F.No. 15-265/NMA/HBL-2023(C.No.29217)
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 "**Tomb of Nawab Sadar Jahan, Pihani, Hardoi, Uttar Pradesh**" have been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

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

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID **ms-nma@nic.in** and **arch-section@nma.gov.in** latest by 14th September, 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. 14th September, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
14th August, 2023

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-laws for Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, 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 **"Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, 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;

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 hbl-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 **"Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, Uttar Pradesh"** .
(ii) They shall extend to the entire prohibited and regulated area of the monuments.
(iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any Bye-laws. It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.
(iv) 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 there to;

(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: - The AMASR Act, 1958, Section 20E and Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other function of the Competent Authority) Rules 2011, Rule 22, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. The National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, Rule 18 specifies the process of approval of Heritage Bye-laws by the Authority.

2.2 Rights and Responsibilities of Applicant:-The AMASR Act, Section 20C, 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: - "Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, Uttar Pradesh"

3.0 Location and Setting of the Monument:

Google Map Coordinates: (27°37'17.52"N: 80°12'9.10"E)

Located in the "Pihani" town of "Shahabad" Tehsil, at the Hardoi district of Uttar Pradesh, the monument as per the notification named – "Tomb of Nawab Sadar Jahan" is also locally known as – "Sadar-Jahan-Ka-Rauja". The monument is situated in the north direction of the "Katra Bazar" locality and "Luhani Moholla", lying adjacent to a water tank known as – "Tank of Sadar Nawab". From monument, the nearest railway station is – "Hardoi Railway Station" located at Hardoi city, which is 27.8kms away (via Baddupur - Mohabbatpur road, road towards Pihani Dehat, State highway – 29 [SH29], Teen Park road and Katra Bazar road). The nearest airport from the monument is – "Chaudhary Charan Singh International Airport" situated at Lucknow city and separated by a distance of 141kms (via Kanpur road, National Highway – 230 [NH230], Hardoi Bypass road, Lucknow – Hardoi - Shajahanpur road, Tiraha - Sandila road, Hardoi road, Lucknow Marg, road towards Pihani Dehat, State highway – 29 [SH29], Teen Parkroad and Katra Bazar road).

Tomb of Nawab Sadar Jahan at Pihani in theHardoi district, Uttar Pradesh

Figure 1, Google map showing location of Tomb of Nawab Sadar Jahanat Pihani in the Hardoi district, Uttar Pradesh.

3.1 Protected boundary of the Monument:

The Protected boundaries of the Centrally Protected Monuments – Tomb of Nawab Sadar Jahanat Pihani in the Hardoi district, Uttar Pradesh

3.1.1 Notification Map/ Plan as per ASI records:

It may be seen at **Annexure II**

3.2 History of the Monument:

The tomb belongs to "Murtaza Khan" and is generally known as "Sadar-Jahan-Ka- Rauja". Its construction was started by "Murtaza Khan", in AH 1057 (AD 1647) andwas completed during his life time in AH 1068 (AD 1658).

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

Monument welcomes the visitor with an arched gateway present on the west sideof the protected boundary. This gateway is built on a raised rectangular plinth, supported with two octagonal minarets present on either sides. At the top, each minaret is surmounted by miniature dome with an inverted lotus crowned by a finial, while the faces of the minarets are decorated using pilaster moldings'. The main face of gateway is also decorated with floral carvings and motifs, whilehuman and animal figures are also carved at the spandrels formed by arches. The top of this rectangular face is also supported with cornice. Further proceeding inside, the tomb appears to be a pillared pavilion erected on a rectangular platform having flat roof and a hemispherical dome in the centre, which is also supported by an inverted lotus crowned by a finial. The roof is stabilised using huge bracketscarried by the pillars, while the faces of plinth and the rectangular platform are alsodecorated in motifs and floral patterns. The whole structure is built out of red sandstone & "Lakahuri" bricks, and a grave is also present at the centre of the main floor.

Moreover, apart from this main tomb, some old structures including cemeteries and another tomb also exists inside the protected boundary of the monument.

3.4 Current Status:

3.4.1Condition of the Monument- condition assessment:

The monument is in a good state of preservation.

3.4.2 Daily footfalls and occasional gathering numbers:

The foot fall at the monument is very less, about 10-15 visitors per week.

CHAPTER IV

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

4.0 Existing zoning:

Since, no development plan is presently prepared and made available in public domain by any of the current local authorities therefore, no zoning exists yet specifically for ASI protected monuments.

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:

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.) : 12399.568 Sqm (3.064 Acres).
Prohibited area (approx.): 89447.6675 Sqm (22.103 Acres).
Regulated area (approx.) : 362598.3354 Sqm (89.600 Acres).

Note: In the final notification of monument published in 1935 (attached in Section2.2), the area under protection is specified as 3.5 Acres. But, in the survey maps provided by Lucknow circle (attached in Section 4.1; Fig 3 & 4), the amount of areaunder protection limit is shown as 3.064 Acres, which varies from the onementioned in notification. Therefore, this information has been given to the Superintending Archaeologist of Lucknow circle, and he was asked to look after the matter, and re-verify the protected area of the monument. By the time draft is being prepared according to the protected area shown in survey map (considering 3.064 Acres), and in case if any correction is received from the circle, it will be incorporated in the draft and re-submitted later onwards.

Salient features:

Tomb of Nawab Sadar Jahan forms a part of developing city area, as a result of which many open landforms including unconstructed land, open grounds, water ponds and tanks forms a part of both the prohibited and regulated area. Additionally, many modern structures including residences, shops, public and religious buildings such as schools, government offices, college, training centres,temples, mosques, clinics, Madarsa, are also present in the surroundings. The land is use in mostly residential and commercial, while many city roads are also present running throughout the prohibited and regulated areas, providing good connectivity in the circumventing area and with other parts of the city.

5.1.2 Description of built up area:

Prohibited Area:

North: Some rural structures and a hand pump are present in this direction. Further, some shops and residences are also present in the north-east direction.

South: Residences, shops, gate, Nagar Palika Office, Prashansan Kendra, school and

temples are present in this direction. Further, some residences, shops, mosque, Bank and hand pump are also present in thesouth-west direction.

East: Residences, shops, primary school and a hand pump are present in this direction. Apart, some residences, shops, government school, a statue, clinic, mosque and a Madarsa are also present in the south-east direction.

West: Residences, shops, tomb and a hand pump are present in this direction.

Regulated Area:

North: Residences, shops, communication tower and a mosque are present in this direction. Whereas, residences, shops, mosque and a temple are also present in the north-east direction.

South: Residences, shops, college, schools, training centre, bank, temple, mosques and a Madarsa are present in this direction. Moreover, in the south-west direction, residences, shops, school, temples, mosques and ahand pump are also present.

East: Residences, shops, office of Block Development Officer, temple and hand pump are present in this direction. Further, some residences, shops, temple, mosques and a hand pump are also present in the south-east direction.

West: Residences, shops, bank, communication tower, cinema hall and a mosque are present in this direction. Moreover, residences, shops, office of Unique Identification Authority of India (UIDAI) and a Madarsa are alsopresent in the north-west direction.

5.1.3 Description of green/open spaces:

Prohibited Area:

North: An open land with water forming a part of "Sadar Nawab Tank" along withopen unconstructed land having trees are present is this direction. Additionally, an open land is also present in the north-east direction.

South: Two small unconstructed patches/plots of land enveloped by buildings and modern structures are present in this direction.

East: Some patches of open unconstructed land are present in this direction. Further, an open land lying at the premises of a Madarsa is also present in south-east direction.

West: An open ground with trees is present in this direction and also in the north-west direction.

Regulated Area:

North: Good amount of open land covered with water, forming a part of "Sadar Nawab Tank" and another water pond, along with an open land covered with dense trees are present in this direction. Further, an open ground is also present in the north-east direction.

South: Some patches of open unconstructed land enveloped by modern construction and an open ground in the outskirt are present in this direction. Further, some small patches of open land along with a playgrounds are also present in the south-west

direction.

East: Some patches of open unconstructed land enveloped by modern construction are present in this direction. Moreover, an open ground alongwith some unconstructed patch of open land are also present in the south-east direction.

West: An open public park – "Teen Bandar Park", a water pond and two open grounds along with other small unconstructed patches of land are presentin this direction. Apart, two open grounds from which one is having sometrees are also present in the north-west direction.

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

Throughout the prohibited and regulated limits of our monument, there are numerous streets and roads present dissipated all around, providing good connectivity within the circumventing area. Additionally, some major city roads such as – Manjhi road, Katra Bazar road, Pihani Dehat road, Teen Park road, Ram Leela Marg, Inter college road, Dulhapur road and Bhureshwaram road also passfrom both the prohibited and regulated areas, thus providing good connectivity with other parts of Hardoi city. Moreover, many road intersections existing throughout the prohibited and regulated areas, including "Teen Park Tiraha" in thewest direction of regulated area, are also present providing intersection points to the various city roads. Further, inside the protected boundary, a narrow earthen pathway leads to the tomb from the main gateway.

5.1.5 Heights of buildings (Zone wise):

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

North & North-east: The maximum height is 9.0 m.
South & South-west: The maximum height is 9.0 m.
East & South-east: The maximum height is 10.0 m.
West & North-west: The maximum height is 9.0 m.

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

North & North-east: The maximum height is 9.0 m.
South & South-west: The maximum height is 9.0 m.
East & South-east: The maximum height is 9.0 m.
West & North-west: The maximum height is 9.0 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(s) 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 (PNB) is only available at the monument.

5.1.8 Access to monument:

From the "Katra Bazar" road passing through the south direction of the prohibited area, a narrow earthen street leads to the main gateway of the monument. Moreover, this same "Katra Bazar" road extends in the west direction and gets connected to the "Teen Park" road which further, gets linked with the "Pihani Dehat" road, at a distance of 290 m.

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

No Infrastructure services are available at the monument.

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

Since till date, no development plan is prepared and made available in public domain by any of the current local authorities therefore, at present no zoning is proposed. Apart, the above mentioned clauses are inherited from the **"Development Authority Building Construction and Development submethod – 2008; Revised 2016** (clause 1.1.1, 1.1.2 and 1.2.1) defined under the **"Uttar Pradesh municipal planning and development act - 1973".**

CHAPTER VI

Architectural, historical and archaeological value of the monument

6.0 Architectural, historical and archaeological value:

Standing in the memory of "Murtaza Khan", the monument holds enormouschronicled esteem. Remaining through the progression of time, it gives us thescope to unveil the design rationalities and construction philosophies of Islamicrulers. The typical impressive artwork done on its various parts including arches, brackets, minarets, pillars, pilaster mouldings, floral motifs, exquisite carvings, cornice and so forth, mirrors the work scope characterized by the craftsmen of theby-gone era, thus adding an immense architectural and archaeological value tothe monument.

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

The monument forms a part of a developing city area as a result of which many substantial present day structures exists in its both the prohibited and regulated limits. Whereas a good amount of open spaces are also present especially in north, north-east and north-west directions of the prohibited area, and in the north,north-east, north-west and west directions of the regulated area. Additionally, some other open spaces in form of open ground unconstructed land/plots having trees are also scattered all around the prohibited and regulated areas. But, since,the city is expanding, these patches are more likely to be occupied by future settlements and thus, have become more sensitive towards the process of urbanization and development activities.

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

From the prohibited area, the monument is clearly visible from north, north-east and north-west directions due to existing open land, present covered with water and trees. Whereas, from the regulated area also, the monument can be clearly seen from the north, north-east and some parts of north-west directions, due to the open land present forming a part of water tank and a pond. Further, from the remaining directions, the visibility is completely lost due to the current day modern structures.

6.3 Land-use to be identified:

The major land use near the monument is residential and commercial, whereas many public and religious structures including schools, training centre, college, cinema hall, bank, offices of local governing bodies, temple, mosques, Madarsa etc. are also present scattered all around the prohibited and regulated areas.

6.4 Archaeological heritage remains other than protected monument:

No archaeological heritage remains and sites are present in the both the prohibited and the regulated areas.

6.5 Cultural landscapes:

Presently near the monuments, as such no cultural landscapes are present except, the open land present in form of water tank and ponds especially in the north and west directions of both the prohibited and regulated areas, provide a natural backdrop to our monument. Also, the various open unconstructed lands lying in the surrounding and having trees, also add to the natural escape of the monument. Else, in the reaming parts of both the prohibited and regulated limits, the natural setting of the monument is almost lost due to the modern buildings.

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

The open land present under water forming a part of "Sadar Nawab Tank" and other water ponds, protects the monument from environmental pollution especially from the north direction of the prohibited area and, from north & west directions ofthe regulated area, thus safe guarding its natural landscape

6.7 Usage of open space and constructions:

The open spaces in the north direction of both the prohibited and regulated area,and also in the west direction of regulated area are covered with water forming part of "Sadar Nawab Tank" and other water ponds. Whereas, the some other open spaces also exists in form of open ground with some parts under dense trees. Further, the remaining small patches of open land are mostly unconstructed plots enveloped by modern structures. Additionally, another open space lying in the west direction of the regulated area is also used a Public Park. Else, the constructed structures existing throughout the prohibited and regulated areas of the monument, are mostly used for residential and commercial purposes. Moreover, some many public and religious buildings are also present in the surroundings.

6.8 Traditional, historical and cultural activities:

As such no traditional, historical and cultural activities are followed till date at the monument's premises and neither in the prohibited and the regulated areas of the monument.

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

In comparison with the surrounding area, the upper structure of our monument isvisible in the skyline from the north, north-east and north-west directions of both the prohibited and regulated area due to the present open land. Else, in the remaining directions the monument is not visible in the skyline.

6.10 Vernacular Architecture:

No vernacular architecture has been in prevalence around the monument.

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

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

6.12 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 & North-east	09.00	12.00	09.00	15.00
South & South-west	09.00	12.00	09.00	15.00
East & South-east	10.00	12.00	09.00	15.00
West & North-west	09.00	12.00	09.00	15.00

Note:

1. The above mentioned height of the building excludes the height of parapet wall, mumty andwater tank which should not be more than 2.5m.
2. Apart from this National Monument Authority may take its final decision.

(b) Floor Area:- Approx. 25 Sqm. to 1450 Sqm.

(c) Usage: -

The land use for most part of both the prohibited and regulated areas is residential and commercial. Additionally, many public and religious structures including government offices are also present in the surroundings. Further, the open spaces are present in form of water tank, ponds, open grounds and unconstructed patch of land/plots. Else in future, the development ought not influence or aggravate the authenticity of our monument.

(d) Façade design:-

Presently, the exteriors of the existing buildings and structures are mostly workedin current day style, likewise having modern facades. Therefore in future, the construction should not affect the aesthetics of the monument. And, one can alsoprefer to design the elevation using arched openings, brackets, cornices, floral motifs and pilaster mouldings.

6.13 Visitors facilities and amenities:

No visitor facilities and amenities are available at the monument.

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:

- 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

ANNEXURE I

Protected boundary of Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, Uttar Pradesh.

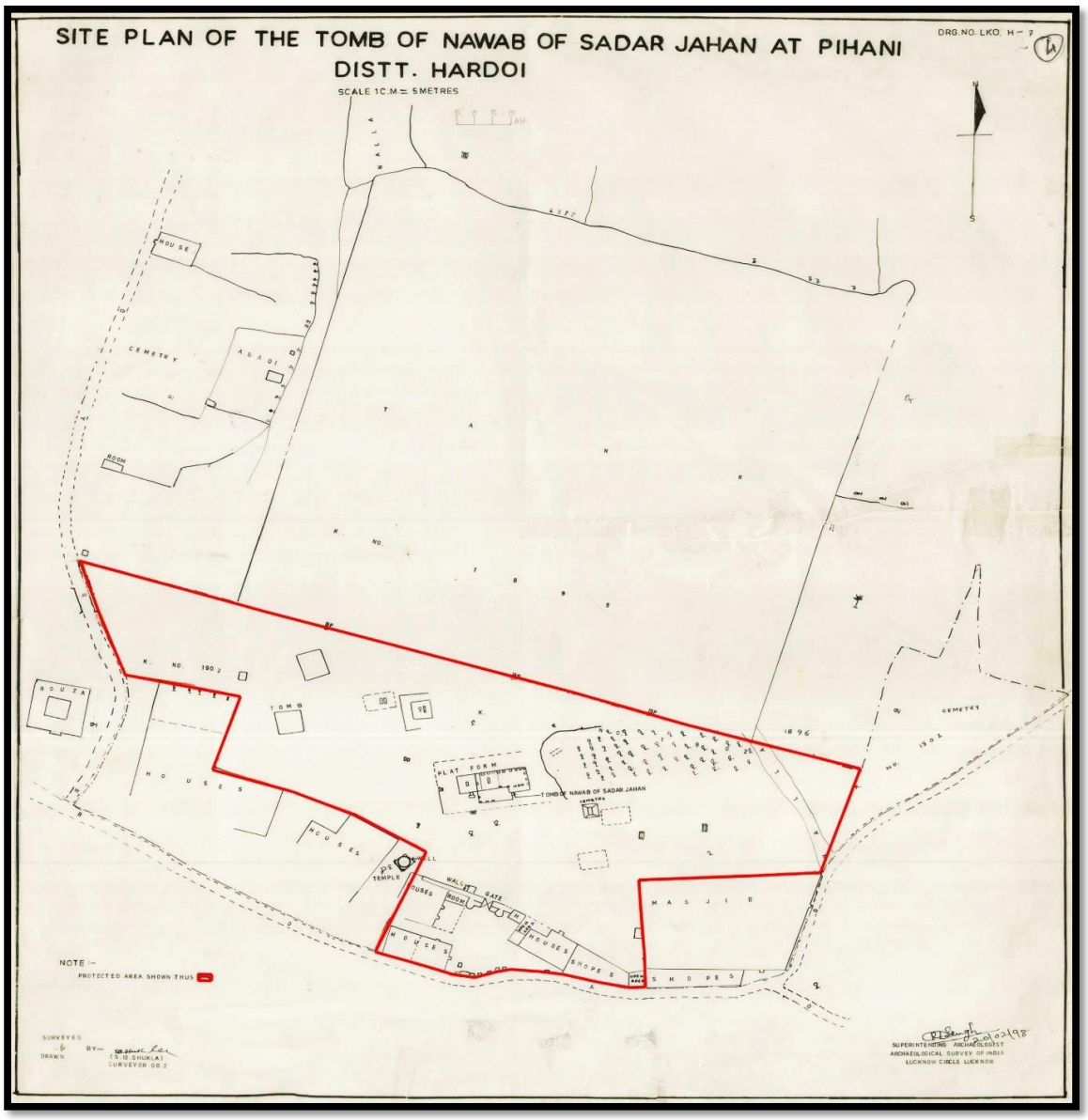

Figure 2, Site Plan showing protected boundaries for Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, Uttar Pradesh.

Provide information as per First Schedule (Rule 21 (1))/ Total Station Survey of the Prohibited and Regulated area on the basis of boundaries defined in ASI records.

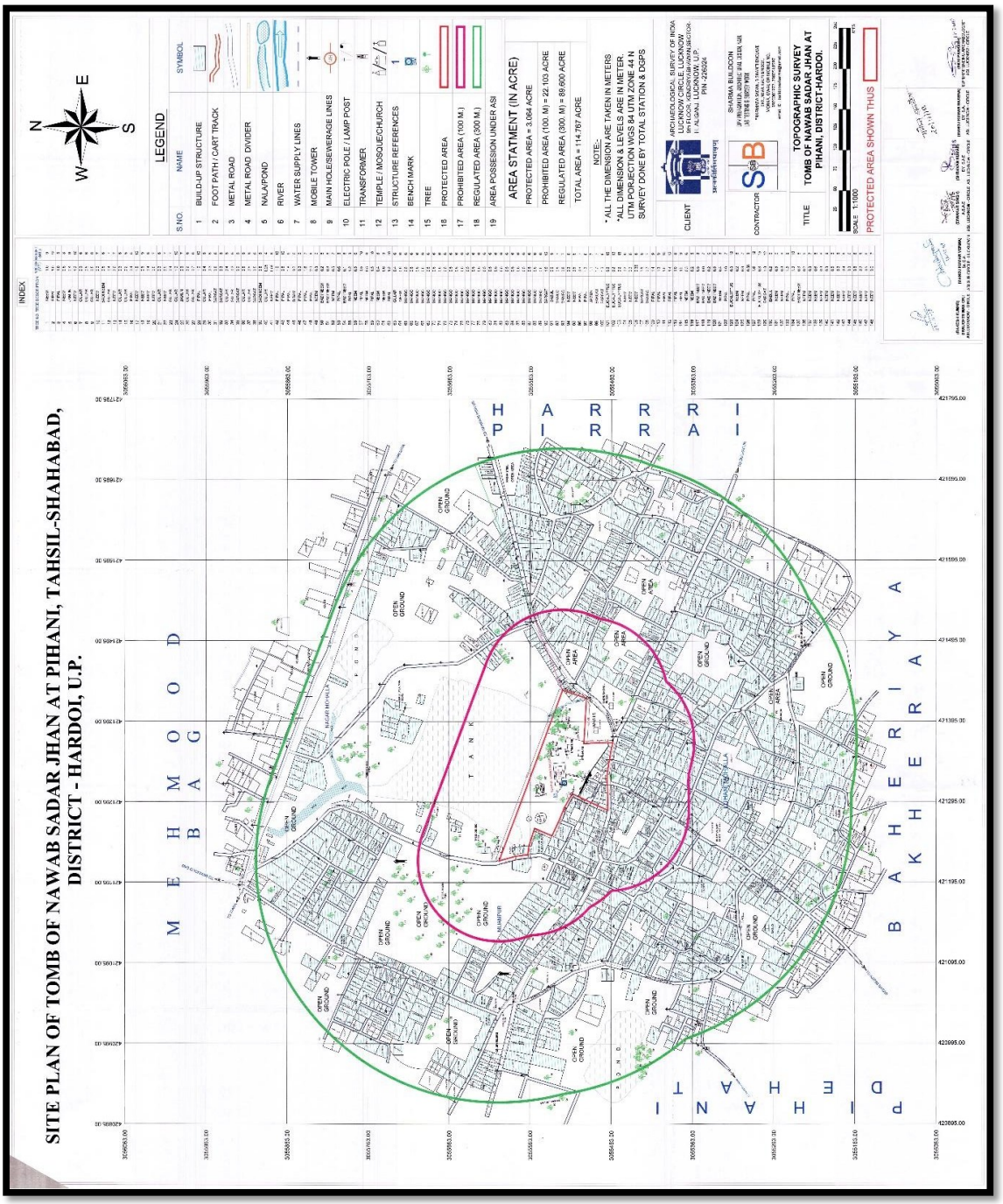

Figure 3, Survey plan showing Protected, Prohibited and Regulated boundaries for Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district, Uttar Pradesh.

ANNEXURE II

Notification map as per ASI records-definition of Protection Boundaries

Original Notification

Government of the United Provinces,
Public Works Department,
Buildings and Roads Branch.

No. 134 MS., dated Lucknow, May 2, 1935.
28MS-1933.

Notification.

In exercise of the powers conferred by sub-section (1) of section 3 of the Ancient Monuments Preservation Act, 1904, (VII of 1904), the Governor in Council is pleased to declare the monument noted below to be a protected monument within the meaning of the Act, the same having been previously published for objections in notification no. 134MS/28MS-1933, dated March 5, 1935, and to direct that no one shall destroy, remove, alter or deface in any manner or build on or near the site of the said monument without first having obtained permission from the Government or their authorized officers.

Name and locality of the monument.	Area.	Boundaries.			
		North.	South.	East.	West.
Tomb of Nawab Sadar Jahan at Pihani in the Hardoi district.	About 3½ acres.	Tank of Nawab Sadar.	Bazai Katra.	Jama Masjid.	Metalled road.

By order,

Sd/- A. C. Turner,

Secretary.

Typed copy of Original Notification

Government of the United Provinces,Public Works Department,

Buildings and Roads Branch.

No. 134MS. , dated Lucknow, May, 2, 1935.

28MS-1933

Notification.

In exercise of the powers conferred by sub-section (1) of section 3 of the Ancient Monuments Preservation Act, 1904, (VII of 1904), the Governor in Council is pleased to declare the monument noted below to be a protected monument within the meaning of the Act, the same having been previously published for objections in notification no. 134MS/28MS-1933, dated March 5, 1935, and todirect that no shall destroy, remove, alter or deface in any manner or build on or near the site of the said monument without first having obtained permission from the Government or their authorized officers.

Name and Locality of the monument.	Area	Boundaries.			
		North	South	East	West
Tomb of NawabSadar Jahan at Pihani in the Hardoi district.	**About 3-1/2 acres.**	**Tank of Nawab Sadar.**	**Bazar Katra.**	**Jama Masjid.**	**Metalld road.**

By order, Sd/-
A.C.
Turner,Secretary

ANNEXURE III

Existing Guidelines of the local bodies / Status:

The principles and guidelines of the state government that would be applicable fordifferent sorts of development and construction works are referenced in **"Development Authority Building**

Construction and Development sub method – 2008; Revised 2016 (clause 1.1.1, 1.1.2 and 1.2.1), which is defined under the "**Uttar Pradesh municipal planning and development act - 1973".**

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

Provisions for construction indicated in **"Development Authority Building Construction and Development sub method – 2008; Revised 2016** (clause 1.1.1, 1.1.2 and 1.2.1) defined under the "**Uttar Pradesh municipal planning anddevelopment act - 1973",** are as follows:

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 4

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)), withheight upto 15m:

Table 5

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 12.5 m:**

Table 6

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 7

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 8

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 9

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 neighboring property should be 2m away from the property where basement has to be constructed.
- The height between the floor and the beam bottom should be from 2.1m – 4.5m.

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

Table 10

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,	Double basements are allowed for 1000-2000 Sqm. area of land
			Four basements are allowed in 2000-10000 Sqm. area of land.

		Community facilities and other multi storied buildings	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 11

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 12

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

Heritage byelaws/ regulations/ guidelines if any available with localBodies.

In the "**Development authority building construction and development sub method - 2008; Revised 2016, sub section – 3.1.9 (I) & (II)**, there is a demonstration about the ASI's act relevant for the monuments and heritage sites declared protected by the ASI. It is elaborates that, no construction and development is permitted in a periphery of 100m (prohibited area) from the protected boundary of the archaeological monument/sites. And, beyond that, up to 300m (regulated area), the approbation for construction / development would be obtained from the Department of ASI as per the rules of the Ancient Monumentand Archaeological Sites and Remains Act – 1958.

Open spaces.

Standard deference to arrangement of open spaces during construction are briefed in the "**Development authority building construction and developmentsub method – 2008; Revised 2016", sub section – 2.2.1 & 2.2.3,** which are mentioned below:

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 spaceas Tot-Lot, park and play ground.
3. **Landscape Plan:**
   a. The trees will be planted at distance of 10m on one side along the roadwhen the road width is 9m or less than 12m.
   b. The trees will be planted on both side along the road when road width ismore than 12m.
   c. The area of the road left after divider, footpath etc. will be used to planttrees.
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.

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

Specifically for mobility in the prohibited and regulated areas of the monument, as such no provisions are made under any of the current state government acts andguidelines. While, on the streets subsisting close to the monument, mostly slow moving motorized and non-motorized conveyances including two wheelers, bicycle, tempos, car jeeps, taxi, vans, auto rickshaws, mini bus, truck, meta door,tractor and trolley, tongas, thelas and etc., 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 400Mts.
- Width of Road with open land or open area on one side can be 7.5 Mts and itshould not be more than 200 Mts in length.

- In case of bulk sale of lands with area upto 50 Acres, the width of access roadshould 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

Streetscapes, Facades and New construction

Rules and regulations applicable for various types of new construction anddevelopment work throughout the Pihani town, are already specified in the preceding sections, with respect to the current local development authorities. Further, no guidelines and provisions are framed in yet pertinent to streetscapes and facades within the Prohibited and Regulated areas of the ASI protected monuments.

ANNEXURE IV

Development plan as available by the local authorities.

At present, no image of development plan is available in public domain, by any of the current local authorities.

ANNEXURE VI

Plate 1, Front view of the Tomb of Nawab Sadar Jahan

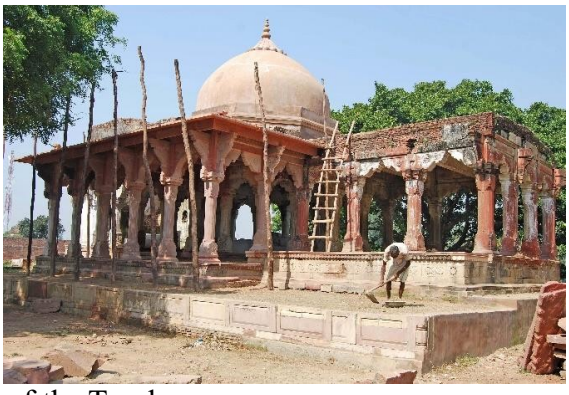

Plate 3, Side view of the Tomb.