F.No. 15-245/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 "**Old Fort, Lanji, Balaghat, Madhya Pradesh**" 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, Jabalpur Circle **www.asijabalpur.gov.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 28th 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. 28th July, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
28th June, 2023

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-laws for Old Fort, Lanji, Balaghat Madhya Pradesh

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 "Old Fort, Lanji" Balaghat, Madhya Pradesh 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/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 2019 of Centrally Protected Monument Old Fort, Lanji.
(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: - Section 20E of AMASR Act, 1958, 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. 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.

2.2 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.

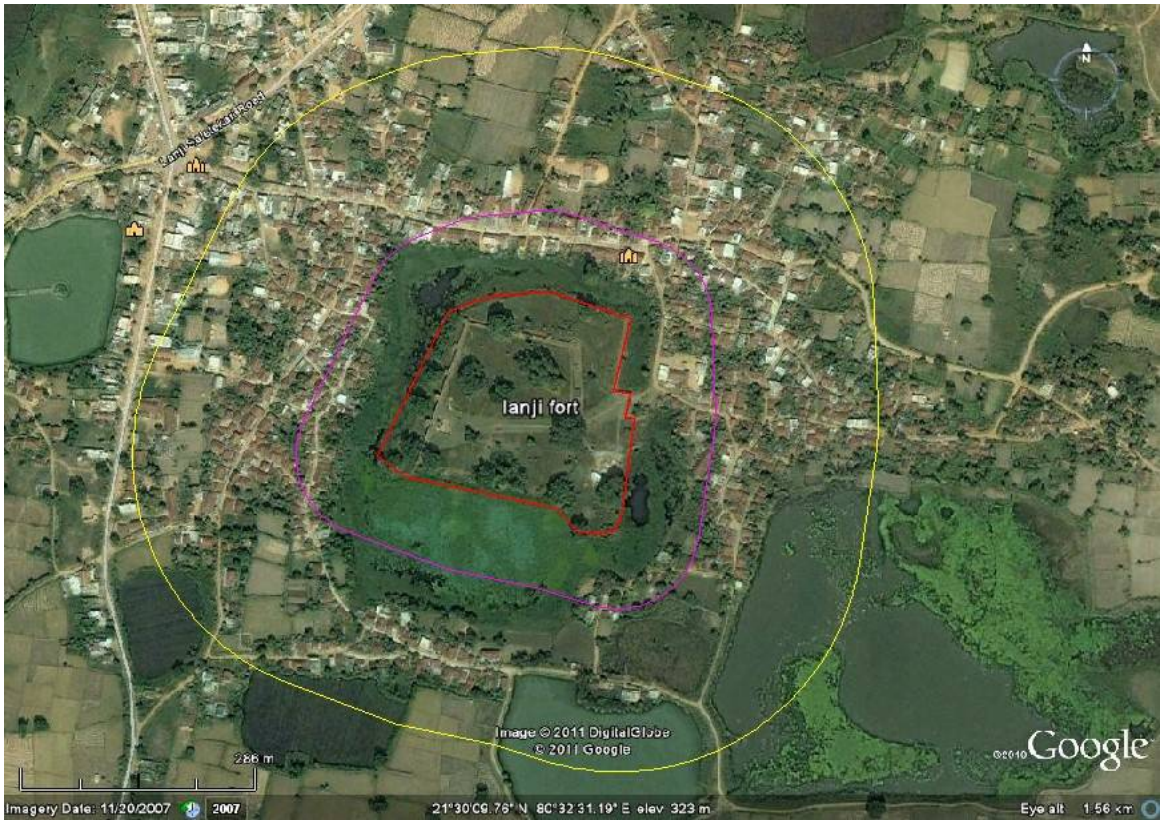
(c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER III

Location and Setting of Centrally Protected Monument – Old Fort, Lanji

3.0 Location and Setting of the Monument:-

- The Old Fort, Lanji is located at Lat. 21° 30' N; Long. 80° 30' E GPS Coordinates.



'Fig 1, Google map showing location of Centrally Protected Monument –Old Fort, Lanji

- Lanji tehsil is situated in the South eastern direction of Balaghat in the vicinity of the Son river, at the junction of the Amgaon and Kirnapur roads.
- It is about 38 miles from the district headquarter Balaghat and 16 miles from village Amgaon which is also the nearest railway station for this site.
- The nearest airport is in Raipur. The area lies in the Wainganga valley.

3.1 Protected boundary of the Monument:

The protected boundaries of the Centrally Protected Monument- Old Fort, Lanji may be seen at **Annexure-I.**

3.1.1 Notification Map/ Plan as per ASI records:

The copy of the Gazette Notification number 110 dated 17th November 1906 of Old Fort, Lanji may be seen at **Annexure-II.**

3.2 History of the Monument:

The stone inscription of Bilaspur dated 1114 CE states that the rulers of Lanji were feudatories of the Kalchuri Kings of Ratanpur. Another inscription from Lanji refers to a Yadava Chief Ramanayaka. Lanji, was initially ruled by some Rajputs who were later subjugated by the Gonds. There is a temple inside the Fort known as Mahamai or Devi temple, the deity who under the title of Lanjkai Devi has given her name to the village.

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

It is a ruined fort constructed by the Gond rulers of this area. It is surrounded by a moat which is now overgrown with trees. It has fortification walls and bastions constructed of brick.

3.4 CURRENT STATUS

3.4.1 Condition of the Monument- condition assessment:

The monument is located amidst the modern rural fabric of the city. The prohibited area is very sensitive and is almost occupied. Both Prohibited and Regulated areas possess several modern constructions.

3.4.2 Daily footfalls and occasional gathering numbers:

About 500 visitors, including foreign visitors come to the site annually.

CHAPTER IV

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

4.0 Existing zoning:

As per Madhya Pradesh State Regional Development Plan, Madhya Pradesh has been divided into 8 regions in which Balaghat comes in **Central Satpura region with forests and mines.** There is no existing development plan for special/heritage zone.

The General rules of development are as per the Madhya Pradesh Bhumi Vikas Niyam Rules 2012. The Act defined, under the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973).

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 Temple of Old Fort, Lanji

Survey Plan of Old Fort, Lanji 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 62038.30 Sqm.
- Total Prohibited Area of the monuments is 130187.37 Sqm.
- Total Regulated Area of the monuments is 449969.97Sqm

Salient Features:

Prohibited area:

North: Green area, huts, Kuchcha and puckka houses, small shops and a road lies in this direction.
East: Green area, school, huts, Kuchcha and puckka houses, small shops and road lies in this direction.
South: Lake, Green Area, huts and kuchcha and puckka house lies in this direction.
West: Green area, huts and few Kuchcha and puckka houses lies in this direction.

Regulated area:

North: few huts, Kuchcha and Puckka houses and almost area covered with agriculture land lies in this direction.
East: Huts, highway, Kuchcha and Puckka houses, and agriculture land big Lake lies in this direction.
South: Lakes, Agriculture land, kuchcha and puckka houses, huts and road lies in this direction.
West: School, kuchcha and puckka houses, huts, small shops, roads and agriculture land lies in this direction.

5.1.2 Description of built up area

In all direction of prohibited area of the monument, the Land use is residential with small huts, small shops, and school. The road in front of the monument connects to highway and other roads.In regulated area there are huts, kuchcha and puckka houses, small shops, bank and school etc.

5.1.3 Description of green/open spaces

Prohibited area:

Lake lies in south direction of prohibited area and open land surrounds the monument in prohibited boundary.

Regulated area:

North: Agriculture land lies in this direction.
East: Hagda Lake and all almost is area covered with agriculture land lies.
South: Agriculture land, Chambar Budi Lake, Raja Rani Lake lies in this direction.
West: Agriculture land lies in this direction.

5.1.4 Area covered under circulation- roads, footpaths etc.

There are only narrow lanes (kuchcha roads) which lies from entrance gate to inside the monument.

5.1.5 Heights of buildings (Zone wise)

Prohibited area:

East: Upto 60m to 90m there is moat then upto 40m there is colony with single story houses.
West: Upto 50m to 70m there is moat then there is colony with G and G+1 building up to height of 8m.
North: Upto 80m to 90m there is moat then upto 40m there is colony with G and G+1 building having height upto 8m.
South: There is moat then there is colony with G, G+1 houses having height of 8m.

Regulated Area:

East: Here houses are single story the maximum height is 3m and upto 10m there is open land and beyond that there is 4m wide road.
West: Here we have single storyed building with height ranging from 3m to 4m.
North: There are single story houses having maximum height of 3.5m then open land.
South: 4.5m wide road then single story houses having maximum height 3m.

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 or any other protected monument present in the Prohibited and Regulated Areas of the monument.

5.1.7 Public amenities:

There are no amenities inside the monument for visitors.

5.1.8 Access to monument:

The monument is easily accessible by bitumen roads.

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

There is no infrastructure services available as above stated, in protected area.

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

The existing guidelines of zoning of this area are as per Madhya Pradesh Bhumi Vikas Niyam - 2012.

CHAPTER VI

Architectural, historical and archaeological value of the monument.

6.0 Architectural, historical and archaeological value:

Historical Value: This place where Old Fort Lanjhi is located narrates the glorious history of the districts Balaghat. The Fort was made by Cultury Rajwansh, which is located in Dense Forest area. The Temple and its Statutes art are of Khajuraho style. The Lanji Fort is also related with Gond dynasty. There are so many temples within Fort with lot of Statutes. Like Mahadev, Mahamaya, Lanjkaidevi etc. Hence it has great historical value.

Architectural Value: It is a unique example of Hindu fort. This is a ruined fort surrounded by a moat. It has fortification wall and bastions of bricks.

Archaeological Value: The fort has many staues of different Gods with several inscriptions. Inscription from Lanji refers to a Yadava Chief Ramanayaka Lanji, which was initially ruled by some Rajputs who were later subjugated by the Gonds. Many sculpture are found on the site defining its archaeological value.

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

The monument is surrounded by modern constructions within both prohibited and regulated areas. However there is some open space within regulated areas. As the city is expanding, therefore both the prohibited and regulated area has become more sensitive towards construction and development activity.

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

The monument is minimum visible from prohibited and regulated areas as it is almost hidden due to modern constructions.

6.3 Land-use to be identified:

Majorly the land use surrounding the monument is residential and residential with small shops. The residences are of mixed kind that is kuchcha as well as pukka.

6.4 Archaeological heritage remains other than protected monument:

Though there are no other archaeological remains found in near vicinity of this monument, there is a possibility that there might be some remains buried outside the moat. Therefore it is suggested whenever any NOC is given for new construction with foundation digging activity that should be subjected to heritage impact assessment.

6.5 Cultural landscapes:

This fort with moat is an integral part of the landscape within the city with a series of water bodies that surrounds the modern habitations of the city. So far as natural setting is concerned, it has now slowly getting integrated as part of the urban area.

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

There is no significant natural landscape or cultural landscape present in the site which protect the monument from the environmental pollution.

6.7 Usage of open space and constructions:

Open space around the monument is used for agriculture in prohibited and regulated boundary. The surrounding open area even have many small lakes.

6.8 Traditional, historical and cultural activities:

No such traditional, historical or cultural activity is continued till date.

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

The fort is situated on the flat land hence it is not visible from distance. Minimum visibility is available from the north –east direction of the monument while it is not clearly visible from other directions of prohibited and regulated boundary.

6.10 Vernacular Architecture:

Kuchcha houses are made from locally available material. These houses are made from stone walls plastered with mud and cow dung and painted with lime. These houses are topped with sloping roof covered with locally available clay tiles called “Kabelus” or G.I. corrugated sheet.

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

Balaghat Development Plan – 2021 (Draft) 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 12.5mtr.

(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 illumination, light and sound show, toilets, interpretation centre, cafeteria, drinking water, souvenir shop, audio visual centre, ramp, wi-fi and braille 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 fiber 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.

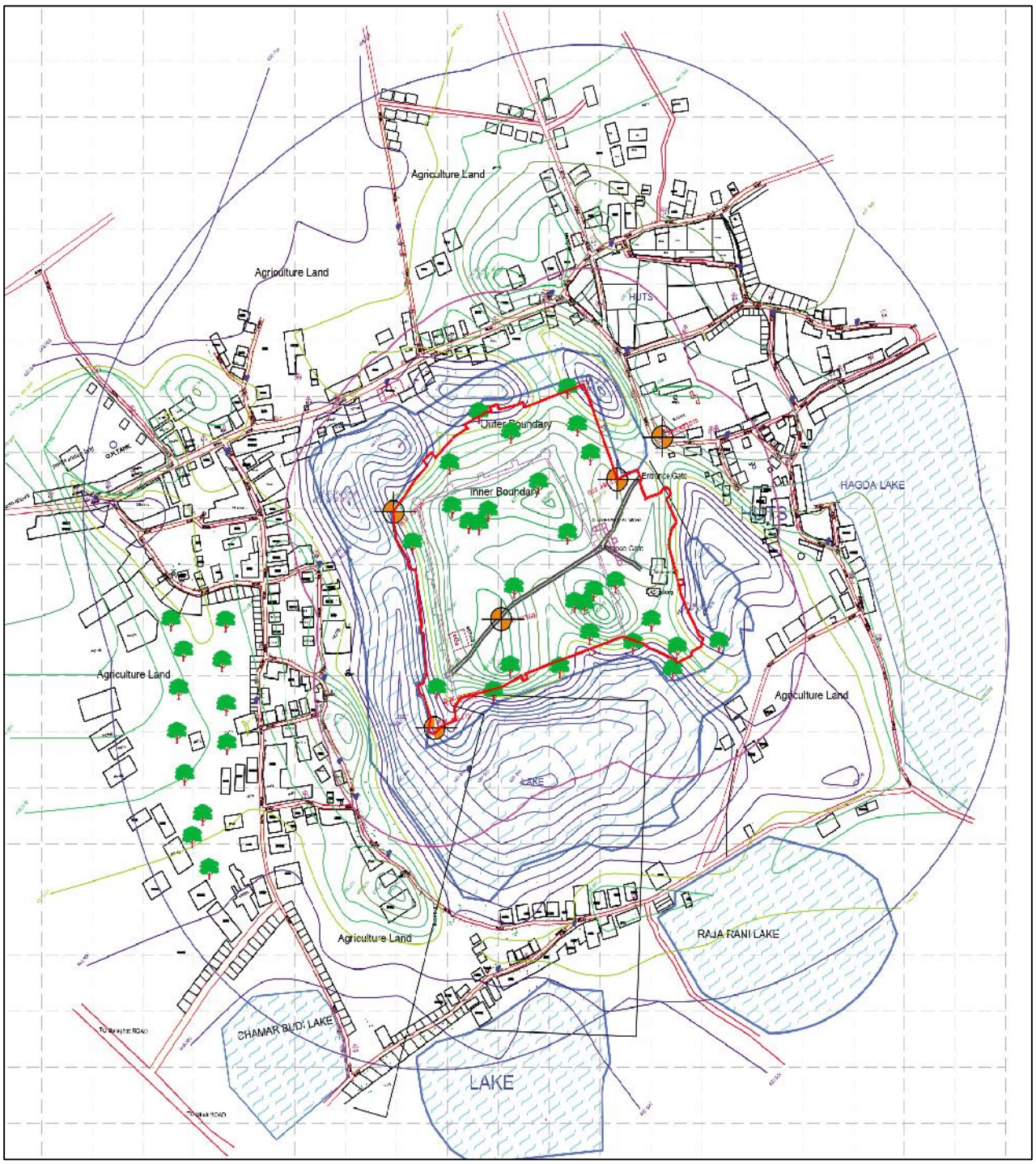
7.2 Other recommendations

- 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

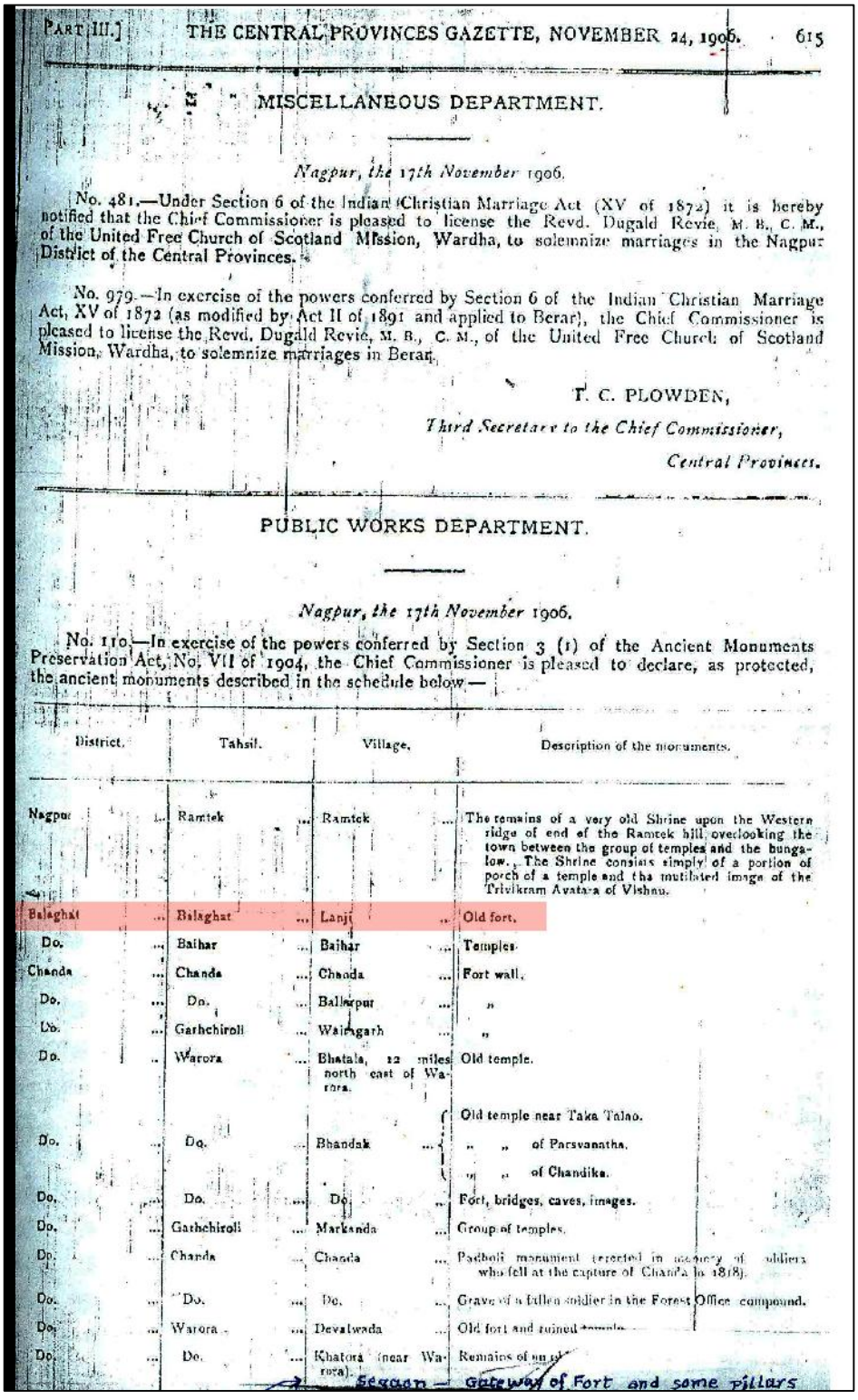
ANNEXURE - I

Survey plan and Protected boundary of Old Fort, Lanji



ANNEXURE – II

Notification of Temple of Old fort, Lanji



[PART III.] THE CENTRAL PROVINCES GAZETTE, NOVEMBER 24, 1906. 615

MISCELLANEOUS DEPARTMENT.

Nagpur, the 17th November 1906.

No. 481.—Under Section 6 of the Indian Christian Marriage Act (XV of 1872) it is hereby notified that the Chief Commissioner is pleased to license the Revd. Dugald Revie, M. B., C. M., of the United Free Church of Scotland Mission, Wardha, to solemnize marriages in the Nagpur District of the Central Provinces.

No. 979.—In exercise of the powers conferred by Section 6 of the Indian Christian Marriage Act, XV of 1872 (as modified by Act II of 1891 and applied to Berar), the Chief Commissioner is pleased to license the Revd. Dugald Revie, M. B., C. M., of the United Free Church of Scotland Mission, Wardha, to solemnize marriages in Berar.

T. C. PLOWDEN,
Third Secretary to the Chief Commissioner,
Central Provinces.

PUBLIC WORKS DEPARTMENT.

Nagpur, the 17th November 1906.

No. 110.—In exercise of the powers conferred by Section 3 (1) of the Ancient Monuments Preservation Act, No. VII of 1904, the Chief Commissioner is pleased to declare, as protected, the ancient monuments described in the schedule below—

District.	Tahsil.	Village.	Description of the monuments.
Nagpur ...	Ramtek ...	Ramtek ...	The remains of a very old Shrine upon the Western ridge of end of the Ramtek hill, overlooking the town between the group of temples and the bungalow. The Shrine consists simply of a portion of porch of a temple and the mutilated image of the Trivikram Avatara of Vishnu.
Balaghat ...	Balaghat ...	Lanji ...	Old fort.
Do. ...	Baihar ...	Baihar ...	Temples.
Chanda ...	Chanda ...	Chanda ...	Fort wall.
Do. ...	Do. ...	Ballarpur ...	„
Do. ...	Garhchiroli ...	Wairagarh ...	„
Do. ...	Warora ...	Bhatala, 12 miles north east of Warora.	Old temple.
Do. ...	Do. ...	Bhandak ...	Old temple near Taka Talao. „ „ of Parsvanatha. „ „ of Chandika.
Do. ...	Do. ...	Do. ...	Fort, bridges, caves, images.
Do. ...	Garhchiroli ...	Markanda ...	Group of temples.
Do. ...	Chanda ...	Chanda ...	Padholi monument (erected in memory of soldiers who fell at the capture of Chanda in 1818).
Do. ...	Do. ...	Do. ...	Grave of a fallen soldier in the Forest Office compound.
Do. ...	Warora ...	Devalwada ...	Old fort and ruined temple.
Do. ...	Do. ...	Khatora (near Warora).	Remains of an old Gateway of Fort and some pillars

PUBLIC WORKS DEPARTMENT.

Buildings and Roads Branch.

Nagpur, the 9th April 1925.

No. 179-B-E.B.—Leave on average pay for four months, under Fundamental Rule 81 (*b*) (ii), is granted to Rao Sahib R. R. Abhyankar, Officiating Executive Engineer, Chanda Division, with effect from the 1st May 1925, or such subsequent date on which he may be relieved of his duties.

2. Mr. M. T. Craig, Assistant Executive Engineer, in charge of the Damoh Sub-Divison of the Jubbulpore Division, Second Circle, is appointed to officiate as Executive Engineer, Chanda Division, during the absence of Rao Sahib Abhyankar on leave, or until further orders.

3. Mr. S. Bashiruddin Ahmed, Assistant Engineer, attached to the West Berar Division of the First Circle, is transferred to the Second Circle and posted to the charge of the Damoh Sub-Division of the Jubbulpore Division.

By order of His Excellency the Governor,

J. A. BAKER,
Secretary to Government,
Central Provinces.

Nagpur, the 11th April 1925.

No. C.-72-A-B.-358.—In exercise of the power conferred by sub-section (3) of section 3 of the Ancient Monuments Preservation Act, 1904, His Excellency the Governor in Council is pleased to confirm the notifications noted below, declaring certain ancient monuments to be protected monuments under sub-section (1) of section 3 of the said Act:—

(1)	Revenue Department	No. 729, dated the 2nd February 1905.
(2)	" "	No. 730, dated the 2nd February 1905.
(3)	Public Works Department	No. 110, dated the 17th November 1906.
(4)	" " "	No. 61, dated the 28th September, 1908 read with No. 25, dated the 5th November 1909.
(5)	" " "	No. 32, dated the 20th November 1908.
(6)	" " "	No. 56, dated the 5th July 1909.
(7)	" " "	No. 13, dated the 30th July 1909.
(8)	" " "	No. 70, dated the 26th August 1909.
(9)	" " "	No. 80, dated the 7th October 1909.
(10)	" " "	No. 30, dated the 1st July 1911, so far as it relates to the Sindkhed tank.
(11)	" " "	No. 34, dated the 18th July 1911.
(12)	" " "	No. 104, dated the 22nd November 1911, read with corrigendum dated the 7th February 1912.
(13)	" " "	No. 110, dated the 30th November 1911.
(14)	" " "	No. 24, dated the 15th March 1912.
(15)	" " "	No. 39, dated the 4th April 1912, read with No. 109, dated the 3rd November 1912, and No. 37, dated the 27th April 1915.
(16)	" " "	No. 74, dated the 10th June 1912.
(17)	" " "	No. 94, dated the 22nd July 1912, read with No. 21, dated the 4th July 1914.
(18)	" " "	No. 107, dated the 29th August 1912.
(19)	" " "	No. 136, dated the 16th November 1912.
(20)	" " "	No. 7, dated the 15th January 1913, read with No. 22, dated the 10th February 1913, and No. 5154 dated the 4th December 1913.
(21)	" " "	No. 20, dated the 10th February 1913, read with No. 90, dated the 27th June 1913.
(22)	" " "	No. 30, dated the 25th February 1913.
(23)	" " "	No. 40, dated the 13th March 1913.
(24)	" " "	No. 60, dated the 17th August 1913, read with No. 22, dated the 13th March 1916.
(25)	" " "	No. 72, dated the 7th May 1913.
(26)	" " "	No. 82, dated the 24th May 1913.
(27)	" " "	No. 90, dated the 16th July 1915, so far as it relates to the old temple at Kodal.

ANNEXURE – III

LOCAL BODIES GUIDELINES

EXISTING GUIDELINES AS PER BALAGHAT DEVELOPMENT PLAN

The draft of the **Bhedaghat Development Plan** is prepared by the local authorities. Further, rules and guidelines for construction will be applicable according to the - **"Balaghat Development Plan",** and **"Madhya Pradesh Bhumi Vikas Niyam 1984, revised 2012",** both defined under the **Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23, Year - 1973).**

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

Development norms for plots / lands on which building(s) with height above12.5 m and upto 30 m is proposed:

Table 1

S.No.	Road Width in meters	Minimum plot land (area in Sqm)	Front age In mete rs	FAR	Ground Cover age percen tage	Building Height in meters	Front M.O.S in meters	Sides / rec in MOS in meter
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	12.0m and above	1000 Sqm	18 m	1:1.50	30	Up to 18 m	7.5	6.0
2.	18m & above	1500 Sqm	21 m	1:1.75	30	Up to 24	9.0	6.0
3.	24m and above	2000	30m	1:2.0	30	Up to 30 m	12.00 m	7.5m

Note: Where the use premises is commercial, the ground coverage mentioned in Column 6 above shall be read as 40.

(1) Residential.

1. Each plot shall have a minimum size and frontage corresponding to the type of development as given below in table 2

Table 2

Type of Development	Plot size (Sq. meters)	Frontage (meters)
1	(2)	(3)
Detached building	above 225	above 12
Semi-detached building	125-225	8 to 12
Row type building	50-225	4.5 to 12

(2) Industrial. The size of plot shall be such as approved by the Authority.

(3) Other land uses. The minimum size of plots for buildings for other uses like business, educational, mercantile, assembly, cinema/ theatre, mangal karyalaya/ marriage garden, fuel filling stations etc., shall be as decided by the Authority subject to the clause (i).

(i) Assembly Halls /Theatres; The Minimum size of plot for assembly building/theatres used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 Square meters per Seat.

(ii) Cinema Halls with one screen: The norms shall be as under Table 3

Table 3

1. Minimum area of the plot	2000 Square meter or 4 Sqm per seat whichever is more.
2. Ground coverage.	33 per cent, of the total plot area, (on ground)
3. Floor Area Ratio	1.25
4. Minimum Open Spaces	Front Minimum 15 m
	Both sides 6 m
	Rear 6 m
5. Minimum width of road on which Cinema Plot should abut	18 m

Note: Commercial activities which is incidental to Cinema shall be permissible on 10 percent of the FAR

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

There is no specific heritage bye-laws or regulations available with the local bodies, however the building bye laws (Madhya Pradesh Bhumi Vikas Niyam 2012), rule 35 provides for Architectural control: (1) for major public buildings or complex of buildings coming up in any environmentally sensitive area or in the proximity of monuments and buildings of heritage importance, the aesthetics of the whole scheme may also have to be examined, and also its existing structures. In addition, any development which may affect the general characteristics and environment of historical, architectural, or other monuments should also be accordingly scrutinized and necessary modification in the plans made. The special areas shall be identified as old built-up areas, areas of historical or archaeological importance, areas of scenic value, area restricted for development by Government or area under other uses/ spot zone during preparation of Development plan. For protection of these areas the norms as stipulated by the respective statutory bodies such as Archaeological Survey of India and respective departments shall be applicable.

As per the Model Building Bye-laws, buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites.

3. Open spaces.

Open Spaces (within a Plot)

A. General.

1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such inferior 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 7meters in height shall not be less than 1.5 meters. For buildings up to 7 meters in height no such separation shall be required.

B. 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:

Table 4

S. No.	Width of street facing the plot	Front open space Min.
(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.

Table 5

Sr. No.	Plot area in Square meters	Minimum Rear Open space in meters
(1)	(2)	(3)
1	Up to 40.00	Nil
2	Above 40.00 and Up to 150.00	1.5
3	Above 150 and up to 225.00	2.5
4	Above 225.00	3

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

(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:

a. 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.
b. 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.
c. For row-type buildings, no side open 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.

C. Open spaces for other occupancies.

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

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.

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

There is almost surrounding area of the Old Fort Lanji Dist-Balaghat covered with number of lakes and for its prohibited and regulated area, there is no particular bye-laws/clauses defined in local development plan for mobility. Although, the major routes lie in the regulated area, which passes from the Lanji village and connect to minor roads as well as Balaghat and other small town and villages.

Minor routes lie in prohibited and regulated area of the monument which connect to all over the area of Lanji and to reach inside the monument as well.

Normally In the city area, the transportation is primarily catered by personalized modes:- Two wheelers, Bicycles, Tempos, Car, Jeeps, Vans, Rickshaws, Auto Rickshaws, Mimi-

buses, Tongas, Thelas etc. near the monument area the traffic is mixed with slow moving non-motorized vehicles. The personalized modes of conveyance are accessed only in the monument.

5. Streetscapes, Facades and New Construction.

Streetscapes, facades:

There is no specific guidelines and provision made in the above stated rules of the State Government for streetscapes and facades.

New Construction:

Madhya Pradesh State Government has individually made the housing policy for urban and rural development therein; the rural area development plan has been prepared under Indira Awas Yojana housing scheme program for rural community. Now it has to be prepared the master plan for it. Internal CC roads with drains and service ducts will be constructed under the Panch Parmeshwar Yojana. The provisions of the Panchayat Adhiniyam and rules framed therein, to make mandatory municipal functions by the Gram Panchayats.

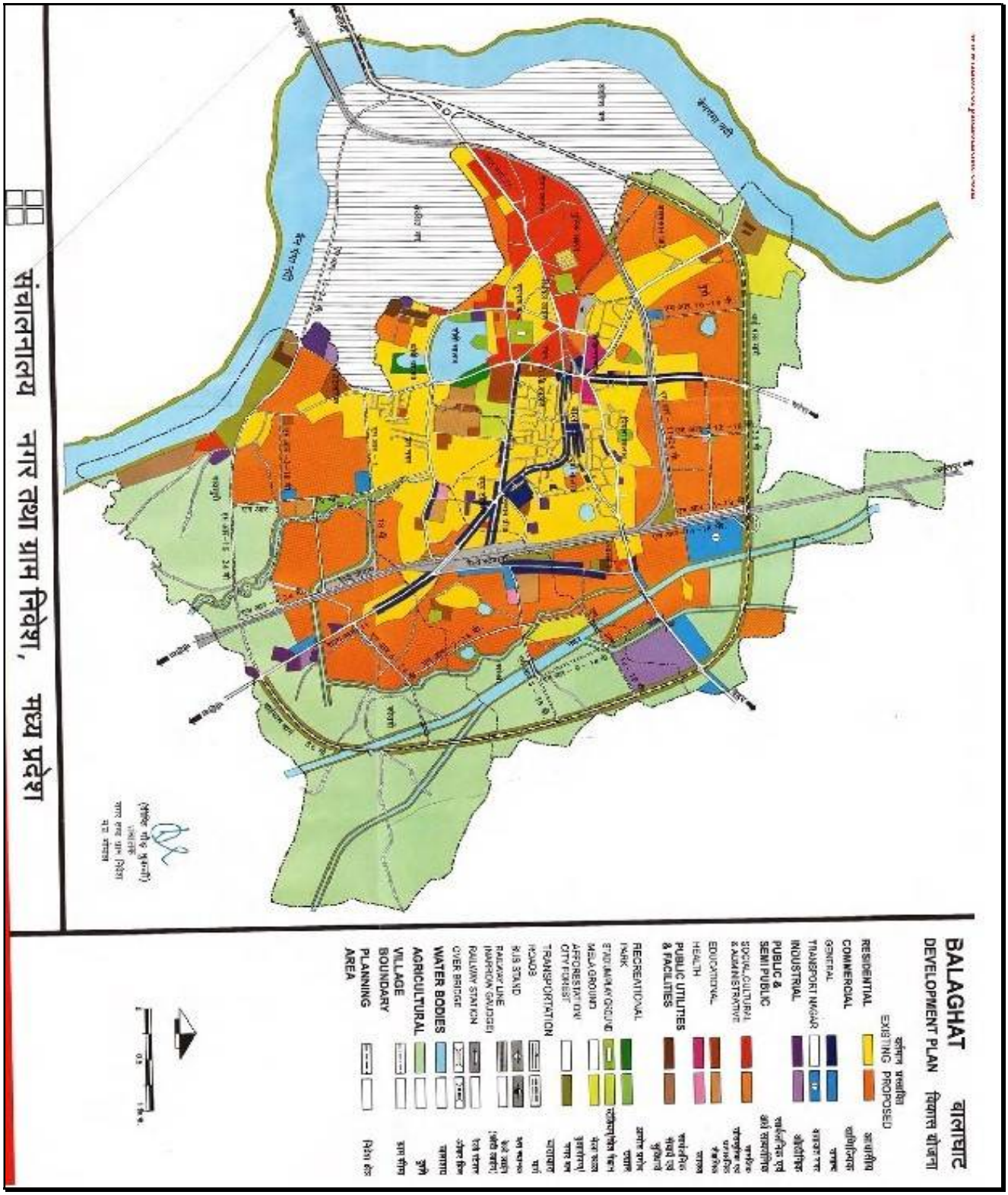
As per the Madhya Pradesh development plan-2021, the following objectives and goals are defined for development of Balaghat:

1. Proper and appropriate use of land.
2. Keeping the present good residential areas free of encroachment and unwanted land use
3. Improvement and protection of slum dwellers and slum areas.
4. Arrangement of accessible transport system for safe and quick traffic of citizens and goods.
5. Transfer of incompatible and inefficient land applications and the available development proposal for the vacant land.
6. Landscape and development of natural sites
7. Empirical provision of land for increasingly increasing commercial efficiencies.
8. Provision of adequate land for industrial use.
9. Proper provision for water supply, water drainage, educational, health and other basic services facilities.

Apart from it the another housing scheme the “Pradhan Mantri Awas Yojana” is being run by Central Government for all rural area development

ANNEXURE –IV

BALAGHAT DEVELOPMENT PLAN-2021



ANNEXURE –V

IMAGES OF THE MONUMENT AND THE AREA SURROUNDING IT

Figure 1, Temple inside the of Old Fort Lanji, Balaghat

Figure 2, Entrance gate of Old Fort Lanji, Balaghat

Figure 3, Kuchcha road lies inside the Old Fort

Figure 4, Lake Views in South direction

Figure 5, Houses lie in North-West direction

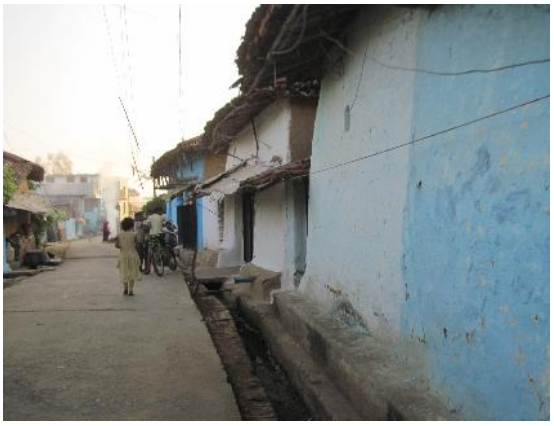
Figure 6, Houses lie in North-East direction

Figure 7, Shitla Mata Temple in South-East direction

Figure 8, Buniyadi Primary School lies in East

Figure 9, Building lies in South-West direction

Figures 10-15, Kuchcha, Pukka houses and roads lies in north and north-west direction



Figures 16-21, Kuchcha, Pukka houses and roads lies in west and south-west direction