F.No. 15-259/NMA/HBL-2023(C.No.28846)
Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument "**Jama Masjid at hadaf in the Rajmahal Subdivision of the district of the Santhal Parganas (now sahibganj district), Jharkhand**" 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, Ranchi Circle **www.asiranchicircle.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 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. 28th August, 2023 in consultation with Competent Authority and other Stakeholders.

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

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Jama Masjid at hadaf in the Rajmahal Subdivision of the district of the Santhal Parganas (now sahibganj district), Jharkhand

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 "**Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district), Jharkhand"** 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;

Objections or suggestions, if any, may be sent to the Member Secretary, National Monuments Authority (Ministry of Culture), 24 Tilak Marg, New Delhi or email at arch-section@nma.gov.in within thirty days of publication of the notification;

The objections or suggestions which may be received from any person with respect to the said draft bye-laws before the expiry of the period, so specified, shall be considered by the National Monuments Authority.

Draft Heritage Bye-Laws

CHAPTER I

PRELIMINARY

1.0Short title, extent and commencements:-

(i) These bye-laws may be called the National Monuments Authority bye-laws 2021 of Centrally Protected Monument **"The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district), Jharkhand"**

(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.

1.1Definitions:-

(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) "prescribed" 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 their under.

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 Rules 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other function of the Competent Authority) Rule, 2011, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 11 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 Monuments/ Sites/ Group of Monuments:

3.0 Location and Setting of the Monument: "The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district)" & "Ruins of Baradari Buildings with probable underground cells and passage standing on a high mound on an area of about 0.23 acre of land of settlement plot No. 23 of village Arazi Mukhimpur No. 26, Police Station, Rajmahal, District Sonthal Parganas to the east side of the Jama Masjid at Hadaf Hill (now- Sahibganj district)".

Locality-
i. The Jamma Masjid‟- Hadaf
ii. Ruins of Baradari Buildings‟- Arazi Mukhimpur

District- Sahibganj, Jharkhand

Google Map Coordinates-
i. The Jamma Masjid‟- 25° 4'25.62"N, 87°46'38.63"E
ii. Ruins of Baradari Buildings‟- 25° 4'31.86"N, 87°46'46.69"E

The monument lies on the southern bank of River Ganga, in Sahibganj district of Jharkhand. The Ruins of the Baradari Buildings' lie to the north-east of „The Jamma Masjid', at a distance of about 137 km.

'The Jamma Masjid'is well connected to the Kasba road (National Highway) [120 m, east]; and the Ruins of the Baradari Buildings‟ are well connected to the Kasba road (National Highway) [12 m, west].

Rajmahal railway station and Tinpahar junction are at a distance of about 6.5 km (east) and 13.7 km (south), respectively from the monument. Mangalhat bus stand is 400 m, north of the monument.

By air the monument can be reached from - Bisra Munda Airport, Ranchi (440 km, South-West); Jay Prakash Narayan International Airport, Patna (382 km, West); and Netaji Subhash Chandra Bose International Airport, Kolkata (384 km, South).

"The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district)" and "Ruins of Baradari Buildings with probable underground cells and passage standing on a high mound on an area of about 0.23 acre of land of settlement plot No. 23 of village Arazi Mukhimpur No. 26, Police Station, Rajmahal, District Sonthal Parganas to the east side of the Jama Masjid at Hadaf Hill (now- Sahibganj district)".

Map 1: Google map showing location of "The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district)" and "Ruins of Baradari Buildings with probable underground cells and passage standing on a high mound on an area of about 0.23 acre of land of settlement plot No. 23 of village Arazi Mukhimpur No. 26, Police Station, Rajmahal, District Sonthal Parganas to the east side of the Jama Masjid at Hadaf Hill (now- Sahibganj district)", along with the protected, prohibited and regulated area.

3.1 Protected boundary of the Monument:

It may be seen in **Annexure I**

3.1.1 Notification Map/ Plan as per ASI records:

It may be seen at **Annexure II**

3.2 History of the Monument:

About 10 miles (16 km) west of Nawab Deori and south of the Rajmahal-Taljhari road is the Juma Masjid erected in the last quarter of the 16th century by Raja Man Singh, the Governor of Emperor Akbar. It is one of the oldest buildings in Rajmahal. One legend relates that Man Singh originally intended the building to be a palace for himself, and that when Fateh Khan informed Emperor Akbar, he converted it into a mosque. Another tradition relates that Man Singh intended it to be a Hindu temple but converted it into a mosque in order to avert the anger of the Emperor, to whom it had been reported that he was profaning the town by erecting a temple for idolatrous worship. On the west of it is a temple of Siva said to have been built by Man Singh, and opposite to it on the north of the Rajmahal-Taljhari road on the Hadaf hill in village Arazi Mokimpur are the ruins of a building known as the Baradwari, in which there are some stone pillars still standing. Between the Juma Masjid and

the Baradwari are the remains of a gate-way; and it is said that there was a subterranean passage leading from the courtyard of the Masjid to the Sangdalan at Rajmahal. Baradari is also known as Nageshwarbagh. There is a dispute regarding the builders of this building. Some scholars attribute it to Fateh Jung Khan, rival of Raja Man Singh (1592 onwards), whereas another group of scholars attributes it to Mir Kasim Ali Khan (prior to 1763), the Nawab of Bengal.

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

Jama Masjid, a fine specimen of the Mughal style, is situated on a small eminence called Hadaf, about 4 miles (6.4 km) west of the railway station. The name Hadaf is an Arabic word meaning a hill or archery butts. The northern part of the building has now fallen down, but the mosque is magnificent even in ruin. The Mosque, locally called Jami Masjid, consisted of a large prayer hall to the west and a spacious courtyard enclosed by a high compound wall along with three gateways on the north, south and east- the last being the main entrance with a porch in its front. The prayer chamber consists of a large central hall that looks two storied from outside because of the effect produced by large windows and the continuous parapet below it. The western wall of the prayer chamber consists of several niches with some floral designs picked out in stucco.

Built on a high ground, this building consists of an immense wall of brick of about 9 meter height on a platform measuring about 18.10 x 16.25 meter on an area of about 295 sqm. Presently, the remains of the wall is measuring 5 meter in height. There is a gate at one comer of the enclosure with provision for the guard-rooms. A row of apartments run through the inner walls, each consists of a small open court meant for ladies and their female attendants. There is a common arched gallery in front of all these apartments facing the interior court, in the centre of which it is said, stood a square building chiefly made of wood and known as 'Rang Mahal'. At present no traces of Rang Mahal are found. Outside the enclosure, were the out houses or sheds for servants and guards. In 1820, Buchanan visited this place and found it completely in ruined state as the timbers of its roof had been taken away to build the house of Nawab Rukunudaullah at Rajmahal.

3.4 Current Status:

3.4.1 Condition of the Monument- condition assessment:

The monument is in a good state of preservation.

3.4.2 Daily footfalls and occasional gathering numbers:

The average numbers of visitors at the monument is 250 persons daily. This is not a living monument.

CHAPTER IV

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

4.0 Existing zoning:

The monument lies under Rajmahal Nagar Panchayat.

i. As per the, Master plan for Rajmahal: In the Existing land use plan 2015 – the monument is placed under “Religious”.

ii. As per the, Master plan for Rajmahal: In the Proposed land use 2040 – the monument is placed under “Existing public and semi-public: Public”.

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/Survey Plan:

Survey plan **Annexure I**

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details and their salient features:

Protected area (approx.) :

i. The Jamma Masjid- 15,014.874 sqm (3.71 acres)

ii. Ruins of Baradari Building- 3,433.95 sqm (0.84 acres)

Prohibited area (approx) : 1,27,232.76 sqm (31.43 acres)

Regulated area (approx.) : 7,69,165.374 sqm (190.06 acres)
(Information has been obtained from the Surveyor officer, Ranchi circle)

Salient Features:

The monument lies on the southern bank of River Ganga, in a semi-rural (village) setting. The constructions nearby are in the form of single storey kutcha houses having tin shades made of mud and brick, or concrete and brick, and bamboo thatches. The monument is surrounded by water bodies, agricultural fields, and mango farms. Public amenities like hotels, restaurants, railway stations, bus stops are in close vicinity to the monument.

5.1.2 Description of built up area:

Prohibited Area:

North: temporary tin shade huts single storey in height; earthen road; water body; toilets; electric pole; open spaces with vegetation growth.

South: mango farm; water body; vast open spaces with vegetation growth.

East: temporary tin shade huts single storey in height; Kasba road (National Highway); earthen road; water body; electric pole; open spaces with vegetation growth.

North-east: Baradari building (ASI protected); very few temporary single storey tin shade huts; Kasba road (National Highway); earthen road; water body; electric pole; open spaces with vegetation growth.

West: temporary tin shade huts single to double storey in height; earthen road; mango farm; open spaces with vegetation growth.

Regulated Area:

North: temporary tin shade huts and buildings ranging from single to double storey in height; commercial shops like repairing stores, tailors, electronic store, clothing store, etc.; Kasba road (National Highway); earthen road; Mangal hat mandir; temples; hotels; restaurants; street side vendors and tea stalls; water body; River Ganga; canal; agricultural land; mango farm; electric pole; vast open spaces with vegetation growth.

North-East: River Ganga

South: temporary tin shade huts and buildings single storey in height; earthen road; Kasba road (National Highway); mango farm; agricultural land; water body; toilet; electric pole; vast open spaces with vegetation growth.

South-east: very few temporary tin shade huts single storey in height; temple; earthen road; Kasba road (National Highway); water body; electric pole; vast open spaces with vegetation growth.

East: River Ganga; water body; earthen road.

West: temporary tin shade huts single to double storey in height; concrete road; earthen road; temple; mango farm; agricultural land; electric pole; lamp post; vast open spaces with vegetation growth.

5.1.3 Description of green/open spaces:

Prohibited Area:

North: water body; open spaces with vegetation growth.
South: mango farm; water body; vast open spaces with vegetation growth.
East: water body; open spaces with vegetation growth.
North-east: water body; open spaces with vegetation growth.
West: mango farm; open spaces with vegetation growth.

Regulated Area:

North: water body; River Ganga; canal; agricultural land; mango farm; vast open spaces with vegetation growth.

North-East: River Ganga

South: mango farm; agricultural land; water body; vast open spaces with vegetation growth.

South-East: water body; vast open spaces with vegetation growth.

East: River Ganga; water body.

West: mango farm; agricultural land; vast open spaces with vegetation growth.

5.1.4 Area covered under circulation- roads, footpaths etc.:

The monument lies in a village having semi-rural setting, with earthen and kutccha roads in the prohibited and regulated limits of the monument. The Kasba Road (National Highway) passes though the village providing connectivity to the nearby places.

5.1.5 Heights of buildings (Zone wise):

A. 100m – 200m from prohibited limit: (first regulated area)

North: The maximum height is 3 m.

South: The maximum height is 3 m.

East: The maximum height is 0 m.

North-East: The maximum height is 3 m.

West: The maximum height is 3 m.

North-west: The maximum height is 3 m.

South-West: The maximum height is 3 m.

B. 200m - 300m from first regulated limit: (second regulated area)

North: The maximum height is 3 m.

South: The maximum height is 3 m.

East: The maximum height is 0 m.

North-East: The maximum height is 0 m.

South-East: The maximum height is 3 m.

West: The maximum height is 3 m.

North-west: The maximum height is 3 m.

South-West: The maximum height is 0 m.

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

No state protected monuments and listed heritage buildings by local authorities are available within the prohibited/ regulated area of the monument.

5.1.7 Public amenities:

Public amenities like well connected footpaths, toilet, drinking water facility and benches are present at "The Jamma Masjid". However, no such public amenities are present at the "Ruins of the Baradari Building".

5.1.8 Access to monument

i. "The Jamma Masjid" is accessible from east through an earthen road which is further connected to the Kasba road (National Highway).

ii. Ruins of the Baradari buildings" are accessible from west through an earthen road which is further connected to the Kasba road (National Highway).

The protected area is allowed only for pedestrians. The primary mode of transportation is by motorcycles, scooters, cars, buses, etc.

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

Infrastructure services like water supply, storm water drainage, sewage, solid waste management, are present inside the protected area of "The Jamma Masjid". However, inside the "Ruins of the Baradari Building", except solid waste management no such facilities are present.

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

Details may be seen **Annexure III.**

CHAPTER VI

Architectural, historical and archaeological value of the monument

6.0 Architectural, historical and archaeological value:

Historical value:

About 10 miles (16 km) west of Nawab Deori and south of the Rajmahal-Taljhari road is the Juma Masjid erected in the last quarter of the 16th century by Raja Man Singh, the Governor of Emperor Akbar. It is one of the oldest buildings in Rajmahal. One legend relates that Man Singh originally intended the building to be a palace for himself, and that when Fateh Khan informed Emperor Akbar, he converted it into a mosque. Another tradition relates that Man Singh intended it to be a Hindu temple but converted it into a mosque in order to avert the anger of the Emperor, to whom it had been reported that he was profaning the town by erecting a temple for idolatrous worship. On the west of it is a temple of Siva said to have been built by Man Singh, and opposite to it on the north of the Rajmahal-Taljhari road on the Hadaf hill in village Arazi Mokimpur are the ruins of a building known as the Baradwari, in which there are some stone pillars still standing. Between the Juma Masjid and the Baradwari are the remains of a gate-way; and it is said that there was a subterranean passage leading from the courtyard of the Masjid to the Sangdalan at Rajmahal.

Baradari is also known as Nageshwarbagh. There is a dispute regarding the builders of this building. Some scholars attribute it to Fateh Jung Khan, rival of Raja Man Singh (1592 onwards), whereas another group of scholars attributes it to Mir Kasim Ali Khan (prior to 1763), the Nawab of Bengal.

Architectural value:

Jama Masjid, a fine specimen of the Mughal style, is situated on a small eminence called Hadaf, about 4 miles (6.4 km) west of the railway station. The name Hadaf is an Arabic word meaning a hill or archery butts. The northern part of the building has now fallen down, but the mosque is magnificent even in ruin. The Mosque, locally called Jami Masjid, consisted of a large prayer hall to the west and a spacious courtyard enclosed by a high compound wall along with three gateways on the north, south and east- the last being the main entrance with a porch in its front. The prayer chamber consists of a large central hall that looks two storied from outside because of the effect produced by large windows and the continuous parapet below it. The western wall of the prayer chamber consists of several niches with some floral designs picked out in stucco.

Built on a high ground, this building consists of an immense wall of brick of about 9 meter height on a platform measuring about 18.10 x 16.25 meter on an area of about 295 sqm. Presently, the remains of the wall is measuring 5 meter in height. There is a gate at one comer of the enclosure with provision for the guard-rooms. A row of apartments run through the inner walls, each consists of a small open court meant for ladies and their female attendants. There is a common arched gallery in front of all these apartments facing the interior court, in the centre of which it is said, stood a square building chiefly made of wood and known as 'Rang Mahal'. At

present no traces of Rang Mahal are found. Outside the enclosure, were the out houses or sheds for servants and guards. In 1820, Buchanan visited this place and found it completely in ruined state as the timbers of its roof had been taken away to build the house of Nawab Rukunudaullah at Rajmahal.

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

The monument lies in a village in a semi-rural setting having single storey kutccha houses and agricultural field on all sides. The only river flowing through the town is the Ganga (north-west to south-east). The town is protected from erosion by placing big boulders about a mile long on the bank of the river.

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

Visibility from all directions of prohibited and regulated area to the monument- The monuments are visible from the prohibited and regulated areas. *Visibility from the monument*- Low rise kutcha huts, agricultural fields, mango farms, water bodies and the River Ganga can be seen from the monument.

6.3 Land-use to be identified:

The land use nearby consists of residential, commercial, religious, agricultural and water body.

6.4 Archaeological heritage remains other than protected monument:

No archaeological heritage remains other than the protected monument is present nearby.

6.5 Cultural landscapes:

The monument lies in a village with a semi-rural setting having kutcha single storey houses, with vast expanses of agricultural fields and water bodies.

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

The monument lies in a village with very few pollution activities nearby. There are ponds and water bodies present nearby along with vast mango farms, which act as significant natural landscapes that form part of cultural landscapes and also helps in protecting the monument from environmental pollution coming from the city.

6.7 Usage of open space and constructions:

The prohibited and regulated area towards the north and west are occupied by low rise kutcha houses with tin shades. Apart from that vast expanses of agricultural fields and water bodies are present in all directions of the monument.

6.8 Traditional, historical and cultural activities:

No traditional and historical activities are associated with the monument. However, activities like exhibitions and drawing competitions are organized by the sub-circle office of ASI in the months of April for about 15 days, and also during occasions like Yoga day and women‟s day cultural activities are organised.

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

Vast open fields of mango farm and agricultural land, along with the River Ganga and few other water bodies can be seen from the monument. Low rise kutccha houses with brick, concrete and tin shades can also be seen.

6.10 Traditional Architecture:

No traditional architecture is prevalent around the monument.

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

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

Building related parameters:

(a) Height of the construction on the site: -

Direction	Present Height in First Regulated Area (in Meters)	Recommended Height in First Regulated Area (in Meters)	Present Height in Second Regulated Area (in Meters)	Recommended Height in Second Regulated Area (in Meters)
North	3 m	3 m	3 m	3 m
South	3 m	3 m	3 m	3 m
East	0 m	3 m	0 m	3 m
West	3 m	3 m	3 m	3 m
North-East	3 m	3 m	0 m	0 m
North-West	3 m	3 m	3 m	3 m
South-East	3 m	3 m	3 m	3 m
South-West	3 m	3 m	0 m	3 m

Note:

1. The above mentioned height of the buildings excludes the height of the parapet wall, mumpty and water tank which should not be more than 2.5m.

2. Apart from this, National Monument Authority may take its final decision.

b) Floor Area
7 sq. m. to 320 sq. m. approximately

(b) Usage: -

The land nearby are used for:

i. Residential houses

ii. Commercial

iii. Religious

iv. Water body

(c) Façade design:-

The existing buildings and structures in the prohibited area and regulated area are rural in style with kutccha type of construction along with tin shade roofs.

e) Roof design

Variety of roof designs can be found:

i. Flat slab concrete roof

ii. Tin shades

f) Building material

Building construction materials like brick, stone, cement, concrete, along with tin shades, can be seen nearby.

g) Colour

Variety of shades of colours can be seen in the nearby buildings and structures.

6.13 Visitors facilities and amenities:

Visitor facilities like footpaths, drinking water fountains, toilets and benches are present inside the protected area of The Jamma Masjid, however, in Ruins of the Baradari Building‟ no such visitor facilities are found.

CHAPTER VII
Site Specific Recommendations

7.1 Site Specific Recommendations:

a) Setbacks:

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

b) Projections:

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

c) Signages:

- LED or digital signs, plastic fibre glass or any other highly reflective synthetic material may not be used for signage in the heritage area. Banners may not be permitted, but for special events/fair etc. it may not be put up for more than three days. No advertisements in the form of hoardings, bills within the heritage zone will be permitted.
- Signages should be placed in such a way that they do not block the view of any heritage structure or monument and are oriented towards a pedestrian.
- Hawkers and vendors may not be allowed on the periphery of the monument.

7.2 Other recommendations:

- A periodic public awareness programme should be organized in collaboration with the Archaeological Survey of India's local office along with the local stake holders and residents of the area so that people can understand its archaeological value.
- 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.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf

ANNEXURES

ANNEXURE-I

Provided information as per First Schedule [Rule 21 (1)]/ Total Station Survey/ Survey of India/ Officially commissioned survey maps (whichever is available) of the Prohibited and Regulated area on the basis of boundaries defined in ASI records.

Map 2: Survey plan showing Protected, Prohibited and Regulated boundaries for "The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas (now- Sahibganj district)" and "Ruins of Baradari Buildings with probable underground cells and passage standing on a high mound on an area of about 0.23 acre of land of settlement plot No. 23 of village Arazi Mukhimpur No. 26, Police Station, Rajmahal, District Sonthal Parganas to the east side of the Jama Masjid at Hadaf Hill (now- Sahibganj district)"

ANNEXURE-II

Notification Map as per ASI records

The 12th July 1915.

No. 1330E.—In exercise of the power conferred by sub-section (3) of section 3 of the Ancient Monuments Preservation Act, 1904 (Act VII of 1904), the Lieutenant-Governor in Council is pleased to confirm Notifications Nos. 2586-E and 2587-E, dated the 19th December 1914, which were issued under sub-section (1) of that section and published at page 2327 of Part II of the *Bihar and Orissa Gazette* of the 23rd December 1914, declaring the following ancient monuments to be protected monuments within the meaning of the said Act :—

1. The old Mughal Bridge at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas.
2. The Jamma Masjid at Hadaf in the Rajmahal Subdivision of the district of Santal Parganas.
3. The tomb of Pir Shah Naffa at Monghyr.
4. The Fort walls at Monghyr.

DEPARTMENT OF EDUCATION, HEALTH AND LANDS.

NOTIFICATIONS.

AGRICULTURE.

Simla, the 17th June 1937.

No. F. 16-6|37.—In consequence of vacancies caused by the retirement of nominated members, with effect from the 1st April 1937, the following have been nominated to be members of the Indian Central Cotton Committee, Bombay :—

By the Central Government.

(1) Mr. J. C. Mc Dougall, Director of Agriculture, Central Provinces, to represent the Central Provinces Agricultural Department.

(2) Mr. P. V. Deshmukh, Managing Proprietor, Vidarbha Mills, Ellichpur, Berar, to represent the Cotton Manufacturers in the Central Provinces and Berar.

(3) The Director of Agriculture, United Provinces, (*ex-officio*) to represent the United Provinces Agricultural Department.

By the Darbars of the Indian States in Rajputana and Central India.

Mr. T. R. Low, I.A.S., Director of the Institute of Plant Industry, Indore, to be their joint representative.

No. F. 16-6|37.—In pursuance of clause (*xi*) of Section 4 of the Indian Cotton Cess Act, 1923 (XIV of 1923) the Governor General in Council is pleased to appoint the following to be members of the Indian Central Cotton Committee constituted under the said Act :—

1. Economic Botanist (cotton) to the Government of the United Provinces from the 1st April 1937 to the 15th November 1937.
2. Mr. P. B. Richards, I.A.S., Entomologist to the Government of the United Provinces from the 16th November 1937.

No. F. 16-8|37.—Mr. S. S. Samoilys of Messrs. Ralli Brothers, Limited, Bombay, has been nominated by the Bombay Chamber of Commerce to be a member of the Indian Central Cotton Committee, Bombay, *vice* Mr. M. S. Durutti, resigned.

M. S. A. HYDARI,
Offg. Secy. to the Govt. of India.

ARCHÆOLOGY.

The 17th June 1937.

No. F. 11-4|37-F.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central Government is pleased to declare the standing Jain image of the Digambar Sect known by its common name "Naga-baba" and the various fragmentary stone images and architectural stone pieces placed in open waste land in Khasra No. 83 under the margosa (neem) tree at a short distance from the village of Chansore, Tahsil Seoni, District Chhindwara, Central Provinces to be a protected monument within the meaning of the said Act.

No. F. 18-8|37-F.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central Government is pleased to declare the ancient monument described below, situated in village Arazi Mukimpur, Police Station Rajmahal in the Rajmahal Sub-division of the Santhal Parganas District, to be a protected monument within the meaning of the said Act.

Village.	Name and description of monument.	Boundaries of monument.
Arazi Mukimpur No. 20, Police Station, Rajmahal.	Ruins of Baradari Buildings with probable underground cells and passage standing on a high mound on an area of about 0·23 acre of land of settlement plot No. 23 of village Arazi Mukimpur No. 20, Police Station, Rajmahal, District Santhal Parganas to the east side of the Juma Masjid at Hadaf Hill.	North, East, South and West, Land of settlement plot No. 23 of village Arazi Mukimpur No. 20, Police Station, Rajmahal.

M. W. YEATTS,
Offg. Joint Secy. to the Govt. of India.

EDUCATION.

The 17th June 1937.

No. F. 55-11|37.—In exercise of the power conferred by item (*vi*) of sub-clause (1) of clause 3 of the First Statutes as set out in the schedule to the Delhi University Act, 1922 (VIII of 1922), His Excellency the Chancellor of the Delhi University is pleased to nominate the Honourable Sir Shah Muhammad Sulaiman, Kt., M.A., LL.D., Bar-at-Law, Chief Justice of the High Court of Judicature at Allahabad and Judge-designate, Federal Court, to be a member of the Executive Council of the said University, *vice* Khan Bahadur Sir Abdur Rahman, resigned.

HEALTH.

The 17th June 1937.

No. F. 5-3-H.|36.—The services of Captain V. Srinivasan, M.B.B.S. (Madras), F.R.C.S. (Eng.), L.R.C.P. (London), I.M.S., are placed temporarily at the disposal of the Government of the Central Provinces, with effect from the forenoon of the 22nd February 1937.

No. F. 5-3-D.|36.—The services of Captain J. H. Boultbee, M.B., Ch.B. (Liv.), M.R.C.S. (Eng.), L.R.C.P. (Lond.), L.M. (Dub.), D.C.O.G., I.M.S., are placed temporarily at the disposal of the Government of the United Provinces, with effect from the forenoon of the 19th March 1937.

ANNEXURE-III

I. As per Chapter II (Administration) of- "Jharkhand Building Bye-laws 2016":

Section 23 **(Construction near river front):**

a) Sub-section 23.1: No construction or re-construction of any building, within a river boundary, or such other higher distance as may be prescribed from time to time by the State Government, from the outer boundary of the river of Ganges (as prescribed by the Irrigation Department), shall be permitted except for repair and renovation work of heritage buildings.

b) Sub-section 23.2: In case of rivers other than the Ganges, no construction or re-construction of any building shall be allowed, within a strip of land of 10-15 metres (where area is open and not develop 15m upto), or such distances as prescribed by the State Government, from the outer boundary of the riverfront of any river (as prescribed by the Irrigation Department). The State Government shall notify a list of such rivers.

c) Sub-section 23.3: No construction shall be allowed within the boundary of the river.

d) Sub-section 23.4: Notwithstanding the above provision, any Planning Authority or Government Body shall be able to undertake development and beautification work of riverfront, ghats or any other planned development on reclaimed lands with the approval of the Government.

II. In Chapter III (Land Use classification and permissible uses), of the "Jharkhand Building Bye-laws 2016", in Section 28 and Section 29, mention is made of the regulation of various use zones and land uses permitted/prohibited in different use zones.

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 Jharkhand Building Bye-laws, 2016, as amended from time to time.

I. As per Chapter – IV (General requirements), of the "Jharkhand Building Bye-laws 2016", Section 39 (**Floor Area Ratio**):

i. Sub-section 39.1: The Floor Area Ratio (F.A.R) for buildings shall be decided on the basis of the road width on which the plot/site abuts as per Table 15 and Table 16 and with upper limit for various ULBs as indicated in **Annexure-III**.

Table 15: Road width and FAR table for (OLD AREA)

Cate-gory	Road Width (in m)	FAR		Floor	Maximum Height (in meter)	Conditions
		Reside ntial	Non residential			
O-I	3.60m (12 ft.) to less than 4.80 m	1.5	Nil	G+2	10.0	

O-II	4.80m (16 ft.) to less than 6.10 m	1.8	Nil	G+2	10.0	
O-III	6.10m (20 ft.) to less than 7.5 m	2.0	2.0	G+4, S+4	16.4	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other purposes. Mezzanine floors or any floor partition shall be computed under FAR and counted as a floor.
O-IV	7.5m (25 ft.) to less than 9.10m	2.5	2.5	G+5 S+5	19.25	
O-V	9.10m (30 ft.) to less than 12.20m	2.5	2.5	G+6 S+6	23.10	
O-VI	12.20m (40 ft.) to less than 18.30m	2.5	2.5	Maximum Height 30 meter		
O-VII	18.30m (60 ft) and above	2.5	3.0	No restriction on height and number of floors however it may be regulated by the master plan/development plan/zonal plan.		

Note:
1) A plot abutting on less than 3.60 m width road shall have only maximum 7m, height and maximum FAR 1.2.
2) In all cases the height of any building shall be not more than as prescribed in 40.1.1.

Table 16: Road width and FAR table (NEW AREA)

Cate-gory	Road Width (in m)	FAR		Floor	Maximum Height (in meter)	Conditions
		Residential	Non residential			
N-I	6.10m (20 ft.) to less than 7.5 m	2.0	2.0	G+4, S+4	16.4	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other purposes. Mezzanine floors or any floor partition shall be computed under FAR and counted as a floor.
N-II	7.5m (25 ft.) to less than 9.10m	2.5	2.5	G+4, S+4	19.25	
N-III	9.10m (30ft) to less than 12.20m	2.5	2.5	S+5	23.10	
N-IV	12.20m (40 ft.) to less than 18.3m	2.5	2.5	Maximum Height 30 meter		
N-V	18.30m (60 ft) to less than 24.40 m	2.5	3.0	Height restriction as per rule 39 and 40.1.1		
N-VI	24.40m (80 ft) and above	3.0	3.0			

Note: In all cases the height of any building shall be not more than as prescribed in 40.1.1

ii. Sub-section 39.2: While sanctioning the plans on building with a road width of 3.6m (12 feet) and 4.8m (16 feet) the Authority shall ensure that enough parking spaces for vehicles have been made within the building/plot and that the vehicles shall not be parked on the road. Provisions related to length of the road in Table 6 shall be adhered to.

iii. Sub-section 39.3: In case of Educational, Institutional and Assembly building the maximum permissible FAR shall be 2.0 for plots upto 1000 sqm and 2.25 for plots above 1000 sqm.

iv. Sub-section 39.4: In case of transport related activities such as railway yards, railway station, bus stands, bus shelters, transport depot, airport, special warehousing, cargo terminals etc. the maximum permissible FAR shall be 2.0.

v. Sub-section 39.5: In case of Industrial buildings the maximum FAR shall be 1.5 for polluting and hazardous industries. In case of non-polluting and cottage industries the maximum FAR shall be 2.0.

vi. Sub-section 39.6: The FAR and Height of the building may also be regulated by the master plan/development plan or the zonal plan.

vii. Sub-section 39.7: In case the plot is affected by a road widening or in the way to construct a new road/ parks/ any public utility and if the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim of compensation or through a TDR (Transferable Development Right) scheme implemented by the Government, the owner shall be entitled to build on the remaining plot, an area calculated on the basis of the FAR as applied to the total area prior to such surrender. Provided that the surrender of the land shall be affected by a deed of transfer to be executed by the owner in favour of the Authority for widening of road. The plot owner can use this T.D.R. for any other new building project within the jurisdiction of the Competent Authority.

viii. Sub-section 39.8: Exclusive multi-storied parking blocks can be provided within the required setback area with ramp provision or Car Lift. If car lift is provided in place of ramp then it should be minimum of 02 (Two) nos., for first 500 sqm. Parking space requirement and additional 01 (One) for part thereof along with 02 (Two) separate wiring circuit. These car lifts shall have separate wiring circuit for each car lift and shall also be powered with backup generators of sufficient capacity.

The placing of multi-storied parking bocks in this fashion should be without reducing the driveway for the fire tender to the extent of minimum of 6 meters. For incentive to the developer, this parking block area will not be included in the calculation of FAR.

ix. Sub-section 39.9: FAR shall not include

a) Sub-section 39.9.1: Basements or cellars and space/floors under a building constructed on stilts and used only as a parking space, and air conditioning or other plant room which are to be used as accessory to the principal use of the building.

b) Sub-section 39.9.2:
Multi-storied parking built as per NBC norms.

c) Sub-section 39.9.3:
Electric cabin/panel room or substation, watchman booth of maximum size of 4sqm with minimum width or diameter of 2m, pump house, garbage shaft/garbage bins, space required for location of fire

hydrants, electric fittings and water tank, Service Ducts, society room of maximum 12 sqm., entrance lobby of maximum 12 sqm, common toilet of maximum 5 sqm, guard room of maximum of 10 sqm with toilet for guards and drivers of maximum 5 sqm.

d) Sub-section 39.9.4:
Projections and buildings accessories as specifically exempted from the open space/ setback requirement.

e) Sub-section 39.9.5:
Staircase room and lift rooms above the topmost storey, architectural faetires, chimneys and elevated tanks. They are of the lift shall be taken only on one floor.

f) Sub-section 39.9.6:
Fire escape staircases

g) Sub-section 39.9.7:
Parking area on stilts in one or more floors.

h) Sub-section 39.9.8:
Balconies/ terrace more than one storey in height and open on minimum two sides.

x. Sub-section 39.10:
Additional FAR, as may be desired by the authority, be allowed for

a) Sub-section 39.10.1:
Government Buildings/Government Projects/Projects developed by any govt. agency with the prior approval of Urban Development and Housing Department.

b) Sub-section 39.10.2:
For other buildings as per provision in Annexure-III with the approval of Urban Development and Housing Department

II. As per Chapter – IV (General requirements), of the „Jharkhand Building Bye-laws 2016", Section 40 (**Height of a building**):

i. Sub-section 40.1:
The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of the street facing the plot described as detailed below:

a) Sub-section 40.1.1:
The maximum height of a building shall in no case exceed (1.5 times the width of the road on which the plot abuts) + Road widening + the front setback.

b) Sub-section 40.1.2:
If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street.

ii. Sub-section 40.2:
Not with-standing anything contained in sub-bye law the height restrictions with respect to approach Funnels and Testimonial area of Airport as detailed in Table-17 and 18 shall be adhered to. Any height restrictions imposed by the Airport Authorities shall be adhered to.

iii. Sub-section 40.3:
Not with-standing anything contained in the tables under sub-bye law, no Radio Aerial, T.V. Antena, Cell phone tower or such similar type of installations exceeding 52 m in height shall be erected without prior permission of the concerned Civil Aviation Authority/ Airport Authority.

iv. Sub-section 40.4:
No building structure or installation exceeding the height indicated in the said Tables shall be permitted unless the applicant produces a No-Objection Certificate" from the Airport Authority.

Table- 17: Height restriction with respect to approach funnels

Distance from nearest runway end (In Metres)	Maximum Permissible height of the elevation of the nearest runway end
Up to 360	0
631 to 510	6
511 to 660	9
661 to 810	12
811 to 960	15
961 to 1110	18
1111 to 1260	21
1261 to 1410	24
1411 to 1560	27
More than 1560	30

Table- 18: Height restriction with respect to transitional area

Distance of the Inner Boundary of the Transitional Area (Outer Boundary of the Airport) [Metres]	Maximum Permissible height above the elevation of the airport reference point [Metres]
Up to 21	0
22 to 42	3
43 to 63	6
64 to 84	9
85 to 105	12

106 to 126	15
127 to 147	18
148 to 168	21
169 to 189	24
190 to 210	27
More than 210 M	30

III. As per Chapter – IV (General requirements), of the „Jharkhand Building Bye-laws 2016", Section 36 (**Minimum setbacks and height for non-high rise buildings**):

The minimum setbacks and height of buildings permissible in a given size/ plot for residential in non high rising category shall be as per table 8 and table 9. The minimum setback for commercial and mercantile buildings shall be as per Table 10 and 11.

Table 8: minimum front and rear setbacks and height of residential buildings

Sl. No.	**Average depth of plot (in meters)**	**Building height upto G+2 maximum- 10m**		**Building height upto G+3 maximum- 13.3m**		**Building height upto G+4 maximum- 16.4m**	
		Minimum front set back (m)	**Minimum rear set back (m)**	**Minimum front set back (m)**	**Minimum rear set back (m)**	**Minimum front set back (m)**	**Minimum rear set back (m)**
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)
1.	Upto 10m	1.5	0.90	No construction shall be permitted		No construction shall be permitted	
2.	Exceeding 10m & upto 15m	2.0	1.5	3.0	1.5	No construction shall be permitted	
3.	Exceeding 15m & upto 21m	2.5	1.5	3.0	1.8	3.0	3.0
4.	Exceeding 21m & upto 27m	3.0	1.8	3.0	2.0	3.5	3.0
5.	Exceeding 27m & upto 33m	4.0	2.5	4.0	3.0	4.0	3.5
6.	Exceeding 33m & upto 39m	4.0	3.0	4.5	4.0	4.5	4.0
7.	Exceeding 39m & upto 45m	4.0	4.0	4.5	4.0	5.0	4.5
8.	More than 45m	4.0	4.0	5.0	5.0	6.0	5.0

Table 9: minimum side setbacks for residential buildings

Sl. No.	Average depth of plot (in meters)	Building height upto G+2 maximum- 10m		Building height upto G+3 maximum- 13.3m		Building height upto G+4 maximum- 16.4m	
		Minimum front set back (m)	Minimum rear set back (m)	Minimum front set back (m)	Minimum rear set back (m)	Minimum front set back (m)	Minimum rear set back (m)
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)
1.	Upto 10m	Atleast one side from 0.90 m		No construction shall be permitted		No construction shall be permitted	
2.	Exceeding 10m & upto 15m	0.90	0.90	0.90	0.90	No construction shall be permitted	
3.	Exceeding 15m & upto 21m	1.0	1.0	1.5	1.5	2.0	2.0
4.	Exceeding 21m & upto 27m	1.5	1.5	2.0	2.0	2.5	2.5
5.	Exceeding 27m & upto 33m	1.5	1.5	2.5	2.5	3.0	3.0
6.	Exceeding 33m & upto 39m	2.0	2.0	3.0	3.0	3.66	3.66
7.	Exceeding 39m & upto 45m	3.0	3.0	3.66	3.66	4.50	4.50
8.	More than 45m	3.66	3.66	4.00	4.00	5.00	5.00

Table 10: Minimum front and rear setback for commercial/mercantile buildings

Sl. No.	Average depth of plot (in meters)	Building height upto 16.4 m	
		Minimum front setback (m)	Minimum rear setback (m)
(i)	(ii)	(iii)	(iv)
1.	Upto 10m	No construction is allowed	
2.	Exceeding 10m and upto 15m	4.5	3.0
3.	Exceeding 15m and upto 21m	5.5	4.0
4.	Exceeding 21m and upto 27m	6.0	4.0
5.	Exceeding 27m and upto 33m	6.5	4.0
6.	Exceeding 33m and upto 39m	7.0	4.5
7.	Exceeding 39m and upto 45m	7.5	4.5
8.	More than 45m	8.0	5.0

Table 11: Minimum side setback for commercial/mercantile buildings

Sl. No.	Average depth of plot (in meters)	Building height upto 16.4 m	
		Minimum front setback (m)	Minimum rear setback (m)
(i)	(ii)	(iii)	(iv)
1.	Upto 10m	At least one side 1.5 m	
2.	Exceeding 10m and upto 15m	2.0	2.0

3.	Exceeding 15m and upto 21m	2.5	2.5
4.	Exceeding 21m and upto 27m	3.0	3.0
5.	Exceeding 27m and upto 33m	4.0	4.0
6.	Exceeding 33m and upto 39m	4.0	4.0
7.	Exceeding 39m and upto 45m	5.0	5.0
8.	More than 45m	5.5	5.5

Table 12: Open spaces around industrial buildings

Sl. No.	Plot size	Minimum Front set back (m)	Minimum Rear set back (m)	Minimum side set back (m)
(i)	(ii)	(iii)	(iv)	(v)
1.	550 sqm to 1000 sqm	9.0	4.5	4.5
2.	1000 sqm to 5000 sqm	10.0	6.0	6.0
3.	5000 sqm to 30,000 sqm	12.0	9.0	9.0
4.	Above 30,000 sqm	15.0	12.0	10.0

Table 13: Minimum setback for industrial building constructed over plot size upto 550 sqm

Sl. No.	Width of plot	Minimum Front set back (m)	Minimum Rear set back (m)	Minimum side set back (m)
(i)	(ii)	(iii)	(iv)	(v)
1.	Upto 10m	3.0	3.0	1.5
2.	Exceeding 10m and upto 12m	4.0	3.0	2.0
3.	Exceeding 12m and upto 15m	5.0	3.0	3.0
4.	Exceeding 15m and upto 18m	6.0	4.0	4.0
5.	Exceeding 18m	6.0	4.5	4.5

IV. As per Chapter – IV (General requirements), of the Jharkhand Building Bye-laws 2016", Section 37 (**Minimum setbacks for high rise buildings**):

For high-rise/ multi-storied buildings, the open spaces around the building unless or otherwise specified shall be as given in Table 14.

Table 14: Minimum exterior open spaces around the buildings for all type of high rise buildings unless otherwise specified

Sl. No.	Height of the building upto (m)	Exterior open spaces to be left out on all sides in m	
		Front setback	Side and rear setback
1.	More than 16.4m and upto 19.25 m	6.5	4.5
2.	More than 19.25m and upto 23.10 m	7.5	4.5
3.	More than 23.10m and upto	8.0	5.0

	30 m		
4.	In case of buildings of more than 30m height, for every increase in height of 3.35 m or fraction thereof or addition of one floor, 1m in the front setback and 0.75 m in the sides and rear setbacks shall be added.		

Note:

1) In no case the minimum setbacks shall be less than those specified in sub-section 42.1 of these Bye Law for high rise buildings in the mentioned category.
2) In case of multi storied buildings the exterior open space around a building shall be of hard surface capable of taking load of fire, engine weighting upto 45 tones.

Sl. No.	Coverage of building	Maximum ground coverage
1.	Upto 235 sqm of plot and building height not exceeding 10m.	70%
2.	Upto 1000 sqm of plot and building height upto 16.4m.	60%
3.	Above 1000 sqm of plot area or building height of more than 16.4 m	50%
4.	For commercial uses ground coverage is 50% of the plot area.	50%

V. As per Chapter – IV (General requirements), of the „Jharkhand Building Bye-laws 2016", Section 38 (**General conditions for setback**):

i. Sub-section 38.1:

In case of more than one block of buildings are constructed on the same plot, the minimum distance between the two blocks shall be 6m or 1.5 times side setback required for the taller block whichever is higher.

Basement can be constructed in this open area in between the buildings, top of which may be used as passage and garden and if used for vehicular passage, the roof slab should have sufficient strength for the fire of engine 45 tones.

ii. Sub-section 38.2:

The minimum setbacks/open spaces for other occupancies shall be as below:

a) (38.2.1) Educational buildings- In case of educational buildings the open spaces around the building shall not be less than 6 meter. The front set back shall be not less than 9 m.

b) (38.2.2) Institutional buildings- The open spaces around the building shall not be less than 6 m. the front setback shall be not less than of 9m.

c) (38.2.3) Assembly buildings- The open space in front shall be not less than 12m and the other open spaces around the building shall not be less than 6m.

d) (38.2.4.) Malls and Multiplex- The front setback shall not be less than 12 m, the rear setback shall not be less than 7m and the side setback shall not be less than 7m.

e) (38.2.5) Commercial and storage buildings- In case of plots with more than 1000 sqm area, the open spaces around the building shall not be less than 6m. The front setback shall be of 9m. in all other cases it shall be as per Table 10 and Table 14.

f) (38.2.6) Industrial buildings- The setbacks shall be as per Table 12 and 13.

g) (38.2.7) Hazardous occupancies- The open spaces around the building shall not be less than 9m. The front set back shall be of 12m.

h) (38.2.8) Slum Improvement- The setback norms shall not apply to slums taken up under an approved programme of the Government subject to the specified sanction of the Government.

i) (38.2.9) IT/ITES Buildings- Abutting a means of access of 12m or more the setback, height, number of floors and FAR shall be applicable as per commercial building in respect of corresponding road width.

iii. Sub-section 38.3:
The setbacks shall be calculated on the basis of highest provision of setback mentioned either in the above table or mentioned in these Bye Laws.

iv. Sub-section 38.4:
The setbacks are to be left after leaving the affected area of the plot/site, if any, for road widening.

v. Sub-section 38.5:
Where a site abuts more than one road, then the front setback should be towards the bigger road width or main approach road in case of equal widths. The side setbacks shall be as per the width of plot and rear setback as per the depth of plot.

a) (38.5.1) Road junction corner plots shall have sufficient viewing angle. In no case it shall be less than the space arrived at by drawing a quadrant of a circle of 4.5 m radius at the edge of the actual road lines leaving the width of pedestrian walks (footpath) and the plot boundaries shall be rounded off by drawing a quadrant of the circle of 2.7m radius at the edge of plot boundaries.

b) (38.5.2) The height of the boundary wall shall be restricted to 0.75m for a length of 5m on the front and side of the intersections and the remaining height of 1.5m shall be made up of steel grill work.

vi. Sub-section 38.6:
For narrow plots having extent not more than 400 sqm and where the length is 4 times of the width of the plot, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height upto 10m and minimum of 2m in case of buildings of height upto 12m without exceeding overall permissible plinth area.

vii. Sub-section 38.7:
The master plan/development plan/zonal plan shall also specify a building line for various areas. The setbacks shall accordingly be changed without reducing the minimum required setbacks under these bye laws.

VI. As per Chapter – IV (General requirements), of the „Jharkhand Building Bye-laws 2016", Section 35 (**Minimum size of plots and road width**):
Sub-section 35.1: The minimum size of plots and road width for different categories of building is given in Table

Table 7- category wise size of plots

Category	Minimum road width (m)	Minimum size of plot in sqm.
Marriage halls	12.20	1000
Cinema, multiplex, shopping malls, convention centers, game centers.	18.30	2000

Social clubs and amenities	12.20	1000
Multi storey car parking	12.20	1000
Office buildings	12.20	300
Primary/upper primary school	09.00	2000
High school, residential school	12.20	6000
+2 college/ junior college	12.20	4000
Degree college	12.20	10000
Technical educational institution	12.20	500
Petrol pumps/ filling stations	12.20	500
Restaurant	12.20	500
LPG storages	12.20	500
Places of congregation	12.20	300
Public libraries	12.20	1000
Conference hall	12.20	500
Community hall	12.20	300
Nursing homes/ polyclinics/ hospital	12.20	1000
Hotel (below three star)	18.30	2000
Hotel (three star and above)	18.30	1500
R&D Lab	6.10	3000

Note:

1) In exceptional cases the Authority may consider revising the minimum size of plot with the approval of the Government.

2) The above (requirement) area of minimum size of the plot may be relaxed by 5% while sanctioning the plan.

3) No high rise building (building with a height above 16.4 meters) shall be allowed on a plot size less than 1000 sqm.

4) Minimum existing road width for building more than 13.3 m in height shall be not less than 6.1 m.

5) For all plots abutting a road less than 12.2 m width for proposed to be used for Primary/Upper Primary School a lay-by of paved area contiguous to the road for turning of vehicles and fire engines should be left. This lay-by should be of minimum dimension of 9mX9m.

VII. As per Chapter – IV (General requirements), of the „Jharkhand Building Bye-laws 2016", Section 34 (**Means of access**):

i. Sub-section 34.1:

Every plot shall abut on a public/private means like streets/roads. The minimum width of the road/street required for access to a new building in an existing colony not developed by any authorized agency such as Regional Development Authority, Municipality, Housing Board, Co-operative societies, Government and Semi-government organization shall be as per table 6.

Table 6: Length of road limitation

Old Area		
Sl. No.	**Maximum length of the road in meter**	**Minimum width of road of street in meter**
(i)	(ii)	(iii)
1.	Upto 50 meter	3.6 meter
2.	Exceeding 50 meter and upto 100 meter	5.1 meter
3.	Exceeding 100 upto 300 meter	6.6 meter

4.	Exceeding 300 meter	7.5 meter
Note- on less than 6.1 m wide roads the encroachment from both sides will be removed by measuring 3.05 m from the centre line of the width of roads declared by or belonging to Road Construction Department Jharkhand, Municipal Authorities, Housing Board, Co-operative Societies, Government and Semi-Government Organizations. In other cases maximum 3.05 m land from such revenue plot on either side will be taken into account to make it 6.1 m wide road and the construction falling in between the said width of road will be removed as an encroachment. Similarly, 1.80 m and 2.55 m land from each Revenue plot on either side will be taken into account to make it 3.1 m and 5.1 m wide road correspondingly.		
New area (residential)		
Sl. No.	Maximum length of the road in meter	Minimum width of road of street in meter
1.	Upto 100	6.10
2.	More than 100 to 250	7.5
3.	More than 250 to 500	9.10
4.	More than 500 to 1000	12.20
5.	More than 1000	15.30
Note- if the developments only on one side of the means of access, the prescribed widths may be reduced by 1.0 meter each case, development on plots shall be permitted unless it is accessible by a public street of width not less than 6m.		
New area (non residential)		
Sl. No.	Maximum length of the road in meter	Minimum width of road of street in meter
1.	200	7.5
2.	400	9.1
3.	600	12.2
4.	Above 600	15.30

Further, in no case the means of access shall be lesser in width than the internal access ways in layouts and subdivision.

ii. Sub-section 34.2:
No building construction activity of height more than 8m shall happen on a road with a width of less than 3.6 m (including road widening) in old area.

iii. Sub-section 34.3: For roads of width 18.30 (60ft.) and above there shall be no restriction on height and number of floors. However it may be regulated by the Master Plan/Development Plan/Zonal Plan.

iv. Sub-section 34.4:
Unless and otherwise specified, development of plots shall, not be permitted unless it is accessible by a public/private street with the width specified in these bye laws. The width of the road may be increased in a master plan/ development plan/zonal plan but under no circumstance the provisions for width of road shall be less that the provisions made under these bye laws.

v.Sub-section 34.5:
In case of institutional, administrative, assembly, industrial and other non residential and commercial activities, the minimum road width shall be 9.0 meters.

vi. Sub-section 34.6:

In case public land is not available for the road, all plot owners on both sides of the road shall equally surrender their right over the land to the authority to accommodate the road width. The centre line of the road shall be taken as reference for such surrenders.

vii. Sub-section 34.7:
In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and storm water drain as required by the Authority, and transfer the same to the Registered Residents Welfare Association for maintenance.

viii. Sub-section 34.8:
Access from highways/important roads- no premises other than, highway amenities like petrol pumps, motels, etc, shall have an access direct from highways and other roads designated by the Road Construction Department.

ix. Sub-section 34.9:
The provisions of road width shall be strictly enforced. There shall be no construction over the prescribed road width. Any violation shall be treated as an offence under the Jharkhand Municipal Act-2011 in addition to provision for removal of illegal encroachment under the relevant Acts.

x. Sub-section 34.10:
Strict steps shall be taken to remove any illegal encroachment which may have resulted in reduction of any road width, the personnel responsible for such illegal encroachment shall be severely dealt with and prosecuted as per law.

VIII. As per Chapter – IV (General requirements), of the "Jharkhand Building Bye-laws 2016", Section 41 (**Off street parking space**):

i. Sub-section 41.1:
In all buildings including Apartment buildings/ Group Housing, Hotels, Restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/ complexes etc. and all other non-residential activities provision shall be made for parking spaces as per the requirements mentioned in table 19.

Table 19: Parking space for different category of occupancies

Sl	**Occupancy type**	**One car parking for every or fraction thereof: (the minimum size of a car parking stall shall be 2.40mx 4.80m., and minimum stall length of 5.40m. For parallel parking, with a minimum driveway width of 4.25 m.)**			
		Population up to 50,000	**Population up to 1,50,000**	**Population up to 10,00,000**	**Population 10,00,000 and above**
1.	Residential				
	a) Multi-family	1 apartment	1 apartment	1 apartment	1 apartment of built area up to 140 sq. m. and 0.5 apartment of built area above 140 sq. m
	b) Lodging establishment,	8 guest rooms	6 guest rooms	4 guest rooms	3 guest rooms

	tourist homes and hotels with lodging accommodation				
2.	Educational (see Note 1)	150 sq. m of area of the administrative office area and public service area	100 sq. m of area of the administrative office area and public service area	70 sq. m of area of the administrative office area and public service area	50 sq. m of area of the administrative office area and public service area
3.	Institutional (Medical)	10 bed (Private) 15 beds (Public)	7 bed (Private) 12 beds (Public)	5 bed (Private) 10 beds (Public)	2 bed (Private) 5 beds (Public)
	Buildings for Public Gathering				
	a) Assembly halls, Cinema theatres and Auditoria	25 seats	15 seats	10 seats	10 seats
4.	b) Restaurants (Including Restaurants in Lodging establishment, tourist homes and hotels with lodging accommodation)	20 seats	20 seats	10 seats	10 seats
	c) Stadia d) exhibition centres	200 seats	100 seats	40 seats	20 seats
	Commercial a) Business offices and firms for private business b) Public or	200 sq. m. of built up area excluding parking and services areas 300 sq. m. of	150 sq. m. of built up area excluding parking and services areas 200 sq. m. of	100 sq. m. of built up area excluding parking and services 100 sq. m. of	75 sq. m. of built up area excluding parking and services areas 75 sq. m. of
	semi-public offices c) Mercantile (see note 3)	built up area excluding parking and services areas 200 sq. m. of built up area excluding parking and services areas	built up area excluding parking and services areas 100 sq. m. of built up area excluding parking and services areas	built up area excluding parking and services areas 100 sq. m. of built up area excluding parking and services areas	built up area excluding parking and services areas sq. m. of built up area excluding parking and services areas

5.	d) Industrial e) Storage	400 sq. m. 600 sq. m.	300 sq. m. 500 sq. m.	200 sq. m. 400 sq. m.	100 sq. m. 250 sq. m.

ii. Sub-section 41.2:
Parking spaces may be provided in the following areas (The minimum width of driveways should not less than 4.50).

a) Sub-section 41.2.1:
In basements

b) Sub-section 41.2.2:
On stilt in one or more floors (All structural precautions, like cross bracings, shall be taken in case of stilted areas for earth quack and lateral loads)

c) Sub-section 41.2.3:
Parking in open areas or in setbacks with minimum driveway width of 4.50 m

d) Sub-section 41.2.4:
Exclusive multi-level parking

e) Sub-section 41.2.5:
Roof top parking in case of commercial/ IT/ ITES and corporate building

f) Sub-section 41.2.6:
A combination of any or all of the above NOTE:
1) In case of Auditoria for institutional and educational buildings, additional parking spaces shall be provided as per 4 (a).
2) For other institutions, transport, communication center and occupancy types not mentioned above, parking requirements shall be decided by the authority.
3) For shops on plots up to 50 sq. m. parking space need not be insisted upon.
4) For all apartment/ multi dwelling of residential buildings:
(a) Extra 15% of the total car parking requirement should be reserved for visitors and should not be sold/ settled. Such parking space shall be indicated by painting "Visitor's parking" on the floor.
(b) One number or two wheeler parking, of a minimum size of 1 m. x 2 m. excluding the driveway, should be provided for every one apartment/ dwelling unit.
5) All non-residential buildings should provide one third area, out of the total car parking area, for parking of two wheelers. These two wheeler parking should have a minimum size of 1m. x 2 m. excluding the driveway. The minimum width of the drive way meant exclusively for 2 wheelers should be 3m.
6) In addition to the parking spaces provided for building of mercantile (commercial) Industrial and storage type, one space of 3.50 X 7.50 meters for loading and unloading activities, for each 2000 sq. m. of total area (as per FAR calculation) for fraction thereof shall be provided.

iii. Sub-section 41.3:
Off-street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

iv. Sub-section 41.4:
If the total off-street parking space required under these bye laws is provided by a group of property owners at a place for their, mutual benefit, such parking spaces may be construed as meeting the off-street parking requirement, however, subject to the approval of the Authority. The Authority may also decide to develop such parking spaces and charge property owners to bear proportionate cost.

v. Sub-section 41.5:
Garage with locking facilities shall be included in the calculation of the requirement of parking spaces, but the same will not be exempt from FAR calculation.

vi. Sub-section 41.6:
Parking spaces may be provided in the set back area on the condition that the minimum drive way width of 4.5m as required around a building under these bye laws is ensured. These parking spaces can be covered by temporary roofing and will not be counted in FAR but subject to realization of fees as built area.

vii. Sub-section 41.7: Misuse of the area specified for parking of vehicles for any other use shall be summarily removed/ demolished by the Authority. The expenses incurred in this regard shall be chargeable upon such defaulter. The Authority shall not be responsible for any damage caused to the structure, property or adjacent structures during such removal/ demolition.

viii. Sub-section 41.8:
For parking spaces in basement and upper storey of parking floors, at least two ramps of minimum of 3.00m width if it is strait and 3.6 width if it is curved at any point, or one ramp of minimum 4.5m. width and with minimum slope gradient of 1:8 for depth up to 1.8m and 1:10 for more than 1.8m depth shall be provided. Such ramps may be permitted in the front, side and rear setbacks after leaving 4.5m space for movement of fire-fighting vehicles. In case of natural slope of the land, the sloping side or rear open spaces may be treated as ramp provided it has minimum gradient requirements. Access to the basement or terrace parking may also be accomplished through provisions of mechanical lifts. In case of roof slabs or over the basement on which the fire engines/ fire vehicle will move shall be capable of taking the load of fire engine/ fire vehicle of at least 45 tones.

ix. Sub-section 41.9:
Up to 10% maximum of basement area may be utilized for utilities and non-habitation purpose like A/C plant room, Electrical installations, laundry excluding generators and transformers.

x. Sub-section 41.10:
At least 15% of the parking space in any apartment buildings shall be earmarked for visitors. Such parking space shall be indicated by painting “Visitor’s parking” on the floor. The Visitors parking facility shall be open to all visitors and shall not be sold or settled.

xi. Sub-section 41.11:
All buildings with a height of 30 m and above or total built-up area more than 10,000 sqm shall have parking space earmarked for ambulance, fire tender and physically challenged persons. Such spaces shall be clearly indicated by painting on the floor the purpose for which the parking space is reserved.

xii. Sub-section 41.12:
The Basement, apart for parking, may be used for other activities like library and Games Room only in case of Residential and Institutional Buildings, provided arrangement for adequate natural lighting, ventilation and fire safety as per norms are provided. In such cases the soffit of roof slab of the basement should be minimum of 1.20m. above the surrounding highest ground level.

xiii. Sub-section 41.13: License shall not be issued or shall be withdrawn if the provision of parking is not as per the bylaws of occupancy groups of Institutional, Commercial or Public Gathering Buildings and shall not be permitted to carry out any activity or business without having provision of parking spaces as detailed in table no.19. This restriction shall also be applicable for part or parts of the building that is let out or sold. The current occupier of the building or part of the building shall not be given license or allowed to carry out any activity or business in such premises that is sold or let out, if the required parking area is not available for the size of the concerned premises.

xiv. Sub-section 41.14:
Parking fees shall be charged as prescribed by the authority for that area for parking lot etc. deficient parking spaces from all existing Institutional building, Commercial building or Public Gathering Buildings where insufficient parking spaces as per Bye-laws applicable at the time of sanction of the plan of respective structures/ Building. If proof of sanction by competent authority is not produced the requirement of parking shall be calculated as per prevailing Bye-laws. The fees shall be recovered as prescribed in section 184 of Jharkhand Municipal Act, 2011.

xv. Sub-section 41.15:
5% area of parking space provided should be reserved as provision for Electric & Hybrid Vehicle parking space with duly designed charging station/ point in all Public Buildings such as offices, malls, colleges, parking lots, hospitals, petrol stations, airport, railway station etc.

IX. In case of **Group housing**, reference may be taken from Chapter VI of the Jharkhand Building Bye- 2016'.
X. In case of **Requirement for special occupancies** like semi-detached and row housing, shop-cum-residence, cinema, multiplex, theatre building, petrol pump, references may be taken from Chapter VII of the Jharkhand Building Bye- 2016".

XI. In case of **Affordable housing**, reference may be taken from Chapter XI of the Jharkhand Building Bye- 2016".
XII. As per Chapter – XII (Savings/Repeals and interpretation), Section 86 (**Applicability of National Building Code**), of the Jharkhand Building Bye-laws 2016':

a) Sub-section 86.1:
Where no express provision has been made in respect of any matter connected with planning and building standards by the Act, the Rules, the Development Plan, the Town Planning Schemes, or these Bye Laws or by any resolution of the Authority, the provisions of the National Building Code of India shall be mutatis mutandis.

b) Sub-section 86.2:
Words and expressions used in these bye-laws, but not defined, shall have the same meaning as respectively assigned to them in the Act or respective Rules and the National Building Code of India 2005 amended from time to time.

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

As per Chapter II (Administration) of- "Jharkhand Building Bye-laws 2016", Section 22 **(Construction near important buildings):** The authority shall take rational view in sanctioning plan near important building like Governor's House, High Court, Heritage building, etc. Apart from this, no other byelaws/regulations/guidelines are available with the local bodies.

3.2.3. Open spaces

Regarding open spaces details are already stated in the above paras (sub- section 3.2.1. and 3.2).

3.2.4. Mobility with the prohibited and regulated area- road surfacing, pedestrian ways, non-motorised transport, etc.

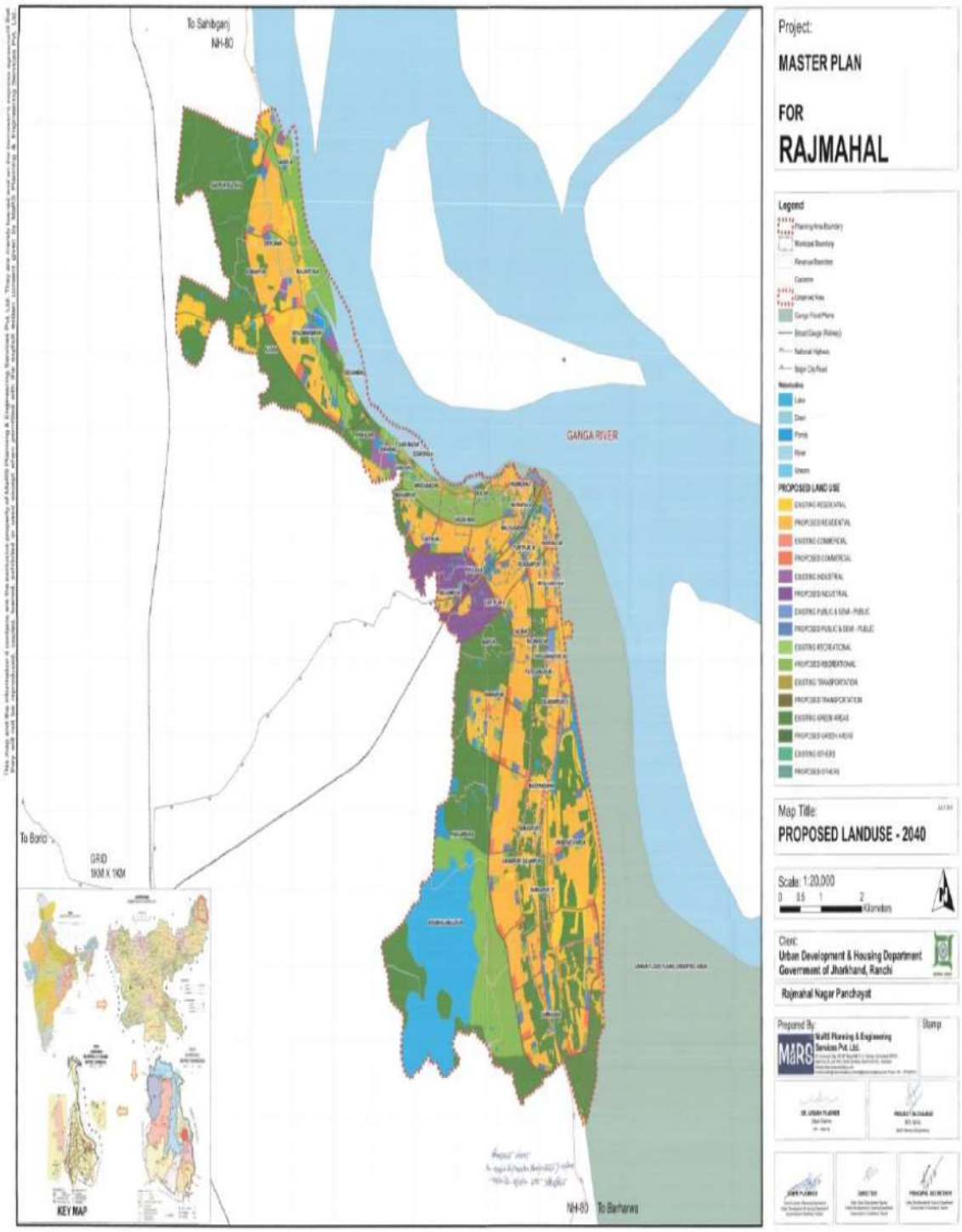
No specific guidelines are made in the above said act and regulations regarding mobility within the prohibited and regulated area- roads facing, pedestrian ways, non-motorised transport, etc. However for road widths and means of access, the details are already stated in the above paras (sub- section 3.2.1. and 3.2).

3.2.5. Streetscapes, facades and new construction.

There is no specific account made in the above said act and regulations regarding facades. However for streetscape and new construction, the details are already stated in the above paras (sub- section 3.2.1. and 3.2.3.).

ANNEXURE-IV

Land Use Plan for Rajmahal, demarcating various land use zone



: Map 4: The Proposed Land Use Plan for Rajmahal, demarcating various land use zone

ANNEXURE-VI

PHOTOGRAPHS

View of the monument (East)

View of the monument (North)

Aerial view of the monument

View of the monument

View of the monument

2. “Ruins of the Baradari Building”

View of the monument

View of the monument

View of the monument

View of the surroundings of the monument

View of the surroundings of 'The Jamma Masjid'