F.No. 15-272/NMA/HBL-2023(C.No.30348)

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 "**Kacheri Cemetery, Kanpur, 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

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Heritage Bye laws for Kacheri Cemetery, Kanpur, 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 **"Kacheri Cemetery, Kanpur, Uttar Pradesh"** prepared by the Indian Institute of Technology(IIT), BHU, Varanasi, U.P. 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:-

Kacheri Cemetery, Kanpur, Uttar Pradesh

CHAPTER I

Preliminary

1.1 Short title, extent and commencements:

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2023 of Centrally Protected Monument – **Kacheri Cemetery, Kanpur, Uttar Pradesh** They shall extend to the entire prohibited and regulated area of the monuments.

(ii) 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.

(iii)They shall come into force with effect from the date of their publication.

1.2 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 there under.

CHAPTER II

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

2.1 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.

2.2 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.

2.3 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 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, 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 Monument - Kacheri Cemetery, Kanpur, Uttar Pradesh

3.0 Location and Setting of the Monument:

Figure 1: Google Satellite Imagery of Kacheri Cemetery situated in Civil Lines near Kacheri at Kanpur, Uttar Pradesh.

- Kachery Cemetery is situated at GPS Coordinates: **Lat. 26°28'44.82" N; Long. 80°21'06.30" E**.
- The nearest railway station is the Kanpur Central Railway station at 3.5 km (via Halsi Road, Empire Lane and Parvati Bagla Road).
- The nearest airport to the monument is Ganesh Shankar Vidyarthi Airport, situated in the same city. One can reach the monument either by driving or hiring a local taxi covering 17.3 km (via Kanpur Airport Road, Kanpur-Jhansi Highway, Kanpur - Prayagraj Highway, Cavalry Road, Cambridge Road, Mall Road to Parvati Bagla Road).

3.1 Protected boundary of the monument:

Refer to **Map – 1a**, **Map – 1b**, and **Map – 1c** in **Annexure I** to see the location and Site Plans with the protected boundaries of the Centrally Protected Monument - Kacheri Cemetery near Kacheri in Civil Lines at Kanpur, Uttar Pradesh.

3.1.1 Notification Map/ Plan as per ASI records:

Original and typed notification of the monument can be seen in **Annexure II.**

3.2 History of the Monument:

The Kacheri cemetery is dated when the first European troops marched into the district in response to a treaty negotiated in 1765 with the Nawab of Oudh. Earlier, this place was known as the officers' burial ground. However, after the First War of Freedom in 1857, when the Flagstaff barracks were converted into Kacheri Law courts, it became known as the Kacheri Cemetery.

In this cemetery, notable personalities of European men and women, including military officers, civil servants of the East India Company, merchants, and private traders with their wives and children, are buried together from 1773 to 1856 CE. Now, there are 704 tombs and 291 epitaphs.

The earliest epitaph of Lt. Col. John Stainforth, dated 1781, coincides with the first ecclesiastic returns of births, marriages and deaths to reach Calcutta from Kanpur – Known as Cawnpore. Firstly, it was chiefly the military officers of the East India Company and their Wives and children who were buried here, and private soldiers were buried in another cemetery at Hiramun-Ka-Purwa. In 1814, a Bishop of Calcutta was appointed after 50 Years of cemetery consecration. Upto 1846, Kacheri Cemetery was known as the Officers' Burial Ground. However, after the mutiny (1857), when the Kacheri Law Courts replaced the flag Staff Barracks, it became known as Kacheri Cemetery.

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

Presently, the cemetery is a closed compound enclosed by a boundary wall structure, covering an area of about 3.473 acres. It houses many ancient graves adorned with florid and mossier styles, which are set amidst a beautifully maintained garden featuring green lawns and abundant flowering trees. The graves and their inscriptions are intricately carved, and the tombs of several graves were likely crafted by Indian artisans who were well-versed in Islamic designs. Inscriptions are carved on materials such as black, white, or grey marble, red sandstone, black slate, Chunar Stone, and occasionally stone imported from Britain. In many instances, the sculptor's name is inscribed on a tablet. Delicate designs are often intricately worked into fine plaster. Most of the graves are well-maintained, free from dry leaves/weeds, and retain their original freshness, although some inscriptions have faded.

3.4 Current Status:

3.4.1 Condition of the Monument- condition assessment:

The monument is in good preservation, and routine maintenance work is required within the monument premises.

3.4.2 Daily footfalls and occasional gathering numbers:

It is a non-ticketed monument, and the average footfall is about 8 to 10 visitors daily.

CHAPTER IV

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

4.0 Existing Zoning:

Under the "Kanpur Draft Proposed Landuse 2031", prepared by the Town and Country Planning Department, Kanpur Planning Division, Uttar Pradesh, the various heritage heritage monuments and sites are categorised under the "ASI Monument" zone. Also, the land on which the centrally protected monument "Kacheri Cemetery, Kanpur" stands is marked as "ASI Monument", a sub-section of "ASI Heritage Sites & Monuments".

4.1 Existing Guidelines of the Local Bodies:

It may be seen in **Annexure III**

CHAPTER V

Information as per First Schedule, Rule 21(1)/ Total Station Survey of the Prohibited and the Regulated Areas on the basis of Boundaries defined in Archaeological Survey of India records.

5.0 Contour Plan of the Kacheri Cemetery, Kanpur, Uttar Pradesh:

Refer to **Map – 4a** and **Map – 4b** to see the Survey Plan and Contour Plan of Kacheri Cemetery 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: 14054.732 sq.m. (3.473 Acre)
- Total Prohibited Area of the monument: 78071.9541 sq.m. (19.292 Acre)
- Total Regulated Area of the monument: 436866.2445 sq.m. (107.952 Acre)

Salient features:

The cemetery forms a part of constructed land occupied by many modern structures. The built-up area is mostly under residential and commercial use, and many public buildings such as – schools, colleges, hotels, temples, government offices, banks, police stations, restaurants, and public toilets are present in the monument's surroundings. Most of the land under the Prohibited and Regulated Area includes open ground, parks, and training grounds. Further, many modern structures are present in the northwest direction of the Prohibited Area and Regulated Area. A cultivated land area is also present in the northeast direction after the Regulated Area, and river Ganga and its banks are in the northeast, east and northwest directions. Many city roads, including – "Parwati Bangla Road, Vikramjeet Road, DAV P. Road and Green Park Road", provide connectivity in the circumventing area and other parts of the city.

5.1.2 Description of built-up area:

Prohibited Area:

- **North-East**: The site is surrounded by residences with a few miscellaneous structures, including a Day Care Centre, Medical Clinic, a Bank Guest House and a Temple in this direction.
- **Southeast:** The Police Colony, Mahila Thana, and the Police Club premises are towards this direction. Various buildings of these official precincts are neighbouring the site.
- **Southwest:** This area comprises significant commercial buildings such as restaurants and hotels. Residential buildings such as plotted housing and apartments are also present.
- **Northwest:** Residential buildings such as plotted housing and apartments and the NCC Headquarters across the road are present.

Regulated Area:

- **Northeast**: The area majorly consists of plotted residences and official buildings. There are temples situated on the Budhia Baba Ghat. Most of the Police colony is

inside the regulated zone with miscellaneous structures around the area and a water tank. There are offices of the Income Tax inside the regulated area.

- **Southeast:** Various buildings of District Court and District Administration. There are small temples, a police station and the DM Office and SP Office towards the southern side. There is also a medical centre.
- **Southwest:** The area consists of residences, apartments, and commercial buildings such as hotels, restaurants, and showrooms.
- **Northwest:** The DAV college and Green Park stadium are towards this side of the site, with a few residential blocks.

5.1.3 Description of green/open spaces:

- **Northeast**: A Police Training Ground and cultivated land is present in this area.
- **Southeast:** There are not any designated open spaces on this side, but there are plenty of open spaces between the various structures on the premises.
- **Southwest:** The Anand Swarup Park has various open grounds and open lands.
- **Northwest:** NCC Training Ground, open land and DAV College Ground are towards this area.

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

The monument has a peripheral road. The road on the northern side is named Kacheri Cemetery Line Road, and from East to west is Parwati Bangla Road. In both prohibited and regulated limits, metalled roads are present.

5.1.5 Heights of buildings (Zone wise):

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

- **Northeast** : The maximum height is 12 m.
- **Southeast** : The maximum height is 12 m.
- **Southwest** : The maximum height is 24 m.
- **Northwest** : The maximum height is 16 m.

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

- **Northeast** : The maximum height is 10 m.
- **Southeast** : The maximum height is 15 m.
- **Southwest** : The maximum height is 15 m.
- **Northwest** : The maximum height is 20 m.

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

No state-protected monuments and listed Heritage monuments are present in the Prohibited and Regulated area.

5.1.7 Public amenities:

Public toilets and drinking water have been provided within the monument's boundary. Signages like the Protection Notice Board and Cultural Notice Board are also present. ASI office and a rest room are available on the southwest side.

5.1.8 Access to monument:

The monument is directly accessible via a metalled road from southwest through Parwati Bangla Road. Inside the monument and along the boundary wall, pathways are provided for visitors to move around.

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

Water supply, stormwater drainage, and sewage systems are provided within the protected boundary of the monument, but there are no proper parking provisions.

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

As per the **Kanpur Draft Proposed Land Use 2031**, prepared by the Town and Country Planning Department, Kanpur Planning Division, Uttar Pradesh, the area of the monument is marked as **ASI Monument**, a sub-section of **ASI Heritage Sites & Monuments**.

No rule and clause is defined in the Proposed Kanpur Master Plan – 2021, published by "Kanpur Development Authority", for ASI-protected monuments. UP Building Construction and Development Byelaws 2008 (as amended in 2011, 2016 and 2018) are applicable for anydevelopment 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 historical significance of Kacheri Cemetery dates back to the 19th century, when Kanpur, formerly Cawnpore under British colonial rule, served as a pivotal centre for the operations of the British East India Company. The cemetery was designated the ultimate burial site for British soldiers, officials, and their families who had rendered service in the region. The structure in question serves as a repository for the mortal remains of those who experienced and perished at significant junctures in the history of India, including but not limited to the Indian Rebellion of 1857.

The Kacheri Cemetery has its roots in the colonial past as it presents a memoir of the lives of the European soldiers in Kanpur. Various tombs showcase a blend of architectural styles, reflecting the multicultural and multi-ethnic nature of Kanpur's history. While some tombs bear Neoclassical and Gothic influences, some bear inscriptions in Greek, while others feature elements of Indian design, with intricate carvings and domed structures. Various materials are used in these tombs, such as red brick, plaster and white marble.

The cemetery additionally serves as a repository of narratives about the lives of common individuals who resided in Kanpur during the period above. The inscriptions on tombstones offer valuable insights into the societal structure of a given era, as they disclose essential information such as the names, ages, and occupations of the individuals laid to rest. The records provide significant historical information that is of great value to researchers, genealogists, and historians engaged in reconstructing previous events.

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

Various government offices and residences surround the monument. The prohibited and regulated area is already reaching its peak in urbanisation. However, if this construction is not properly regulated, the monument could become vulnerable to developmental pressure, urbanisation, and population growth.

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

From the Monument towards the Prohibited and Regulated Area:

- Residential Buildings, Flats and Restaurants from the North and Eastern Sides
- Anand Swarup Park and Parvati Bagla Road from the Southern Side
- Boundary Wall of Police Line from the Western Side

From the Prohibited and Regulated Area towards the Monument:

- The site is mainly hidden due to tall boundary walls circulating the monument, with only a few tombs visible inside from some directions.

6.3 Land-use to be identified:

The cemetery is situated within a developed urban area, characterised by a diverse range of land-use categories. Most of the constructed land is dedicated around the site's residential, office and commercial purposes. The Prohibited and Regulated Area predominantly comprises of open spaces. These open spaces are of various natures, such as the open grounds in schools and colleges, parks, and even cultivated lands along the banks of the river Ganga.

6.4 Archaeological heritage remains other than protected monument:

No archaeological remains and sites have been noticed in the protected monument's prohibited and regulated areas.

6.5 Cultural landscapes:

The open land in the south and southeast directions adds a natural setting to the monument. Otherwise, no other cultural landscapes are present in the surroundings. Due to the construction of modern houses and other buildings near the monument, the site is losing its cultural landscape.

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

Cultivated land along both banks of the Ganga River forms part of the natural landscape around the monument lying in the regulated area of the monument.

6.7 Usage of open space and constructions:

The open space present in the east and southeast directions, in the form of open land forming a part of "Parade Ground", is used for public activities and recreation/police training/sports purposes. Similarly, the NCC Ground on the site's western side is majorly used by the NCC headquarters for training. Open parks are used for public recreation in the north and south direction of the site. The college uses the open space inside the DAV College for its extracurricular activities. Some open land pockets are still present in the regulated area, which can be used for construction in future. Towards the north, beside the Ganga River, open lands are used for farming.

6.8 Traditional, historical and cultural activities:

The police training grounds are sparingly used for some cultural activities after gaining prior permission from the police headquarters.

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

The monument site is not visible from a far distance. This is because the structures within the cemetery are not very tall, and the presence of dense vegetation and high boundary walls (except in the South direction) obscures the view of these structures in the skyline. As a result, when compared to the surrounding areas of both the prohibited and regulated areas, the cemetery's structures are not prominent in the skyline.

However, in the South direction, the structures within the cemetery are somewhat visible compared to the other directions. So, the skyline is more visible from the monument site and the

regulated areas in the South direction. However, it remains relatively obscured in the other directions due to the factors mentioned.

6.10 Vernacular Architecture

There is no vernacular architecture in the surrounding area of the monument, except modern buildings.

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

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

6.12 Building related parameters:

a. **Height of the construction on the site:** All buildings in the Regulated Area of the monument will be restricted to 15 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:

Basic facilities and amenities, such as illumination, pathway, toilet block, and drinking water, are available at 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 be provided with the 'obstruction free' path dimensions measuring from the present building edge line.

c) Signages

- LED or digital signs, plastic fiberglass 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:

i. 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 channelised through conduits.

ii. Pathways

- Pathways and pavements around the Heritage Site may be paved using a combination of cobblestone, square (1ft*1ft) paver blocks or grit wash.

iii. Road surfacing

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

iv. Infrastructure and services

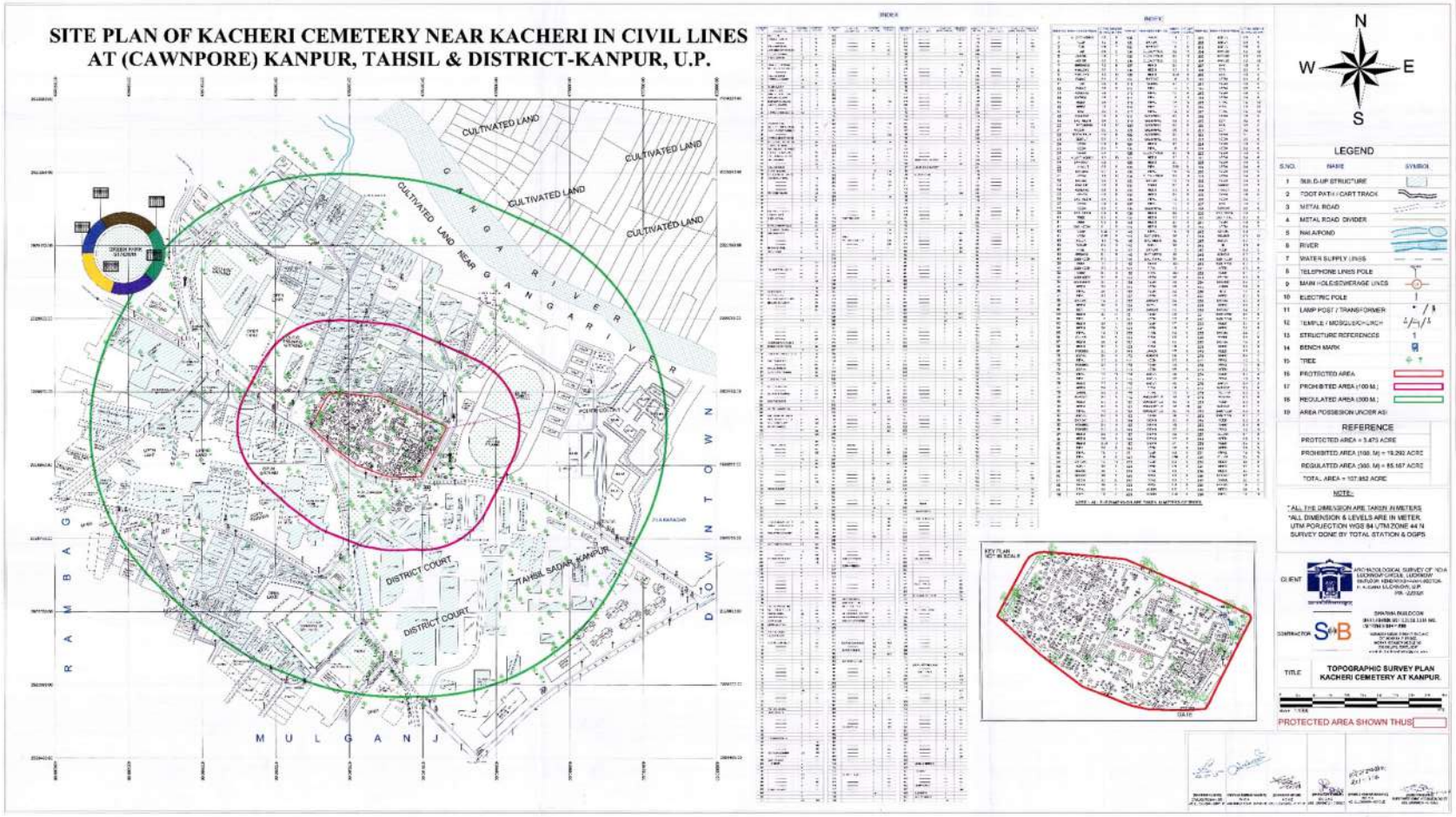
- The area shall be declared as a Plastic and Polythene free zone.
- Community toilets and access to safe drinking water kiosks may be ensured.
- Adequate and appropriate street lighting that conforms to the urban design guidelines.
- Only underground cabling for Electric/Telecom/internet lines shall be permitted.
- Provisions for differently able persons shall be provided as per prescribed standards.

ANNEXURES

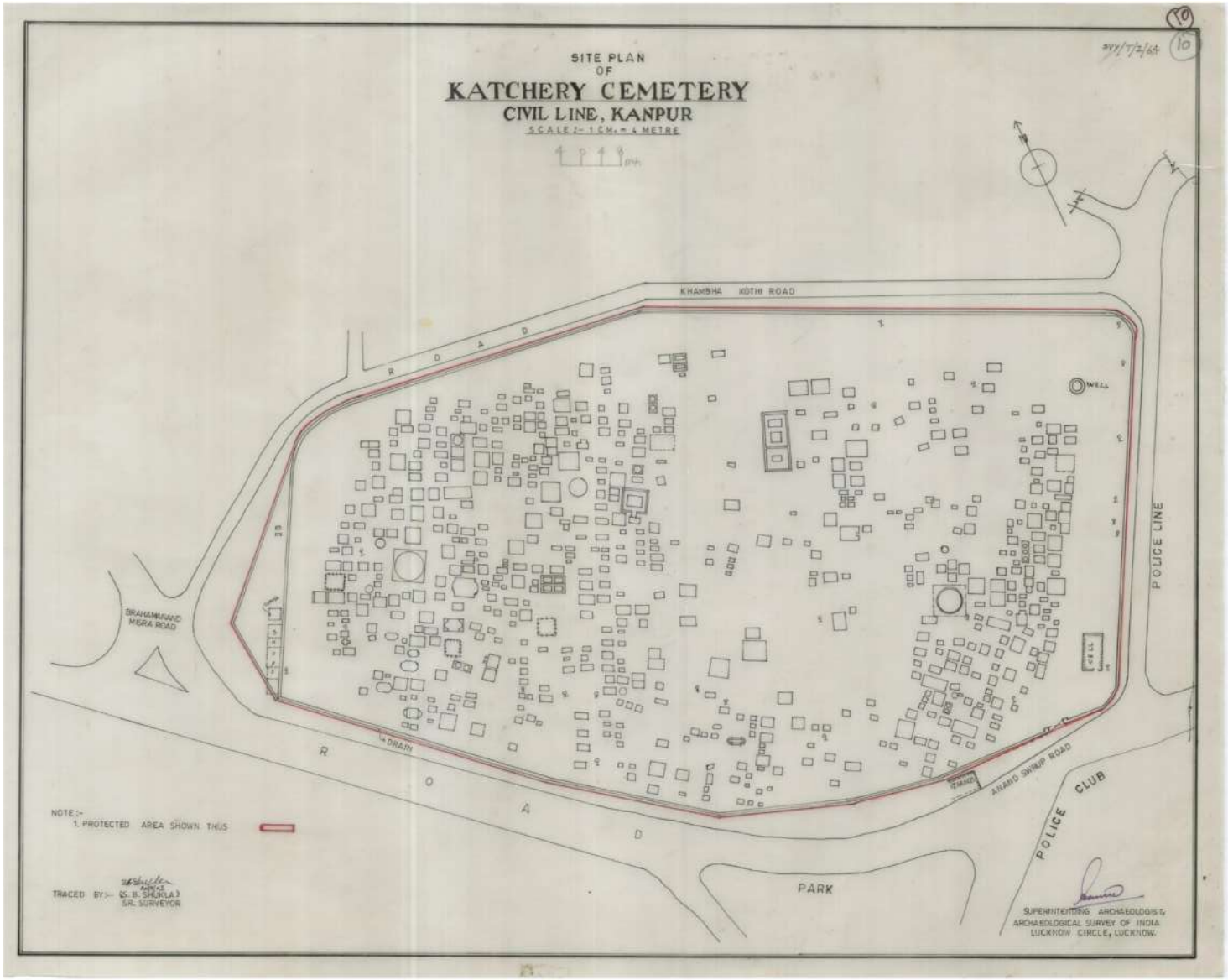
ANNEXURE-I

The Protected Boundary of Centrally Protected, Prohibited and Regulated Areas of Kacheri Cemetery, Kanpur, Uttar Pradesh

Map 1: Google Imagery showing protected, prohibited and regulated areas boundary of Kacheri Cemetery, Civil Lines, Kanpur, Uttar Pradesh.



Map 2: Site Plan showing protected boundary of Kacheri Cemetery, Civil Lines, Kanpur, Uttar Pradesh.



Map 3: Site Plan showing protected boundary of Kacheri Cemetery (traced in 2003), Civil Lines, Kanpur, Uttar Pradesh.

ANNEXURE-II

Notification of the Kacheri Cemetery as per ASI records-definition of Protection Boundaries

Original Notification

22/12/1920

Government of United Provinces
Public Works Department
Buildings and Roads Branch

Dated Allahabad, the 22nd 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 18th November, 1920, published at pages 1951-1885 of Part I of the United Provinces Gazette, dated 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 already protected monuments or their protection is not considered necessary.

By order,

A.C. Verrieres,
Secretary to Government, United Provinces.

Sl. No.	Name of Monuments.	Situation				Bounded by-			
		District.	Locality.	Village.	Tahsil	East.	West.	North.	South
1.	A large obelisk of red sandstone	Bareilly	Twelve miles west of Bareilly City	Fatehganj west of Bhitaura village	Bareilly	..	..	..	..
2.	Tomb of Hafiz-ul-mulk Rahmat Khan the Rohilla Chief	Do	A short distance south-west of the Bareilly City	..	..	..	..	..	..
3.	Sutaiya, an enclosure without any trace of tombs	Do	On Agra and Bhitaura 2nd class local road	..	..	..	..	..	..
4	Beharipur, an enclosure without any trace of tomb	Do	On Muttra-Kasganj and Bareilly Provincial road	..	..	..	..	..	
5	Closed Cemetery	Do	Near Police outpost Chauraha, Bareilly	..	..	..	..	..	..
6	The Begum's Masjid of 3 lofty	Do	In Tahsil Amla, 17 miles	..	..	..	..	..	..

Sl. No.	Name of Monuments	Situation		Bounded by-			
		District.	Locality.	East.	West.	North.	South.
4.	Wheeler's entrenchment	Cawnpore	Adjoining All Souls Memorial and Church in Cawnpore Cantonment measuring about 12 acres	Gymkhana-play ground	Albert road.	Church compound.	By or near the Cambridge road.
5.	Mirpur Cemetery	Do.	At Mirpur measuring about 8.20 acres.	Waste land.	Kaccha roads leading to Mirpur situated about 1,000ft to its entrance gate.	Waste land a katcha road lead-ing to Faithful-ganj and Hard-ing road pur Bazars.	Waste land.
6.	Hiraman-ka-purwa cemetery.	Do.	At Hiraman-ka-purwa in Cawnpore measuring about 6.11 acres.	Road no.63, Hamir-pur.	Waste land or Ghosi-ana.	A katcha lane and in-habited	A katcha road known as Sisamau Nala.
7.	Subader-ka-talao cemetery.	Do.	Near Subadar-ka-talao in the Cawnpore city Measur-ing about 3.26 acres.	Grand Trunk Loop Road.	Waste land and Muha-mmadan Grave-yard.	Road leav-ing to the cemetery entrance and the Lalimli Settlement	Waste land
8.	Kacheri cemetery	Do.	Near Kacheri in Civil Lines at Cawnpore measuring about 339 acres.	Road no.44	Road no.11	Road no. 11.	Road no. 50.
9.	The garden known as the Memorial Well garden	Do.	At Cawnpore measuring about 38 acres.	An iron fence abutting on the following roads:- 1. North-East - Road no.11 and waste land. 2. South-East - Road no. 11 3. South-West - Mall road. 4. North-West - Road no,.43 and Superintendent's quarters.			
10.	The monu-ment known as Iona Cross garden	Do.	Measuring about 803 sq. yds. A conse-crated garden bounded by an iron railing and stone pillars between British Infantry barracks 6 and 7 and about 200 ft. south of the Cambridge road in Cawnpore cantonment.				

Typed copy of notification:-

22/12/1920

Government of United Provinces
Public Works Department
Buildings and Roads Branch

Dated Allahabad, the 22nd 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 18th November, 1920, published at pages 1951-1885 of Part I of the United Provinces Gazette, dated the 20th Novemebr, 1920, so far as it relates to the undermentioned monument s and to direct that the protection of the remaining monuments or their protection is not considered necessary.

By order,

A.C. Verrieres,
Secretary to Government, United Provinces.

Sl. No.	Name of Monuments	Situation				Bounded by			
		District	Locality	Village	Tahsil	East	West	North	South
1.	A large obelisk of rod sandstone	Bareilly	Twelve miles west of Bareilly City	Fatehganj west of Bhitaura village	Bareilly	..	..	..	..
2.	Tomb of Hafiz-ul-mulk Rehmat Khan the Rohilla Chief	Do	A short distance southwest of the Bareilly city	..	..	..	..	..	..
3.	Sutaiya, an enclosure without any trace of tombs	Do	On Agra and Bhitaura 2nd class local road	..	..	..	..	..	..
4.	Beharipur, an enclosure without any trace of tomb	Do	On Muttra-Kasganj and Bareilly Provincial Road	..	..	..	..	..	..
5.	Closed Cemetery	Do	Near Police outpost Chauraha, Bareilly	..	..	..	..	..	..
6.	The Begum's Masjid of 3 lofty	Do	In Tahsil Amla, 17 miles	..	..	..	..	..	..

Sl. No.	Name of Monuments	Situation		Bounded by			
		District	Locality	East	West	North	South
4.	Wheeler's entrenchment	Cawnpore	Adjoining All Souls Memorial and Church in Cawnpore Cantonment measuring about 12 acres	Gymkhana playground	Albert road	Church compound	by or near the Cambridge road
5.	Mirpur Cemetery	Do.	At Mirpur measuring about 8.20 acres.	Waste land	Kaccha roads lending to Mirpur, situated about 1000ft from Harding road to its entrance gate	Waste land and Katcha road leading to Faithfulganj and Mirpur Bazars	Waste land
6.	Hiraman-ka-purwa cemetry	Do.	At Hiraman-ka-purwa in Cawnpore measuring about 6.11 acres	Road no. 63, Hamirpur	Waste land or Ghosiana	A katcha lane and inhabited	A katcha road known as Sisamau Nala.
7.	Subadar-ka-talao cemetery	Do.	Near Subadar-ka-talao in the Cawnpore city Measuring about 3.26 acres.	Grand Truck Loop Road	Wasteland and		Wasteland
8.	Kacheri cemetery	Do.	Near Kacheri in Civil Lines at Cawnpore measuring about 339 acres	Road no.44	Road no.11	Road no. 11	Road no. 50.
9.	The garden known as the Memorial Wall Garden	Do.	At Cawnpore measuring about 38 acres.	An iron fence abutting on the following roads:- 1. North-East – Road no.11 and waste land. 2. Southeast – Road no.11 3. Southwest – Mall road 4. Northwest – Road no,.43 and Superintendent's quarters.			
10.	The monument known as lona Cross garden	Do.	Measuring about 803 sq. yds. A consecrated garden bounded by an iron railing and stone pillars between British Infantry barracks 6 and 7 and about 200 ft. south of the Cambridge road in Cawnpore cantonment.				

18/11/1920

United Provinces
Public Works Department
Buildings and Roads Branch
Dated Allahabad, the 18th November, 1920.

No. 1412-M.- In exercise of the powers conferred by section 3 sub-section (1) of the Ancient Monuments Preservation Act (VII of 1904), His Honour the Lieutenant-Governor of the United Provinces of Agra and Oudh is hereby pleased to declare the undermentioned ancient monuments to be protected monuments within the meaning of the Act, and to direct that no one shall destroy, remove, alter or deface in any manner, or build in or near the sites of the monuments without having first obtained permission from the Government or its authorised officers.

2. Any objection to the above proposal received in writing by the Local Government within one month from the date of this notification will be taken into consideration.

Sl. No.	Name of Monuments.	Situation.			
		District.	Locality.	Village.	Tahsil.
1.	A large obelisk of red sandstone	Bareilly	Twelve miles west of Bareilly City	Fatehganj west of Bhitaura village	Bareilly.
2.	Tomb of Hafiz-ul-Mulk Rahmat Khan the Rohilla Chief	Do.	A short distance south-west of the Bareilly City	..	..
3.	Sataiya, an enclosure without any trace of tombs.	Do.	On Agra and Bhitaura 2nd class local road	..	..
4.	Behatpur, an enclosure without any trace of tomb	Do.	On Muttra, Kasganj and Bareilly Provincial road	..	..
5.	Closed Cemetery	Do.	Near Police outpost Chauraha, Bareilly	..	..
6.	The Begum's Masjid of 3 lofty domes	Do.	In tahsil Amla, 17 miles south-west of Bareilly	..	..
7.	Tomb of Mausoleum Hermit Shah dera built in the reign of Aurangzeb by Makrand Rai.	Do.	..	..	..
1.	Jama Masjid	Pilibhit	..	..	..

Boundaries By:-
East. Pukka road
West. Garden belonging to Waqf (Masjid property.)
North. Katcha waste land belonging to Waqf (Masjid property)
South. Pukka road.

Sl. No.	Name of Monuments	Situation: District	Locality	Village	Tahsil.
4.	Wheeler's entrenchment	Cawnpore	Adjoining All Souls Memorial and Church in Cawnpore Cantonment	..	..

Bounded By:-
East: Gymkhana play ground
West:-Albert road.
North:Church compound
South:By or near the Cambridge road.

5.	Mirpur Cemetery	Do.	At Mirpur measuring about 20 acres	..	..

Bounded by:-
East:- Wasteland.
West:- Kachha roads leading to Mirpur, situated about 1,000 ft. from Hardinge road to its entrance gate.
North:-Waste land and a kachha road leading to Faithfulganj and Mirpur Bazars.
South:-Waste land.

6.	Hiraman-kapurwa cemetery	Do.	At Hiraman-ka-purwa in Cawnpore measuring about 611 acres.	..	..

Bounded by:-
East:- Road no.63 Hamirpur road.
West:- Waste land and Ghoosiana.
North:-A kachha land and inhabited site.
South:-A kachha road known as Pisamau Nala.

7.	Subehdar-ka-Talao cemetery	Do.	Near Subadar-ka-Talab in the Cawnpore city measuring about 3.25 acres.	..	..

Bounded by:-
East:-Grand Trunk Loop Road.
West:-Waste land and Muhammadan Graveyard.
North:-Road leading to the cemetery entrance and the Lalimli Settlement.
South:-Waste land.

8.	Katchery cemetery	Do.	Near Kacheri in Civil Lines at Cawnpore measuring about 339 acres.	..	..

Bounded by:-
East:- Road no. 44.
West:- Road no.
North:-Road no.11.
South:-Road no.50.

9.	The garden known as the Memorial well garden.	Do.	At Cawnpore measuring about 38 acres	..	..

Typed copy of notification:-

18/11/1920

United Provinces
Public Works Department
Buildings and Roads Branch
Dated Allahabad, the 18th November, 1920

No. 1412-.M.- In exercise of the powers conferred by section 3 sub-section (1) of the Ancient Monuments Preservation Act (VII of 1904), His Honour the Lieutenant-Governor is hereby pleased to declare the undermentioned ancient monuments to be protected monuments within the meaning of the Act, and to direct that no one shall destroy, remove, alter or deface in any manner, or build in or near the sites of the monuments without having first obtained permission from the Government or its authorised officers.

2. Any objection to the above proposal received in writing by the Local Government within one month from the date of this notification will be taken into consideration.

Sl. No.	Name of Monuments	Situation			
		District	Locality	Village	Tahsil
1.	A large obelisk of rod sandstone	Bareilly	Twelve miles west of Bareilly City	Fatehganj west of Bhitaura village	Bareilly
2.	Tomb of Hafiz-ul-mulk Rehmat Khan the Rohilla Chief	Do	A short distance southwest of the Bareilly city	..	..
3.	Sutaiya, an enclosure without any trace of tombs	Do	On Agra and Bhitaura 2nd class local road	..	..
4.	Beharipur, an enclosure without any trace of tomb	Do	On Muttra, Kasganj and Bareilly Provincial Road	..	..
5.	Closed Cemetery	Do	Near Police outpost Chauraha, Bareilly	..	..
6.	The Begum's Masjid of 3 lofty domes	Do	In Tahsil Amla, 17 miles southwest of Bareilly	..	..
7.	Tomb of Mausoleum Hermit Shah dena built in the reign of Aurangzeb by Makrand Rai	Do	..	..	..
1.	Jama Masjid	Pillibhit	..	..	..

Bounded By:-

East Pukka road
West Garden belonging to Waqf (Masjid property)
North Katcha waste land belonging to Waqf (Masjid property)
South Pukka road

Sl. No.	Name of Monuments	Situation			
		District	Locality	Village	Tahsil
4.	Wheeler's entrenchment	Cawnpore	Adjoining All Souls Memorial and Church in Cawnpore Cantonment	..	..
Bounded By :- East: Gymkhana play ground West: Albert road North: Church compound South: By or near the Cambridge road					
5.	Mirpur Cemetery	Do.	At Mirpur measuring about 20 acres.	..	..
Bounded By :- East: Wasteland. West: Kacha roads leading to Mirpur, situated about 1,000 ft. from Hardings road to its entrance gate. North: Waste land and a kachha road leading to Faithfulganj and Mirpur Bazars. South: Waste land.					
6.	Hiraman-kapurwa cemetry	Do.	At Hiraman-kapurwa in Cawnpore measuring about 6.11 acres	..	..
Bounded by :- East: Road no. 63 Hamirpur road. West: Waste land and Ghoosiana. North: A kachha land and inhabited site. South: A kachha road known as Sisamau Nala.					
7.	Subadar-ka-talao cemetery	Do.	Near Subadar-ka-talao in the Cawnpore city Measuring about 3.26 acres.	..	..
Bounded by :- East: Grand Trunk Loop Road. West: Waste land and Muhammadan Graveyard. North: Road leading to the cemetery entrance and the Lalimli Settlement. South: Waste land.					
8.	Kacheri cemetery	Do.	Near Kacheri in Civil Lines at Cawnpore measuring about 339 acres	..	..
Bounded by :- East: Road no. 44. West: Road no. North: Road no. 11. South: Road no. 50.					
9.	The garden known as the Memorial Wall Garden	Do.	At Cawnpore measuring about 38 acres.	..	..

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/ Commercial and other multi-storey buildings	Double basements are allowed in 4000 Sqm. 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:**
   b. 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.
   c. The trees will be planted on both sides of the road when the width is more than 12m.
   d. 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.

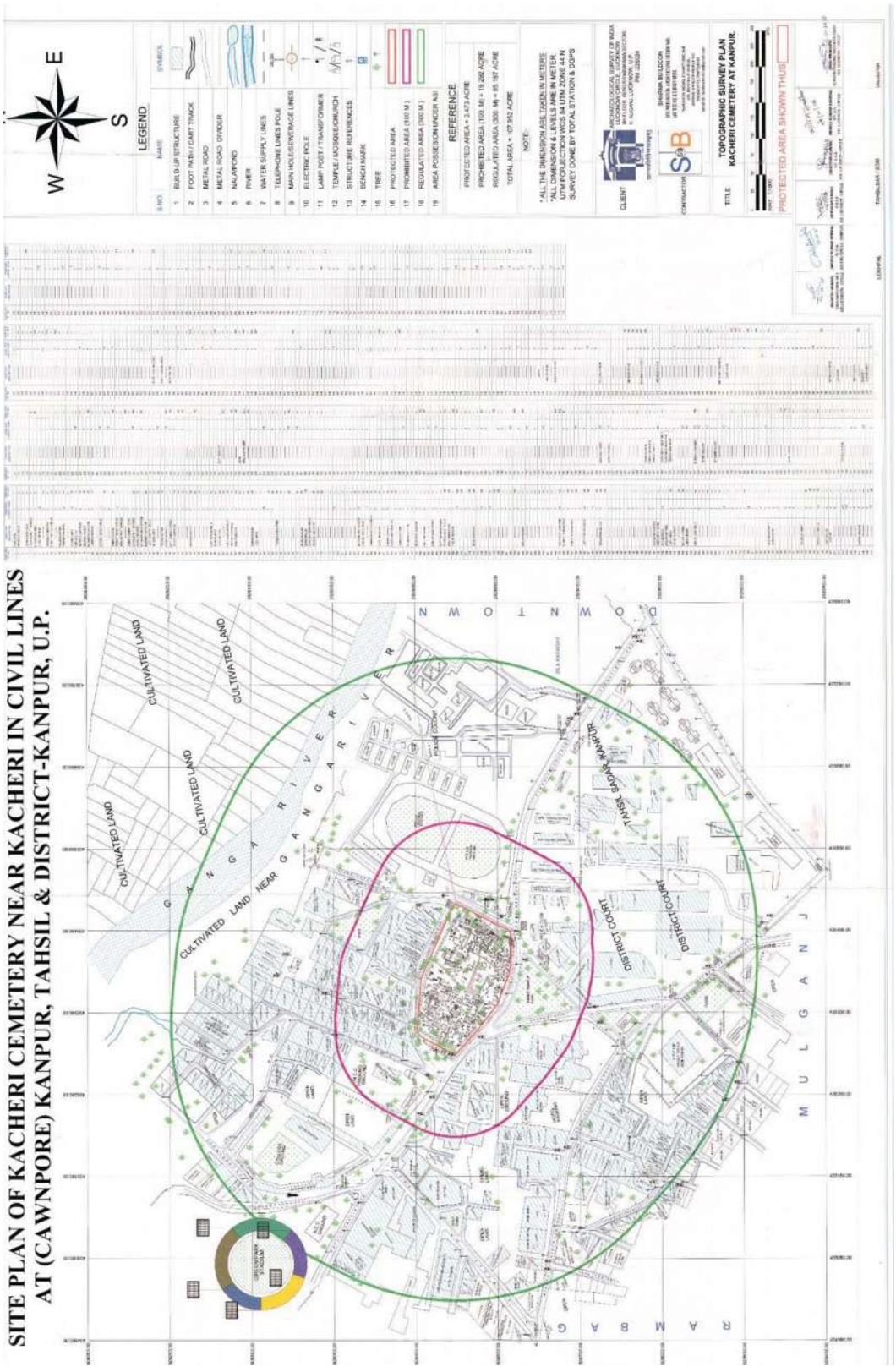
5. In institutional areas, public amenities, and playgrounds, 20 percent of the open area is reserved for greenery, where 25 trees are planted per hectare.
   Notes: - All the above clauses are mentioned in (the Uttar Pradesh Development Authority Building Construction and Development sub-method-2008) under the Uttar Pradesh Municipal Planning and Development Act -1973.

Other Considerations:

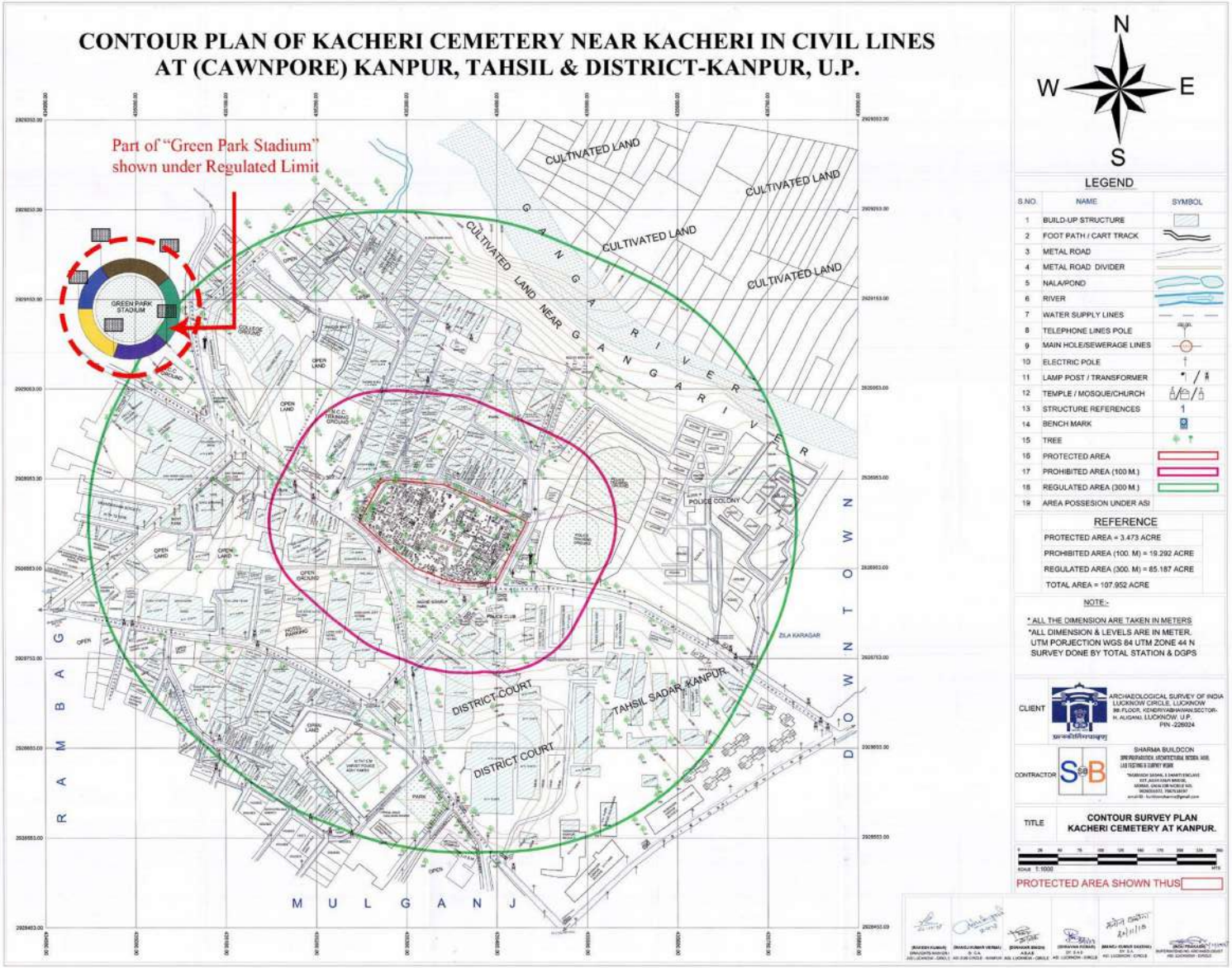
1. Before granting approval for the construction of multi-residential units on the plots, the applicant must deposit development charges with the Uttar Pradesh Urban Planning and Development (Determination, Acquisition and Collection of Development Charges) Rules, 2014.
2. Integrating more than one plot 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.
8. 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.



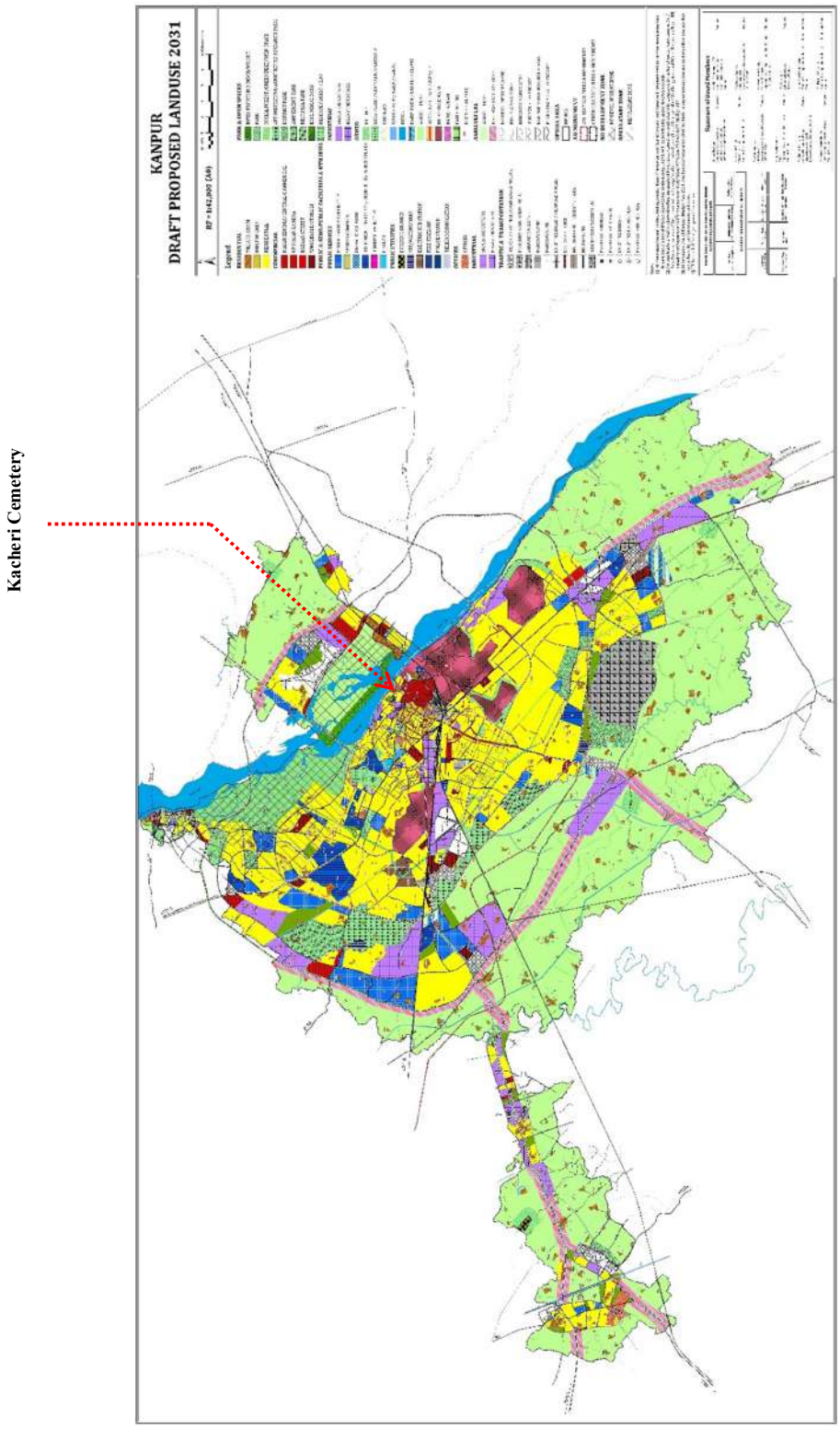
Map 4a: Site Plan showing protected boundary of Kacheri Cemetery, Civil Lines, Kanpur, Uttar Pradesh.



Map 5b: Contour Plan showing protected boundary of Kacheri Cemetery, Civil Lines, Kanpur, Uttar Pradesh.

ANNEXURE-V

Developmental plan as available by the local authorities.



ANNEXURE-VI

Images of the Monument and its Surroundings

Plate 1: Overview of Kacheri Cemetery – West View.

Plate 2: Overview of Kacheri Cemetery – West View.

Plate 2: Overview of Kacheri Cemetery Surroundings – Southeast View.

Plate 3: Overview of Kacheri Cemetery Surroundings – Southwest View.

Plate 4: Overview of Kacheri Cemetery Surroundings - Northeast View.

Plate 5: Overview of Kacheri Cemetery Surroundings - Northwest View.

Plate 6: Overview of Kacheri Cemetery Surroundings - Northeast View.

Plate 7: Overview of Kacheri Cemetery Surroundings - Northeast View towards Parade Ground.

References

GIS Based Kanpur Master Plan-2031 (Draft) Under AMRUT Scheme prepared by the Town & Country Planning Department, Housing and Urban Development Department, Government of Uttar Pradesh. pp. 250, 256.

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