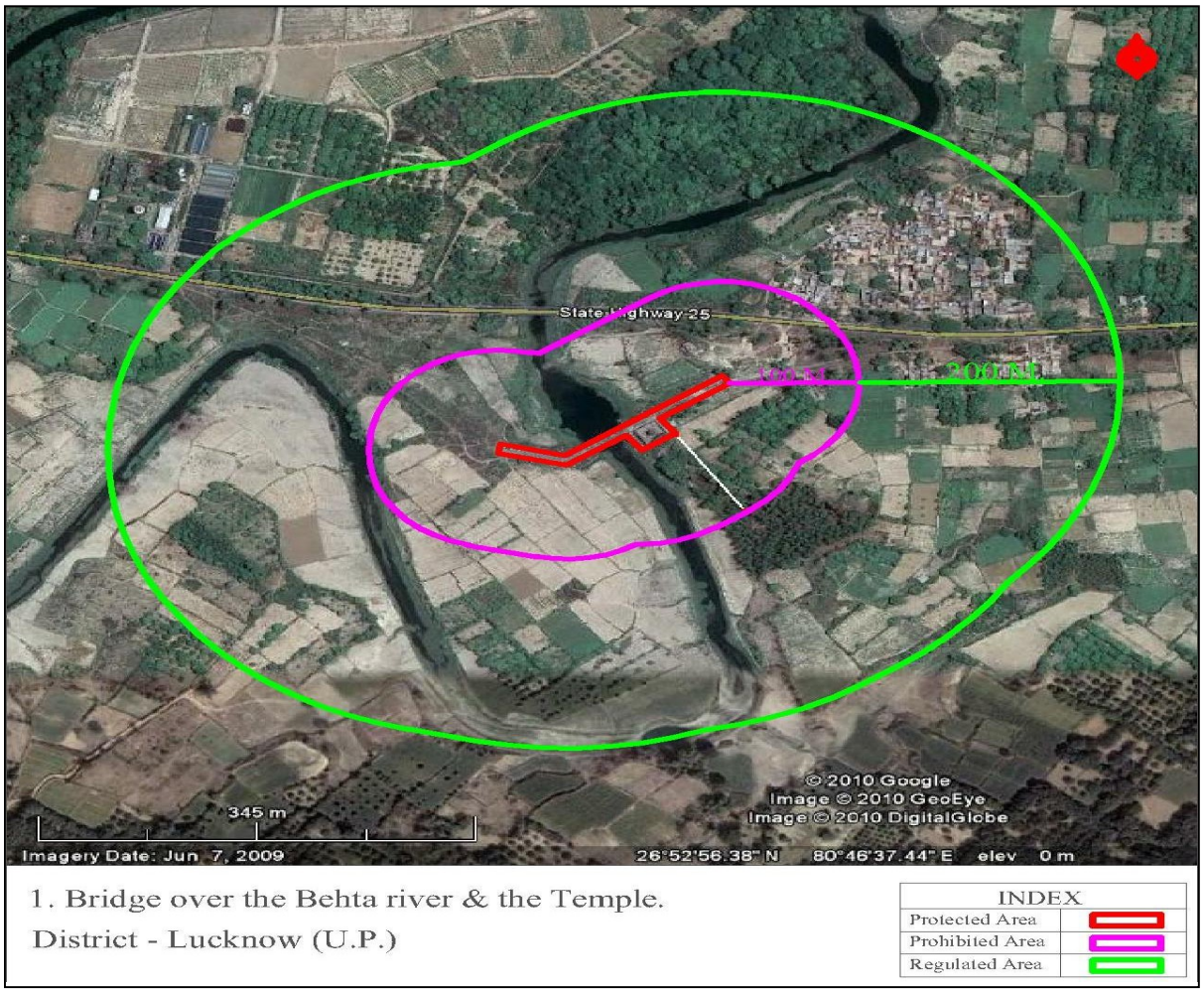


Fig 1, Google map showing location of Centrally Protected Monument – Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow'

- Tikait Ganj is a small Village in Malihabad Block in Lucknow District of Uttar Pradesh.
- It is located 25 km towards west from district headquarters Lucknow and16 km from Malihabad and at the border of Lucknow and Unnao District.
- The nearest Airport to the monument is Choudhary Charan Singh International Airport at a distance of 15 km.
- The nearest railway station is Maharaja Tikait Railway station to the monument.

3.1 Protected boundary of the Monuments:

The protected boundaries of the Centrally Protected Monument- Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow may be seen at **Annexure-I.**

3.1.1 Notification Map/ Plan as per ASI records:

Gazette Notification number of Bridge over Beta River and the temple attached to may be seen at **Annexure-II.**

3.2 History of the Monument:

Bridge over the Beta River & the temple attached to it was built in 1775-1798 by Raja Tikait Maharaja Tikait Rai, a minister in the royal court of Nawab Asif-Ud-duallah. The Shiv Temple near the bridge is one of the very few temples outside the city that sees devotees only during the auspicious month of Shrawan.

3.3 Description of Monuments (architectural features, elements, materials, etc.):

The temple is built in an octagonal plan with fluted dome on a slightly Maharaja Tikait Raised platform within an enclosure at the sprawling bank of Beta river. The intricate design on the pillars of the temple resembles murri (form of stitch) pattern. The floral and 'keri' (mango shape) patterns are found on the wall. Decorated with stucco technique, the 330-year-old temple was built with lakhauri bricks and chuna (lime). The Urad Dal (pulses), kapaas (cotton), sheera (sugar syrup) and gond (glue) were also used in the masonary.

There is also an arched bridge similar to the temple's architecture over Beta river. Two Persian marble inscriptions with the date and the name of the builder are visible on one of the pillars. There is a small ghat approached by flight of steps from the temple.

3.4 CURRENT STATUS

3.4.1 Condition of the Monuments- condition assessment:

The monument is in a good state of preservation.

3.4.2 Daily footfalls and occasional gathering numbers:

It is a non-ticketed monument. Around 5-10 visitors visit the monument per day. The number increases to 800-1000 in the month of Shravan. Shivaratri mela is organised here on the occasion of Shivaratri.

CHAPTER IV

Existing zoning, if any, in the local area development plans

4.0 Existing zoning:

According to the "Lucknow Maha Yojana – 2031", prepared by "Sambhagiya Niyojan Khand, Lucknow, Nagar evam Gram Niyojan Vibhaag, Uttar Pradesh and Lucknow Development Authority, Lucknow", the monumental site is marked as "River/Stream/Waterbodies" a sub section under "Miscellaneous/Diverse" category. Whereas, the other monuments are marked as "Places of Historical and Cultural Importance".

The Lucknow Municipal Corporation has prepared a Revised City Development Plan, Lucknow City – 2040 Vol. 1; Year: January 2015, in which under the sub section–3.5, the Lucknow city is divided into 6-zones and, the site on which the monument is located comes under Zone –6.

4.1 Existing Guidelines of the local bodies:

It may be seen at Annexure-III.

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.

5.0 Contour Plan of the Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow:

Survey Plan of Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow may be seen at **Annexure- I.**

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details:

Total Protected Area of the monuments is 4087.325 sqm.

Total Prohibited Area of the monuments is 76279.197 sqm.

Total Regulated Area of the monuments is 337495.685 sqm.

Salient Features:

- The Maximum height of the monument is 5m from ground level
- The monument is surrounded by agricultural land having guava and mango orchards in Prohibited and Regulated Area respectively. In the north east direction of Regulated Area, a village settlement with few residential houses, small kiosks as shops, educational building etc. is present. There is no major built up area around the monument.

5.1.2 Description of built up area:

Prohibited Area

- **North-** No built up except a house is found in this direction. Agricultural land in the form of guava orchards are found in this direction.
- **South-** No built up is there in this direction.
- **East-** No built up is there in this direction.
- **West-** No built up is there in this direction.

Regulated Area

- **North-** Tikaitganj village settlement is present in the north-east direction.
- **South-** No built up is present in this direction except Shiv temple in south east direction.
- **East-** A school and few residential buildings are present in this direction
- **West-** There is no built up in this direction.

5.1.3 Description of green/open spaces:

- **North:** It is majorly open in this direction in the Prohibited Area. Guava Orchard are present in north-west direction of Prohibited Area and mango orchards are present in the Regulated Area of this direction. A village settlement namely Tikaitganj village is present in north-east direction of Regulated Area.
- **South:** Open space is in the form of agricultural land with mango and guava farming is present in the Prohibited and Regulated Area.
- **East:** Agricultural land is present in this direction.
- **West:** Agricultural land having guava orchards is present in the Prohibited Area and mango orchards in Regulated Area.

5.1.4 Area covered under circulation- roads, footpaths etc:

The monument is approached by a 8 m wide Lucknow -Hardoi Road. This road is a metalled road.

5.1.5 Heights of buildings (Zone wise):

- **North:** Maximum height is 03 m.
- **South:** Maximum height is 00 m
- **East:** Maximum height is 03 m
- **West:** Maximum height is 00 m

5.1.6 State protected monuments and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

There are no state protected monuments or other heritage buildings present in the Prohibited and Regulated Area of this Centrally Potected Monument.

5.1.7 Public amenities:

Dustbins, noticeboard and hand pump are available at the monument.

5.1.8 Access to monuments:

The monument is directly accessed by an 8m wide metalled road.

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

No proper infrastructure services are available in Prohibited and the Regulated Area.

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

- As per the **Revised City Development Plan, Lucknow City –2040 Vol. 1; Year: January 2015,** prepared by **Lucknow Municipal Corporation,** the monument is placed in **Zone–6.**

- The **Lucknow Maha Yojana–2031**, prepared by Sambhagiya Niyojan Khand, Lucknow, Nagar evam Gram Niyojan Vibhaag, Uttar Pradesh and Lucknow Development Authority, Lucknow, the monumental area is marked as – **Places of Historical and Cultural Importance**

CHAPTER VI

Architectural, historical and archaeological value of the monuments.

6.0 Architectural, historical and archaeological value:

The temple is a good example of North Indian temple architecture of 18^{th} century CE. It is built on octagonal plan topped with a fluted Shikhar. The pillars have intricate carving which resembles the murri work that is the form of stitch. This particular murri work can be seen in the chickenkaari of Lucknow. This 330 year old temple is built in lakhauri bricks with organic mortar made from pulses, cotton, sugar syrup etc. The bridge also possess the same architectural style as the temple, giving it a great architectural value.

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

There is no built-up area in east, west and south directions. Tikaitganj village is situated in the north-east direction with few residential buildings and a school. Hence, the monument is free from developmental pressure, urbanization and population pressure.

6.2 Visibility from the Protected Monuments or Area and visibility from Regulated Area:

The monument has some built-up only in the north- east direction. Therefore, it is clearly visible from all the directions.

6.3 Land-use to be identified:

The Prohibited and Regulated Area is surrounded by agricultural land having mango and guava orchards. Tikaitganj village is situated in the north-east direction in the Regulated Area of the monument.

6.4 Archaeological heritage remains other than protected monuments:

No archaeological heritage remains and sites are present in the the Prohibited and the Regulated Areas.

6.5 Cultural landscapes:

There is no cultural landscape associated with the monument in the present day.

6.6 Significant natural landscapes that form part of cultural landscape and also help in protecting monuments from environmental pollution:

The natural landscape of the monument comprises of agricultural land and the bridge is upon the Beta River with the Shiv temple on the banks of this river.

6.7 Usage of open space and constructions:

The open space is used as agricultural land for growing mangoes and guavas.

6.8 Traditional, historical and cultural activities:

The temple is worshipped by the villagers. In the month of Shravana the number of visitors increases. Shivaratri mela is also organised here which is visited by the villagers.

6.9 Skyline as visible from the monuments and from Regulated Areas:

The monument is clearly visible from all the directions from Regulated Area as the area is free from constructions.

6.10 Traditional Architecture:

No traditional architecture has been in prevalence around the monument.

6.11 Developmental plan, as available, by the local authorities:

The City Development Plan, Lucknow City 2040 may be seen at **Annexure-IV**.

6.12 Building related parameters:

(a) Height of the construction on the site (including rooftop structures like mumty, parapet, etc):

The height of all buildings in the Regulated Area of the monument will be restricted to 12 mtr.

(b) Floor area: FAR will be as per local building bye-laws.

(c) Usage: As per local building bye-laws with no change in land-use.

(d) Façade design:

- The façade design should match the ambience of the monument.
- French doors and large glass façades along the front street or along staircase shafts will not be permitted.

(e) Roof design:

- Only flat roof design in the area is to be followed
- Structures, even using using temporary materials such as aluminium, fibre glass, polycarbonate or similar materials will not be permitted on the roof of the building.
- All services such as large air conditioning units, water tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets etc). All of these services must be included in the maximum permissible height.

(f) Building material: -

- Consistency in materials and color along all street façades of the monument.
- Modern materials such as aluminum cladding, glass bricks, and any other synthetic tiles or materials will not be permitted for exterior finishes.
- Traditional materials such as brick and stone should be used.

(g) Colour: - The exterior colour must be of a neutral tone in harmony with the monuments.

6.13 Visitor facilities and amenities:

Visitor facilities and amenities such as drinking water should be available at site.

CHAPTER VII

Site Specific Recommendations

7.1 Site Specific Recommendations:

a) Setbacks:

- The front building edge shall strictly follow the existing street line. The minimum open space requirements need to be achieved with setbacks or internal courtyards and terraces.

b) Projections:

- No steps and plinths shall be permitted into the right of way at ground level beyond the obstruction free' path of the street. The streets shall be provided with the obstruction free' path dimensions measuring from the present building edge line.

c) Signages:

- LED or digital signs, plastic fibre glass or any other highly reflective synthetic material may not be used for signage in the heritage area. Banners may not be permitted, but for special events/fair etc. it may not be put up for more than three days. No advertisements in the form of hoardings, bills within the heritage zone will be permitted.

- Signages should be placed in such a way that they do not block the view of any heritage structure or monument and are oriented towards a pedestrian.

- Hawkers and vendors may not be allowed on the periphery of the monument.

7.2 Other recommendations:

- Extensive public awareness programme may be conducted.

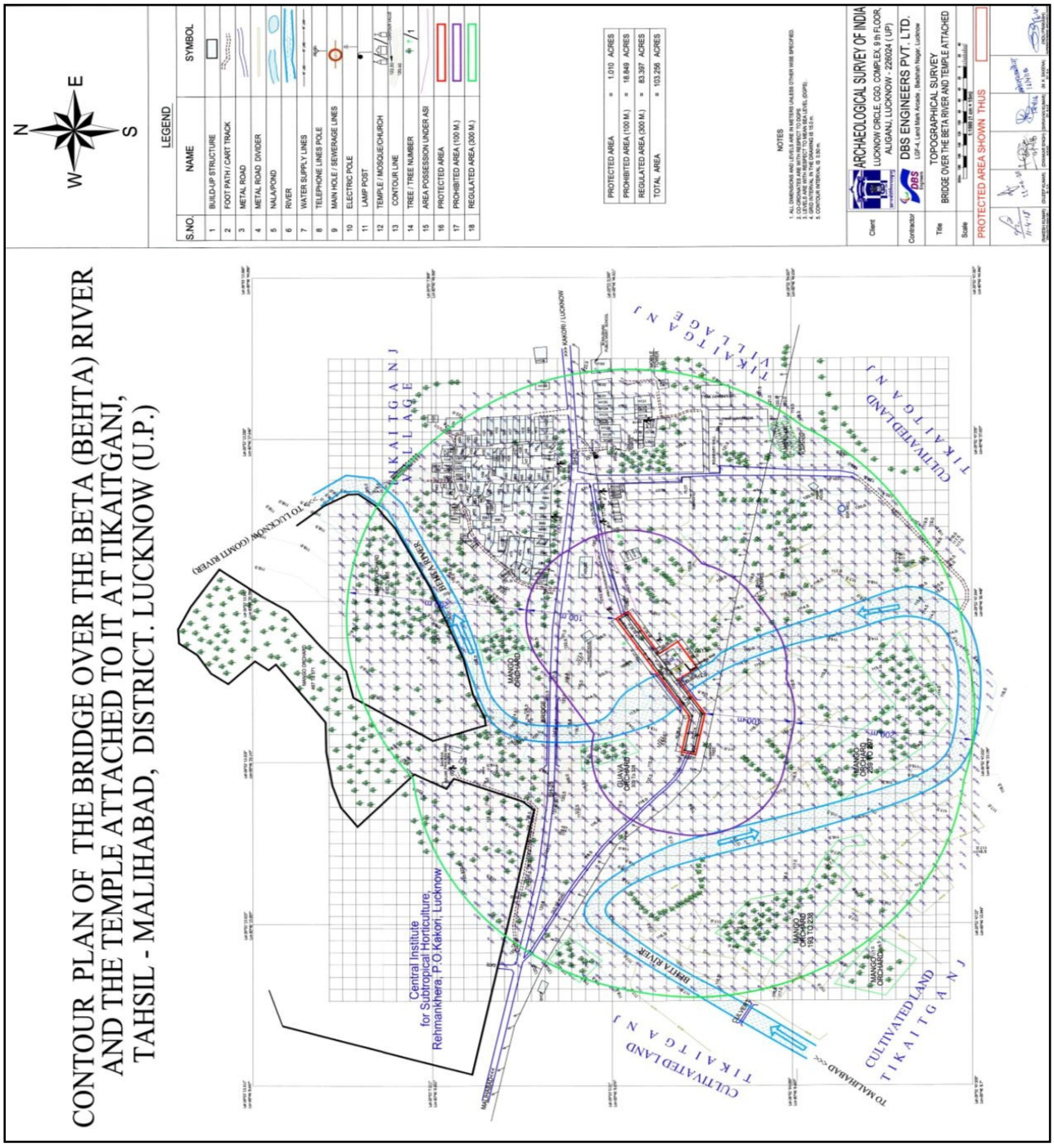
- Provisions for differently able persons shall be provided as per prescribed standards.

- The area shall be declared as Plastic and Polythene free zone.

ANNEXURES

ANNEXURE - I

Survey Plan showing protected boundaries of The Bridge over the Beta river & the temple attached to it both built by Maharaja TikaitRai and both situated in village Tikaitganj, Lucknow district (U.P)



ANNEXURE – II

Notification of Bridge over Beta River and the temple attached to it, Tikaitganj, Lucknow

F-67

UNITED PROVINCES.

PUBLIC WORKS DEPARTMENT.
BUILDINGS AND ROADS BRANCH.
Dated Allahabad, the 2nd July, 1917.

No. 749M/367-46. - In exercise of the powers conferred by section 3, sub-section (3) of the Ancient Monuments Preservation Act (VII of 1904), His Honour the Lieutenant-Governor of the United Provinces of Agra and Oudh is hereby pleased to confirm this department notification no. 565/367-46, dated 3rd/10th May, 1917, published at page 784, part I of the United Provinces Gazette, dated the 12th May, 1917, declaring the bridge over the Beta river and the temple attached to it, both built by Maharaja Tikait Rai and both situated in village Tikaitganj, Lucknow district, as protected underthe said Act.

By order,

H.M. WILLMOTT,

Secretary to Government, United Provinces

TYPED COPY OF THE NOTIFICATION-

UNITED PROVINCES. PUBLIC WORKS DEPARTMENT.BUILDINGS AND ROADS BRANCH.

Dated Allahabad, the 2nd July, 1917.

No. 749 M/ 367 – 46. -In exercise of the powers conferred by section 3, sub section (3) of the Ancient monuments Preservation Act (VII of 1904), His Honour the Lieutenant -Governor of the United Provinces of Agra and Oudh is hereby pleased to confirm this department notification No.565/ 367-46, dated 3rd /10th May ,1917, published at page 784, part I of the United Provinces Gazette, dated the 12th May, 1917 ,declaring the bridge over the Beta river and the temple attached to it ,both built by Maharaja Tikait Rai and both situated in village Tikaitganj, Lucknow district, as protected under the said Act.

By order,

H.M. WILLMOTT,

Secretary to Government, United Provinces

LOCAL BODIES GUIDELINES

EXISTING GUIDELINES AS PER LUCKNOW MAHA YOJANA– 2031

The rules and guidelines for construction will be applicable according to:

A. **Lucknow Maha Yojana – 2031**, prepared by"Sambhagiya Niyojan Khand, Lucknow, Nagar evam Gram Niyojan Vibhaag, Uttar Pradesh and Lucknow Development Authority, Lucknow".

B. **Lucknow Development Authority (LDA)**, the local development bodyformed under the "Uttar Pradesh Urban Planning & Development Act 1973".

C. **Development Authority Building Construction and Development sub method – 2008; Revised - 2016** (clause 1.1.1, 1.1.2 and 1.2.1 respectively) defined under the "Uttar Pradesh municipal planning and development act - 1973".

1. Permissible Ground Coverage, FAR/FSI and Heights with the regulated area for new construction, Set Backs.

The general standards applicable for construction are defined by "**LucknowDevelopment Authority (LDA)"**, which are as follows:

- **Setbacks for residential buildings having height upto 10m (Sub section -5):**

Table 1

Size of Plot (Sq. Mt.)	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
Up to 30	1.0	-	-	-
31 to 69	1.5	1.5	-	-
70 to 124	1.5	2.5	-	-
125 to 250	3.0	3.5	1.5	-
251 to 450		3.5		
	4.5		3.0	1.8
451 to 600	6.0	4.5	3.0	1.8
Above 600	6.0	6.0	3.0	3.0

- For plots having area less than 125sq.m, no construction will be allowed in the front setback.
- Construction in setbacks is strictly prohibited.

- For buildings having height less than 6m, 40% relaxation is allowed in rear ret back.

- **Setbacks for building having height more than 10m (Sub section - 5):**

Table2

Height of Building (m)	Setback left around the Building (m)
10	3.0
15	5.0
18	6.0
21	7.0
24	8.0
27	9.0
30	10.0

- **Ground Coverage and FAR / FSI for various types of land use:**

Table 3

S. No.	Land Use	Ground Coverage in %	F.A.R.
1.	**Commercial**		
	Commercial/Residential	40	1.50
	Convenient shops	50	1.75
	Street Markets	40	1.20
	Sectoral Marketing Centre	40	1.20
	Sub-City Centre	35	1.50
	City Centre	25	3.00
	Central Business District	30	2.00
	Wholesale/ Trade Centre	60	1.00
	Warehouses	60	1.50
2.	**Official**		
	G1 area as marked on map	30	2.00
	G2 area as marked on map	40	1.00
	G3 area as marked on map	40	1.20
3.	**Educational**		
	Primary/ Nursery Schools	40	0.80
	High school / Intermediate institutes	35	1.00
	Universities/ Technical institutes	30	1.20
4.	**Community and Institutional facilities**	33	1.50
5.	**Assembly Hall**	35	0.80

- **Specifications for Basement Construction:**

For commercial area, construction of basement (having area up to the ground coverage) is allowed, which will be used only for parking and storage purposes. Also, its area will not be counted in F.A.R.

For commercial/ official buildings, double basement is allowed with following restrictions:

a) 80% of the basement area will be used for parking purpose, and remaining 20% will be used for services. Also, this area will not be counted in F.A.R.
b) Semi-basement (lower ground floor) will be used only for storage purposes and or for wholesale/retail shops. This, area will not be counted in F.A.R.
c) Basement is not allowed to be used for any other purposes.
d) The maximum height from beam to floor should be 2.4m and from ceiling to floor should be 2.5m.

A part from the group housing, in the residential areas, 50 percent of the ground coverage will be permissible for basement and its area will be counted in F.A.R.

Some rules and guidelines for construction are also specified in

"Development Authority Building Construction and Development sub method – 2008; Revised 2016 (clause 1.1.1, 1.1.2 and 1.2.1 respectively) definedunder the "**Uttar Pradesh municipal planning and development act -1973".**

- **Setbacks for residential buildings (Sub section – 3.4.1) with maximum allowed height is 12.5m (with stilt floor) and 10.5 m (without stilt floor):**

Table 4

Specification	Plot Area (Sq. Mt.)	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
	Up to 50	1.0	-	-	-
Row Housing	50 to 100	1.5	1.5	-	-
	100 to 150	2.0	2.0	-	-
	150 to 300	3.0	3.0	-	-
Semi Detached	300 to 500	4.5	4.5	3.0	-
Detached	500 to 1000	6.0	6.0	3.0	1.5
	1000 to 1500	9.0	6.0	4.5	3.0
	1500 to 2000	9.0	6.0	6.0	6.0

- **Setbacks for Commercial/ Official buildings (Sub-section - 3.4.2 (I)), with height upto 15m:**

Table 5

Area of land in Sqm.	Set Back (In Meters)			
	Front	Rear	Side1	side2
Up to 200	3.0	3.0	-	-
201 - 500	4.5	3.0	3.0	3.0
More than 501	6.0	3.0	3.0	3.0

- **Setbacks for Institutional/Community facilities except Educational Institutions (Sub-section - 3.4.2 (II)), with height upto 12.5m:**

Table 6

Area of land in Sqm.	Set Back (In Meters)			
	Front	Rear	Side1	side2
Up to 200	3.0	3.0	-	-
201 - 500	6.0	3.0	3.0	-
501 - 2000	9.0	3.0	3.0	3.0
2001 - 4000	9.0	4.0	3.0	3.0
4001 – 30000	9.0	6.0	4.5	4.5
More than 30000	15.0	9.0	9.0	9.0

- **Setbacks for Educational Institutions (Sub-section - 3.4.3), with maximum allowed height 10.5 m:**

Table 7

Area of land in Sqm.		Set Back (In Meters)		
	Front	Rear	Side1	side2
Up to 500	6.0	3.0	3.0	-
500 – 2000	9.0	3.0	3.0	3.0
2001 - 4000	9.0	4.0	3.0	3.0
4001 – 30000	9.0	6.0	4.5	4.5
More than 30000	15.0	9.0	9.0	9.0

- **Setbacks for building having height more than 12.5m (Sub-section –3.4.5):**

Height of Building (m)	Setback left around the building (m)
12.5 to 15	5.0
15 to 18	6.0
18 to 21	7.0
21 to 24	8.0
24 to 27	9.0
27 to 30	10.0
30 to 35	11.0
35 to 40	12.0
40 to 45	13.0
45 to 50	14.0

50 to 55	15.0
Above 55	16.0

- **Ground Coverage and FAR / FSI for various types of land use (Sub-section – 3.5.1):**

Table 9

Sr. No.	Land Use	Ground Coverage in %	F.A.R.
1.	**Plotted residential**		
A	Constructed/ Developed Area		
	Upto 100 Sqm	75	2.00
	101-300 Sqm	65	1.75
	301-500 Sqm	55	1.50
	501-2000 Sqm	45	1.25
B	New /Undeveloped area		
	Upto 100 Sqm	75	2.00
	101-300 Sqm	65	1.75
	301-500 Sqm	55	1.50
	501-2000 Sqm	45	1.25
2.	**Commercial**		
A	Constructed/ Developed Area:		
	City Centre/ Central Business District	45	2.00
	Sub-City Centre/ Sub-Central Business District	50	1.75
	Other Commercial zones	60	1.50
B	New /Undeveloped area		
	City Centre/ Central Business District	40	3.00
	Sub-City Centre/ Sub-Central Business District	45	2.50
	Other Commercial zones	50	1.75

3.	**Official**		
	Constructed Area	50	1.50
	Developed Area	45	2.00
	New/ Underdeveloped area	40	2.50
4.	**Educational**		
A	Constructed / Developing area Primary or Nursery school	35	1.00
	High school / Intermediate / Higher institutes	30	1.00
B	New / Undeveloped area		
	Nursery school/ Primary school	40	1.20
	High school / Intermediate	35	1.20
	Degree college 35		1.50
	Technical / Management institute 35		2.00
5.	**Community and Institutional facilities**		
A	Constructed / Developed area	40	1.50
B	New / Underdeveloped area		
	Community hall, marriage hall & Religious building	40	1.50
	Other Institutes	30	2.00
6.	**Hotel**		
	Constructed / Developed area	40	2.00
	New / Underdeveloped area	40	2.50
7.	**Hospital**		
A	Constructed / Developed area		
	Clinic/ Dispensary	35	1.50
	50 bedded Nursing home	35	1.50
	Hospital having more than 50 beds	35	1.50
B	New / Underdeveloped area		
	Clinic/ Dispensary	40	1.50
	50 bedded Nursing home	35	1.50
	50-100 bedded hospitals	30	2.00
	Hospitals having more than 100 Beds	30	2.50

8.	**Open area**		
	Constructed / Developed area	2.5	0.025
	New / underdeveloped area	2.5	0.025

- **Specifications for Basement Construction (Sub-section – 3.9.1, 3.9.2 & 3.9.3):**

  - Basement shall not be used for residential purpose. And no toilet and kitchen are allowed to be constructed in basement.
  - The basement is permissible below the inner courtyard and shaft.
  - The construction of basement will be done only after evaluation of the structure. The neighbouring property should be 2m away from the property where basement has to be constructed.
  - The height between the floor and the beam bottom should be from 2.1m – 4.5m.
  - For different type of buildings the construction of basement should be accordingly:

Table 10

Sr. No.	Land area (in Sqm)	Type of Land-use	Provision for Basement
1.	Upto 100	Residential/ other non - commercial	Not Permissible
		Official and commercial	50 percent of ground coverage
2.	100 to 500	Residential	Same as ground coverage
		Non - Residential	Same as ground coverage
3.	500 to 1000	Residential	One basement till building's envelope line
		Non - Residential	Two basements till building's envelope line
4.	Above 1000	Residential/ Group Housing,	Double basements are allowed for 1000-2000 Sqm. area of land
		Commercial, Official,	Four basements are allowed in 2000-10000 Sqm. area of land.
		Community	No restrictions of basements for
		facilities and	land having more than 10000
		other multi storied	Sqm area.

		buildings	Two basements till building's
		Industrial	envelope line

- **Specifications for Parking Facility (Sub-section – 3.10.1 & 3.10.3) : A. The circulation area required for common car parking:**

Table 11

Type of Parking Area	Circulation Area (sqm)
Parking in open area	23
Covered parking	28
Parking in basement	32
Mechanised Parking	16
Two wheelers including bicycles	2

- **B. The standard of parking arrangements for residential are as follows:**

Table 12

Type of Uses	Land area (in Sqm)	Car Parking for each residential unit
Plotted Residential	101 to 200	1.00
	201 to 300	2.00
	Above 300	1.00
Group housing	Less than 50	2.00 sqm area per Plot
	50 to 100	1.0 / Plot
	100 to 150	1.25 / Plot
	Above 150	1.50 / Plot

2. Heritage byelaws/ regulations/ guidelines if any available with local Bodies.

In the "**Development authority building construction and development submethod - 2008; Revised 2016, sub section – 3.1.9 (I) & (II)**, it is stated that for the monuments and heritage sites declared protected by the ASI, no construction and development is allowed in a periphery of 100m (prohibited area) from the protected boundary of the archaeological monument/sites. And, beyond it, upto 300m (regulated area), the permission for construction / development will beobtained from the Department of ASI

as per the rules of The Ancient Monumentand Archaeological Sites and Remain Act – 1958.

Further, in the **"Lucknow Maha Yojana–2031"; subsection–8.11.9 (1) & (2),** it is stated that, the relevant provisions of the Government of India will be applicable on ASI protected sites/monuments. While for remaining monuments (other than of ASI), some provisions are mentioned which are specified as:

- **Architectural Control:**

Construction near the monuments, historical buildings, and along the main roads will need approval in context with their architectural/artistic perspectives.

- **Planning Control:**

a) For Heritage Zones: There are three heritage zones specified in the

"Lucknow Maha Yojana – 2031":

(i) Husianabad Complex
(ii) Kaiserbagh Complex
(iii) La- Martinier Complex

- No construction will be allowed under the distance of 50 meters from the premises of the monument/Heritage building.
- From 50 meters to 150 meters, construction of only one storey residential buildings (maximum height 3.8m) will be permitted.
- And, from 150 meters to 250 meters, construction of only two storied buildings (maximum height 7.6m) will be permitted.

b) Apart from above stated three heritage zones, rules applicable for other important buildings and monuments located in the other developed areas of the city are as follows:

- No construction will be allowed under the distance of 15 meters from the premises of the monument/Heritage building.
- From 15 meters to 50 meters, construction of only one storey residential buildings (maximum height 3.8m) will be permitted.
- And, from 50 meters to 100 meters, construction of only two storied buildings (maximum height 7.6m) will be permitted.

3. Open spaces.

Open space area standards are mentioned in "**Development authority buildingconstruction and development sub method – 2008; Revised 2016", sub section – 2.2.1 & 2.2.3**:

1. **Residential land-use**: 15 percent of layout plan is left as open space as Tot-Lot, park and play ground.

2. **Non Residential land-use:** 10 percent of layout plan is left as open spaceas Tot-Lot, park and play ground.

3. Landscape Plan:

a. The trees will be planted at distance of 10m on one side along the road when the road width is 9m or less than 12m.

b. The trees will be planted on both sides along the road when road width is more than 12m.

c. The area of the road left after divider, footpath etc. will be used to plant trees.

4. In commercial planning the 20 percent of open space will be reserved for greenery and 50 trees will be planted per hectare.

5. In the areas like institutional area, public amenities, playground, 20 percent of open area is reserved for greenery where 25 trees are planted per hectare.

4. Mobility with the Prohibited and Regulated area –Road Surfacing Pedestrian Ways, non –motorised Transport etc.

Lucknow known as Heritage city, in which maximum number of monument comes in dense city area. The road network and public transportation system has not kept pace. There has been a traumatic rise in vehicle. There is heavy congestion in the existing network, resulting in severe parking problem in prohibited and regulated area of the heritage monument.

Mobility is catered in public by personalized modes i.e. 2 wheelers, 3 wheelers, bicycles, tempos, car, jeep, Auto, rickshaw, 8-seaters tempos, 4-seaters (Small) tempos, van etc. and public transport includes Lucknow Municipal corporation (LMC) buses which runs under the name of Lucknow Mahanagar Parivartan Sewa and another buses run by Uttar Pradesh State road transport corporation (UPSRTC).

Further, the other Road/ Street Development parameters specified mentioned below:-

"Development authority building construction and development sub method– 2008; Revised 2016", sub section – 2.3.1 & 2.3.2:

- For Residential:

Table 13

Sr. No.	Length Of Road in Mts.	Width of Road in Mts.
1.	Upto 200 Mts.	9
2.	201 - 400	12
3.	401 - 600	18
4.	601 - 1000	24
5.	Above 1000	30

- Width of Loop Street should not be less than 9 Mts length not more than 400 Mts.
- Width of Road with open land or open area on one side can be 7.5 Mts and it should not be more than 200 Mts in length.
- In case of bulk sale of lands with area upto 50 Acres, the width of access road should not be less than 24 Mts, and not less than 30Mts with area more than 50 Acre.
- For Commercial/Official/ Industrial :

Table 14

Sr. No.	Length Of Road in Mts.	Width of Road in Mts.
1.	Upto 200 Mts.	12
2.	201 - 400	18
3.	401 – 1000	24
4.	Above 1000	30

5. Streetscapes, Facades and New construction

- **Streetscapes and Facades:-**

There are no specific bye-laws and guidelines available for the streetscapes and Facades within the prohibited and regulated area. Although the general guidelines for new construction in accordance with Lucknow master plan 2021-31 are:

New Construction

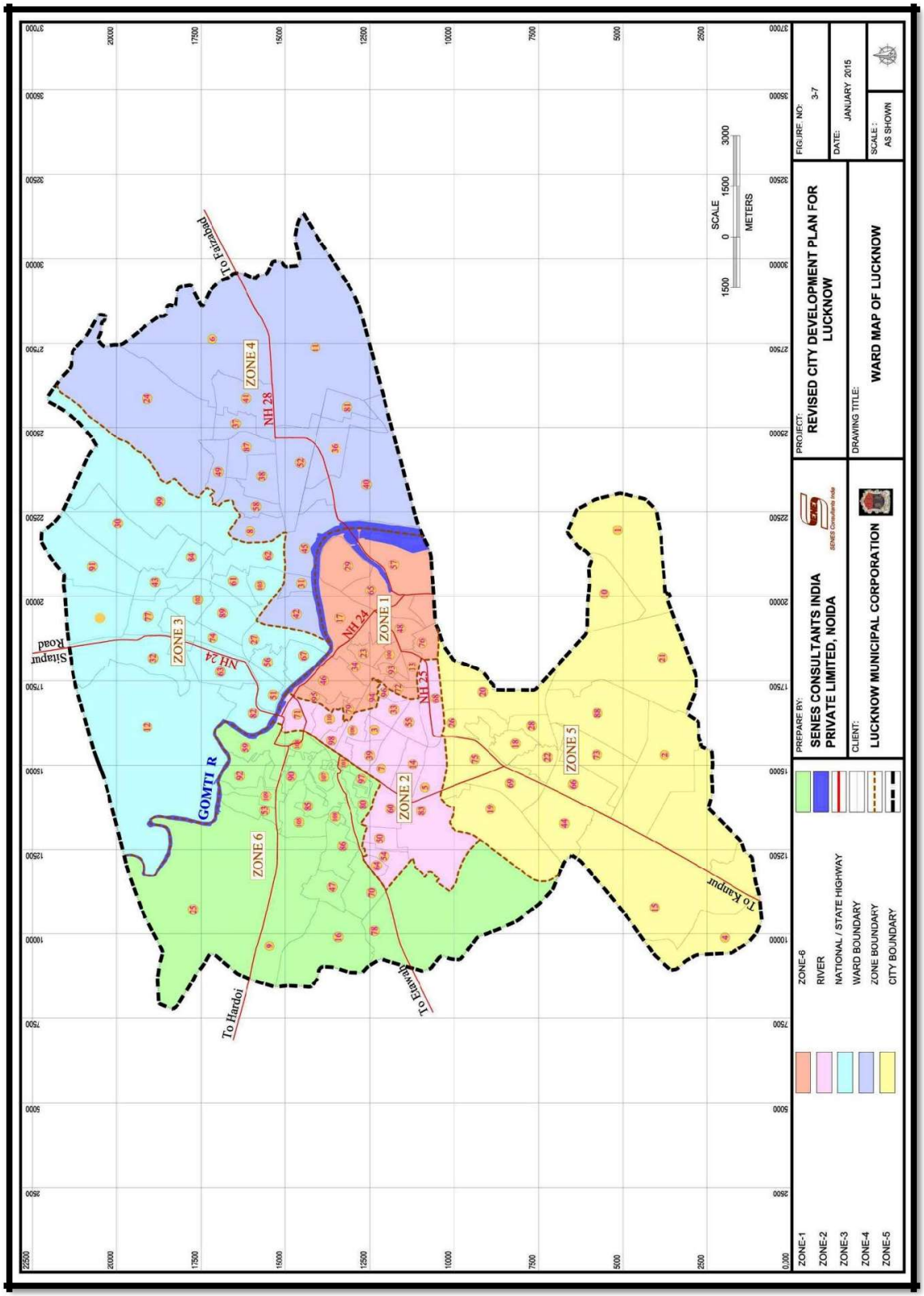
- Basic amenities such as water supply, Maharaja Tikait Rainage, sewage, power supply, open spaces and traffic, parking, etc. present in major land-use plan should not be adversely affected by the new construction.
- Maximum FAR and the height will be as mentioned in land-use plan.
- The booking office, guide office, office related to tourism, shops, restaurants, photographer, Maharaja Tikait Rail / air / taxi, etc, as well as other necessary functions such as temporary fair / exhibition site, etc. will be provided by the competent authority under the effective building duties.
- It is necessary to propose security zone in Lucknow Master Plan keeping in mind the sensitive areas
-

Provision for differently abled people –

- A corridor should connect the entrance / exit doors for the differently abled people and with the place, where information about the building is displayed.
- In order to guide the persons with weak eyes, a phonetic arrangement should be made on the floor, or a machine can be used to give sound signals.
- The minimum width of the corridor should be 1.5m.
- In the case of different level construction, slope slabs as ramps will be provided with ratio 1:12.
- Maharaja Tikait Railing will be imposed on slopes / slope routes/ ramps.

ANNEXURE –IV

CITY DEVELOPMENT PLAN-LUCKNOW



ANNEXURE –V

IMAGES OF THE MONUMENT AND AREA SURROUNDING THE MONUMENT

Plate 1, The view of the bridge from the temple

Plate 2, The view of Bridge over Behta river and the attached temple

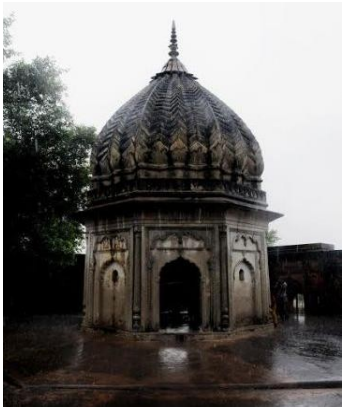


Plate 3, View of the Shiv temple

Plate 4, The sign board at the compound gate

Plate 5, The entrance gate to the temple

Plate 6, View of temple complex

Plate 7,View of surrounding agricultural land.

Plate 8, View surrounfing mango orchards