F.No. 15-273/NMA/HBL-2023(C.No.30471)

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 "**Emperor Aurangzeb's Pavilion and Entire compound known as Bagh Badshahi," Tehsil - Khajuha, District - Fatehpur, Uttar Pradesh** have been prepared by the NEHB i.e. Indian Institute of Technology(IIT), BHU, Varanasi, Uttar Pradesh. 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:

a. National Monuments Authority **www.nma.gov.in**
b. Archaeological Survey of India **www.asi.nic.in**
c. 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 i.e. **arch-section@nma.gov.in** latest by **12th November, 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. **12th November, 2023** in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
13th October, 2023

भारत सरकार

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

GOVERNMENT OF INDIA

MINISTRY OF CULTURE

NATIONAL MONUMENTS AUTHORITY

बादशाह औरंगज़ेब का मंडप और संपूर्ण परिसर, बाग बादशाही, तहसील - खजुहा, जिला – फ़तेहपुर, उत्तर प्रदेश के लिए धरोहर उप नियम

Heritage Byelaws for Emperor Aurangzeb's Pavilion and Entire Compound Known as Bagh Badshahi, Tehsil - Khajuha, District - Fatehpur, 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 **"Emperor Aurangzeb's Pavilion and Entire Compound Known as Bagh Badshahi, Tehsil - Khajuha, District - Fatehpur, Uttar Pradesh"**, prepared by the Indian Institute of Technology (IIT), BHU, Varanasi, UP, are hereby published as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

Draft Heritage Bye-Laws for Emperor Aurangzeb's Pavilion and Entire Compound Known as Bagh Badshahi, Tehsil - Khajuha, District - Fatehpur, Uttar Pradesh

CHAPTER I

Preliminary

1.0 Short title, extent and commencements:

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2023 of Centrally Protected Monument – **"Emperor Aurangzeb's Pavilion and Entire Compound Known as Bagh Badshahi, Tehsil - Khajuha, District - Fatehpur, 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.

1.1 Definitions:

1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience:-

(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 an 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 a 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 prescribed by rules made under this Act;

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

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

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

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

(q) "re-construction" means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;

(r) "repair and renovation" means alterations to a pre-existing structure or building, but shall not include construction or re-construction;

2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made thereunder.

CHAPTER II

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958

2.0 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 three hundred meters area has been divided into two parts (i) the **Prohibited Area,** the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

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

2.1 Provision of the Act related to Heritage Bye-laws:

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

2.2 Rights and Responsibilities of the 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 16 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, may 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, Prohibited and Regulated Areas of Emperor Aurangzeb's Pavilion and entire compound known as Bagh Badshahi, Tehsil - Khajuha, District - Fatehpur, Uttar Pradesh

3.0 Location and Setting of the Monument:

This historical site resides on the outskirts of Khajuha village in the Fatehpur district, Uttar Pradesh, India. The GPS coordinate of the site is 26° 3'10.068" N latitude and 80°31'31.4" E longitude. The Mughal Road connects this site to a nearby town i.e., Fatehpur, which is located at a distance of 35.5 km. This site is significant in medieval history due to a decisive battle fought between Aurangzeb and Shah Shuja, two warring sons of Emperor Shahjahan (1627-58) on 5 January 1659. The location map of Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi is shown in Fig.

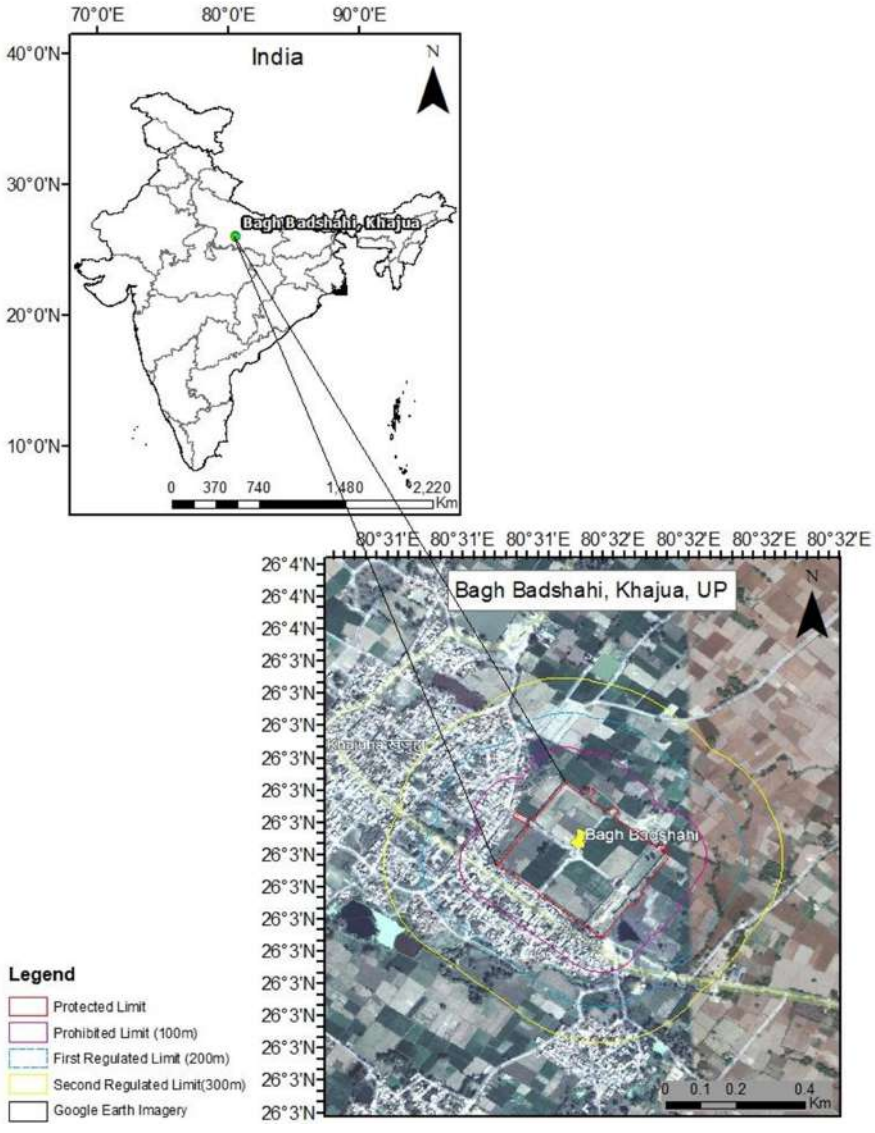


Figure 1: Google Earth Image of Bagh Badshahi Complex.

1.

The nearest railway station is named Bindki Road, at a distance of 11.5 km (via Mughal Road and SH46). The nearest major bus stop is Tenduli, at a distance of 6.8 km (via Mughal Road and Bindki Road). The nearest airport to the site is Ganesh Shankar Vidyarthi Airport, located in Kanpur city at a distance of 51.6 km (via NH19).

3.1 Protected boundary of the monument:

The protected boundary of the monument can be seen in the **Annexure I.**

3.1.1 Notification Map/ Plan as per ASI records:

It may be seen in **Annexure II**

3.2 History of the Monument:

A short dedicatory inscription at the pedestal mentions the history of this monument. Aurangzeb had stayed here for about one week after winning the battle with Shah Shuja. Aurangzeb was renamed Aurangabad and ordered to build Charbagh with a pavilion, mosque, and an inn (karwan sarai). Later, this site was also used by the British to process Indigo. This Charbagh garden style at Khajua is one of the last examples of such style introduced by the first Mughal Emperor Babur (1526-30).

Figure 2: Short dedicatory inscription at the pedestal inside the protected boundary.

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

The high-rising enclosure wall of the garden (bagh) features bastions (burj) with chatris on the corners. An imposing two-storied gateway pierces the western wall, opening towards the Khajuha village. The stucco archnet design of the Alwan is decorated with blue and green pigments. Along the northern wall, three stepwells provide water to the garden. A large cistern and well were designed to distribute water through water chutes to the canals, dividing the garden into four parts. However, the canals have since vanished.

Two pavilions stand atop the two-tiered platform along the eastern enclosure wall, rising about three meters from the ground. The eastern pavilion (baradari) is elevated on the upper pucca platform in the center, facing the magnificent royal tank of Khajuha. It features a curvilinear Bangala roof. In contrast, the western pavilion on the same platform has a flat roof and faces the garden. Between these two pavilions, on the raised pucca platform itself, there is a cistern with a fountain that distributes water to Charbagh, passing through decorative fish backs. Both pavilions consist of rooms on either side of their central halls.

3.4 Current Status:

3.4.1 Condition of the Monument- condition assessment:

The monument is not in a good state of preservation, and conservation works are required within the premises. The entrance gate in the southwest direction is broken, and the walls are damaged in the southeast direction. Currently, the main entrance to the monument is not from the main entry gate. Moreover, the pavilion towards the eastern enclosure wall is structurally unstable, and cracks were visible on the roofs (Fig. 3 & 4). The agricultural activity is prevalent inside the protected limit of the monument. The construction of the monument's pathways is ongoing and limited to certain parts only. This limits the movement of the visitors inside Emperor Aurangzeb's Pavilion and the entire compound

Figure 3: Cracks visible on the roofs of the pavilion towards the eastern enclosure wall.

Figure 4: Cracks visible on the roofs of the pavilion towards the eastern enclosure wall.

known as Bagh Badshahi.

3.4.2 Daily footfalls and occasional gathering numbers:

It is a non-ticketed monument, and usually, 50-80 people visit the monument per day. During evenings and holidays, local people visit this place in large numbers.

CHAPTER IV

Existing Zoning, if any, in the Local Area Development Plans

4.0 Existing Zoning:

The Protected, Prohibited and Regulated Areas of Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi are located on the outskirts of Khajua Village, which does not fall within the limits of the Fatehpur Municipal boundaries. No development plan is available in the public domain by local authorities; therefore, no zoning exists. The plots present in the north and east cardinal direction of the protected monument boundary are currently used for agricultural activities. The south and west direction is dominated by built-up primarily under residential, followed by public, semi-public and commercial categories.

4.1 Existing Guidelines of the Local Bodies:

Currently, no regulations or guidelines are framed by the Local Authorities for conserving historical monuments. Hence, the bylaws proposed in this document shall apply to the Prohibited and Regulated Areas. Along with Uttar Pradesh Building Construction and Development Bye Laws, 2008 (as amended 2011, 2016, 2018).

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 Emperor Aurangzeb's Pavilion and entire compound known as Bagh Badshahi:

The contour plan of Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi can be seen in **Annexure IV**

5.1 Analysis of surveyed data:

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

- Total Protected area of the Monument: 104241.6058 sq.m.
- Total Prohibited area of the Monument: 171934.583 sq.m.
- Total Regulated area of the Monument: 289125.996 sq.m.

Salient features:
The height of the monument is 03 m from ground level. The area surrounding the monument is mainly dominated by agricultural land in the north and east direction. Mixed-use developments comprising banks, post offices, small retail shops and residences are observed in the south and west direction. The office of the water supply department is adjacent to the monument's entry in the south direction.

5.1.2 Description of built-up area:

Prohibited Area:

- **North-East:** This direction within the prohibited area is dominated by agricultural land.
- **Southwest:** 7.5 m wide Mughal Road passes through this direction of the prohibited area. The built-up area is categorized as a mixed-use development comprising the bank, ATMs, retail shops and residences observed in the south direction. The office of India Post is also present in this direction.
- **Southeast:** This direction within the prohibited area is mainly dominated by agricultural land and a small pond. There is also a newly constructed park for the public named "Radha Krishna Park/Playground".
- **Northwest:** This direction within the prohibited area is mainly dominated by residential buildings. The eastern enclosure walls of saraai (inn) fall under the prohibited area. 06 m wide road passes through this direction of the prohibited area. Currently, the main entry, which is not in use, is accessed through this road.

Regulated Area:

- **North-East:** This direction within the prohibited area is dominated by agricultural land and some small miscellaneous structures. 03 m wide road is present in the periphery of this direction, which connects Khajuha to nearby village Bahrauli.

- **Southwest:** 7.5 m wide Mughal Road and 03 m wide road passes through this direction of the regulated area. This road towards the west direction connects Khajuha to Bakewar. Majorly residential buildings are observed in this direction. Agricultural land and some small miscellaneous structures are observed in the periphery of this direction.

- **Southeast:** This direction within the prohibited area is mainly dominated by agricultural land. 7.5 m wide Mughal Road and 03 m wide passes through this direction of the regulated area. The Mughal Road towards the East direction connects Khajuha to Bindki Town.

- **Northwest:** This direction within the prohibited area is mostly dominated by residential buildings. Most of the saraai (inn) falls under the regulated area. In earlier days, this complex was used to station the army and the entire cavalry of Emperor Aurangzeb. Currently, the govt. school, health centre, police station, filling station, religious structures and a few retail shops are also present inside this complex.

5.1.3 Description of green/open spaces in prohibited and regulated areas:

- **North-East:** This direction inside prohibited and regulated areas has a significant presence of agricultural land. Few trees are also present in this zone.

- **Southwest:** This direction in prohibited and regulated areas has agricultural land in the periphery. Few trees are also present in this zone.

- **Southeast:** This direction is in prohibited and regulated areas as agricultural land. There is also a newly constructed park for the public named "Radha Krishna Park/Playground".

- **Northwest:** This direction in prohibited and regulated areas has minuscule agricultural land. An open ground near the Model Government Secondary School is located inside saraai (inn).

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

The primary access to the Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi is through the 7.5 m wide Mughal Road. This road is present in the Southwest direction. Other roads of width vary between 03 m to 07.5 m within the prohibited and regulated areas. There are paved pathways in some parts inside the protected boundary.

5.1.5 Height of buildings (Zone wise):

Inside Prohibited limit (100m)

- **North-East:** The maximum height is 0m.

- **Southwest:** The maximum height is 13m.

- **Southeast:** The maximum height is 0m.
- **Northwest:** The maximum height is 12m.

Inside First Regulated limit (200m)

- **North-East:** The maximum height is 0m.
- **Southwest:** The maximum height is 10m
- **Southeast:** The maximum height is 0m.
- **Northwest:** The maximum height is 15m.

Inside Second Regulated limit (300m)

- **North-East:** The maximum height is 03m.
- **Southwest:** The maximum height is 7m.
- **Southeast:** The maximum height is 3m.
- **Northwest:** The maximum height is 11m.

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

No state-protected monument or any other listed heritage monument is present in the Prohibited and Regulated Area. However, there are several temples, gates, and small monuments across this whole area.

5.1.7 Public amenities:

Signage such as - Protection Notice Board and Cultural Notice Board are present. A drinking water facility and public toilet are inside the monument's protected boundary. However, it requires upgradation. Seating benches are not present inside the complex.

5.1.8 Access to Monument:

The monument is directly accessed by a 7.5 m wide Mughal road in the Southwest direction.

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

A hand pump for drinking water and toilet facility is available in the protected boundary of the monument. One Overhead Water Tank is present inside the prohibited limit. A septic tank is used for the drainage of the toilet block present inside the protected boundary of the monument. There is no designated space allocated for parking. A dustbin is present inside the protected boundary of the monument.

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

There is no proposed zoning for this area by the Local/ State Authority. General rules will be applicable for any development and construction in prohibited and regulated areas.

CHAPTER VI

Architectural, Historical and Archaeological Value of the Monument

6.0 Architectural, historical and archaeological value:

The Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi have a historical significance due to a Battle wherein Aurangzeb defeated his brother Shah Shuja. Bagh Badshahi was originally a well-laid Mughal garden surrounded by a 3m high enclosure wall having entrance gateways at the west, south and north sides of the garden, out of which the western one was the main entrance gate to the premises from Khajuha town.

The monument holds tremendous architectural and historical value as it showcases fine craftsmanship and detailing of the Mughal era. Two pavilions made of lakhauri brick masonry and lime mortar and having ornamental sandstone work stand over a 3.00m high platform. The pavilion towards the eastern enclosure wall has domes above the two rooms planned in both corners. The roof is a curvilinear Bangala roof. The pavilion towards the western direction has a flat roof. Multifoil rounded arch is present in both the pavilions. An impressive artwork in flower bands is present along the border of both pavilions. Two sets of flights of steps leading to the garden as well as to fountains are also present.

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

Residential areas and commercial buildings surround the monument in the Northwest and Southwest directions. The Regulated and Prohibited areas are vulnerable to development and other related activities in the Northwest and Southwest direction. Vast agricultural fields are found surrounding the monument in the Northeast and Southeast direction.

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

Visibility from the Protected Monument towards the Regulated Area

The vast expanse of agricultural fields is visible from the protected monument towards the Northeast and Southeast direction. The residential and commercial buildings are visible towards the Northwest and Southwest direction. An overhead water tank of more than 18 m in height is visible near the entrance gate, which is currently functioning.

Visibility from Regulated Area towards the Protected Monument

The monument is hardly visible from the main road despite its entrance gate being located on the main road. This is due to the high enclosure walls and the elevation from the ground level. The enclosure walls are visible from the Northeast direction. The pavilion along the eastern enclosure wall is visible clearly from the Southeastern direction. The fountain and the pavilion are visible from the entry gate located in the Northwest direction. However, this entry gate is currently not in use.

6.3 Land-use to be identified:

The site plan map of Emperor Aurangzeb's Pavilion and the entire compound known as Bagh Badshahi exhibits the existing land use. It is observed that the nearby land is majorly used for residential purposes in the Northwest direction, Mixed-use in the Southwest direction and Agricultural use in the Northeast and Southeast direction.

6.4 Archaeological heritage remains other than protected monument:

There are archaeological heritage remains other than the protected monuments present within the prohibited and regulated areas of the monument. The significant among them is the karwan sarai, wherein a school, police station, mosque, filling station, and a few other commercial shops are present. Some structures that may belong to the Bagh Badshahi complex are also adjacent to the enclosure walls near the current entry gate.

6.5 Cultural landscapes:

Modern constructions surround the monument in the form of residential and commercial buildings.

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

The monument is surrounded by vast tracts of open agricultural land in the Northeast and Southeast directions. Hence, they form a significant part of the natural landscape in protecting the monument from environmental pollution.

6.7 Usage of open space and constructions:

The open space present inside the protected monument is currently used for agricultural purposes. The open land outside the protected monument in the Northeast and Southeast directions is used for agricultural activities. A newly constructed park for the public is named "Radha Krishna Park/Playground" in the Southeast direction.

6.8 Traditional, historical and cultural activities:

There is an Indigo Processing Unit inside the protected boundary of the monument, which was constructed during British rule in India. The famous Bawan "Imali" tree, where on 28 April 1858, fifty-two freedom fighters were hanged by the British army, is located at a distance of 1.6 km from the Monument towards Bindki Town. The "Imali" tree still exists; people believe that the growth of the tree stopped after the massacre.

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

Skyline from the Protected Monument towards the Regulated Area

Vast tracts of agricultural fields are visible towards the Northeast direction. Agricultural fields and ponds are visible towards the Southeast direction. Buildings ranging from 3m to 15m in height are visible towards the Southwest and Northwest directions. An overhead water tank of a height of more than 18 m is also visible towards the Southwest direction.

Skyline from the Regulated Area to the Protected Monument

High enclosure walls in the periphery of the protected monument are visible from the regulated area in the Northeast direction. High enclosure walls and the pavilion towards the eastern enclosure wall are visible from the regulated area in the Southeast direction. Buildings ranging from 3m to 15m in height are visible towards the Southwest and Northwest directions.

6.10 Vernacular Architecture:

There is no vernacular architecture in the surrounding area of the monument.

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

No developmental plan has been framed and notified by the local authorities.

6.12 Building related parameters:

Due to the absence of local area development bye-laws, a rise in built-up growth towards the Northwest and Southwest directions along the Mughal Road is observed. There is a significant pressure of urbanization on the protected monument. Therefore, building bye-laws are required to mitigate adverse impacts of development on the monument.

Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-laws and Other Functions of Competent Authority) Act and Rules shall be enforced. It will help in regulating the construction activity around the protected monument.

a. **Height of the construction on the site:** All buildings in the Regulated Area of the Monument will be restricted to 10 m. inclusive of rooftop structures like mumty, parapet etc.

b. **Floor Area:** FAR and open space requirements will follow local building bye-laws. For projects having a built-up area of 5000 sq.m. and above, a Heritage Impact Assessment Report has to be submitted.

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

d. Façade design:

- The facade should be matching with the natural ambience of the monument. As the residences are not far from the monument, they should match the aesthetics of the monument.
- Continuous windows with louvres and large glass facades along the front street or staircase shafts will not be permitted.
- Informal extensions of shops and residences are to be restricted.

e. Roof design:

- Only flat roof design in the area is to be followed.
- No structure can be built on the roof of buildings using temporary materials such as aluminium, fibreglass, polycarbonate or similar materials.
- All services, such as large air conditioning units, water tanks or large generator sets placed on the roof, are to be screened off using screen walls (brick/cement sheets etc.). All of these services should be included in the maximum permissible height.

f. Building material:

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

g. Colour:

- The exterior colour must be used in a neutral tone in harmony with the monuments.

6.13 Visitors facilities and amenities: The facilities like toilet block, water facility and signage have been provided at the site. Pathways are available in some parts within the protected boundary of the monument. Visitor parking and a cafeteria may be made available on the site.

CHAPTER VII

Site Specific Recommendations

7.0 Site Specific Recommendations:

a) Setbacks

- The front building edge shall strictly follow the existing street line. The minimum open space requirements must be achieved with setbacks, 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 have the 'obstruction free' path dimensions from the present building edge line.

c) Signages

- LED or digital signs, plastic fibreglass 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/fairs etc., may not be put up for more than three days. No advertisements in the form of hoarding bills within the heritage zone will be permitted.
- Signages should be placed so 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.

7.1 Other Recommendations:

a. Building Services

- No window air conditioning units are to be installed on the front facades or the facade facing the monument of the buildings.
- Rainwater and wastewater pipes are to be integrated with the building design and not be well anchored along walls and preferably enclosed within shafts. Gas pipelines may be left exposed as per safety norms.
- Electric / Internet lines should be laid underground and channelled through conduits.

b. Pathways

- Pathways and pavements around the monument complex may be paved using a combination of bricks or paver blocks.

c. Road surfacing

- The existing levels and slopes of the roads shall be maintained.

d. Infrastructure and services

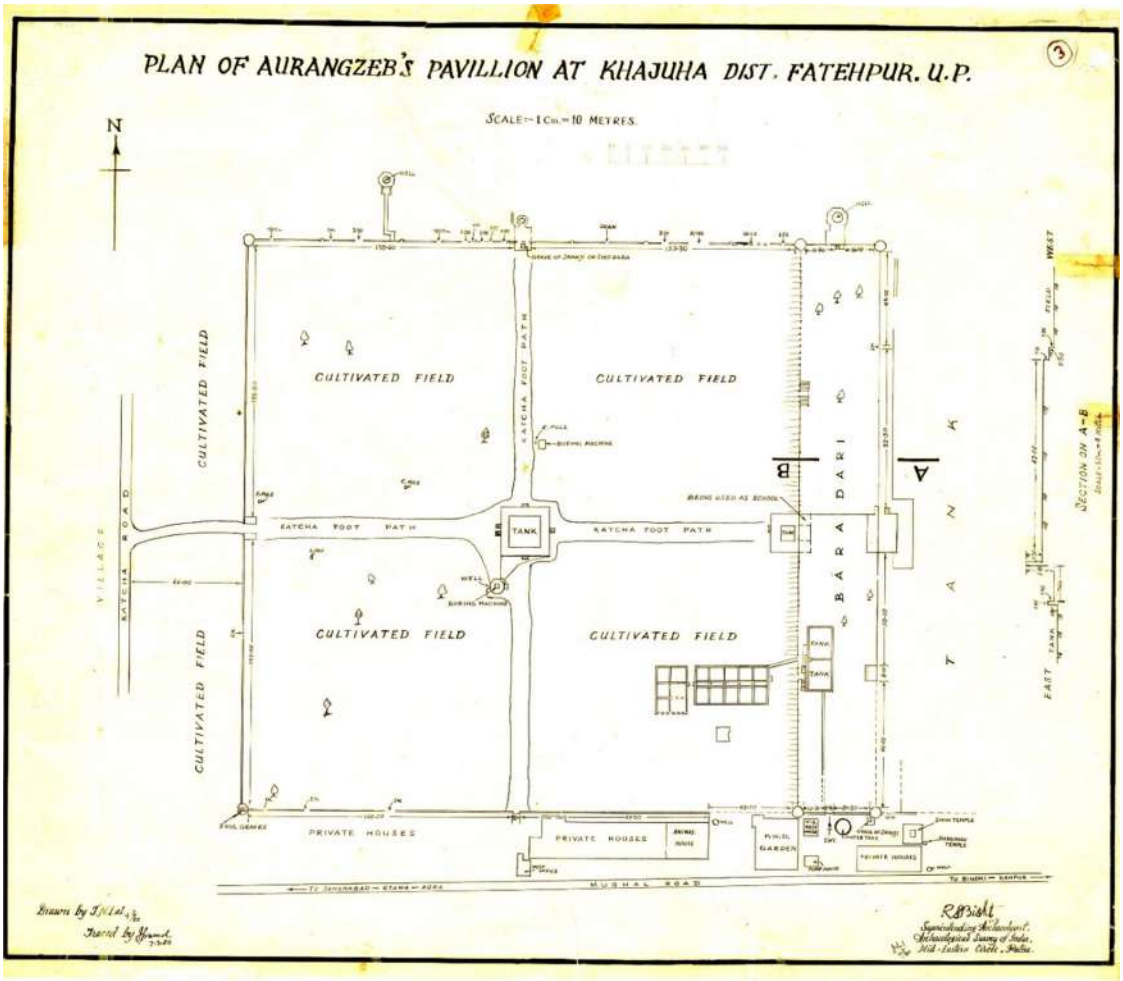
- Waste Management: The upkeep and maintenance of the protected areas in the body to ensure sanitation of waste bins and clean access routes must be ensured.
- Appropriate door-to-door waste collection systems such as rickshaws may be provided to ensure effective waste collection in the Basti.
- The area shall be declared as a Plastic and Polythene free zone.
- Community toilets and access to safe drinking water kiosks may be ensured.
- Adequate and appropriate street lighting that conforms to the urban design guidelines.
- Only underground cabling for Electric/Telecom/internet lines shall be permitted.
- Provisions for differently able persons shall be provided as per prescribed standards.

ANNEXURES

ANNEXURE-I

The Protected Boundary of Centrally Protected, Prohibited and Regulated Areas of Emperor Aurangzeb's Pavilion and Entire Compound known as Bagh Badshahi

Map 1: Site Plan showing protected, prohibited and regulated areas boundary of the Emperor Aurangzeb's Pavilion and entire compound known as Bagh Badshahi



Map 2: Plan of Aurangzeb's Pavillion at Khajuha Dist. Fatechpur, U.P. Dated: 07.03.1980

Map 3: Revenue Map and Plot details in the Protected and surrounding Areas. Dated: 1912

ANNEXURE-II

Notification as per ASI records-definition of Protection Boundaries

Indian Christian within the United Provinces of Agra and Oudh.

By order,
I. D. ELLIOTT,
Secretary to Government,
United Provinces.

FINANCE (A) DEPARTMENT.

REPUBLICATION FROM THE *GAZETTE OF INDIA*, DATED DECEMBER 4, 1926, PART I.

FINANCE DEPARTMENT.

The 2nd December, 1926.

No. D.2745-A.—In exercise of the powers conferred by section 24 of the Indian Securities Act, 1920 (X of 1920), the Governor General in Council is pleased to direct that the following further amendments shall be made in the Indian Securities Rules, 1920, namely :—

In sub-rule (2) of rule 36 of the said rules, after the words "Postmaster-General," the words "or Deputy Postmaster-General" shall be inserted, and for the words "standing in the name of" the words "held on account of" shall besubstituted.

By order,
E. A. H. BLUNT,
Secretary to Government,
United Provinces.

PUBLIC WORKS DEPARTMENT.

IRRIGATION BRANCH.

Dated Lucknow, December 7, 1926.

No. 9673-I.E.A./1-B—37-E.—The undermentioned officers of the Public Works department, Irrigation branch, passed the professional examination prescribed in paragraphs 118 and 119 of the Public Works Department Code, 10th edition, on November 15, 1926 :—

Mr. Krishna Narain Kathpalia, Assistant Executive Engineer.
Mr. Hamidullah Khan, Assistant Engineer.

By order,
B. D. O'DARLEY,
Secretary to Government,
United Provinces.

Dated Lucknow, November 2, 1926.

No. 9485-I.E.A./2-B—177-S.—Khan Bahadur Allah Bakhsh, Assistant Engineer, on transfer resumed charge of the 1st sub-division, Bulandshahr division, Ganges canal, on the afternoon of November 11, 1926, vice Babu Ramji Lal, Sub-Overseer, reverted to sectional charge.

Dated Lucknow, December 3, 1926.

No. 9519-I.E.A./1-B—166-E.—Mr. Balbir Singh, Assistant Executive Engineer, on transfer assumed charge of the III sub-division, Lower division, Eastern Jumna canal, on the afternoon of November 13, 1926, vice Mr. Faizul Hasan, Assistant Engineer, transferred.

Dated Lucknow, December 7, 1926.

No. 9685-I.E.B./3-B—91-R.—M. Khalil Ahmad, Deputy Magistrate, 3rd grade, on probation, is confirmed in his appointment as Deputy Magistrate with effect from December 1, 1926.

No. 9688-I.E.A./1-B—15-E.—Mr. Salig Ram, I.S.E., Executive Engineer, on transfer assumed charge of the Upper division, Agra canal, on the forenoon of November 19, 1926, vice Mr. Muhammad Azim, Assistant Engineer, transferred.

By order,
JWALA PRASAD,
Joint Secretary to Government,
United Provinces.

BUILDINGS AND ROADS BRANCH.

Dated Lucknow, December 8, 1926.

No. 4534-E./272-E.-1926.—Mr. R. Gadsby, I.S.E., Executive Engineer, is granted four days' leave on half average pay, in continuation of the leave granted him in this department notification no. 6342-E./175-1925, dated September 30, 1925.

Dated Lucknow, December 9, 1926.

No. 4561-E./364-1926.—Mr. P. A. L. Cantin, I.S.E., Deputy Chief Engineer, I circle, Provincial Works, is granted leave on average pay for eight months, followed by leave on half average pay for three months, with effect from the forenoon of March 9, 1927, or subsequent date of relief.

No. 5093-M./27-M.-22-1926.—In exercise of the powers conferred by sub-section (3) of section 3 of the Ancient Monuments Preservation Act, 1904 (no. VII of 1904), the Governor in Council has been pleased to confirm this department notification no. 4592M./27-22-1926, dated November 1, 1926, published on pages 1092 and 1093 of Part I of the *United Provinces Gazette*, dated November 6, 1926, declaring the following monument as protected under the said Act :—

Name and description of the monument.	District.	Locality.
Entire compound known as Bagh Badshahi.	Fatehpur ..	In Khajuha tahsil.

Bounded by—

North—Cultivated plots of village Bagh Badshahi nos. 24, 30, 31, 33, 43 and fallow land no. 37.
South—Abadi no. 184 and old thana no. 194.
East—Shahi tank no. 134 and fallow land no. 45.
West.—Cultivated plots of village Bagh Badshahi nos. 17 to 23, 182 and 183.

No. 5099-M./27-27-1926.—In exercise of the powers conferred by section 3, sub-section (3) of the Ancient Monuments Preservation Act, 1904 (no. VII of 1904), the Governor in Council has been pleased to confirm this department notification no. 4440-M./27-27-1926, dated October 22, 1926, published on page 1092 of Part I of the *United Provinces Gazette*, dated November 6, 1926, declaring the following monument as protected under the said Act :—

Name and description of the monument.	District.	Locality.
Georgian grave ..	Benares ..	Near Ishwar gangi Siva temple, Benares city.

By order,
P. H. TILLARD,
Secretary to Government,
United Provinces.

Original Notification

Typed copy of Original Notification

Indian Christian within the United Provinces of Agra and Oudh.

By order,
I. D. ELLIOTT,
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By order,
E. A. H. BLUNT,
Secretary to Government,
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PUBLIC WORKS DEPARTMENT.

IRRIGATION BRANCH.

Dated Lucknow, December 7, 1926.

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Mr. Krishna Narain Kathpalia, Assistant Executive Engineer.
Mr. Hamidullah Khan, Assistant Engineer.

By order,
B. D. O'DARLEY
Secretary to Government,
United Provinces,

Dated Lucknow, November 2, 1926.

No. 9485-I.E.A. /2-B-l77-S.—Khan Bahadur Allah Bakhsh, Assistant Engineer, on transfer resumed charge of the 1st sub-division, Bulandshahr division, Ganges canal, on the afternoon of November 11, 1926, vice Babu Ramji Lal, Sub-Overseer, reverted to sectional charge.

Dated Lucknow, December 3, 1926.

No. 9549-I.E.A. /1-B-l66-E.—Mr. Balbir ingh, Assistant Executive Engineer, on transfer assumed charge of the III sub-division, Lower division, Eastern Jumna canal, on the afternoon of November 13, 1926, vice Mr. Faizul Hasan, Assistant Engineer, transferred.

Dated Lucknow, December 7, 1926.

No. 9685-I.E.B. /3-B-91-R.—M. Khalil Ahmad, Deputy Magistrate, 3rd grade, on probation, is confirmed in his appointment as Deputy magistrate with effect from December 1, 1926.

No. 9688-I.E.A. /1-B-15-E.—Mr. Salig Ram, I.S.E., Executive Engineer, on transfer assumed charge of the Upper division, Agra canal, on the forenoon of November 19, 1926, vice Mr. Muhammad Azim, Assistant Engineer, transferred.

By order,
JWALA PRASAD,
Joint Secretary to Government,
United Provinces,

BUILDINGS AND ROADS BRANCH.

Dated Lucknow, December 9, 1926.

No. 4534-E./272-E.-1926.- Mr. R. Gadsby, I.S.E., Executive Engineer, is granted four days' leave on half average pay, in continuation of the leave granted him in this department notification no. 6342-E./175-1925, dated September 30, 1925.

Dated Lucknow, December 9, 1926.

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Entire compound known as Bagh Badshahi	Fatehpur ..	In Khajuha tahsil

Bounded by-
North- Culbivated plots of village Bagh Badshahi nos. 24, 30, 31, 33, 43 and fallow land no. 37.
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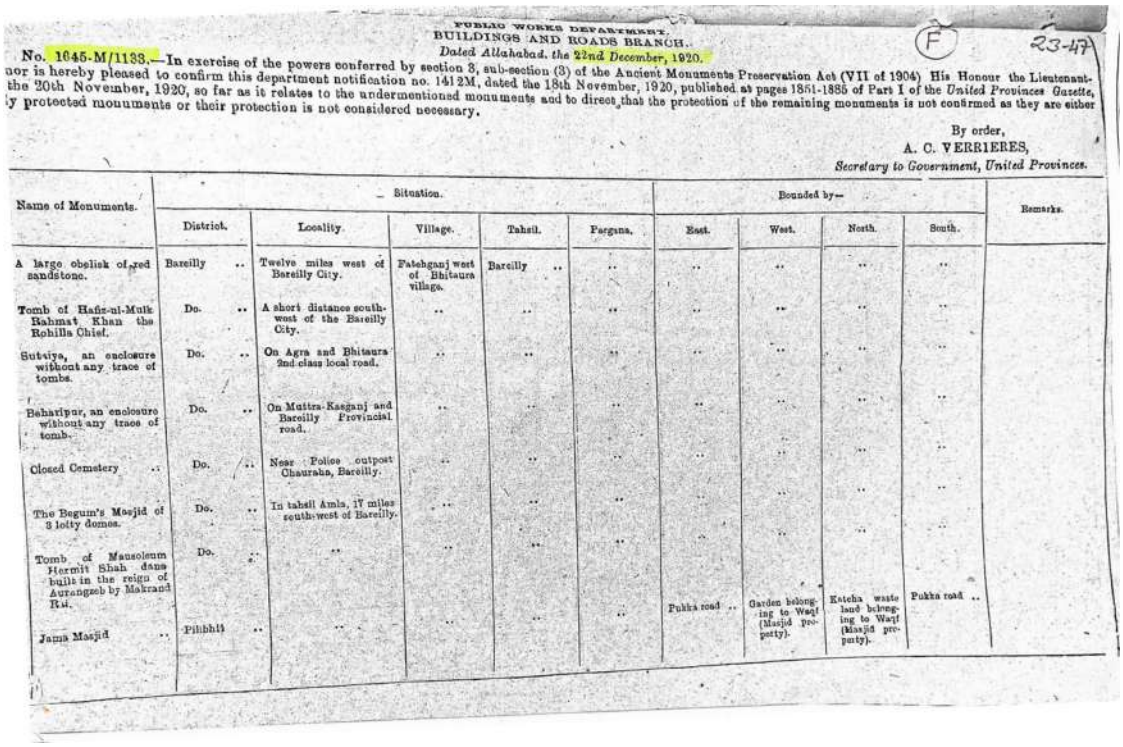
By order,

Notification as per ASI records-definition of Protection Boundaries

Original Notification



PUBLIC WORKS DEPARTMENT.
BUILDINGS AND ROADS BRANCH.

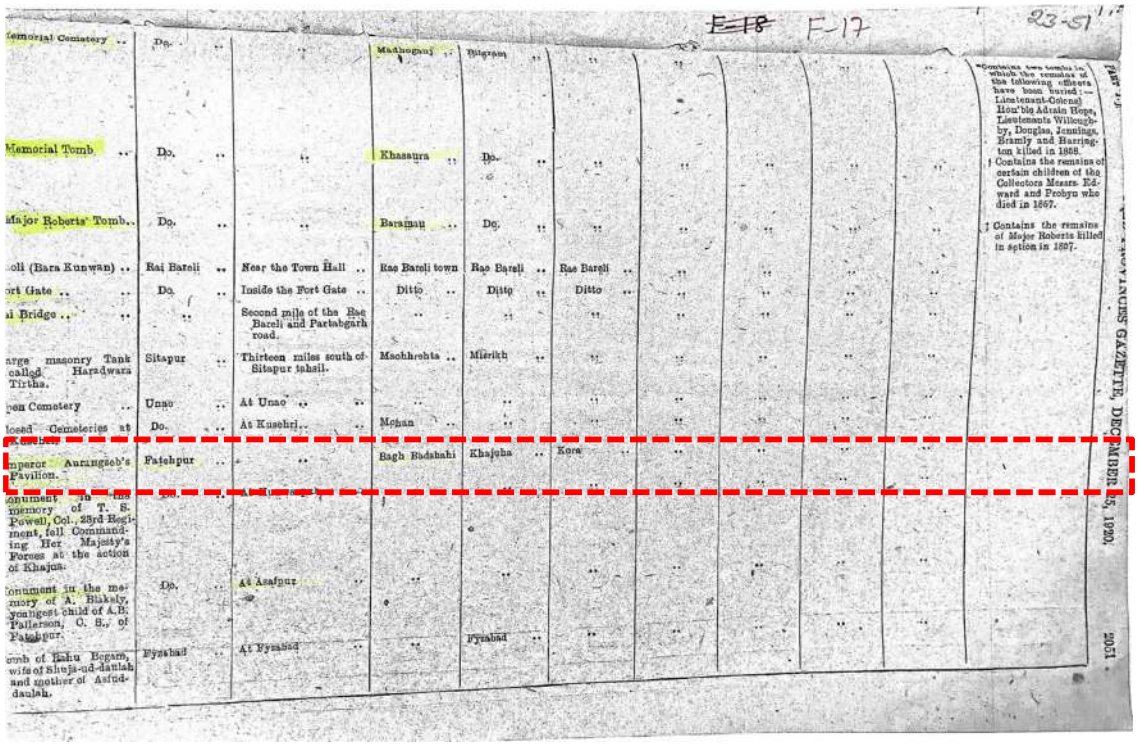
Dated Allahabad, the 22nd December, 1920.

F 23-47

No. 1645-M/1133.—In exercise of the powers conferred by section 3, sub-section (3) of the Ancient Monuments Preservation Act (VII of 1904) His Honour the Lieutenant-nor is hereby pleased to confirm this department notification no. 1412M, dated the 18th November, 1920, published at pages 1851-1885 of Part I of the *United Provinces Gazette*, the 20th November, 1920, so far as it relates to the undermentioned monuments and to direct that the protection of the remaining monuments is not confirmed as they are either y protected monuments or their protection is not considered necessary.

By order,
A. C. VERRIERES,
Secretary to Government, United Provinces.

Name of Monuments.	Situation.					Bounded by—				Remarks.
	District.	Locality.	Village.	Tahsil.	Pargana.	East.	West.	North.	South.	
A large obelisk of red sandstone.	Bareilly ..	Twelve miles west of Bareilly City.	Fatehganj west of Bhitaura village.	Bareilly ..	..	..	..	..	..	
Tomb of Hafiz-ul-Mulk Rahmat Khan the Rohilla Chief.	Do. ..	A short distance south-west of the Bareilly City.	..	..	..	..	..	..	..	
Sutaiya, an enclosure without any trace of tombs.	Do. ..	On Agra and Bhitaura 2nd class local road.	..	..	..	..	..	..	..	
Baharipur, an enclosure without any trace of tomb.	Do. ..	On Muttra-Kasganj and Bareilly Provincial road.	..	..	..	..	..	..	..	
Closed Cemetery ..	Do. ..	Near Police outpost Chauraha, Bareilly.	..	..	..	..	..	..	..	
The Begum's Masjid of 3 lofty domes.	Do. ..	In tahsil Amla, 17 miles south-west of Bareilly.	..	..	..	..	..	..	..	
Tomb of Mausoleum Hermit Shah dame built in the reign of Aurangzeb by Makrani Ra.	Do. ..	..	..	..	..	..	..	..	..	
Jama Masjid ..	Pilibhit ..	..	..	..	..	Pukka road ..	Garden belonging to Waqf (Masjid property).	Katcha waste land belonging to Waqf (Masjid property).	Pukka road ..	



F-18 F-17 23-51

Memorial Cemetery ..	Do.	..	..	Madhogunj ..	Digraon ..	..	..	..	..	..	Contains two tombs in which the remains of the following officers have been buried:— Lieutenant-Colonel Hon'ble Adrain Hope, Lieutenants Willoughby, Douglas, Jennings, Bramly and Barrington killed in 1858.
Memorial Tomb ..	Do.	..	..	Khasaura ..	Do. ..	..	..	..	..	..	Contains the remains of certain children of the Collectors Messrs. Edward and Probyn who died in 1857.
Major Roberts' Tomb..	Do.	..	..	Baraigan ..	Do. ..	..	..	..	..	..	Contains the remains of Major Roberts killed in action in 1857.
oli (Bara Kunwan) ..	Rai Bareli ..	Near the Town Hall ..		Rae Bareli town	Rae Bareli ..	Rae Bareli ..	..	..	..	..	
ort Gate	Do. ..	Inside the Fort Gate ..		Ditto ..	Ditto ..	Ditto ..	..	..	..	..	
al Bridge	..	Second mile of the Rae Bareli and Partabgarh road.		..	..	..	..	..	..	..	
arge masonry Tank called Haradwara Tirtha.	Sitapur ..	Thirteen miles south of Sitapur tahsil.		Machhrehta ..	Mirikh ..	..	..	..	..	..	
pen Cemetery ..	Unao ..	At Unao ..	..	..	..	..	..	..	..	..	
losed Cemeteries at	Do. ..	At Kusehri ..	..	Mohan ..	..	..	..	..	..	..	
mperor Aurangzeb's Pavilion.	Fatehpur ..	..		Bagh Badshahi	Khajuha ..	Kora ..	..	..	..	..	
onument in the memory of T. S. Powell, Col., 28rd Regiment, fell Commanding Her Majesty's Forces at the action of Khajua.											
onument in the memory of A. Blakely, youngest child of A.B. Patterson, C. S., of Fatehpur.	Do. ..	At Asafpur ..	..	..	..	..	..	..	..	..	
omb of Bahu Begam, wife of Shuja-ud-daulah and mother of Asfud-daulah.	Fyzabad ..	At Fyzabad ..	..	..	Fyzabad ..	..	..	..	..	..	

PART I.] UNITED PROVINCES GAZETTE, DECEMBER 25, 1920. 2951

Typed copy of Original Notification

F 23-47

PUBLIC WORKS DEPARTMENT.

BUILDINGS AND ROADS BRANCH..

Dated Allahabad the 22 December, 1920.

No. 1645-M/1133.- In exercise of the powers conferred by section 3, sub-section (3) of the Ancient Monuments Preservation Act (VII of 1904) His Honour the Lieutenant-Governor is hereby pleased to confirm this department notification no. 1412M, dated the 18 November, 1920, published at pages 1851-1885 of Part I of the United Provinces Gazette, the 20 November, 1920, so far as it relates to the undermentioned monuments and to direct that the protection of the remaining monuments is not confirmed as they are either already protected monuments or their protection is not considered necessary.

By order,
A. C. VERRIERES,
Secretary to Government, United Provinces.

Name of Monuments	Situation.					Bounded by				Remarks.
	District.	Locality.	Village.	Tahsil.	Pargana.	East.	West.	North.	South.	
A large obelisk of red sandstone	Bareilly ..	Twelve miles west of Bareilly City.	Fatehganj west of Bhitaura village.	Bareilly	. .	. .	. .	. .	. .	. .
Tomb of Hafiz-ul-Mulk Rahmat Khan the Rohilla Chief.	Do. ..	A short distance southwest of the Bareilly City.	. .	. .	. .	. .	. .	. .	. .	. .
Sutaiya, an enclosure without any trace of tombs.	Do. ..	On Agra and Bhitaura 2nd class local road.	. .	. .	. .	. .	. .	. .	. .	. .
Beharipur, an enclosure without any trace of tomb.	Do. ..	On Muttra-Kasganj and Bareilly Provincial road.	. .	. .	. .	. .	. .	. .	. .	. .
Cloased Cemetery ..	Do. ..	Near Police outpost Chauraha, Bareilly	. .	. .	. .	. .	. .	. .	. .	. .
The Begum's Masjid of 3 lofty domes.	Do. ..	In Tahsil Amla, 17 miles southwest of Bareilly	. .	. .	. .	. .	. .	. .	. .	. .
Tomb of Mausoleum Hermit Dhah dana built in the reign of Aurangzeb by Makrand Rai.	Do. ..	. .	. .	. .	. .	. .	. .	. .	. .	. .
Jama Masjid	Pilibhit ..	. .	. .	. .	. .	Pukka road ..	Garden belonging to Waqf (Masjid property)	Katcha waste land belonging to Waqf (Masjid property)	Pukka road ..	
Memorial Cemetery ..	Do.	. .	Madhoganj ..	Bilgram	. .	. .	. .	. .	. .	Contains two tombs in which the remains of

	..			..						the following officers have been buried :- Lieutenant-Colonel Hon'ble Adrain Hope, Lieutenants Willoughby, Douglas, Jennings, Bramly and Harrington killed in 1858.
Memorial Tomb ..	Do. ..	. .	Khasaura ..	Do. ..	. .	. .	. .	. .	. .	Contains the remains of certain children of the Collectors Messrs. Edward and Probyn who died in 1857.
Major Roberts' Tomb	Do. ..	. .	Baramau ..	Do. ..	. .	. .	. .	. .	. .	Contains the remains of Major Roberts killed in action in 1857.
Baoli (bara Kunwan)	Rai Bareli ..	Near the Town Hall ..	Rae Bareli town	Rae Bareli ..	Rae Bareli ..					
Fort Gate ..	Do. ..	Inside the Fort gate	Ditto ..	Ditto ..	Ditto ..					
Bridge ..	..	Second mile of the Rae Bareli and Partabgarh road.	. .	. .	. .	. .	. .	. .	. .	. .
Large Masonry Tank called Haradwara Tirtha.	Sitapur ..	Thirteen miles south of Sitapur Tahsil.	Maohhrehta ..	Misrikh ..	. .	. .	. .	. .	. .	. .
Open Cemetery ..	Unao ..	At Unao ..	. .	. .	. .	. .	. .	. .	. .	. .
Closed Cemeteries at Kusehri.	Do ..	At Kusehri ..	Mohan ..	. .	. .	. .	. .	. .	. .	. .
Emperor Aurangzeb's Pavilion.	Fatehpur ..	..	Bagh Badshahi	Khajuha ..	Kora ..	. .	. .	. .	. .	. .
Monument in the memory of T.S. Powell, Col., 23rd Regiment, fell Commanding Her Majesty's Forces at the action of Khajua.	Do ..	At Kunwarpur ..	. .	. .	. .	. .	. .	. .	. .	. .
Monument in the memory of A. Blakely, youngest child of A.B. Pallerson, C. S., of Fatehpur.	Do ..	At Asafpur ..	. .	. .	. .	. .	. .	. .	. .	. .
Tomb of Bahu Begam, wife of Shuja-ud-daullah and mother of Asfud-daulah.	Fyzabad ..	At Fyzabad ..	. .	Fyzabad . .	. .	. .	. .			

ANNEXURE-III

Local Bodies Guidelines

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

There are some acts of the state government wherein no specific provisions are made about heritage. However, general guidelines are specified for the construction. These guidelines are mentioned in the "**Uttar Pradesh Municipal Planning and Development (UPMPD) Act-1973"** in the **"Building Construction and Development Bye-laws 2008 (as amended in 2011, 2016 and 2018)"** under clauses 1.1.2 and 1.1.1, respectively. Besides, some provisions are also made for the new constructions in the Kanpur Development Plan 2011-21.

As per the Development Authority Building Construction and Development sub method-2008 FAR and Setbacks for Residential areas are specified below:

Specification	Plot Area (Sq. Mt.)	Front Margin	Rear Margin	Side1 Margin	Side2 Margin	FAR
Row Housing	Up to 50	1.0	-	-	-	2.00
	50 to 100	1.5	1.5	-	-	2.00
	100 to 150	2.0	2	-	-	1.75
	150 to 300	3.0	3	-	-	1.75
Semi Detached	300 to 500	4.5	4.5	3	-	1.50
Detached	500 to 1000	6.0	6	3	1.5	1.25
	1000 to 1500	9.0	6	4.5	3	1.25
	1500 to 2000	9.0	6	6	6	1.25

Ground coverage and FAR as per constructed/new/undeveloped area. For residential flat:

Particular	Residential flat area in Sqm.	Ground cover in percent (%)	FAR
Constructed Area	up to 100	75	2.00
	101 to 300	65	1.75
	301 to 500	55	1.50
	501 to 2000	45	1.25
New/Undeveloped Area	up to 100	65	2.00
	101 to 300	60	1.75
	301 to 500	55	1.50
	501 to 2000	45	1.25

Setback for Commercial/Official/Institutional/Community/Conference Hall/Public amenities, till 15m height:

Area of land in Sqm.	Set Back (In Meters)			
	Front	Rear	Side 1	Side 2
Up to 200 (Except Commercial)	3.0	3.0	-	-
201 - 500 (Including Commercial)	4.5	3.0	3.0	3.0
More than 501 (Including Commercial)	6.0	3.0	3.0	3.0

Setback for Commercial/Official/Community/Conference Hall up to three floor or up to 12.5m height will be the same as above mentioned but for the Institutional/Public amenities (leaving educational building) the setback will be as follows:

Area of Land	Set Back in Meter			
In Sqm.	Front	Rear	Side 1	Side 2
Upto 200	3	3	-	-
201-500	6	3	3	-
501-2000	9	3	3	3
2001 to 4000	9	4	3	3
4001 to 30000	9	6	4.5	4.5
Above 30001	15	9	9	9

Setback for building having height more than 12.5m.

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
Above 50	15.0

Any building height will be restricted if the adjacent road is under 30m wide. The building height will be restricted up to 1.5 times the sum of the width of the adjacent road and its front setback. No such restriction will be there for roads wider than 30 mts. The height of the building will also be influenced by its distance from any protected monument/heritage zone.

Basement Specification:

Basement is not allowed in the building for residential purposes. Moreover, no toilet and kitchen are allowed to be constructed in the basement. The basement is permissible below the inner courtyard and shaft. The construction of the basement will be done only after evaluation of the structure. The neighbouring property should be 2m from the building where the basement must be constructed.

For different types of buildings, the construction of the basement is described below:

S No.	Land area (in Sqm)	Type of Land-use	Provision for Basement
1.	Upto 100	1. Residential/other non-commercial	Not Permissible
		2. Official and commercial	50 percent ground coverage is permissible
2.	100 to 2000	1. Residential	20 percent ground coverage is permissible
		2. Non-residential	Same as permissible ground coverage
3.	Above 2000	1. Group Housing/	Double basements are allowed in 4000 Sqm.

		Commercial and other multi-storey buildings	area of land and for land more than 4000 Sqm. area 3 basements are allowed
		2. Industry	Same as ground coverage and 50 percent of the basement will be counted in FAR.
		3. Public Amenities	Double basement

Parking Facility:

Construction area of residential unit (sqm)	Car Parking for each residential unit
Upto 100 Sqm.	1.00
100-150 Sqm.	1.25
Above 150 Sqm.	1.50

Circulation area required for common car parking.
I. Parking in open area – 23 Sqm.
II. Covered parking – 28 Sqm.
III. Parking in basement – 32 Sqm.

Ground coverage and FAR for other Land-use:

No.	Land Use	Ground Coverage in %	FAR
1.	**Plotted residential**		
A	*For 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	65	2.00
	101-300 Sqm	60	1.75
	301-500 Sqm	55	1.50
	501-2000 Sqm	45	1.25
2.	**Commercial**		
A	*For Developed Area*		
	Central Business District	45	2.00
	District shopping centre/ Sub Central Business District / District Shopping Centre	50	1.75
	Other Commercial	60	1.50
B	*New / Undeveloped area*		
	Central Business District	40	3.00
	District shopping centre/ Sub Central Business District / District Shopping Centre	45	2.50
	Other Commercial	50	1.75

Note: In "Other Commercial", sector/ neighbourhood/ local level shopping centres, Bazaar Street and Convenience stores are included.

3.	**Official**		
i.	Constructed Area	50	1.50
ii.	Developed Area	45	2.00
iii.	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*		
	Primary or Nursery 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**		
A.	*Constructed / Developed area*	40	2.00
B.	*New / Underdeveloped area*	40	2.50
7.	**Hospital**		
A.	*Constructed / Developed area*		
	Clinic/ Dispensary	35	1.50
	50 bedded Nursing home	35	1.50
	50 & more bedded hospital	35	1.50
B.	*New / Underdeveloped area*		
	Clinic/ Dispensary	40	1.50
	50 bedded Nursing home	35	1.50
	50-100 bedded Hospital	30	2.00
	100 & more bedded hospital	30	2.50
8.	**Open area**		
A.	*Constructed / Developed area*	2.5	0.025
B.	*New / underdeveloped area*	2.5	0.025

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

As it has already been defined under Chapter 3 in section 3.1.9, sub-sections (I) & (II), **Uttar Pradesh Municipal Planning and Development (UPMPD) act-1973** which is amended as **Development Authority Building Construction and Development sub-method-(DABCDSM) 2016**, no permission will be given to any construction in a prohibited area of ASI declared heritage or monument. Apart from this, in the regulated area the permission will be granted by ASI as per the rules of The Ancient Monuments and Archaeological Sites and Remain Act – 1958 (Amended and Validated in 2010)

3.2.3 Open spaces.

Open space area standard mentioned as per Uttar Pradesh Development Plan-2008 and 2011

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

3. **Landscape Plan:**
    a. The trees will be planted at a distance of 10m on one side along the road when the road width is 9m or less than 12m.
    b. The trees will be planted on both sides of the road when the width is more than 12m.
    c. The area of the road left after the divider, footpath etc., will be used to plant trees.
4. In commercial planning, 20 percent of open space will be reserved for greenery, and 50 trees will be planted per hectare.
5. In institutional areas, public amenities, and playgrounds, 20 percent of the open area is reserved for greenery, where 25 trees are planted per hectare.
   Notes: - All the above clauses are mentioned in (the Uttar Pradesh Development Authority Building Construction and Development sub-method-2008) under the Uttar Pradesh Municipal Planning and Development Act -1973.

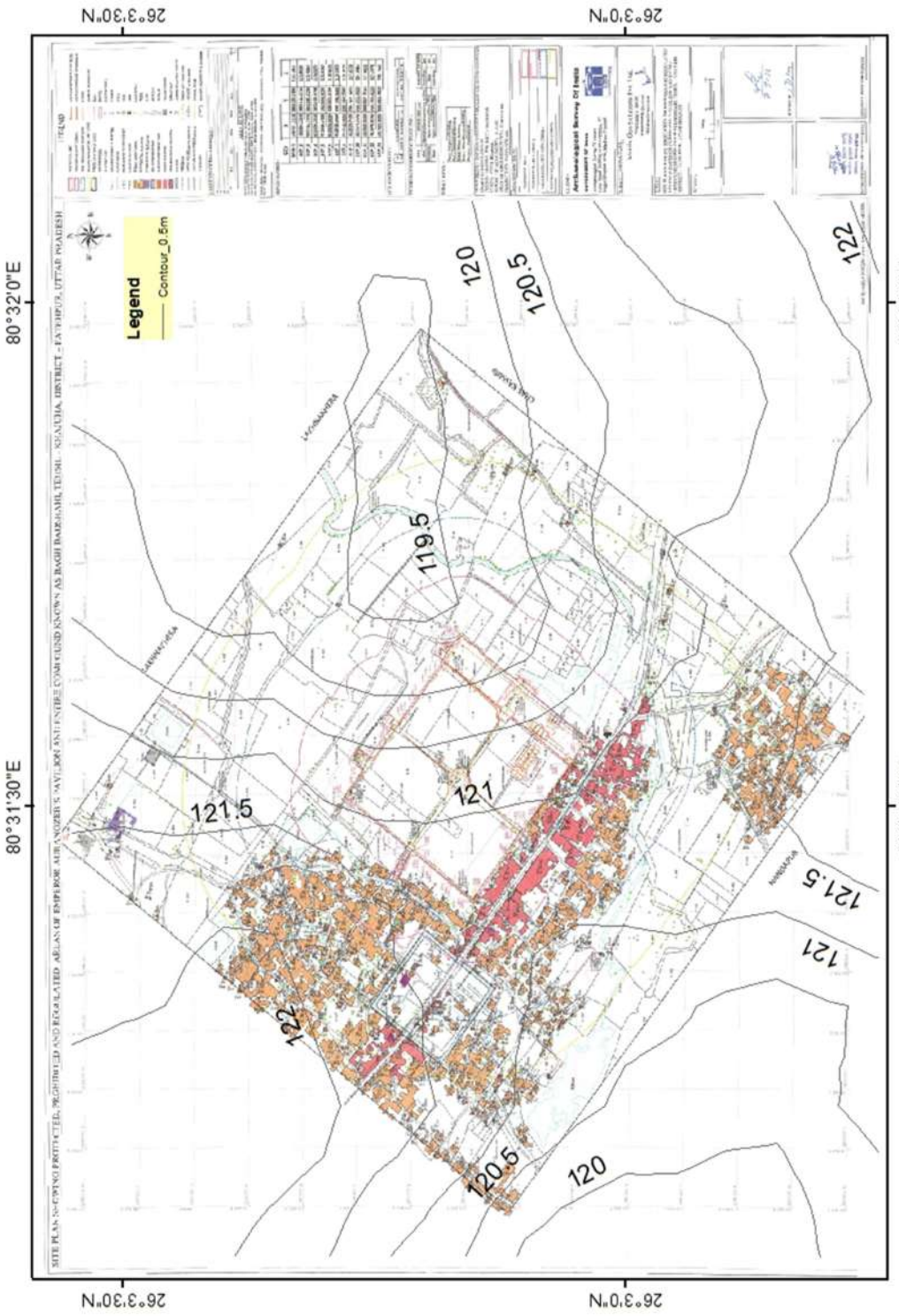
Other Considerations:

1. Before granting approval for the construction of multi-residential units on the plots, the applicant must deposit development charges with the Uttar Pradesh Urban Planning and Development (Determination, Acquisition and Collection of Development Charges) Rules, 2014.
2. Integrating more than one plot to construct multi-residential units in planned colonies will not be permitted.
3. The density of the respective colony/area (as per the approved layout plan) should adhere to the maximum density limit specified in the Master Plan/Zonal Development Plan. Otherwise, the construction of units will be allowed only after the Authority takes necessary actions for amendments in density regulations.
4. During the approval process, it is mandatory to submit a structural engineer's certificate for structural safety by the approved Map to the Authority.
5. The height restriction in the construction of buildings should comply with the regulations. About the ASI Regulated area, Airport funnel zone or any other statutory controls if applicable.
6. Planning, design, and construction of buildings must comply with the National Building Code - 2005, Part 4 'Fire and Life Safety' provisions to ensure fire safety.
7. Other considerations related to the construction of buildings shall be as per the Building Construction and Development Byelaws.

In case there are more than four residential units, the Uttar Pradesh Apartment (Construction, Ownership and Maintenance) Act, 2010, and the corresponding rules and bye-laws will be applicable.

ANNEXURE-IV

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.



Map 4: Contour Plan of Emperor Aurangzeb's Pavilion and the Entire Compound known as Bagh Badshahi.

ANNEXURE-V

Developmental plan as available by the local authorities.

No developmental plan has been formulated and officially notified by the local authorities.

ANNEXURE-VI

Images of the Monument and its Surroundings

Plate 1: View of the pavilion towards eastern enclosure wall.

Plate 2: View of pavilion towards the western direction.

Plate 3: View of entrance gate towards the northwest direction.

Plate 4: View of agricultural land inside protected boundary.

Plate 5: View towards prohibited and regulated areas in the northern direction

Plate 6: Back view of the pavilion in the west direction.

Plate 7: View of well present inside the protected boundary.

Plate 8: View towards prohibited and regulated areas in the northwest direction.

Plate 9: View from Mughal road to the monument.

Plate 10: View of Mughal Road and the protected area in the south direction.