F.No. 15-250/NMA/HBL-2023 (Comp. No 28259)

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 "**Kaisarbagh Gates, 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 04th 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. 04th August, 2023 in consultation with Competent Authority and other Stakeholders.

Marwaha

(Col. Savyasachi Marwaha)
Director, NMA

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-laws for Kaisarbagh Gates, 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 **"Kaisarbagh Gates, 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 Archaeological Sites and Remains Act, 1958 the National Monuments Authority, hereby make the following bye-laws namely:-

Draft Heritage Bye-Laws for Kaisarbagh Gates, Lucknow

CHAPTER I

PRELIMINARY

1.0 Short title, extent and commencements: -

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws 2020 of Centrally Protected Monument Kaisarbagh Gates, 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 of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) "floor area ratio (FAR)" means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;
FAR = Total covered area of all floors divided by plot area;

(i) "Government" means The Government of India;

(j) "maintain", with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of 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 or the rules made thereunder.

CHAPTER II

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

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

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

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

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

(b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, 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- Kaisarbagh Gates, Lucknow.

3.0 Location and Setting of the Monument:-

Fig 1, Google map showing location of Centrally Protected Monument - East gate of Kaisarbagh – Lucknow'

- GPS location: Kaisarbagh East-26°51'6.23"N; 80°55'58.14"E; Kaisarbagh West-26°51'10.74"N;80°55'51.81"E.
- This monument is centrally located in the heart of the city. It is 5km north of Charbagh Railway Station and about 0.5 Km north of Kaisarbagh Bus station. The airport is about 10 km from this historical monument.
- The monument is centrally located. The monument is easily accessible from the Kaisarbagh bus station and Charbagh railway station. The site can be reached easily by auto rickshaw or a cab with minimal cost.
- MSL (Mean Sea Level) of the gates are:
  - Eastern Gate -110.35m
  - Western Gate-109.42m

3.1 Protected boundary of the monument:

The protected boundaries of the Centrally Protected Monuments- Kaisarbagh Gates-Lucknow may be seen at **Annexure-I.**

3.1.1 Notification Map/plan as per ASI records:

Gazette Notification number of Kaisarbagh Gates, Lucknow may be seen at **Annexure II.**

3.2 History of the Monument/Site:

Wajid Ali Shah the last ruler of Awadh built Kaisar Bagh during the time period of 1848-50. The cost of construction is said to be more than Rs. 80 lakhs. The architect Chota Miyan planned the city as a fortified. The complex consists of a walled enclosure with four gates, series of independent structures and pavilions. Since the first war of independence in May 1857 to recapturing of the city in 1858 Kaisar Bagh remained the headquarters for the British forces. As a result most of the strictures were demolished and reduced to ruins. Two gates known as the Lakhi *Darwaza* are the remaining structures.

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

The plan of the gateways is identical with intricate polygonal design. The gateways have a vaulted passageway which is buttressed with two large semi circular platforms which are flanked with small squared rooms and rectangular chambers. The western front has two projections; one is rectangular and other is an octagon which forms a burj. The eastern front has small side gates with spiral staircases to ascent the upper level. The elevations of both gates have a large round headed arch with superimposed spandrels with fish motifs. The gateways facing the inner court have central arches with turrets, burj and arched opening. Both the gateways have semicircular balustrade stairways intersecting at the diagonals. The gateways have decorative bands, stucco, arabesques, raised circular panel, striped pilasters and *kanguras.* They were executed in variety of colors.

3.4 Current Status

3.4.1 Condition of Monument- condition assessment:

The monument is surrounded by commercial buildings, government offices. Although both gates in extant are in complete architectural elements and motifs but restoration is required at the structures.

3.4.2 Daily footfalls and occasional gathering numbers:

The traffic passes every day under both the gates but for viewing 10-15 visitors visits the monument every day.

CHAPTER IV

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

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

Lucknow Municipal Corporation has divided the city into 6-Zones as per the Lucknow master plan 2021-31 and the monument **"Kaisarbagh Gates"** lies in Zone-1. Although no special clauses for heritage are mentioned in the Lucknow master plan2021-31.

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 Regulated area on the basis of boundaries defined in Archaeological Survey of India records.

5.0 Contour Plan of Kaisarbagh Gates-Lucknow

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

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details:

Kaisarbagh gate (Eastern)

- Protected Area: 530.14 sqm.
- Prohibited Area: 40625.58 sqm.
- Regulated Area: 269633.95 sqm.
- Total Area: 310789.67 sqm.

Kaisarbagh gate (Western)

- Protected Area: 400.64 sqm.
- Prohibited Area:. 39481.13 sqm.
- Regulated Area: 267448.65 sqm.
- Total Area: 307330.42 sqm.

Salient feature

Prohibited area of West gate of Kaisar bagh

- **North-** A part of DM office and Mehamudabad house.
- **East-** Open space and some part of Rani Laxmibai Marg
- **South east-** A part of Butler park, and Baradari.
- **South**- A part of Raja Rani Pal Singh Park
- **West-** A part of Salempur house

Prohibited area of East gate of Kaisarbagh

- **North-** A part of Butler park, Baradari and open space.
- **North-East–**Balrampur International Hospital, Music Institute, Mehamudabad road.
- **East-** Open space, small temple, Police station and China Bazar.
- **South-** Major part of Indira Gandhi Hospital, China Bazar and some part of New Market.
- **West-** Lajpatrai Library and a park.

Regulated area of west gate of Kaisarbagh

- **North-** DM office, Revenue Dept. Raja Nawab Marg, and open space of Revenue department.
- **North-west-** Chakbast road, Raja Nawab Ali Marg, Nagar Nigam open land, District office, NarishikshaNiketan, Kaisar Bus Stand,
- **West-** District Election office, A part of Nari Niketan Collage Mahila Chikitsaly, Sainiknirdeshalaya, Indian Red cross Society.
- **South-west**- Commercial area with open space, Khayali Ganj, Salempur house, Jagnarayan road, Tilohi house and CBI office.
- **South-** Rajarampalsingh park, Public library with open space, Rani laxmi bai Road. these covers the west side of the east Kaisarbagh gate.

Regulated area of East gate of Kaisarbagh

- **North-** Butlat Park, open spaces, music Institute Mehamudabad road.
- **East-** part of Balrampur International Hospital, China Bazar, Gym and Health center, VIP Guest house and Residential Area lies in this direction.
- **South east-** officers colony, Niyantrak Viddhik MappVigyan, Nagar Nigam office.
- **South-** College Cinema, Open spaces and new Market.
- **South-West**- Mehraja Manjil Market, Petrol Pump shops, Residencial area, colonies and Kaisarbag chouraha and library these also comes in north side of west Kaisar gate.

5.1.2 Description of built up area.

East gate:

- **East:** Public and commercial Building are G and G+6 having maximum height of about 22 m in the Regulated Area of the monument.
- **West:** There are other commercial buildings, public building and residencies of G, G+1 and G+2 having maximum height of about 11min the Regulated Area.
- **North:** State Government building, Central Government building and Residential buildings of G and G+1 having the maximum height of 11 m in the Prohibited and Regulated Area.
- **South:** Commercial building of G, G+1 and G+2 having height of about 11m and residential building of G, G+1 and G+2 having height of about 11m in the Regulated Area.

West gate:

- **East:** Public and commercial Building of G and G+3 having maximum height of about 11 min the Regulated Area.
- **West:** There are commercial buildings, public building and residencies of G, G+1 and G+2 houses having maximum height of about 12m lies in both Prohibited and Regulated Areas of the monument.
- **North:** There are commercial and Residential buildings of G and G+1 having maximum height 11m in Prohibited and Regulated Area.
- **South:** Commercial building and Residential building of G, G+1 and G+2 having height of about 11m in the Regulated Area.

5.1.3 Description of green/open spaces

Prohibited area:-North east and south west has open spaces

Regulated Area:- Open spaces are situated inside State and central government office complexes, institutional campuses, commercial complexes, police station, Guest house. Also, Raja Ram Singh Park, Butler Park and a triangular shaped park located between the Kaisarbagh West Gate and Baradari form significant open spaces inside the Regulated Area of the monument.

5.1.4 Area covered under circulation- roads, foot paths etc.

West gate:

- **North -** Raja Nawab Ali Marg and Telephone Exchange road are in the north direction while Chakbast road which further goes to Residency is in the north-west direction.
- **South west –** Jagat Narayan road which meets Kaisar Chouraha is located in this direction.
- **South –** Kaisar Chouraha where six roads meet is located in this direction.
- **East-** Rani Laxmi Bai road is located in this direction.
- **North-East –** Telephone Exchange is located in this direction.

East gate:

- **North-East-** Mahraja Mehamudabad roads which further joins Parivartan Chouraha is located in this direction.
- **South East –** Walakwadar roads which joins BN road on south side and Osamatahala road in south-east side is located in this direction.
- **South-west –** Kaisarbagh chouraha is located in this direction.

5.1.5 Heights of building (Zone wise) East gateside:

East gate:

- **East:** Maximum height: 22m
- **West**: Maximum height:11m
- **North:** Maximum height: 7m
- **South:** Maximum height:11m

West gate:

- **East:** Maximum height:12m
- **West**: Maximum height:11m
- **North:** Maximum height: 11m
- **South:** Maximum height:11m

5.1.6 State protected monument and listed heritage building by local authorities if available within prohibited/regulated

Roshan-ud-daulaKothi, Kaisarbagh known as Election commission office, Sadat Ali Khan Tomb and Mushir Zadi Tomb are located in the Regulated Area of the monument.

5.1.7 Public amenities

No public amenities are available within and nearby the monument.

5.1.8 Access to monument

The Monument is directly approached by a pucca road, in fact the road runs through the gate.

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

There are infrastructure services like water supply, storm water drainage, sewage, parking etc. in protected area.

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

Please refer Lucknow Master Plan -2021-31.

CHAPTER VI

Architectural, historical and archaeological value of the monuments

6.0 Architectural, historical and archaeological value:

In the east and west side of Kaiserbagh Baradari, these two Royal doors were built with a cost of Rupees one lakh that is why they are called Lakhi Darwaja. These were got constructed during 1848-1850 by the last Nawab of Oudh Wajid Ali Shah. There is beautiful carving depicting the architecture and style. Lakhi Gate has two crossed arches imaging a dome as the pinnacle of the building.

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

The monument is surrounded by residential and official premises. Further, in term of its importance and tourist attraction value, the adjoined protected area carries commercial activities in addition to urbanization pressure/development activities. The regulated area is more sensitive towards development and other related activities. Even the parts of protected area are encroached. Due to the movement of light vehicles the road passing through these gates, are very busy.

6.2 Visibility from the protected monument or area and visibility from regulated area

The monument is situated in the centre of the Lucknow city, and clearly visible from the roadside.

6.3 Land- use to be identified

Prohibited and Regulated Areas have public roads, parks, government hospitals, residential buildings, offices, structures of various types and public utilities. There is no scope for adjacent land use. However, a large area within the Kaisarbagh complex is still maintained as park by the local authority.

6.4 Archaeological heritage remains other than protected monument

Archaeological potential is there in regulated and prohibited area but no activity like excavation is possible due to densely populated area.

6.5 Cultural landscapes

Originally these gates were entrance gates of a palatial complex but later some buildings were allotted institutions or some localities. Different type of constructions was carried out. Therefore, there is no Cultural Landscape of the monument existing in the present day.

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

No significant natural landscape exists in the vicinity if the monument.

6.7 Usage of open space and constructions.

There is no open space within the monument and outside of the monument. There are residential buildings, commercial shops and other structures are in extant around the monument.

6.8 Traditional, historical and cultural activities

Many old structures of Nawab period are in extant nearby the monument in Regulated Area. Currently, the gates stand as an architectural splendor. No traditional, historical and cultural activities.

6.9 Skyline as visible from the monument and from regulated areas

From the front side of the monument, top of the gates are visible from prohibited area.

6.10 Traditional architecture.

There are no features of traditional architecture prevalent in the vicinity of the monument.

6.11 Developmental plan as available by the local authorities.

The City Development plan may be seen at **Annexure V.**

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 9 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 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 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

Protected Boundary of the Monument

Annexure – II

Notification of the Monument

No.	Name of Monuments	Situation District.	Locality.
26.	Two cemeteries	Lucknow	On the La Martiniere road.
27.	Cemetery	Do.	In Vilayati Bagh.
28.	Three tombs	Do.	In miles 3, 4 and 5, Lucknow-Fyzabad road.
29.	Tomb	Do.	In Musabagh
30.	Do	Do.	In Lotan Bagh.
31.	Cemetery	Do.	In Dilkusha.
32.	Kalan-ki-Lat and adjoining Cemetery	Do.	In Faqir Mohammad Khan ka Hata.
33.	Cemetery	Do.	At mile 13, Lucknow-Cawnpore road.
34.	Do.	Do.	Near Vilayati Bagh, Lucknow.
35.	Do.	Do.	Near Fort Machhi Bhawan.
36.	Cemeteries	Do.	Near Kaisar Pasand.
37.	Kaisarbagh Gates.	Do.	In Kaisarbagh.
38.	Chhota Chhattar Manzil	Do.	Lucknow city.

ANNEXURE –III (a)

Local Bodies Guidelines

Existing Guidelines of the local bodies/Status

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

The General rules of construction shall be applicable for all development schemes as per development clause 1.1.2 against Development authority building construction and development sub method-2008 that is mentioned in clause 1.1.1 for UP Development plan-2008 even though it is to be constructed near heritage (Regulated area) or more than 300 meters area.

The General Rules of construction are:

1. Building Plan: The plans of the building, elevations and sections accompanying the notice with dimensions shall be drawn to a scale of 1: 50 for plots measuring upto 250sqm for plots measuring above 250sqm to a scale of 1: 100, and for plots measuring 2000sqm and above to a scale of 1: 200 with details on a scale of1:100.

The plan shall show all street elevations and including terrace plan indicating the drainage and the slope of the roof and to give dimension of the permissible projections in setbacks.

2. Building plan for all types of multi storied building which are more than 15 meters in height the following additional information shall be indicated in building plans in addition to those mentioned above.

Under the development, construction of maximum three floors will be permissible in residential buildings whose maximum height is 12.5 meters with the stilt and 10.5 meters without the stilt and the set-back will be as:-

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 100	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 area and FAR as per constructed/new/undeveloped area. For residential flat.

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

The following criteria for the permission for development/redevelopment / reconstruction of the plots situated under the built area: -

If the width of the existing road is less than 40 meters, the front of the plot will be 20 meters from the middle line of the road and after this, the set back will be left in accordance with the below table:-

S no.	**Construction Expectation**	**Standard on the basis of plot area**	
		Up to 100Sqm.	**101-200Sqm.**
1	Land slide	75 Percent	70 Percent
2 a.	FAR	2	1.75
3 b.	Front Set-back	1.2m	1.2m
4 c.	Basement	Not Permissible	Not Permissible

d. Area of sub-division land is more than 0.3 hectare; the rules will be permissible in accordance with New Area sub-division regulation.

e. Permission for reconstruction of areas of more than 200m. area will be payable in accordance with the Bye-Laws of new areas.

f. The parking arrangements for the plots of all uses will be done in accordance with the standards.

g. If there is a commercial area of any level under the marked area in the Master Plan, then the permit for the development / redevelopment / reconstruction of the land situated in such area will be payable as per the Bye-Laws of new areas.

h. Area of sub-division land is more than 0.3 hectare; the rules will be permissible in accordance with New Area sub-division regulation

i. Permission for reconstruction of areas of more than 200m. area will be payable in accordance with the Bye-Laws of new areas.

j. The parking arrangements for the plots of all uses will be done in accordance with the standards.

k. Area of sub-division land is more than 0.3 hectare; the rules will be permissible in accordance with New Area sub-division regulation

l. Permission for reconstruction of areas of more than 200m. area will be payable in accordance with the Bye-Laws of new areas.

m. The parking arrangements for the plots of all uses will be done in accordance with the standards.

n. If there is a commercial area of any level under the marked area in the Master Plan, then the permit for the development / redevelopment / reconstruction of the land situated in such area will be payable as per the Bye-Laws of new areas.

o. Area of sub-division land is more than 0.3 hectare; the rules will be permissible in accordance with New Area sub-division regulation

p. Permission for reconstruction of areas of more than 200m. area will be payable in accordance with the Bye-Laws of new areas.

q. The parking arrangements for the plots of all uses will be done in accordance with the standards.

r. If there is a commercial area of any level under the marked area in the Master Plan, then the permit for the development / redevelopment / reconstruction of the land situated in such area will be payable as per the Bye-Laws of new areas.

Note:

- Side set-back will not be compulsory in the corner plots of 100 square meters.

- In the case of road width less than 12 meters, the construction of the basement in commercial plots will not be permissible.

Set back according to plot area of Commercial/official/organization/ community/conference halls, up to three floor or height of 10.5 meters.

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

- Construction in the total plot area will be permissible up to a height of 7.0 meters, on 40 percent of the front set-back.

- Stilt floor will be permissible only in detached buildings.

- The front and back set-backs for the corner plot will be the same, which are fixed for other plots of the scheme so that there is uniformity in the building block.

- In case of sub-division of any plot in a planned area the set-backs will be in accordance with the set-backs in the original plot.

- Under special circumstances, the Board of Authority will be able to provide relaxation in the side set-back of the corner plot.

- The set-back specified in above table will be applicable in the new sub-division / lay-out plan as well as the residential areas in the developed and developing areas.

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

As it has already been defined under the chapter-3 in section 3.1.9, sub section (I) & (II), Uttar Pradesh municipal planning and development act-1973 (Development authority building construction and development sub method-2008). the rules will remain same for ASI . However, there are no Additional/special rules specified for Heritage bye Laws in Local Development Plan for ASI beside general rules which are specified in Uttar Pradesh common Development Plan areas:

Provision for Historical Buildings / Areas according to UP 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.
- No construction will be allowed; only one storey residential buildings (maximum height 3.8 meters) between 50 meters to 150 meters distance from the premises of the monument will be permitted.
- No building will be allowed for construction of two-storey (maximum permissible height of 7.6 meters) in the middle of 150 meters to 250 distance meters from the monument premises.
- The relevant provisions of the Government of India will be applicable on ASI protected site while the above mentioned provision will be applicable on other protected monuments (which are not in ASI)

  No construction will be allowed till the distance of 15 meters from the premises of the monument/Heritage building. Only one-floor residential (maximum height3.8 meters) will be allowed between the distances of 15 meters to 50 meters from the premises of the monument.

3. Open spaces.

Open space area standards are mentioned as per **Uttar Pradesh Development Plan-2008.**

S No.	Schemes	Open Space in Percentage of total Land
1	Housing Scheme	It should be 10 percent open space of actual constructed land.
2	Zonal Development Scheme	It should be 15 Percent open space of actual constructed land. (Open Space width would be minimum Average 7.5 meters and open area is 200 Sq. meters and distance would be 3 meters from new construction building line)
3	Open space for Planting across the road sides	The road width should be 9 to 12 meters
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		

The open spaces left around the building, setbacks, covered area, total built up area, limitations through FAR shall be as per the Lucknow Master Plan/Zonal Plan of Uttar Pradesh.

Park, green belts in the non-residential area, should be 10 percent of the total land area in order to maintain the balance of land-ecology.

Note:

The expected location under the above-mentioned points will be in addition to the proposed open space in the master Plan. i.e. in the case of submitting the proposed map in the Master plan, it is mandatory to have separate provision of open space as required.

Lucknow is considered as historical city of orchard gardens but now only houses can be seen. lack of open areas has given rise to pollution. Also the lack of water has become a serious problem in the urban areas.

Exhibition/fair /conference venue, keeps an important role in the form of an economic center of the city, provision of exhibition fair venues is necessary which encourages these actions. At present, only a few open spaces are available in the city.

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

Lucknow known as Heritage city and almost all monuments come in city area which is most dense area of Lucknow. As a result of almost area of maximum area of city come in Prohibited and Regulated area where the laws framed as per the provisions of the AMASAR Act, 1958 are applicable but no particular guidelines and Bye-Laws are available even for mobility in Lucknow local development plan or any other plan are available. Mobility is catered by in public and personalized modes by 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).

5. Streetscapes, Facades and new construction

In city of Lucknow, the network consisting of commonly 2-Lane undivided roads that is a mix of grid iron pattern and radial pattern, showing high density of roads. The intra-city traffic moving between these three segments has to invariably pass through the congested central core which also houses the railway station and the bus terminal.

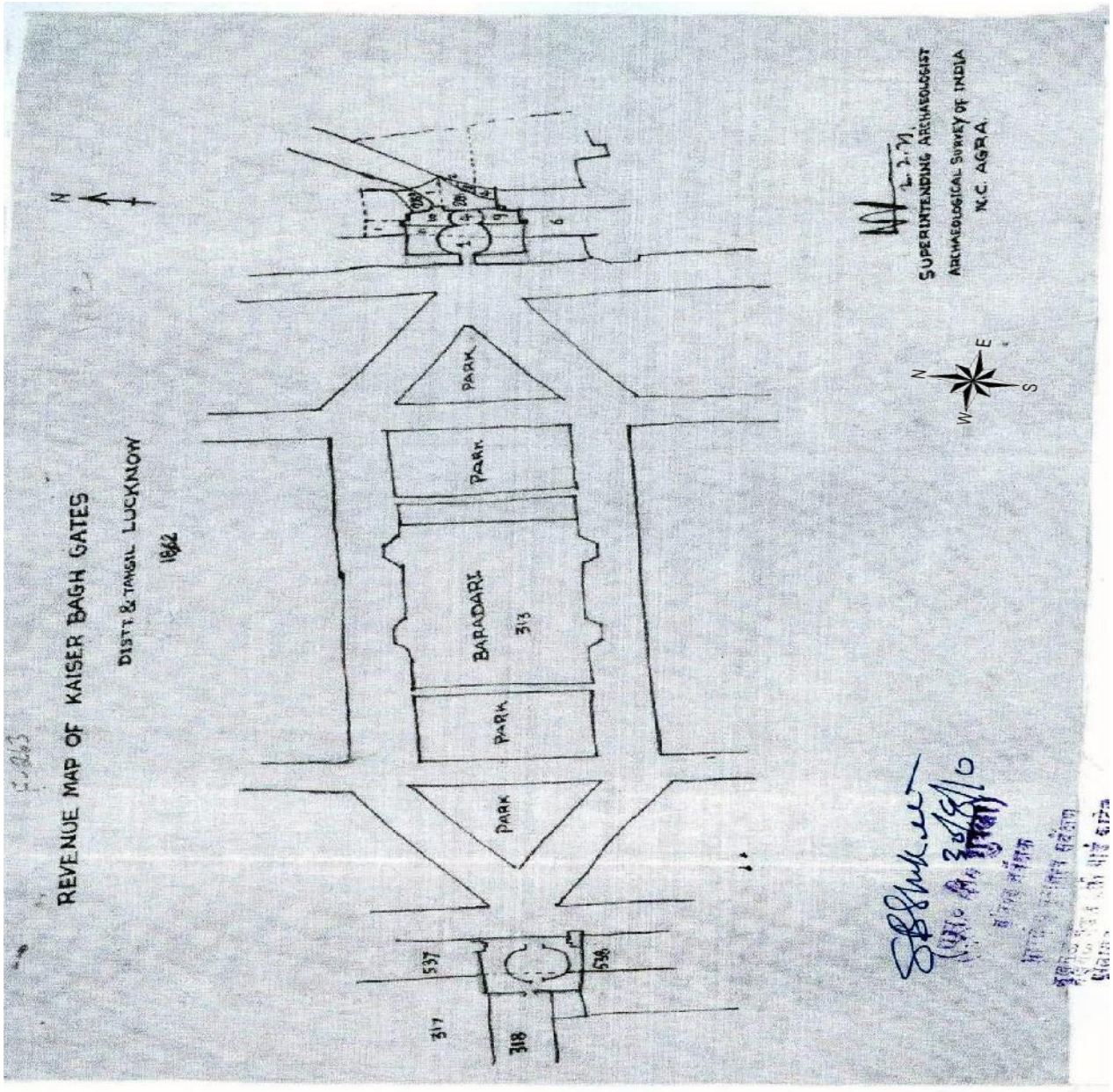
New Construction

The nature of the proposed action will be provided with the condition that:

- Basic amenities such as water supply, drainage, sewage, power supply, open spaces and traffic, parking, etc. present in major land-use plan should not be adversely affected.
- 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, 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.

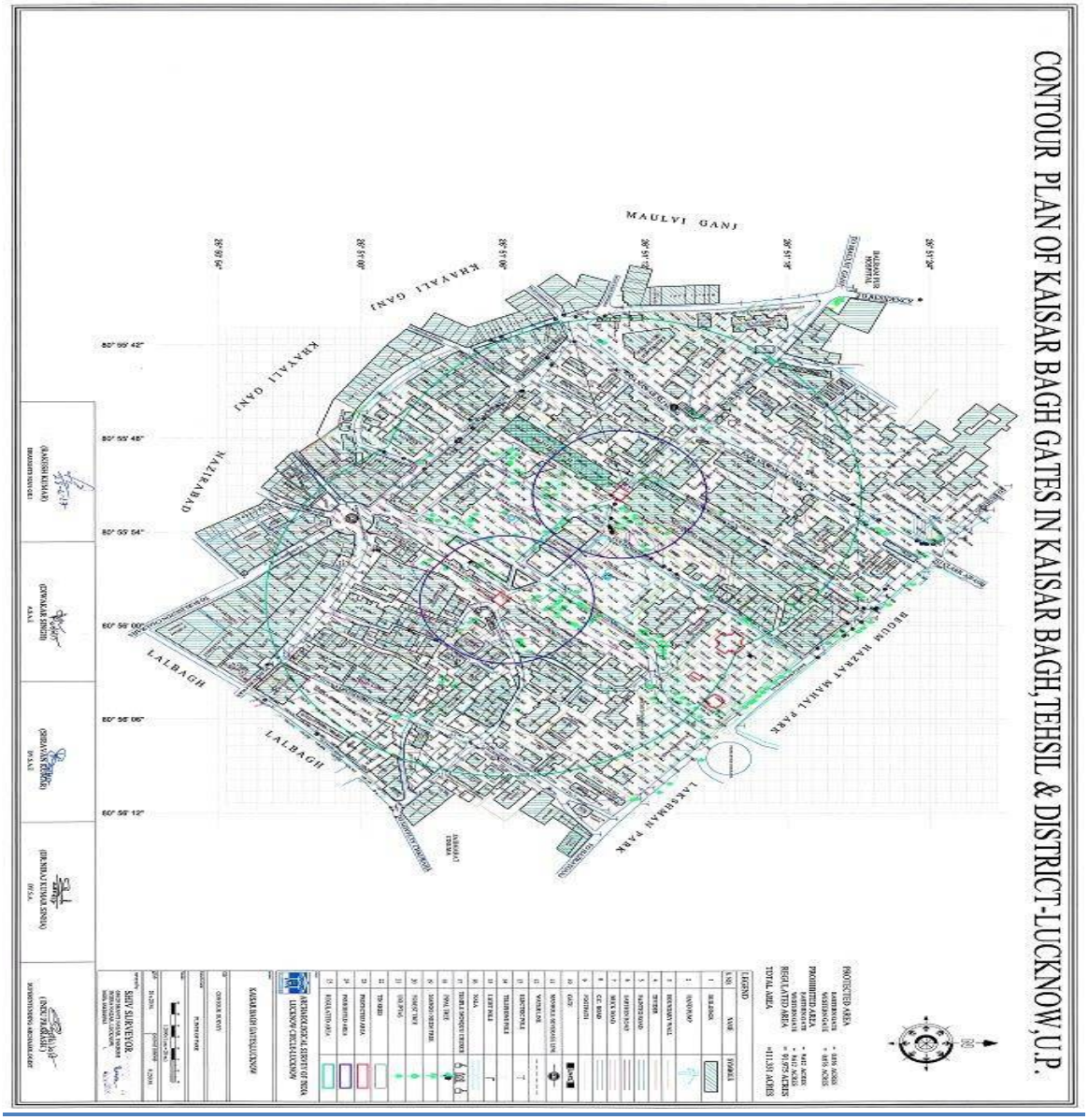
ANNEXURE – III(b)

Revenue Map



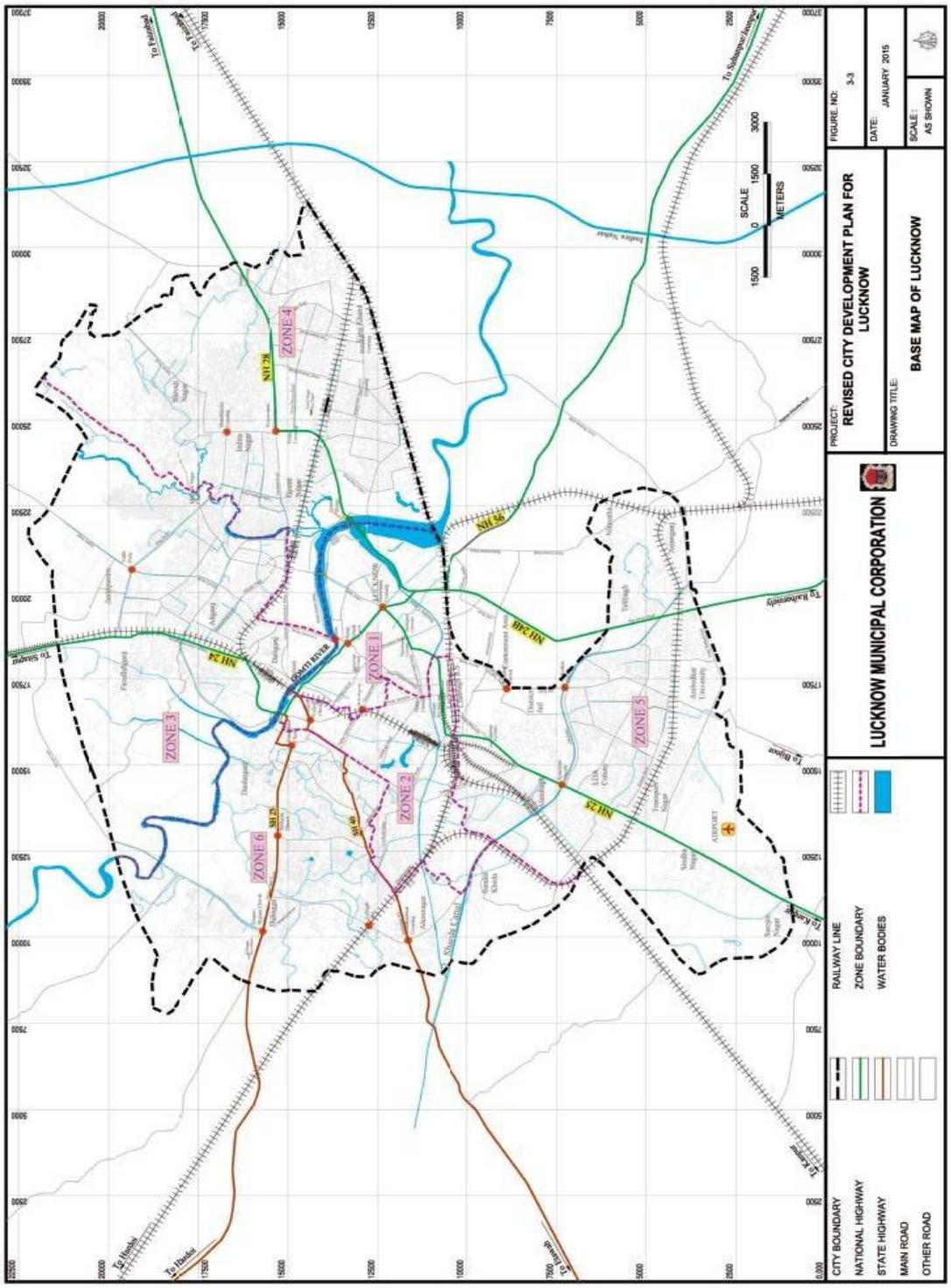
ANNEXURE –IV

Contour Plan of Kaisar Bagh Gates-Lucknow



ANNEXURE –V

Development Plan for Lucknow



ANNEXURE VI

Images of Monuments

Fig 1, East Kaisarbagh Gate

Fig 2, West Kaisarbagh Gate

Fig3, Safed Baradari front gate comes in protected boundary

Fig 4, Safed Baradari

Fig5, New Kaiserbagh buster minallies in North-West direction

Fig6, Front Veiw of New Kaiserbagh bus terminal

Fig 7, Board of revenue lies in north direction of the Monument direction

Fig8, Amirudaulla Public Library lies south direction

Fig9, Kaisar Bagh Round About lies in

Fig 10, Entrance to DM office in north direction south-west direction

Fig 11, The tomb of the wifes of Sadat ali khan ,Begum Mursheedn khursheedjadi in north-east direction of the monument

Fig12, View of north face of Mursheed n khursheed jadi tomb

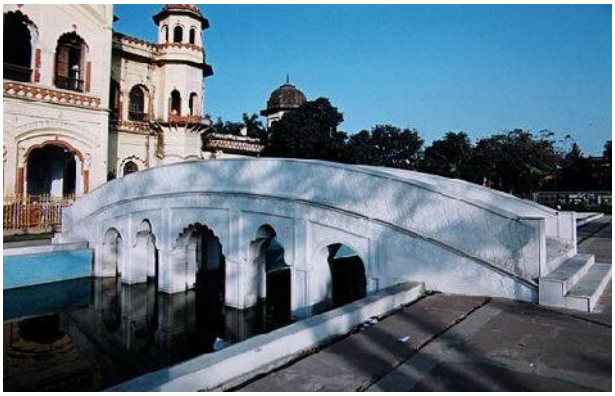


Fig13,Kaiserbagh lake bridge and Bharatkhande music Institute Institute lies in east direction of monument Lies in direction