F.No. 15-253/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 "**Rani Lakshmi Bai Mahal, Jhansi, UP**" 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:

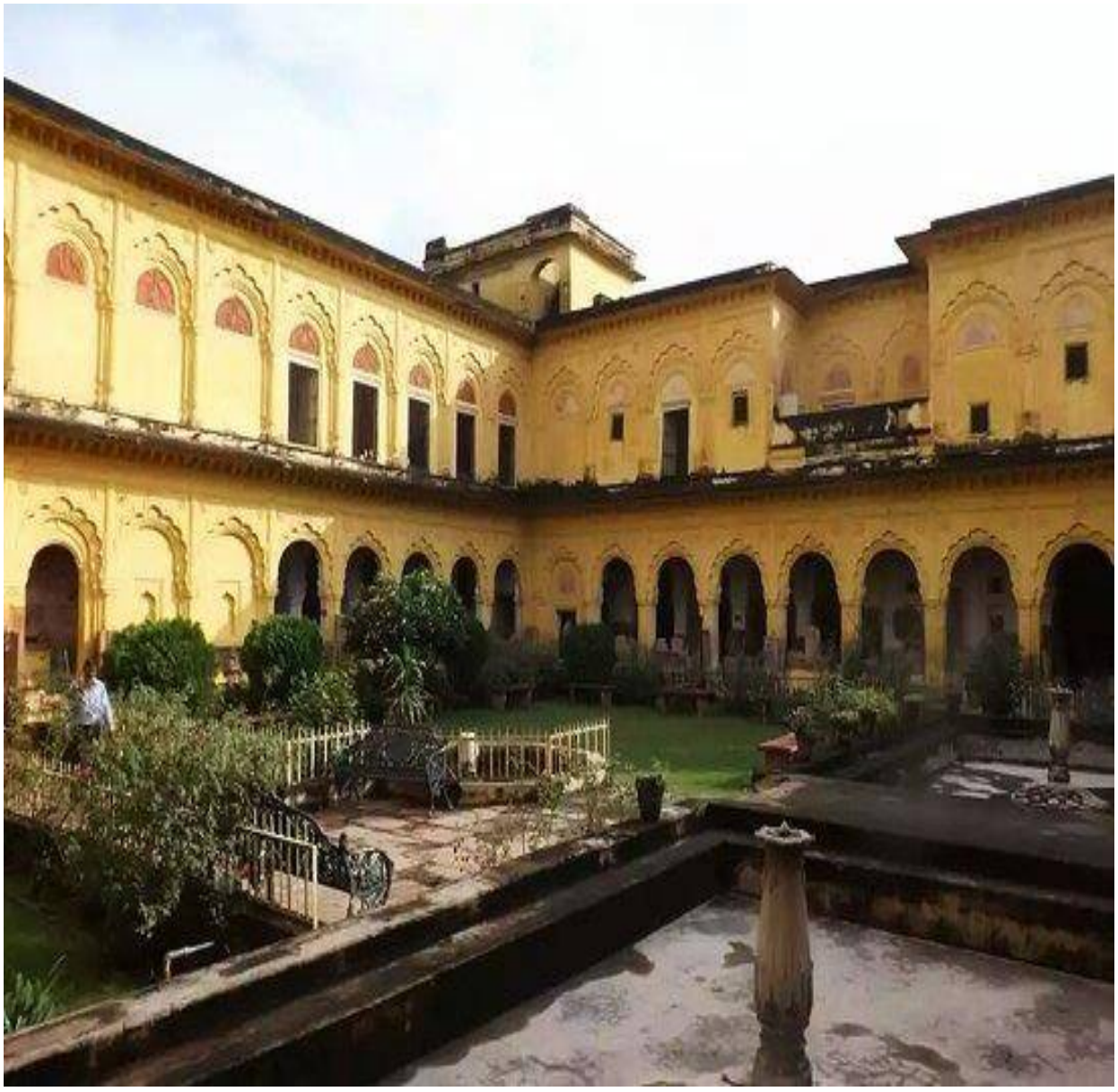
i. National Monuments Authority **www.nma.gov.in**
ii. Archaeological Survey of India **www.asi.nic.in**
iii. Archaeological Survey of India, Jhansi Circle **www.asicirclejhansi.in**

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 10th 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. 10th August, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
10th July, 2023

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY



Draft Heritage Bye-laws for Rani Lakshmi Bai Mahal, Jhansi, Uttar 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 **"Rani Lakshmi Bai Mahal, Jhansi, Uttar Pradesh",** prepared by the Competent Authority, as required by Rule 18, sub-rule (2) of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

Now, therefore, in exercise of the powers conferred by clause (5) of the section 20 (E) of the Ancient Monuments and Archeological Sites and Remains Act, 1958 the National Monuments Authority, hereby make the following bye-laws namely:-

Draft Heritage Bye-Laws

CHAPTER I

PRELIMINARY

1.0 Short title, extent and commencements: -

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws 2019 of Centrally Protected Monument **Rani Lakshmi Bai Mahal, 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 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) "prescibed" means prescribed by rules made under this Act;

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

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

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

(p) "regulated area" means any area specified or declared to be a regulated area under section 20B;

(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 made their under.

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 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 this act, heritage byelaws are intended to guide physical, social and economic interventions within 300m surroundings of Centrally Protected Monument in all directions in respect of its protection. The act also states that except for facilities required by ASI at the monuments, no permission for construction shall be given in prohibited area. However, constructions in the regulated area will be allowed after permission of Competent Authority or the Recommendation of National Monument Authority and repair and renovation in the Prohibited area may be granted subject to the condition that the building and the structure was built earlier than 1992.

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 the 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 – Rani Lakshmi Bai Mahal Jhansi, District – Jhansi, Uttar Pradesh.

3.0 Location and Setting of the Monuments:-

- Centrally Protected Monument of Rani Lakshmi Bai Mahal, Jhansi is located at **Lat. 25°27'29.50"N: 78°34'48.03"E** GPS Coordinates.

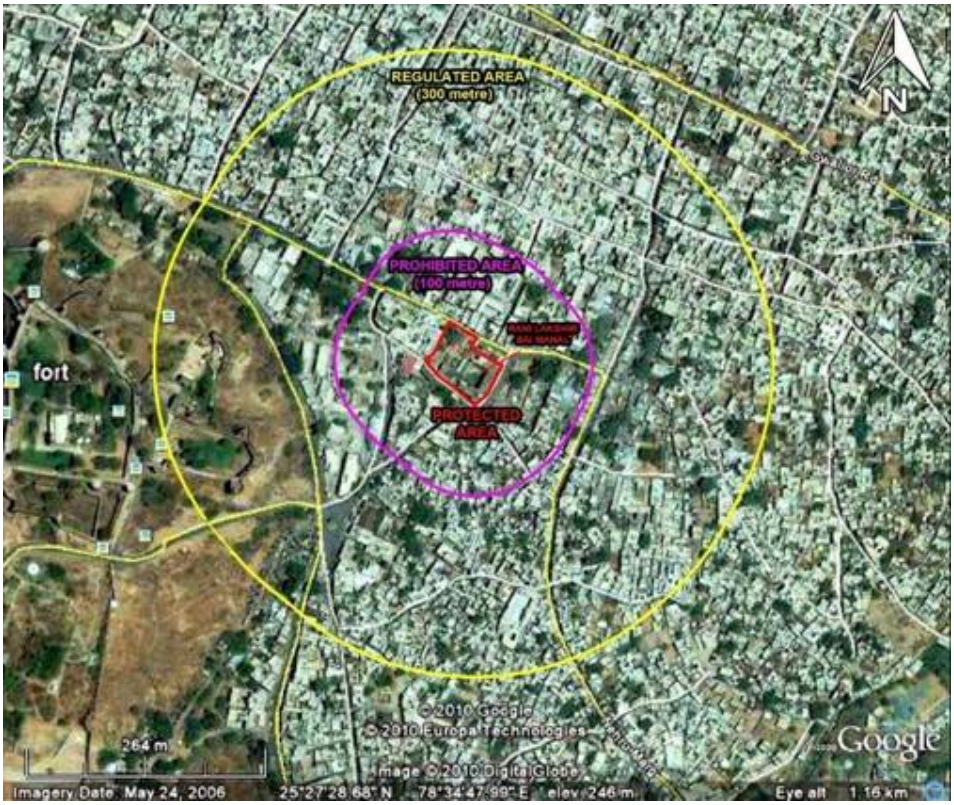


Figure 1, Google map showing location of Rani Lakshmi Bai Mahal together with area comprised in part of survey plot No. 3952 as shown in the plan reproduced below, Jhansi, District – Jhansi, Uttar Pradesh.

- The Rani Lakshmi Bai Mahal together with area comprised in part of survey plot No. 3952 as shown in the plan reproduced below is situated in the Jhansi city of the Uttar Pradesh state. It is located close to the famous "Jhansi fort" and has been converted into a museum.
- The nearest railway station from the Mahal is "Jhansi Junction", situated at a distance of 4.0 kms (via Lal Bahadur Shastri Marg, Stadium road, College road and Nehru Marg).
- The nearest airport is the Rajmata Vijyaraje Scindia Terminal present 112 kms away.

3.1 Protected boundary of the Monuments:

The protected boundaries of the Centrally Protected Monument- Rani Lakshmi Bai Mahal, Jhansi may be seen at **Annexure-I.**

3.1.1 Notification Map/ Plan as per ASI records:

Gazette Notification number of Rani Lakshmi Bai Mahal, Jhansi is:

The Central Provinces Gazette, June 11, 1936; No 4-4-/63-C.I.

[The copy of the notification may be seen at **Annexure-II]**

3.2 History of the Monuments/Site:

The monument is a famous royal palace present in the middle of the Jhansi city. Originally it was built by Raghu Nath-II of the Newalkar family (1769-96) and later, was converted as one the residences of the great queen – Rani Lakshmi Bai. In 1857, some parts of the palace were damaged by British bombardment during the Indian Rebellion.

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

The monument is a two-storeyed flat roof structure, enclosing a quadrangular courtyard with a small well and fountain. It mainly consists of six halls, parallel corridors holding multi-foiled arches and other small rooms. The ground floor houses stone sculptures dating from the Gupta to Medieval periods (9th to 12th centuries), which are said to be collected from various cities such as Madanpur, Barua Sagar, Dudhai and Chandpur. Further, the "Darbar" hall approached by a flight of steps, still survives with the original roof made using wooden panels and the walls are decorated in brilliant colours with floral, faunal and geometrical motifs. Also, the outer walls are painted in yellow colour, with the arches over the window openings painted in red colour.

3.4 CURRENT STATUS

3.4.1 Condition of Monument- condition assessment

The monument is in a good state of preservation.

3.4.2 Daily footfalls and occasional gathering numbers:

It is a ticketed monument and the daily foot-fall is about 60-80 visitors per day.

CHAPTER IV

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

4.0 Existing zoning:

According to the **Jhansi Mahayojana - 2021**, prepared by Jhansi Sambhagiya Niyojan Khand and Nagar evam Gram Niyojan Vibhaag, Uttar Pradesh, some historical monuments and sites of the city are marked under the **Historical Sites** zone.

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 Centrally Protected of Rani Lakshmi Bai Mahal, Jhansi.

Survey Plan of Rani Lakshmi Bai Mahal, Jhansi may be seen at **Annexure- IV.**

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details:

- Total Protected Area of the monuments is 2144.8339 Sqm (0.530 Acres).
- Total Prohibited Area of the monuments is 50318.6128 Sqm (12.434 Acres).
- Total Regulated Area of the monuments is 288986.0171 Sqm (71.410 Acres).

Salient Features:

- The monument is encompassed by a present day modern structures existing in both the prohibited and regulated areas. The usage of the built up is mostly residential and commercial.
- Many public structures, such as schools, Ashrams, Dharamshallas, temples, church, majjar, marriage hall, inter college, commercial markets/complexes, district hospital, government buildings/offices, guest houses etc. are also present scattered all over the surroundings.

5.1.2 Description of built up area

Prohibited Area

- **North**- Residences, shops, hotels, Dharamshalla are present in this direction. Apart, some residences, shops, a commercial complex, guest house, and a temple are also present in north-east direction.
- **South**- Residences, shops, school and a Dharamshalla are present in this direction. Further, some residences, a church and a district hospital are also present in the south-west direction.
- **East-** Residences, commercial complex, hotel, Jal Nigam office and Police colony are present in this direction. Apart, some residences and shops are also present in the south-east direction.
- **West**- Residences, district hospital, Dainik Bhaskar office and a bank are present in this direction. Moreover, some residences, shops and a commercial complex are also present in the north-west direction.

Regulated Area

- **North**- Residences, shops, a statue at an island constructed at intersection of roads, an inter college, commercial complexes and markets are present in this direction. Whereas, some residences, shops, an Ashram, guest house and a temple also present in the north-east direction.
- **South**- Residences, shops, market, temple along with an island constructed at intersection of roads are present in this direction. Moreover, in the south- west direction, a Majjar, district hospital and a boundary wall structure which is part of another ASI protected monument – Jhansi Fort are also present.
- **East**- Residences, shops, godown, temple, pump house, a high school and a marriage garden are present in this direction. Further, some residences and a godown are also present in the south-east direction.
- **West**- Another ASI protected monument – Jhansi Fort residing on a hillock, district hospital and a Majjar are present in this direction. Moreover, a Police station, temple, shops and some structures standing in the premises of a district hospital are also present in the north-west direction.

5.1.3 Description of green/open spaces

Prohibited Area

- **North**: No open spaces are present in this direction.
- **South:** No open spaces are present in this direction.
- **East:** A patch of open unconstructed land with some trees is present at the premises of an existing Police colony, utilised for parking purpose.
- **West:** Open spaces in form of small unconstructed patches of land are present at the premises of an existing church and a district hospital.

Regulated Area

- **North**- Open unconstructed land is present in this direction, enclosed by the existing buildings.
- **South:** Small patches of open unconstructed land lying in between of the existing buildings are present in this direction. Apart, in the south-west direction, some open area is also present at the intersection of roads.
- **East:** Open spaces are present in form of unconstructed land lying in between of the existing buildings.
- **West:** Open space in form of barren/rocky land is present inside the protected boundary of another ASI protected monument – "Jhansi Fort", forming part of a hillock. Moreover, some unconstructed patch of land are also present in between of the structures present at the premises of district hospital utilised for parking and circulation purposes.

5.1.4 Area covered under circulation- roads, footpaths etc.

In the both prohibited and regulated limits of the monument, numerous streets and roads are present providing connectivity in the circumventing area and with the other parts of the city. Also, the Nehru road is present adjacent to the protected boundary in the north and east direction of the monument, running in the north- west and east direction. Apart, from this in the south-west direction of the regulated area, a major city square – "Gulam Gaus Khan Chauraha" is also present, providing intersection for five city roads. Moreover, inside the protected boundary of the monument, stone pathways are present for visitor's movement.

5.1.5 Heights of buildings (Zone wise)

- **North**: The maximum height is 14.0 m.
- **South:** The maximum height is 14.0 m.
- **East**: The maximum height is 14.0 m.
- **West**: The maximum height is 10.5 m.

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

There are no state protected monument or any other local body protected monument(s) present in the prohibited and regulated area of this ASI monument.

5.1.7 Public amenities:

Protection Notice Board, Cultural Notice Board, drinking water facility and toilets, public furniture, ticket counter and signages are available at the monument.

5.1.8 Access to monuments:

The monument is accessed by a metalled road – Nehru Road, present in its north and east direction up to its entry point. Further, the same extends up to 500m on the other end in the north-east direction and gets connected to the Gwalior road.

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

Water supply line, drainage and water sewer system are available at the monument. Further, the parking is provided by the local authority – Nagar Nigam, lying just in front of the monument, on the east side after crossing the road (at the premise of Police colony).

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

According to the **Jhansi Mahayojana - 2021**, prepared by "Jhansi Sambhagiya Niyojan Khand" and "Nagar evam Gram Niyojan Vibhaag, Uttar Pradesh", the area in which the monumental site is located, is marked as **Developed Areas**, a sub- section of **Residential** zone.

CHAPTER VI

Architectural, historical and archaeological value of the monuments.

6.0 Architectural, historical and archaeological value:

Historical Value: Standing with the passage of time, the monument holds an immense historical value as it accounts for the memory the great queen – "Rani Lakshmi Bai", who holds a significant position in the history of India. Though, it seems to be an old house but still, it holds high importance for being associated with the valiant queen who herself fought many battles and is a martyred of Indian history.

Architectural/ Archaeological Value: Architecturally, the monument is of great importance, as its structure still holds the first segments that have made due till day, through the progression of time. Also, the various parts of the monument such as the wooden roof, multi-foiled arches, plaster mouldings, brackets, chajjas etc. along with the work done at the interior parts, using colourful motifs, exquisite palettes and the geometric patterns derived in brilliant colours, helps us to unveil the impressive artwork done by the artist and craftsmen of the ancient era.

Further, the artefacts and sculptures dating from the Gupta to Medieval periods (9th to 12th centuries) which are collected and displayed inside the monument, adds an immense archaeological value to the monument.

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

The monument is encompassed by heavy modern construction existing specifically in the north, east and west directions of the regulated area and throughout the prohibited area. Whereas, in the west direction of the regulated area, since the land is mostly having hilly terrain and it also comes inside the protected boundary of another ASI protected monument – "Jhansi Fort", no construction is occurred in this direction. Moreover, due to the ongoing rapid urbanization of the city area, some rare open unconstructed patches of land lying in between of the existing buildings, have also become more sensitive towards encroachment by way of construction and development activities.

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

The monument holds a good visibility from the nearby access road – "Nehru Marg". Also, it is clearly visible from the south-east direction of the prohibited area. Whereas, from the regulated area, it is only visible from the west direction, as the land in this direction have a hilly terrain. Further, from the remaining directions of both the prohibited and regulated areas, the visibility of the monument is completely lost due to the existing buildings.

6.3 Land-use to be identified:

The land being occupied by construction is mostly under residential and commercial use. Also, many public and religious structures are also present scattered all over the surroundings of the monument. Apart from this, some government buildings/offices and godowns are also present in both the proh8ibited and regulated areas. Further, the land in the west direction of the regulated area is also present open with hilly terrain having some trees, together enclosed within the protected boundary of another ASI protected monument – "Jhansi Fort".

6.4 Archaeological heritage remains other than protected monuments:

On the ground floor of the monument itself, many sculptures and remains dating from the Gupta to Medieval periods (9th to 12th centuries) are displayed, which are collected and brought here from various regions and cities.

6.5 Cultural landscapes:

In the west direction of the regulated area, an open land present with hilly terrain, having some trees and enclosed within the protected boundary of another ASI protected monument – "Jhansi Fort", adds a natural setting to our monument. Further, in the remaining directions, the no cultural landscapes are left as most of the land is occupied by modern construction occurred due to local settlement.

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

The natural landform present in west direction of the regulated area, having hilly terrain and enclosed within the protected boundary of another ASI protected monument – "Jhansi Fort", makes our monument free from construction and pollution in the respective direction, which safe guards its natural landscape.

6.7 Usage of open space and constructions:

The open spaces present in both the prohibited and regulated areas of the monument are mostly small patches of unconstructed land lying in and out the existing buildings, with some parts of it utilized for parking purposes. Apart, in the west direction the regulated area, the open land is present barren and unconstructed, due to the hilly terrain, together lying inside the protected premises of another ASI protected monument – "Jhansi Fort". Further,

the constructed buildings are mostly under residential and commercial use. Further, many public, government and religious structures are also present in the surroundings.

6.8 Traditional, historical and cultural activities:

No traditional, cultural and historical activities are followed till date at the monument. Further, on the occasion of "Maha-Shivratri", Republic Day, Independence Day and on new year, about 1800-2000 people, visit another ASI protected monument – "Jhansi Fort", present in the west direction of the regulated area.

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

The skyline of the monument is clearly visible from the west direction of the regulated area. Also, from some parts in the east direction of the same, the skyline is partially visible. Else, from the remaining directions, the skyline of the monument is not visible due to the existing raised modern structures.

6.10 Vernacular Architecture:

No vernacular architecture has been in prevalence around the monument.

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

Jhansi Maha Yojana - 2021 (Draft) 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 14 mtr.

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

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

(d) Façade design:-

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

(e) Roof design:-

- Only flat roof design in the area is to be followed
- Structures, even using using temporary materials such as aluminium, fibre glass, polycarbonate or similar materials will not be permitted on the roof of the building.

- All services such as large air conditioning units, water tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets etc). All of these services must be included in the maximum permissible height.

(f) Building material: -

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

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

6.13 Visitor facilities and amenities:

Visitor facilities and amenities such as 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.

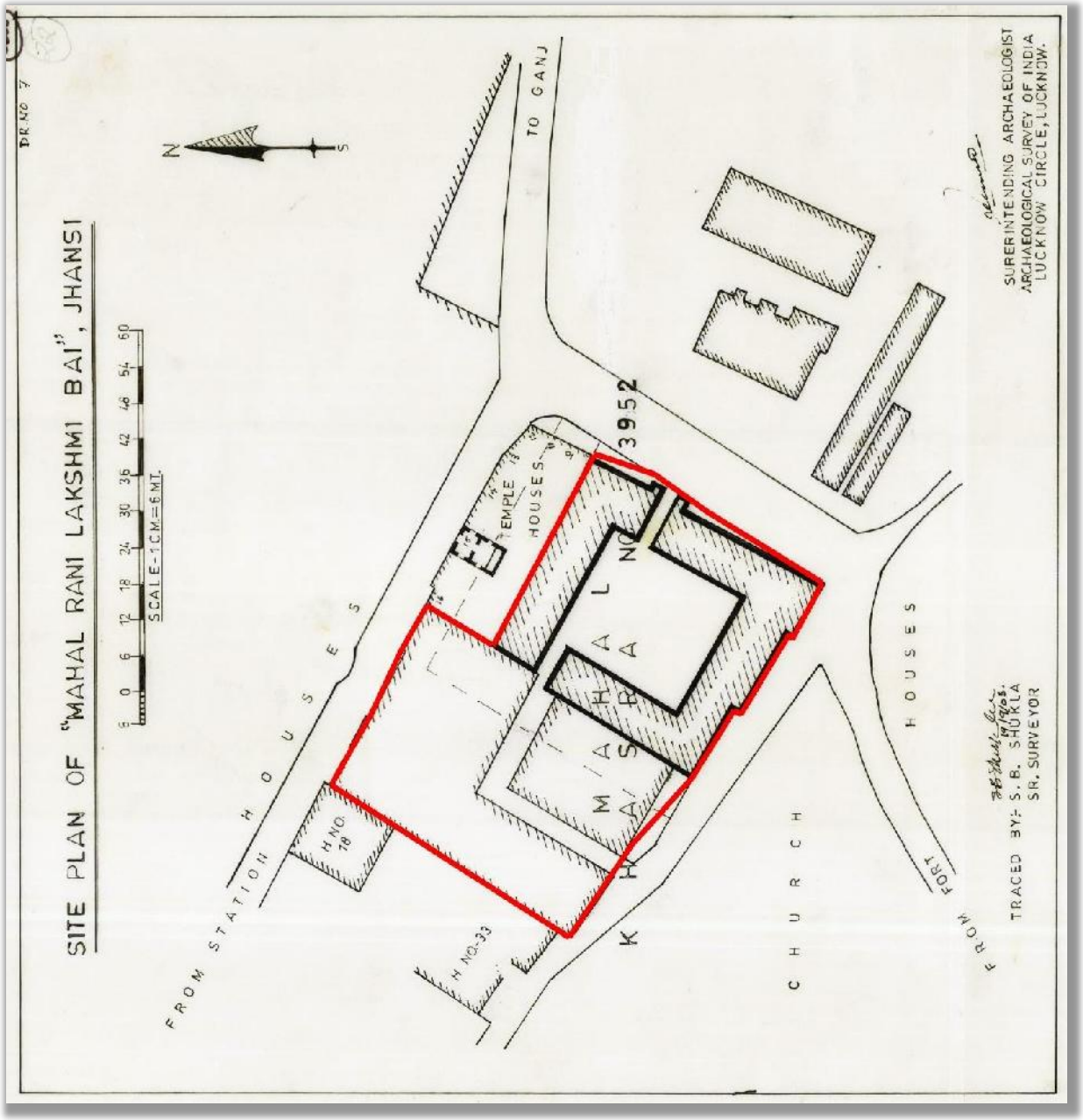
7.2 Other recommendations

- 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

(a) Protected boundary of Rani Lakshmi Bai Mahal, Jhansi



ANNEXURE – II

Notification of Rani Lakshmi Bai Mahal, Jhansi

Original Notification – I

(To be published in Part II Section 3(ii) of the Gazette of India)

No.F.4-4-/63-C.I.
Government of India
Ministry of Scientific Research & Cultural Affairs,

New Delhi, dated the 11th June.
1963.

NOTIFICATION
(ARCHAEOLOGY)

Whereas by notification of the Government of India in the Ministry of Scientific Research and Cultural Affairs No.F.4-4/63-C.I., dated the 20th March, 1963, published in Part II, section 3, sub-section (ii) of the Gazette of India dated the 30th March, 1963, the Central Government gave notice of its intention to declare the archaeological monument specified in the Schedule below to be of national importance.

And, whereas ; no objections have been received to the making of such declaration.

Now, therefore, in exercise of the powers conferred by sub-section (3) of section 4 of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958), the Central Government hereby declares the said archaeological monument to be of national importance.

Sd/

(S. . Narsian)
Assistant Educational Adv..er.

Typed copy of Original Notification

(To be published in Part II Section 3(ii) of the Gazette of India) No.

F. 4-4-/63-C.I.
Government of India
Ministry of Scientific Research & Cultural Affairs,
New Delhi, dated the 11th June,1963.

NOTIFICATION
(ARCHAEOLOGY)

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(ii) of the Gazette of India dated the 30th March, 1963, the Central Government gave notice of its intention to declare the archaeological monument specified in the Schedule below to be of national importance.

And, whereas, no objections have been received to the making of such declaration.

Now, therefore, in exercise of the powers conferred by sub-section (3) of section 4 of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958), the Central Government hereby declares the said archaeological monument to be of national importance.

(S.S. Narsian), Assistant
Educational Adviser.

Schedule

Sl. No.	State	District	Tahsil	Locality	Name of Monuments	Revenue Plot number to be included under protection	Area	Boundaries	Ownership
1	2	3	4	5	6	7	8	9	10
1.	Uttar Pradesh	Jhansi	Jahnsi	Jahnsi	Rani Lakshmi Bai Maha l together with area comprised in part of survey plot No. 3952 as shown in the plan	Part of survey plot No. 3952 as shown in the plan reproduce d below.	0.53 Acres	North Private houses in the remaining portion of survey plot No. 3952, East Road in the remaining portion of survey plot No. 3952 South Public lane in the remaining portion of the survey of the plot No. 3952 West	

					reproduced below.			Sub-Inspector and Circle Inspector's quarters.	

ANNEXURE – III

LOCAL BODIES GUIDELINES

Existing guidelines as per Uttar Pradesh Municipal Planning and Development Act - 1973

The general rules/ guidelines applicable for development are indicated in **"Development Authority Building Construction and Development sub method – 2008; Revised 2016** (clause 1.1.1, 1.1.2 and 1.2.1 respectively) defined under the "**Uttar Pradesh municipal planning and development act - 1973".**

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

The general rules and guidelines for construction are specified in **Development Authority Building Construction and Development sub method – 2008; Revised 2016** (clause 1.1.1, 1.1.2 and 1.2.1 respectively) defined under the **Uttar Pradesh municipal planning and development act - 1973.**

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

Table 1

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

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

Table 2

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

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

Table 3

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

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

Table 4

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

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

Table 5

Height of Building (m)	Setback left around the Building (m)
12.5 to 15	5.0
15 to 18	6.0
18 to 21	7.0
21 to 24	8.0
24 to 27	9.0
27 to 30	10.0
30 to 35	11.0
35 to 40	12.0
40 to 45	13.0
45 to 50	14.0
50 to 55	15.0
Above 55	16.0

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

Table 6

Sr. No.	Land Use	Ground Coverage in %	F.A.R.
1.	**Plotted residential**		
A	Constructed/ Developed Area		
	• Upto 100 Sqm	75	2.00
	• 101-300 Sqm	65	1.75
	• 301-500 Sqm	55	1.50
	• 501-2000 Sqm	45	1.25
B	New /Undeveloped area		
	• Upto 100 Sqm	75	2.00
	• 101-300 Sqm	65	1.75
	• 301-500 Sqm	55	1.50
	• 501-2000 Sqm	45	1.25
2.	**Commercial**		
A	Constructed/ Developed Area:		
	• City Centre/ Central Business District	45	2.00
	• Sub-City Centre/ Sub-Central Business District	50	1.75
	• Other Commercial zones	60	1.50
B	New /Undeveloped area		
	• City Centre/ Central Business District	40	3.00
	• Sub-City Centre/ Sub-Central Business District	45	2.50
	• Other Commercial zones	50	1.75
3.	**Official**		
	• Constructed Area	50	1.50
	• Developed Area	45	2.00
	• New/ Underdeveloped area	40	2.50
4.	**Educational**		
A	Constructed / Developing area		
	• Primary or Nursery school	35	1.00
	• High school / Intermediate / Higher institutes	30	1.00
B	New / Undeveloped area		
	• Nursery school/ Primary school	40	1.20
	• High school / Intermediate	35	1.20
	• Degree college	35	1.50
	• Technical / Management institute	35	2.00
5.	**Community and Institutional facilities**		
A	Constructed / Developed area	40	1.50

B	New / Underdeveloped area		
	• Community hall, marriage hall & Religious building	40	1.50
	• Other Institutes	30	2.00
6.	Hotel		
	• Constructed / Developed area	40	2.00
	• New / Underdeveloped area	40	2.50
7.	Hospital		
A	Constructed / Developed area		
	• Clinic/ Dispensary	35	1.50
	• 50 bedded Nursing home	35	1.50
	• Hospital having more than 50 beds	35	1.50
B	New / Underdeveloped area		
	• Clinic/ Dispensary	40	1.50
	• 50 bedded Nursing home	35	1.50
	• 50-100 bedded hospitals	30	2.00
	• Hospitals having more than 100 beds	30	2.50
8.	Open area		
	• Constructed / Developed area	2.5	0.025
	• New / underdeveloped area	2.5	0.025

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

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

For different type of buildings the construction of basement should be accordingly:

Table 7

Sr. No.	Land area (in Sqm)	Type of Land-use	Provision for Basement
1.	Upto 100	Residential/ other non - commercial	Not Permissible
		Official and commercial	50 percent of ground coverage
2.	100 to 500	Residential	Same as ground coverage
		Non - Residential	Same as ground coverage
3.	500 to 1000	Residential	One basement till building's envelope line
		Non - Residential	Two basements till building's envelope line

3.	Above 1000	Residential/ Group Housing, Commercial, Official, Community facilities and other multi storied buildings	Double basements are allowed for 1000-2000 Sqm. area of land
			Four basements are allowed in 2000-10000 Sqm. area of land.
			No restrictions of basements for land having more than 10000 Sqm area.
		Industrial	Two basements till building's envelope line

- **Specifications for Parking Facility (Sub-section – 3.10.1 & 3.10.3) :**

A. The circulation area required for common car parking:

Table 8

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

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

Table 9

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

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

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

permission for construction / development will be obtained from the Department of ASI as per the rules of The Ancient Monument and Archaeological Sites and Remain Act – 1958.

3 Open spaces.

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

1. **Residential land-use**: 15 percent of layout plan is left as open space as Tot- Lot, park and play ground.
2. **Non Residential land-use:** 10 percent of layout plan is left as open 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.

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

Pedestrian Ways, non –motorised Transport etc.

For mobility in the prohibited and regulated areas of the monument, as such no clauses/ bye-laws have been defined by any of the local bodies. While, inside the city, the street traffic for the most part comprises of two wheelers, bicycles, tempos, car, jeeps, taxi, vans, auto rickshaws, mini bus, truck, meta door, tractor and trolley, tongas, thelas and so forth. Also, on the road existing near the monument, generally moderate moving mechanized and non-mechanized vehicles can be seen consistently.

Further, the other Road/ Street Development parameters specified under the **Development authority building construction and development sub method**– 2008; Revised 2016", sub section – 2.3.1 & 2.3.2:

- For Residential:

Table 13

Sr. No.	Length Of Road in Mts.	Width of Road in Mts.
1.	Upto 200 Mts.	9
2.	201 - 400	12

3.	401 - 600	18
4.	601 - 1000	24
5.	Above 1000	30

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

- For Commercial/Official/ Industrial :

Table 14

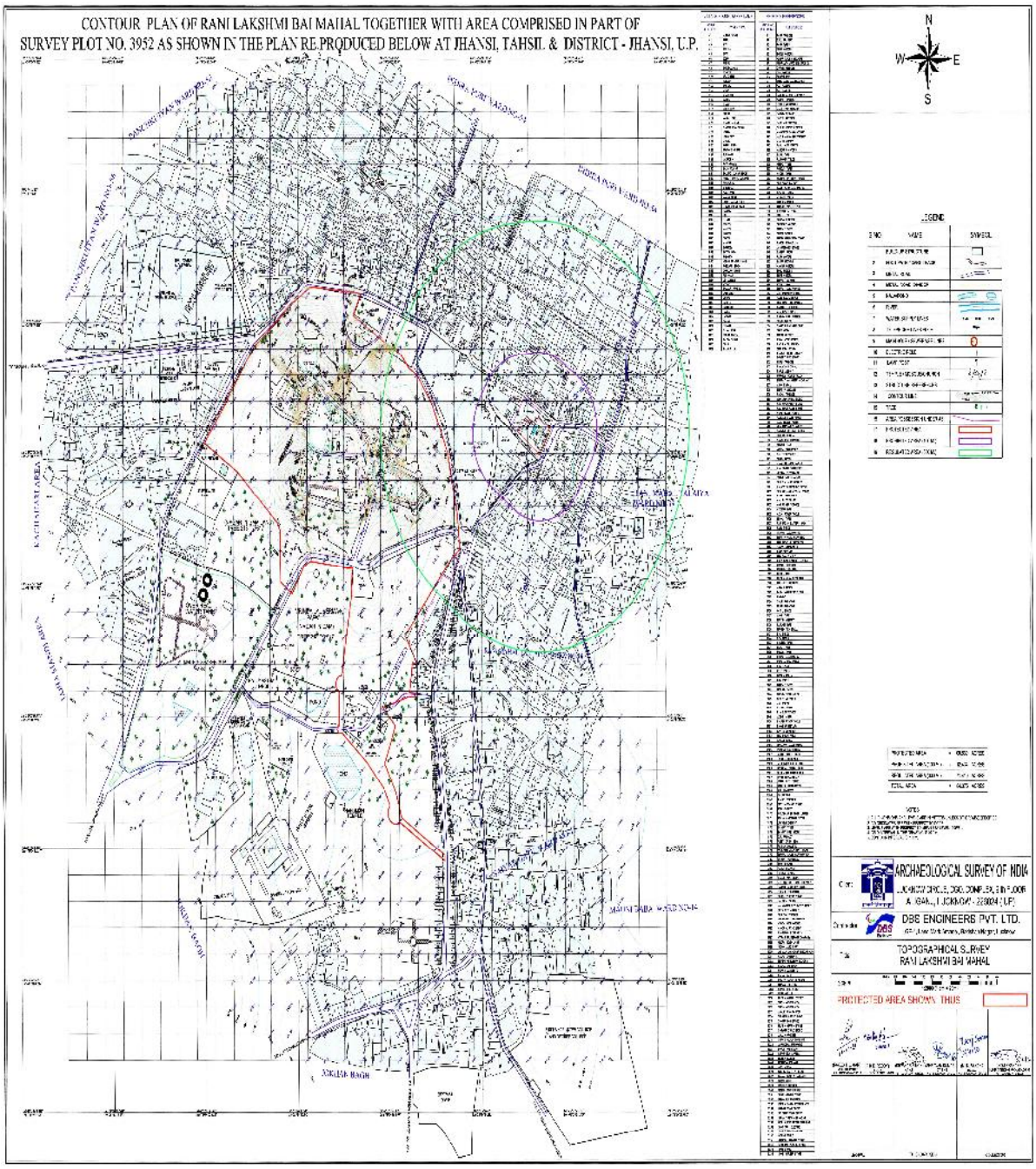
Sr. No.	Length Of Road in Mts.	Width of Road in Mts.
1.	Upto 200 Mts.	12
2.	201 - 400	18
3.	401 – 1000	24
4.	Above 1000	30

5. Streetscapes, Facades and New Construction.

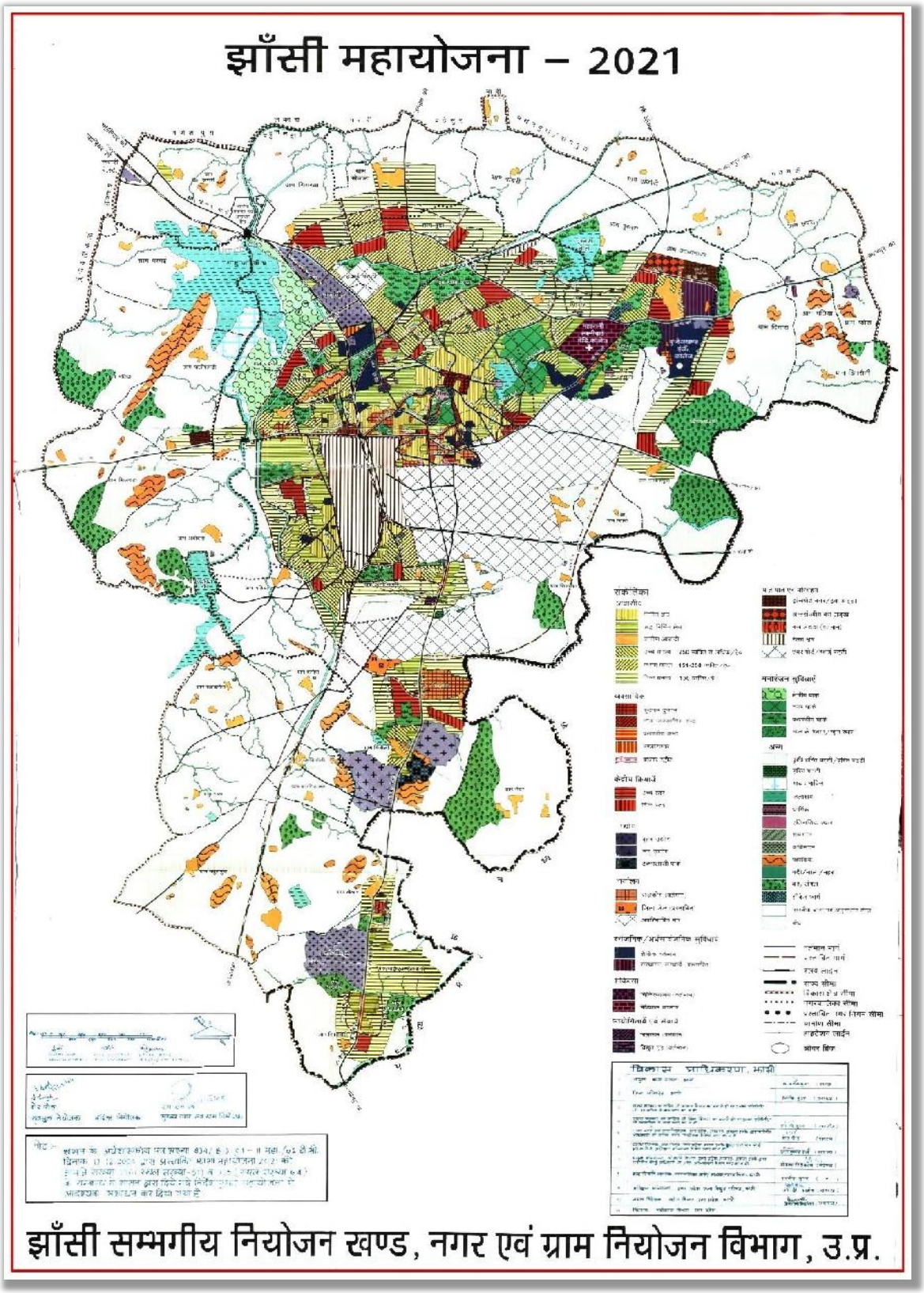
The general rules and regulation applicable for various type of construction work, in the various land zones existing throughout the Jhansi city has been already specified in above sections, along with the respective local development body/ authority. Further, as such no specific guidelines are available, pertaining to streetscapes and facades within the Prohibited and Regulated area of the ASI Monuments.

Annexure – IV

Contour Plan of Rani Laxhmi Bai Mahal Jhansi



ANNEXURE –V



ANNEXURE –VI

IMAGES OF THE AREA SURROUNDING THE MONUMENT

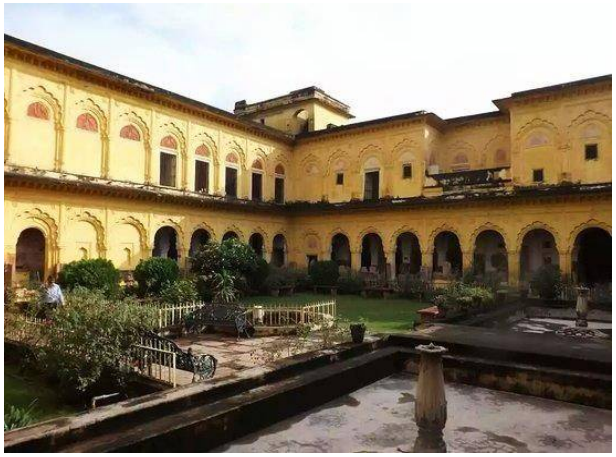
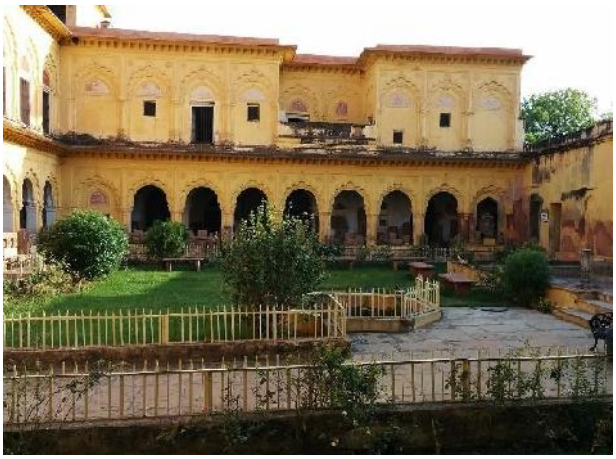



Fig 1-2, View of the courtyard present inside the mahal.

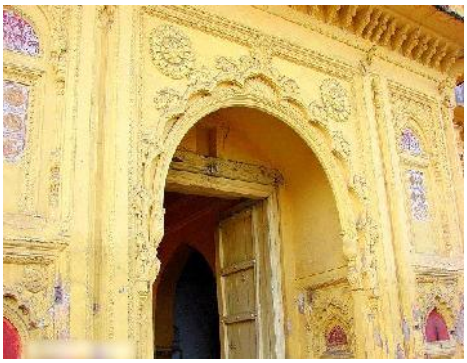


Fig 3-4, View of the multi-foiled arches, artwork done in plaster mouldings windows with iron grill and chajjas

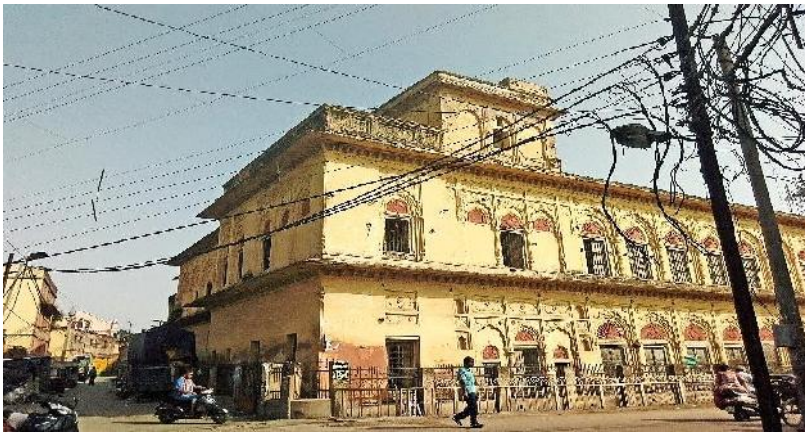
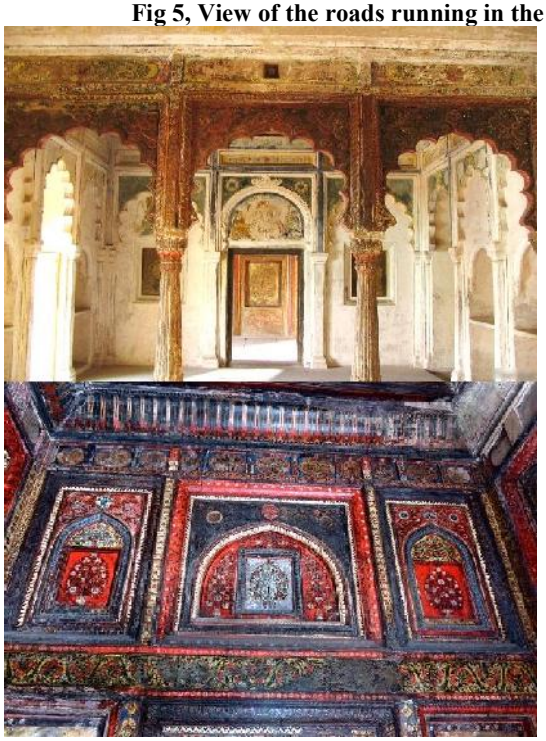


Fig 5, View of the roads running in the east and south direction of the mahal.



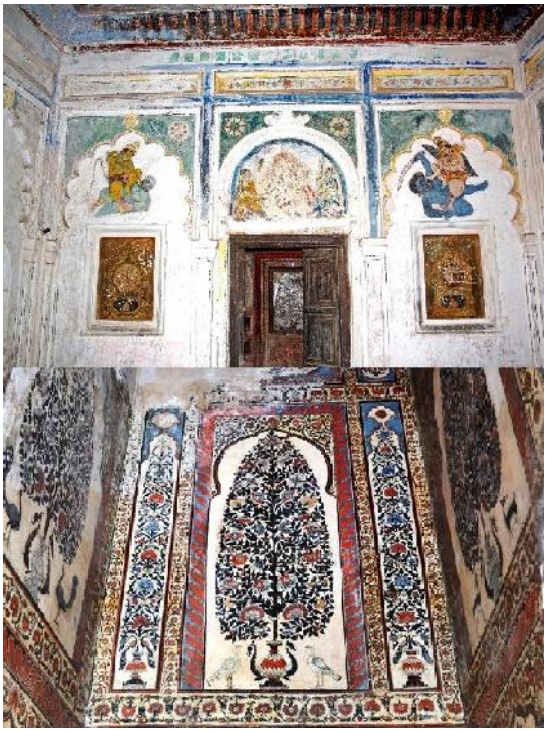


Fig 6-9, View of the artworks done at the various interior parts of the mahal using colourful motifs, exquisite palettes and the geometric patterns derived in brilliant colours.

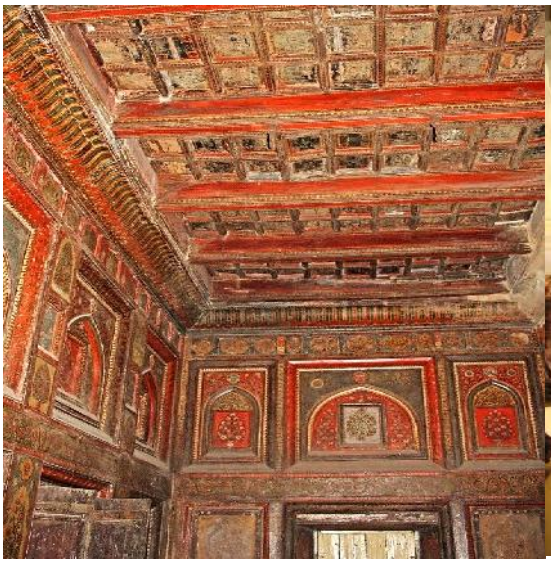


Fig 10, View of the original wooden roof "Darbar hall

Fig 11, View of the antiquities and present at the displayed at the ground floor of the mahal