F.No. 15-246/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 "**Jama Masjid Situated Within the Village of Erich, Pargana Garotha, District Jhansi U.P**" 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, Jhansi Circle **www.asicirclejhansi.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 4th August, 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. 4th August, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
4th July, 2023

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-laws Jama Masjid Situated Within the Village of Erich, Pargana Garotha, District Jhansi U.P.

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 Jama Masjid situated within the village of Erich, Pargana Garotha**, 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 clause (5) of the section 20 (E) of the Ancient Monuments and Archaeological 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 **Jama Masjid situated within the village of Erich, Pargana Garotha, District Jhansi.**

(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) "prescribed" 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;

(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 and rules thereunder.

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.

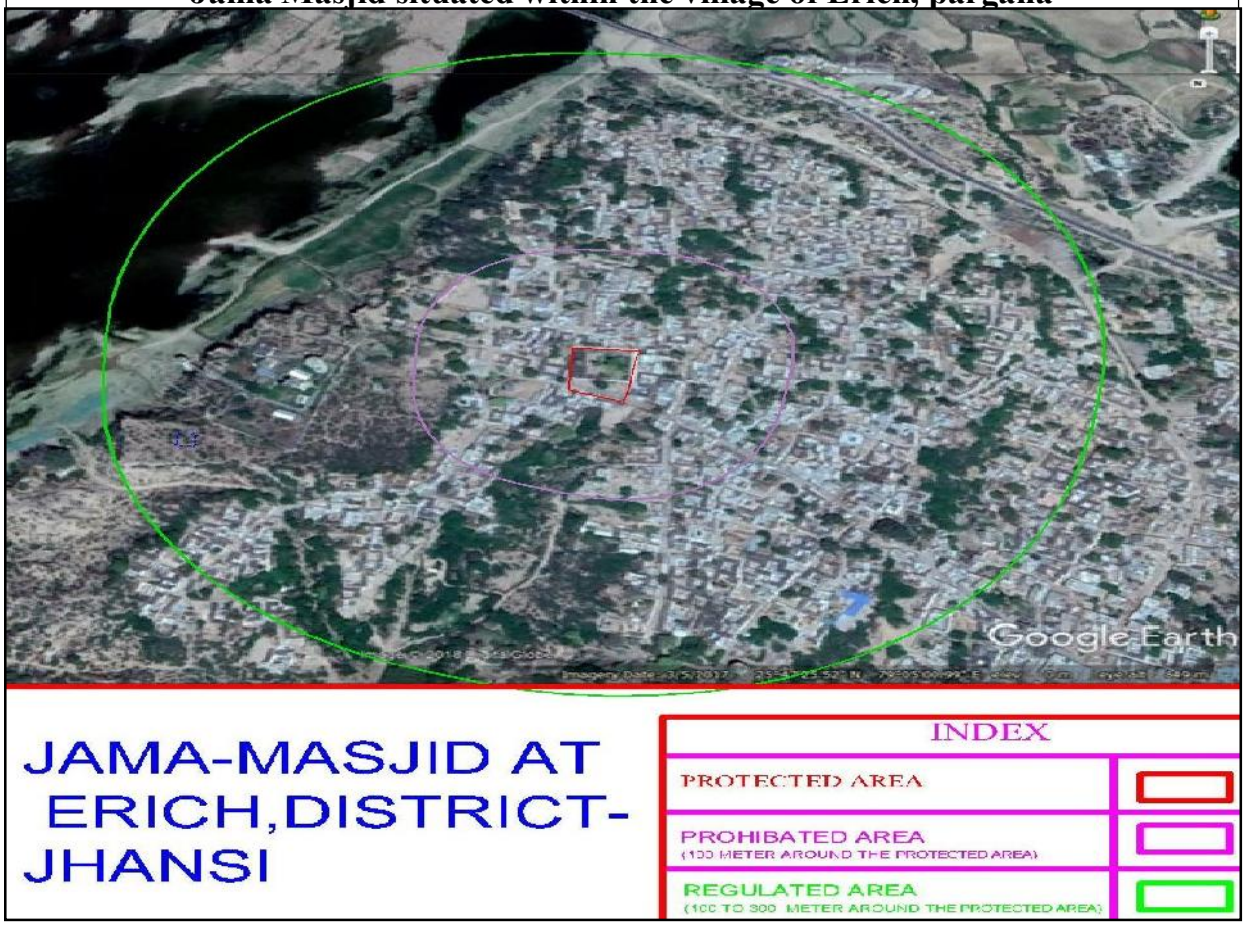
CHAPTER-III

Location and setting of the Centrally Protected Monument Jama Masjid situated within the village of Erich, pargana Garotha, District Jhansi.

3.0 Location and setting of the Monument:

- It is located at GPS Coordinates**: Lat. 25° 47'24.28''N, Long. 79°05'05.63'' E.**
- Erich is a small village/hamlet in Bamaur Block in Jhansi District of Uttar Pradesh State, India. It comes under Erich Panchayat. It belongs to Jhansi Division. It is located 76 KM towards East from District headquarters Jhansi and 256 KM from State capital Lucknow.
- There is no railway station near to Erich in less than 10 km. However Jhansi junction railway station is major railway station 75 KM near to Erich.
- The nearest airport is Gwalior, which is 180km from Jhansi connecting to all the metro cities of India.

Jama Masjid situated within the village of Erich, pargana



Google map showing location of Jama Masjid situated within the village of Erich, pargana Garotha, district Jhansi

3.1 Protected boundary of the monument:

It may be seen at **Annexure-I.**

3.1.1 Notification plan as per ASI records:

It may be seen at **Annexure-II.**

3.2 History of the Monument:

The Jama Masjid was built in 1311 A.D. on an ancient mound popularly known as Qila (fort) on the right bank of river Betwa by Junaid, the muqta (jagirdar) of Erich and Ziya- ud-Din, Qazi (Judge) of the town, as reflected through a Persian inscription fixed in the mosque.

3.3 Description of the Monument:

It has a rectangular prayer hall at the western end of the courtyard with a façade of seven arches and a verandah on both sides. Built almost enitrely of brick, it has a bare façade similar to those of the numerous Tuglaq structures, with seven portals (opening in the wall), each with a double-pointed recessed arch with a rather low spring, resembling those of the Lodhi period. The main entrance, juts out slightly is only a little higher than the other entrances. All the entrances are topped with crenellation in the shield shape. The large central dome is wider and higher than the six on the sides, all are crowned by a high upturned lotus flower, once coloured and with a ferrule.

3.4 Current Status:

3.4.1 Condition of Monument- condition assessment:

The monument is in a bad state of preservation. It needs immediate attention as a lot of restoration work is required at the monument.

3.4.2 Daily footfalls and occasional gathering numbers:

It is a non-ticketed monument. Around 50-100 Namazis visit the monument per day. The number increases to 200 on special occasions like Eid, mazallis etc.

CHAPTER- IV

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

4.0 Existing Zoning if any in the local area development plans:

Specifically for the monument there is no zoning made in the act and rules framed by the state government.

4.1 Existing guidelines of the local bodies/ status of:

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 Jama Masjid situated within the village of Erich, Pargana Garotha, District Jhansi

Survey Plan of Jama Masjid situated within the village of Erich, Pargana Garotha, district Jhansi may be seen at **Annexure- I.**

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area Regulated Area in sqms and their salient features:

- Protected Area: 1906.069 sqm
- Prohibited Area: 48906.26 sqm.
- Regulated Area: 286311.045 sqm.

Salient features:

The maximum height of the monument is 13m from ground level. The monument is surrounded by residences all around it. The other land-use found around it is, religious and educational buildings. Just after the protected boundary the monument is encroached and residences are made. Both kachcha and pucca houses are found around the monument.

5.1.2 Description of built up Area:

Prohibited Area:

- **North –** Residential houses lies in north direction.
- **South–** Prathmik School lies in south- west, residences lies in south-east and south- west direction.
- Hanuman temple lies in this direction.
- **East –**Residential buildings lies in this direction.
- **West** –Residential buildings, religious buildings, like tomb

Regulated Area

- **North –** Residential houses lies in this direction.
- **South –**Residential buildings lies in south-east south-west directions of regulated area.
- **East -**Residential buildings with religious buildings like Masjid and Shiv temple lies in south-east and south-west direction.
- **West-**Ashram, mazar Jalkal sthal Erich, Mosque lies in west direction. Residences lie in north-west and south-west direction.

5.1.3 Description of green/ open spaces:

- **North –** Very less open space is left in between the houses in the Prohibited area which are used as playground for the village kids. A large open space is available on the banks of the river in Northwest direction of the regulated area which is not used for any specific purpose.
- **South –** A lot of open space lies in the south of prohibited and regulated area which is not used for any purpose.
- **East –** Open area is left in between the buildings.
- **West –** Open area is left around Hanuman and Kali temple in prohibited area a lot of open space is left at the banks of the river around mazar, Jal kal sthal Erich in regulated area.

5.1.4 Area covered under circulation- roads, footpaths etc:

The monument is approached by 2m wide road. It is a bitumen road.

5.1.5 Heights of building (Zone wise):

- **East**: Maximum height is 04m.
- **West**: Maximum height is 04m.
- **North**: Maximum height is 04m.
- **South**: Maximum height is 04m

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

There is no state protected monument nearby the Centrally Protected Monument.

5.1.7 Public amenities:

Cultural notice board, toilet block, dustbins, benches are provided at the monument.

5.1.8 Access to monument:

Monument is directly accessed by a 2m wide bitumen road .Inside the monument, no proper pathways are given for the visitors.

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

No proper infrastructure services like water supply, storm water drainage, sewage, solid waste management, parking is provided in Prohibited and the Regulated area.

5.1.10 Proposed zoning of the area under reference on 3.2.1-3.2.5 above:

There is no particular rule and clause defined in Lucknow master plan -2021-31 for Centrally Protected Monument. General rule will be applicable for any development and construction in Prohibited and Regulated area.

CHAPTER-VI

Architectural, historical and archaeological value of the monuments.

6.0 Architectural, historical and archaeological value:

It is a good example of Tughlaq and Mughal styles of architecture. It is entirely built in bricks and believed that the main fabric of the building was erected in the Tughlaq period. The top and dome with their foliated caps of enormous size were added in later period bearing Mughal style of architecture.

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

The monument is surrounded by residential, commercial buildings. It is a threat to the monument giving it a developmental and population pressure. The Prohibited Area is encroached by the villagers for different use making it more sensitive towards development and other related activities.

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

The monument is clearly visible from prohibited and regulated area as it is not obstructed by high buildings.

6.3 Land- use to be identified:

Prohibited and regulated area has public roads, residential buildings, small shops, school etc.

6.4 Archaeological heritage remains other than protected monument:

No archaeological remains have been noticed in Prohibited and Regulated Areas.

6.5 Cultural landscapes:

The monument is standing inside the village encroached in prohibited area by the villagers for different uses. So far as natural setting is concerned, it is completely destroyed and the area has now become the part of semi-urban area.

6.6 Significant natural landscapes that forms part of cultural landscape and also helps in protecting monument from environmental pollution:

The surrounding of the monument is inhabited by the several type of constructions hence its cultural landscape and natural landscape around the monument has lost.

6.7 Usage of open space and constructions:

The open space is left barren, as it not undertaken for any use.

6.8 Traditional, historical and cultural activities:

No traditional, historical or cultural activities are followed till date.

6.9 Skyline as visible from the monument and from regulated areas:

The monument is clearly visible from all the directions from regulated area as the buildings surrounding the monument in regulated area are not more than 4m high.

6.10 Traditional Architecture:

The village has pukka as well as kuchcha houses built in brick, stone and cement. Sometimes mud has been also used. The roof are plain and thatched (covered with kabelus).

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

City Development plan of Jhansi 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 4 m.

(b) Floor Area:
50 sqm to 400 sqm**.**

(c) Usage:
Construction should be allowed only for residential purpose. Residential and residence with shops on ground floor should be permitted in the regulated area. Institutional building like schools should be permitted. Guest houses, hotels and shops coming under commercial buildings are permitted in regulated area.

(d) Façade design:
Facade should be matching with the natural ambience of monument. As the residences are not much far from the monument, they should match the aesthetics of the monument.

(e) Roof design:
No design can be recommended as the construction is of modern nature.

(f) Building material:
The modern construction material which is locally or easily available, in the market can be allowed.

(g) Color:
The colour of the proposed construction should match the aesthetics of the monument.

6.13 Visitor facilities and amenities:

Pathway, dustbin is basically available at the 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.

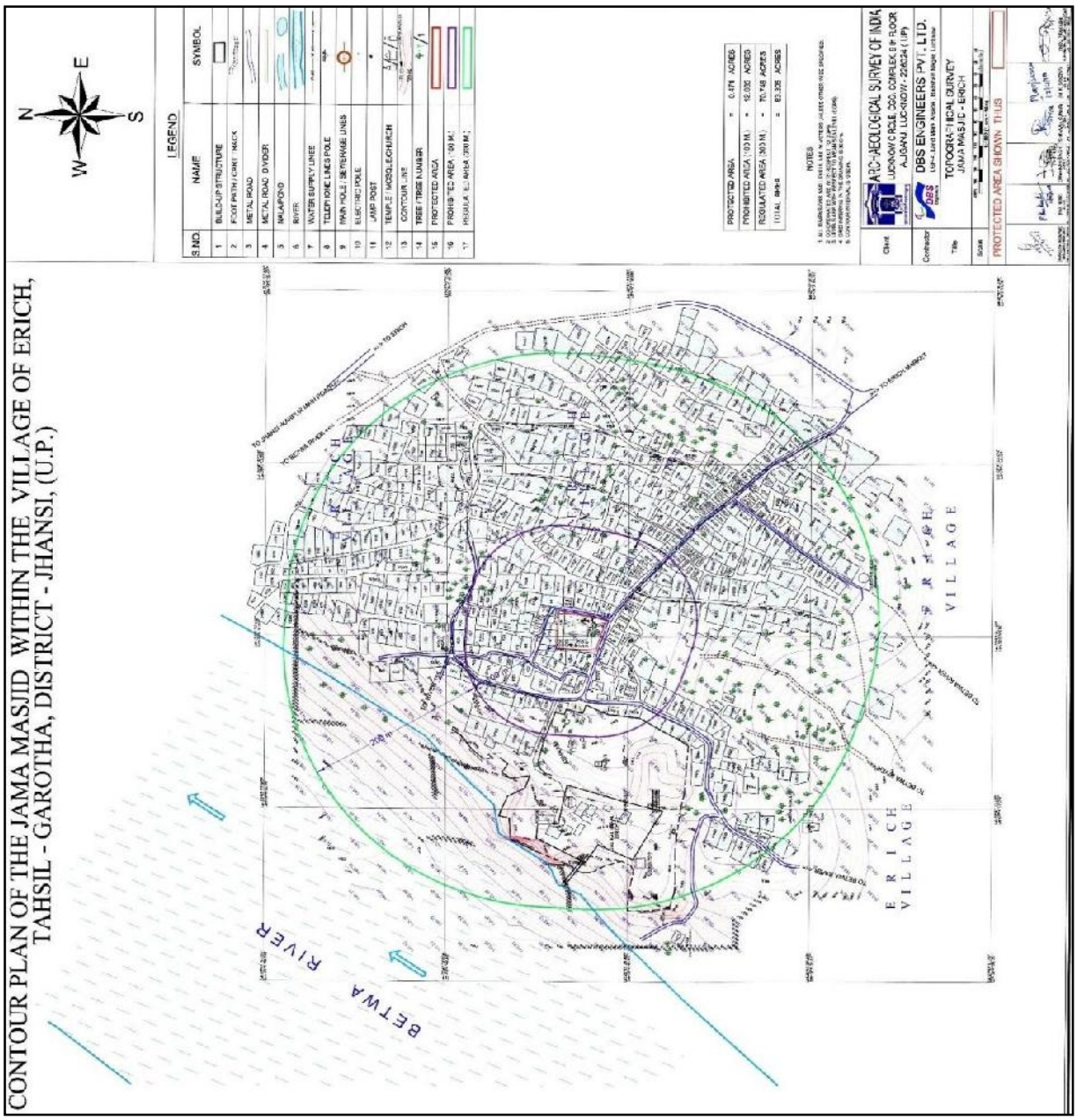
7.2 Other recommendations:

- Provisions for differently able 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

Contour Plan showing Protected boundary of Jama Masjid situated within the village of Erich, Pargana Garotha, District Jhansi



Maharaja Tikait Railing will be imposed on slopes / slope routes/ramps.

ANNEXURE-II

Notification as per ASI records-definition of Protection Boundaries

F-80

UNITED PROVINCES.

PUBLIC WORKS DEPARTMENT.
BUILDINGS AND ROADS BRANCH.
Dated Allahabad, the 3rd January, 1918.

No. 14M/367 - 47-IV.- 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. 1221M/367 - 47 -IV, dated the 9th November, 1917, published at page 1754, part I of the United Provinces Gazette, dated the 10th November, 1917, declaring the entire building known as Jama Masjid situated within the village of Erich, pargana Garotha, district Jhansi, as protected under the said Act.

By order,

H. M. WILLMOTT,

Secretary to Government, United Provinces.

Typed copy of the Notification: **F-80**

UNITED POVINCES PUBLIC WORKS DEPARTMENT
BUILDINGS AND ROADS BRANCH.
Dated Allahabad, the 3rd January. 1918

No-14M/367-7-IV- In exorcise or 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 that department notification no. 1221M/367-47-IV, dated the 9th November, 1917, published at page 1754, part I of the United Provinces Gazette, dated the l0th November, 1917, declaring the entire blinding known as Jama Masjid situated within the village of Erich, pargana Garotha, district Jhansi, as protected under the said Act.

By order
H. M. WILLMOTT.
Secretary to Government, United Provinces•

ANNEXURE –III

Existing guidelines of the local bodies/status of:

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

At present there are some acts of the state government wherein no specific provision are made pertaining to the heritage. However, general guidelines are specified for the construction. These guidelines are mentioned in the "**Uttar Pradesh municipal planning and development (UPMPD) act-1973"** in the **"Development Authority Building Construction and Development sub method (DABCDSM) - 2008"** under the clause 1.1.2 and 1.1.1 respectively

As per the Development Authority Building Construction and Development sub method-2008 the FAR/FSI are specified as below:

Specification	Plot Area (Sq. Mt.)	Front Margin	Rear Margin	Side1 Margin	Side2 Margin	FAR
Row Housing	Up to 50	1.0	-	-	-	2.00
	50 to 10	1.5	1.5	-	-	2.00
	100 to 150	2.0	2	-	-	1.75
	150 to 300	3.0	3	-	-	1.75
Semi Detached	300 to 500	4.5	4.5	3	-	1.50
Detached	500 to 1000	6.0	6	3	1.5	1.25
	1000 to 1500	9.0	6	4.5	3	1.25
	1500 to 2000	9.0	6	6	6	1.25

Ground coverage and FAR for other Land-use:

S.no.	Land Use	Ground Coverage in %	F.A.R.
1.	**Plotted residential**		
	New /Undeveloped area		
	• Upto 100 Sqm	65	2.00
	• 101-300 Sqm	60	1.75
	• 301-500 Sqm	55	1.50
	• 501-2000 Sqm	45	1.25

Ground coverage and FAR as per constructed/new/undeveloped area. For residential flats are described as:

Particular	Residential flat area in Sqm.	Ground cover in percent (%)	FAR
Constructed Area	up to 100	75	2.00
	101 to 300	65	1.75
	301 to 500	55	1.50
	501 to 2000	45	1.25
Particular	**Residential flat area in Sqm.**	**Ground cover in percent (%)**	**FAR**
New/Undeveloped Area	up to 100	65	2.00
	101 to 300	60	1.75
	301 to 500	55	1.50
	501 to 2000	45	1.25

Setback for Commercial/Official/Institutional/Community/Conference hall/Public amenities, for 12.5m to 15m height:

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

Setback for Commercial/Official/Community/Conference hall up to three floor or upto12.5m height will be the same as above mentioned but for the Institutional/Public amenities (leaving educational building) the setback will be as follows:

Area of Land	Set Back in Meter			
In Sqm.	Front	Rear	Side 1	Side 2
Upto 200	3	3	-	-
201-500	6	3	3	-
501-2000	9	3	3	3
2001 to 4000	9	4	3	3
4001 to 30000	9	6	4.5	4.5
Above 30001	15	9	9	9

Setback for building having height more than 12.5m.

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
Above 50	15.0

Basement Specification:

- As per the **Development Authority Building Construction and Development sub method (DABCDSM) -2008** basement is not allowed in the building 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.
  For different type of buildings the construction of basement is described as below:

S No.	Land area (in Sqm)	Type of Land-use	Provision for Basement
1	Up to 100	1. Residential/other non - commercial	Not Permissible
		2. Official and commercial	50 percent ground coverage is permissible
2	100 to 2000	1. Residential	20 percent ground coverage is permissible
		2. Non -Residential	Same as permissible ground coverage
3	Above 2000	1. Group Housing/Commercial and other multi storey buildings	Double basement are allowed in 4000 Sqm. area of land and for land more than 4000 Sqm. area 3 basement are allowed
		2. Industry	Same as ground coverage and 50 percent of the basement will be counted in F.A.R.

Parking Facility:

1. The provision of parking in residential site area is as below:

Construction area of residential unit (sqm)	Car Parking for each residential unit
Upto 100 Sqm.	1.00
100-150 Sqm.	1.25
Above 150 Sqm.	1.50

2. Circulation area required for common car parking.
    I. Parking in open area – 23 Sqm.
    II. Covered parking – 28 Sqm.
    III. Parking in basement – 32 Sqm.

Ground coverage and FAR for other Land-use:

S.No.	Land Use	Ground Coverage in %	FAR
1.	**Plotted residential**		
A	For 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	65	2.00
	• 101-300 Sqm	60	1.75
	• 301-500 Sqm	55	1.50
	• 501-2000 Sqm	45	1.25
2.	**Commercial**		
A	For Developed Area		
	• Convenient Shop	60	2.00
	• Neighbourhood shop	40	1.75
	• Shopping street	40	1.50
	• District shopping centre/ Sub Central Business District	40	1.25
	Central Business District	50	1.50
		40	1.75
		30	2.00
B	New / undeveloped Area		
	• Convenient shop	50	1.50
	• Neighbourhood/ Sector shopping centre	40	1.75
	• District shopping centre/ Sub Central business district	35	2.00

	Central Business District	30	5.00
3.	**Official**		
i.	Constructed Area	40	1.50
ii.	Developed Area	30	2.00
iii.	New/Underdeveloped area		
	• Government & Semi government	35	2.00
	• Professional /Commercial office	30	2.50
4.	**Educational**		
A.	Constructed / Developing area		
	• Primary or Nursery school	35	0.8
	• High school / Intermediate / Higher institutes	30	1.00
B	New / Undeveloped area		
	• Nursery school	40	0.8
	• Primary	35	1.00
	• 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	35	1.50
B.	New / Underdeveloped area		
	• Community hall, marriage hall & Religious building	40	1.50
	• Other Institutes	30	2.00
6.	**Hotel**		
A.	Constructed / Developed area		
	• Till 3 star	40	1.20
	• 5 star and above	30	2.00
B.	New / Underdeveloped area		
	• Till 3 star	40	1.50
	• 5 star and above	30	2.50
7.	**Hospital**		
A.	Constructed / Developed area		
	Clinic/ Dispensary	35	1.5
	50 bedded Nursing home	35	1.5
	50-100 bedded Hospital	35	1.5
	100 & more bedded hospital	30	2.5
8.	**Open area**		
A.	Constructed / Developed area	2.5	0.025
B.	New / underdeveloped area	2.5	0.025

Heritage byelaws/ regulations/ guidelines if any available with local Bodies. As it has already been defined under chapter-3 in section 3.1.9, sub section (I) & (II), **Uttar Pradesh municipal planning and development (UPMPD) act-1973** which is amended as **Development authority building construction and development sub method-(DABCDSM) 2016**, that no permission will be given to any type of construction in prohibited area of ASI declared heritage or monument. Apart from this in regulated area the permission will be granted by ASI as per the rules of The Ancient Monument and Archaeological Sites and Remain Act – 1958 (Amended and Validated in 2010).

Heritage Bye-Laws according to Uttar Pradesh municipal planning and development act 1973 applicable for other protected Monument other than ASI.

For constructing Building in architectural controlled areas along the main roads or near the historical buildings approval from the architectural departments is required.

- No construction will be allowed under the distance of 50 meters from the premises of the monument/Heritage building.
- Only one storey residential buildings (maximum height 3.8 meters) is allowed between the distances of 50 meters to 150 meters from the premises of the monument.
- Maximum permissible height of 7.6 meters is allowed in the middle of the distance of 150 meters to 250 meters from the monument premises.
- The relevant provisions of the Government of India will be applicable on ASI protected sites/ monuments while the above mentioned provision will be applicable on other protected monuments (which are not protected by ASI)

Open spaces.

Open space area standard mentioned as per Uttar Pradesh Development Plan-2008 and 2011

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 space as 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 side 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

   Notes: - All the above clauses are mentioned in (Uttar Pradesh Development Authority Building Construction and Development sub method-2008) under the Uttar Pradesh Municipal planning and Development Act -1973

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).

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:

<u>New Construction</u>

- 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

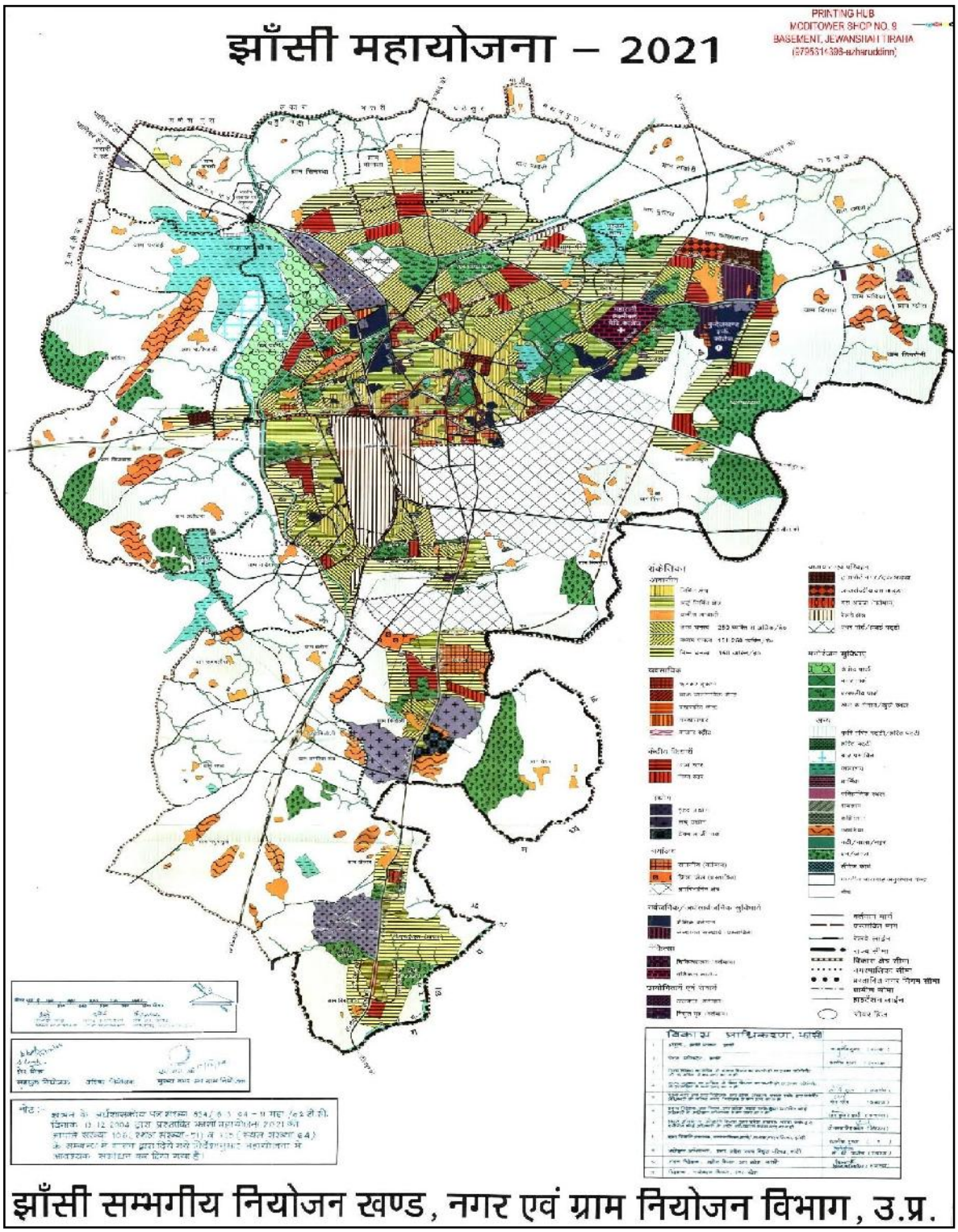
Provision for differently abled people –

- 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

Developmental plan as available by the local authorities.



ANNEXURE- V

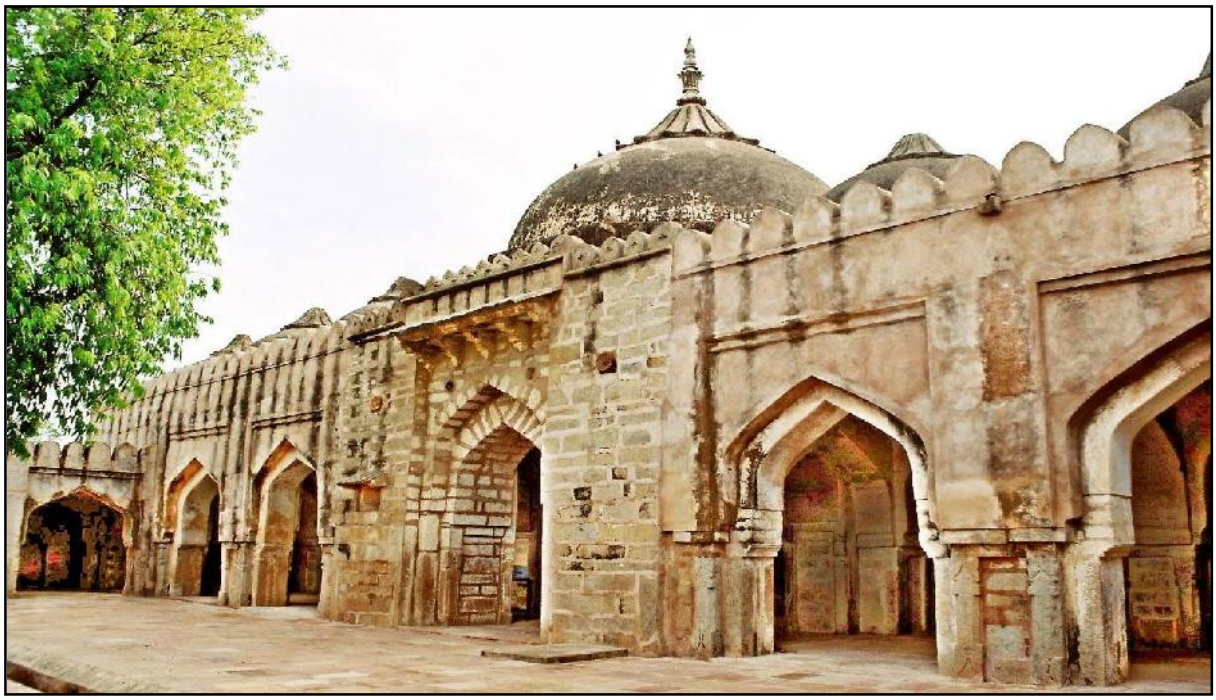


Plate 1, The view of Jama masjid in Erich

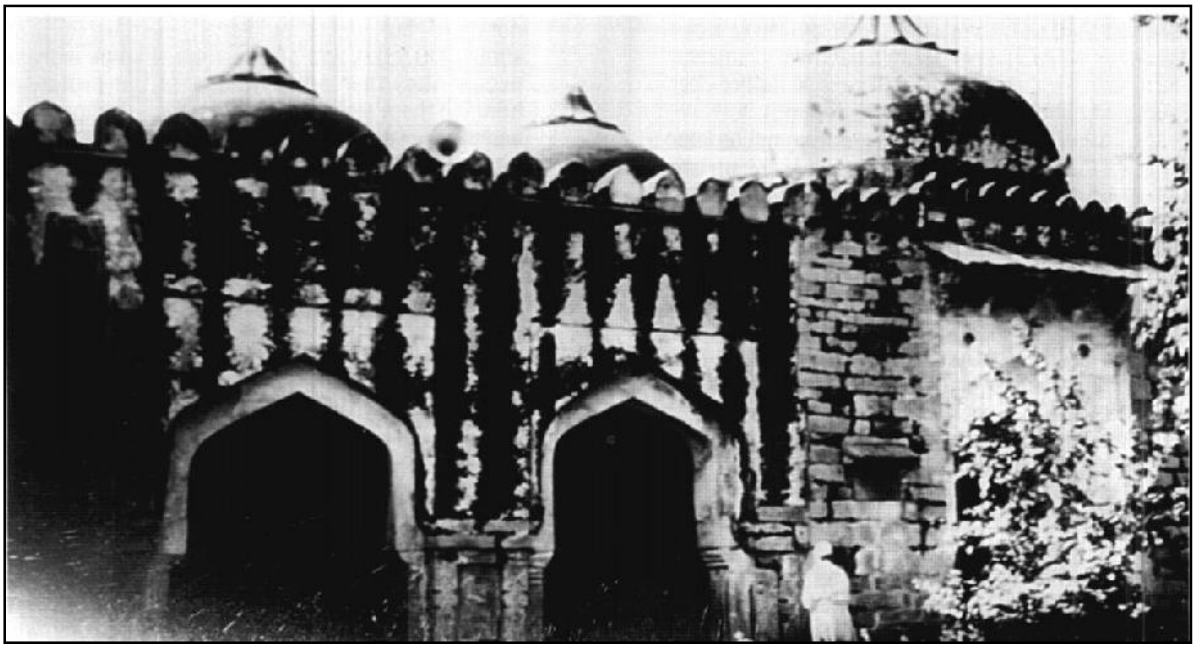


Plate 2, An old pic of the Jama masjid in Erich

Plate 3: Front view of Jama masjid

Plate 4: Ambedkar dharmshala

Plate 5: Building in the regulated area

Plate 6, Building in the regulated area

Plate 7 View of Bridge over Betwa river

Plate 8 of Jama masjid from prohibited area.