F.No. 15-293/NMA/HBL-2024
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 Protected Monument "**Kotwali Chabutra, Champawat, Dehradun**" have been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

i. National Monuments Authority **www.nma.gov.in**
ii. Archaeological Survey of India **www.asi.nic.in**
iii. Archaeological Survey of India, Dehradun Circle **www.asidehraduncircle.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 **arch-section@nma.gov.in** latest by 1st June, 2024. 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. 1st June, 2024 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
1st May, 2024

सत्यमेव जयते

भारत सरकार

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Kotwali Chabutra, Champawat, Dehradun

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 Protected Monument **Kotwali Chabutra, Champawat, Dehradun**, prepared by the Competent Authority, in consultation with the Amity School of Architecture and Planning, Amity University, Lucknow UP, 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;

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

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

CHAPTER I

Preliminary

1.1 **Short title, extent and commencements:**

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2024 of Protected Monument - "Kotwali Chabutra, Champawat, Dehradun".

(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.

1.2 **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 thereunder.

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 Protected Monuments/ Sites/ Group of Monuments:

3.1 Location and Setting of the Monument:

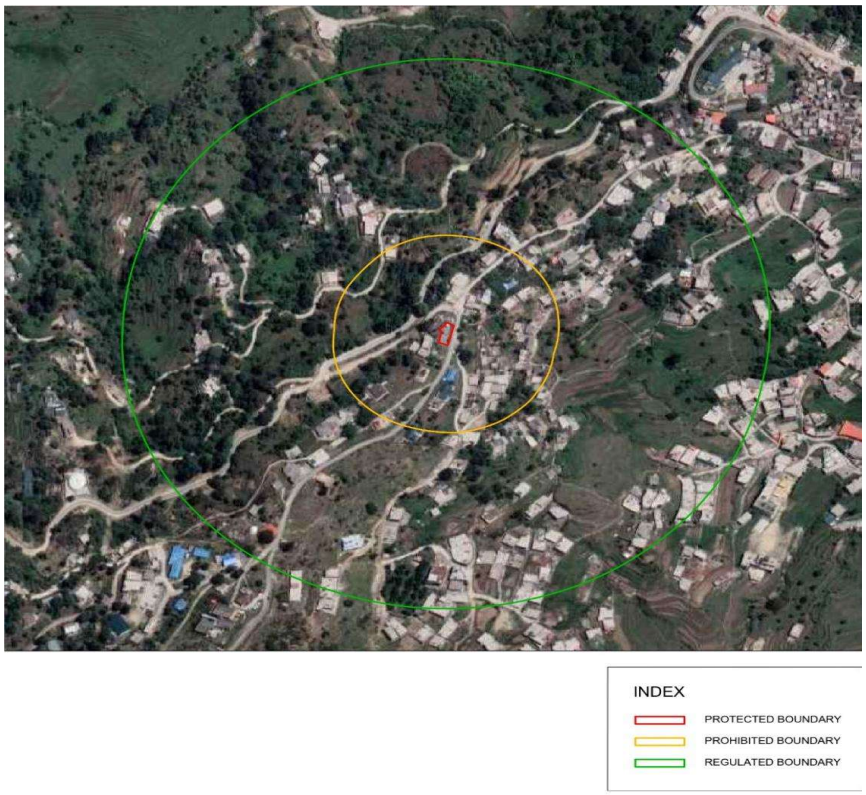
The location of the Centrally protected monument lies within the city of Champawat, Uttarakhand. The geographical co-ordinates are 29°20'11.70" North Latitude and 80°5'25.44" East Longitude.

Within the eastern Kumaon division of Uttarakhand lies Champawat, a town bordering the Nepal region to the east, Udham Singh Nagar district to the south, Nainital district to the west and Almora district to the northwest. The district Champawat is the dynasty of Chand rulers. They built temples and monuments in their ancient capital. The Baleshwar, Devidhura, Pancheshwar, Poornagiri temple are few such architectural building which built by the Chand dynasty.

Kotwali Chabutra in Champawat boasts of historical significance. In the past, it served as a recreational destination and a place for public court proceedings for Champawat royalty. This structure is located near another Centrally protected monument, Group of Baleshwar Temples with Naula or covered spring, 700 m. away in east direction.

Champawat can be reached from Delhi through a journey of around 455 kms through NH 09. The most direct routes are in west direction via Haldwani (294 kms.) and Bhowali (132 kms.). For passengers arriving by bus, the Champawat Bus Stand is conveniently located just 500 meters from the protected area in east direction. The air travellers can use the Pant Nagar Airport, which is located 170 kms. away. For traveling by train, the nearest railway station is Kathgodam, 58 kms. away in south-west direction. Tanakpur railway station provides an alternative at a distance of approximately 75 kms. in south direction.

This bye-law is to be read in conjunction with the Heritage bye-law of '"(i) Group of Baleshwar Temples and the land adjoining enclosed by stone walls & (ii) Naula or covered spring attached to the Baleshwar Temples, Champawat.'



3. Fig.3.1 The Kotwali Chabutra, Champawat, Uttarakhand

The Protected Boundary Map of the Centrally Protected Monument – The Kotwali Chabutra, Champawat may be seen in **Annexure-1**.

3.2.1 Notification Map/ Plan as per ASI records:

The copy of Gazette Notification of the Kotwali Chabutra, Champawat may be seen in **Annexure-2**.

3.3 History of the Monument:

The Kotwali Chabutra at Champawat is a historic stone square pavilion. Locally known as Chaumra or Rani ka Chabutra, such structures are prevalent throughout the central Himalayas. Historical evidence suggests that Chabutra once boasted an ornate roof, probably in the Chatri style. Seen as a unique historical structure of its kind, the protected monument is attributed to the Chand kings.

The exact purpose of the structure remains unclear. Local tradition claims that the king used this platform to administer justice. However, its historical significance lies in its past use by the Champawat nobility, potentially for both leisure and official dealings.

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

Kotwali Chabutra, Champawat is a remarkable embodiment of a distinct architectural style that presents a blend of structural finesse and artistic brilliance. Measuring 2.75 meters and 0.83 meters in height, the architectural gem is adorned with meticulous stone carvings that serve as an exquisite representation of the cultural heritage it embodies. At present, a platform decorated with stone panels with embodied motifs and human figures can be seen. There are small colonnaded chhatris or their ruins at the corners.

This architectural marvel against the background of the mountain landscape stands not only as a testimony of ancient glory, but also enhances the picturesque beauty of its surroundings. Stambhs, Chatri and intricate stone carvings of human figures make the monument unique and offer glimpses of its rich historical and cultural significance.

Refer Annexure-III

3.5 Current Status:

3.5.1 Condition of the Monument- condition assessment:

The maintenance and preservation of the Centrally Protected Monument (CPM) and its protected area is the exclusive domain of Archaeological Survey of India (ASI). The Photographs depicting the present condition of the protected monument is appended in **Annexure –III**.

3.5.2 Daily footfalls and occasional gathering numbers:

The protected monument is not popular among the locals or tourists alike. The footfall, at present, is 10 persons per day (As provided by Dehradun Circle, ASI). The monument is visited occasionally by authorised personals for maintenance purposes only.

CHAPTER IV

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

4.1 Existing zoning:

No zoning regulations or master plan has been prepared till date, by the local authorities.

4.2 Existing Guidelines of the local bodies:

Since, no land use plan/ master plan/ zoning regulations are prepared by the local authorities, therefore, this Heritage bye-law takes precedence over the local building bye-laws. Consequently, alterations to the existing land use are prohibited. When formulating land-use plans/ master plans/ zoning regulations, etc., it is imperative to consider and incorporate the provisions outlined in this bye-law. Provisions related to height and building construction can be referred in Chapter VI, Section 6.13 of this heritage byelaw. Other on-site building construction related parameters, and other safety related provisions from earthquake, fire, etc., may be referred from 'The Building Construction and Development bye-laws/ regulations, 2011 (amendment 2015), as amended from time to time.

Refer 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.

5.1 Survey plan of:

Survey Plan of the Kotwali Chabutra, Champawat may be seen in **Annexure- I**.

The detailed information may be seen at **Annexure-II (b)**.

5.2 Analysis of surveyed data:

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

The prohibited area and regulated area for 'Kotwali Chabutra, Champawat' are listed below:

Protected Boundary:	202.3428 Sq. Mts. approx.
Prohibited Boundary:	38080.92 Sq. Mts. approx.
Regulated Boundary:	302138.3 Sq. Mts. approx.

Salient Features:

The protected site holds significant historical characteristics as it is linked with Chand dynasty. The prohibited and regulated area is punctuated with historical built forms of hill fort, temples along with a glimpse of traditional Kumauni architecture. Furthermore, contributing to its ecological significance is the expansive vista it provides of the Nanda Devi, Panchachuli, and Trishul mountain ranges.

5.2.2 Description of built-up area:

a) North: The residential settlement with G construction lies in Prohibited Area along with a commercial property ranging G. Regulated Area covers a large green area.
b) South: The residential settlement and commercial property lie in Prohibited area are ranging G. The Regulated Area consists of G to G+1 category of residences.
c) East: The residential settings are G and G+1 lies in Prohibited Area. Residential buildings are G and G+2, while commercial building is G in Regulated Area.
d) West: Residential property ranges from G to G+2 in Regulated Area.
e) North-East: The residences range from G to G+1 in Prohibited Area along with office buildings like BSNL. The residential setting are G and G+1 and

commercial property with G+3 construction lies in Regulated Area along with Nagnath Temple.

f) South-East: The residential buildings are G and G+1 construction lies in Prohibited Area. The built up comprises of residential development from G to G+1, in Regulated Area.
g) North- West: G to G+1 lies in Regulated Area.
h) South -West: The residential region from G to G+1 can be seen in Prohibited area along with G building for commercial. Residential buildings are G to G+1 and commercial properties are G+2 in Regulated Area. It includes Bhartiya Prasaran Nigam, PWD office, Irrigation Sub Division office and other buildings that is overlooked by government.

5.2.3 Description of green/open spaces:

The agricultural open spaces along with plotted unbuilt land area can be seen.
Prohibited Area:

a) North: The dense green spaces along with cultivated land.
b) South: Open plotted land and cultivated land are observed.
c) East: Open cultivated land and open areas are observed.
d) West: The dense green areas can be seen.

Regulated Area:

a) North: Most of the area is covered with green landscape.
b) South: Open space and cultivated land along with few buildings.
c) East: Open space and cultivated land along with building settings.
d) West: Large land is covered with green spaces with small streams.

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

The District Hospital Road lies in east direction of the monument that travels in north to south direction. It allows direct access to the centrally protected monument. It can be accessed from NH09 which is 500 mts in the eastern direction. Another road is Lauwapani road in west direction of the monument which also travels from north to south direction. It also creates a junction with District hospital road in north direction of the monument. A motorable road lies in south west direction that further adjoins the district hospital road.

5.2.5 Heights of buildings (Zone wise):

Prohibited Area:

a) North: The building height ranges from 3 m to 7.3 m.
b) South: The building height ranges from 3 m to 6 m.
c) East: The building height ranges from 3 m to 6 m.
d) West: No building observed.

e) North-East: The building height ranges from 3 m to 9 m.

f) South-East: The building height ranges from 3 m to 6 m.

g) North-West: No building observed.

h) South-West: The building height ranges from 3 m to 6 m.

Regulated Area:

a) North: The building height ranges to 5.1 m

b) South: The building height ranges from 3 m to 6 m.

c) East: The building height ranges from 3 m to 12 m.

d) West: The building height ranges from 3 m to 9 m.

e) North-East: The building height ranges from 3 m to 12 m.

f) South-East: The building height ranges from 3 m to 12 m.

g) North-West: The building height ranges from 3 m to 9 m.

h) South-West: The building height ranges from 3 m. to 9 m.

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

There is a no State protected monument available in Prohibited and regulated area. The Group of Baleshwar temples, Champawat, Uttarakhand' (Centrally Protected Monument), is approximately 700 m to the east of the monument. Apart from that, historical buildings namely Rajbunga fort (currently used as Tehsil office, Champawat) which is 600 m. away and Nagnath temple, with traditional architectural style is 550 m. away from the monument and Dak bungalow can be seen in north-east direction approximately 1 km. away from the monument under regulated area.

5.2.7 Public amenities

At present, the public amenities are not available at the protected monument. The signages are placed at the entrance. The public toilets can be seen in commercial development along the NH09.

5.2.8 Access to monument:

The protected monument is accessed via District Hospital Road in east direction of the monument. Alternately, it can be accessed by the motorable streets adjoining the various levels across the prohibited and regulated areas leads to Nagnath Temple and Tehsil office that further led to the protected monument.

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

The infrastructure services in the Prohibited and regulated areas are in good condition. The streets and roads are kept clean and absence of open garbage disposal maintains a neat environment. The basic facilities such as street lights, water drainage, waste management, and signboards are placed. The parking for tourists and visitors is not identified.

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

Refer **Annexure-III**

CHAPTER VI

Architectural, historical, and archaeological value of the monument

6.1 Architectural, historical, and archaeological value:

Historical Value: Within the tapestry of local narratives, the Kotwali Chabutra emerges as a cornerstone of community life, embodying a unique blend of judicial solemnity and regal pastime. According to the oral tradition, this site functioned as a communal forum. The historical roots of this site delve into the 13th century during the Chand. This structure stands as a tangible relic to the bygone era.

Architectural Value: The Kotwali Chabutra in Champawat is a stone square pavilion, locally known as Chaumra or Chabutra. Similar structures are widespread throughout the Central Himalaya region. According to visual survey, the chabutra seems to be adorned with a 'Chatri'. The Chatri is supported by 'Stambhs' or columns, along with cross beams. At present, only a few columns along with a raised platform cam be seen. The stone carvings on the Chabutra not only serve as decorative elements but also carry significant symbolic values. The intricacies of dancing figures in various mudras along with human figures playing musical instruments like 'Dhol' or 'Sitar,' can also be seen.

Archaeological value: The protected monument is said to be built by Chand rulers and a standalone historic building of its kind. Such built forms are supposed to be a part of a settlement. It can be seen in the form of ruins as we move around the prohibited and regulated areas which further adds to its archaeological value.

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

The sparse residential and commercial development can be observed in prohibited and regulated areas of the centrally protected monument. At the moment, minimal impact of development and urbanization can be seen.

Refer **Annexure-III**

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

(i) Visibility from all the direction of Prohibited and Regulated Area to the monument.

The visibility of the Centrally protected monument from the prohibited and regulated area is limited due difference in elevations. It is also attributed to the construction works in its immediate surroundings.

(ii) Visibility from the Monument.

The Centrally protected monument prominently placed on a higher elevation, granting a panoramic view of the surroundings. The sparse settlement and cultivated land can be observed from the monument.

6.4 Land-use to be identified:

The Master plan or Land use plan of the area is unavailable.

6.5 Archaeological heritage remains other than protected monument:

In the site survey, no other remains are observed except the protected monument. Hence, beyond regulated boundary Protected monument of Group of Baleshwar Temple is nearly located. Apart from that, Nagnath temple and fort remains are some heritage structures that lies beyond regulated boundary.

6.6 Cultural landscapes:

The cityscape is enriched with numerous cultural and religious structures that reflect the local heritage. The influence of monuments and temples is evident in the overall atmosphere of the region with Kotwali Chabutra as a prominent example among the architectural monuments. Although, no cultural activity can be seen in protected, prohibited and regulated area.

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

The Champawat district, which is geographically divided into terai, shivalik, and high mountain ranges, is also home to a high density of trees, which act as a natural refuge for wildlife. It significantly impacts the natural landscape around the Centrally protected monument. The agricultural open area and dense green areas acts as a natural buffer and improves visibility from the protected monument. The prohibited and regulated area is covered by dense group of trees along with cultivated land.

6.8 Usage of open space and constructions:

The open green spaces in north and south direction are largely used for agricultural practices while rest are unbuilt plotted land. Dense vegetation can be seen in west along with sparse settlement in eastern direction.

6.9 Traditional, historical, and cultural activities:

There are no traditional, cultural, and historical activities observed. Although, the fair held at Maha Shivratri at Group of Baleshwar Temples (protected monument located approx. one km apart) attracts devotees from local and nearby areas.

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

The prohibited area is dotted with residential along with that few temples and green open spaces. The north, South, East and West direction of regulated areas holds almost the same skyline with a view of mountain range and build structures sparsely located.

Refer **Annexure-V**

6.11 Traditional Architecture:

Few traces of traditional Koti Banal architecture style can be seen in the the old residences and market shops. They a designed for insulation and warmth, especially during the cold winters. The buildings were locally constructed by the skilled person of the community using conventional materials like stone, mud, timber slates etc.

One of the earliest styles of architecture is the Koti Banal, which is prevalent in Uttarakhand. It demonstrates a thorough comprehension of native materials. According to investigations, the stone and wood structures are also resistant to earthquakes. Stones, slates, and long, thick timber logs are among the locally accessible building materials used to construct the buildings. Stone is a brittle substance, whereas wood is ductile. The tensile property of stone masonry is enhanced by the use of wood reinforcement.

Refer **Annexure-V**

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

No zoning regulations or master plan/ development plan has been prepared till date, by the local authorities.

6.13 Permissible Building related parameters:

6.13.1 Repair and Renovation (in Prohibited and Regulated area):

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority.

The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the protected monument and its surrounding areas. New cladding materials like Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing will not be permitted. Use of locally available building material should be encourage in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of AMASR Act, 1958. Permission for reconstruction in Regulated Area is accorded as per Section 20 C (2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. In case of any type of building or structure located in the prohibited or Regulated area of the protected monument or protected area, collapsed or damaged and found beyond repair due to natural calamities, the permission for reconstruction is accorded as per Rule 16 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates will not be permissible. The new structure should be sympathetic and congruous with the heritage character of the protected monuments and its surrounding area.

6.13.3 New Construction:

6.13.3.A Prohibited Area:

As per Section 20A(4) of AMASR Act, 1958, no new construction including carrying out any public work or project essential to the public or other construction, shall be permitted within the Prohibited Area of the protected monument.

6.13.3.B Regulated Area:

1. **Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, HVAC unit, solar panel, rain water harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof:**

   The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **12 meters** (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof.

   Construction of the basement may not be permitted to mitigate any adverse impact on the structural, safety of the monument

2. **Usage:** Construction may be allowed for residential and mixed use with shops on ground floor and residential in the upper floors.

3. **Façade Design:** The architectural characteristics of monument are distinct; it has minimal effect on residential or small-scale constructions in prohibited and regulated areas. Although there are ample examples of traditional architectural style around the monument. Hence, the facade design of new construction must not overpower the monument. It is recommended that no tile cladding or use of

aluminum composite panels on the exterior facade is permitted. The plumbing and electrical services shall not be on the exterior of the building and use of glazing in façade should be avoided. The use traditional material such as wood and stone in façade to be encouraged.

Any proposed alterations or additions to the historic facade must be reviewed and approved by the ASI with advice from qualified a Conservation professional. The design should be sympathetic to the historic character of the monument.

4. **Roof Design:** The flat roof design to be followed.

5. **Building Material:** Modern building materials may be used for construction. However, timber and stone finishes to be used for external façade.

6. **Colour:** The exterior colour shall be of a neutral tone used in harmony with the monument such as buff sandstone colour, beige and other earth colours.

CHAPTER VII
Site Specific Recommendations

7.1 Site specific Recommendations

i. Site may also have descriptive plaques based on authentic historical narrative.
ii. All signs within the historic precinct should be compatible and harmonious with the special character of the monument and its surroundings.
iii. The installation of signages should not damage the historic fabric, nor diminish the historic character of the monument.
iv. No advertisements in the form of hoardings, bills within the heritage zone will be permitted.
v. Regular upkeep and maintenance of the monument to protect it from any structural damage.
vi. Use of Eco-Friendly vehicles for movement in the vicinity of the monument is recommended.
vii. Local administration may adopt appropriate measures to manage solid waste and parking of old vehicles and tools in immediate surrounding of Centrally protected monument.
viii. Construction of green buildings including best practices like rain water harvesting etc. recommended.
ix. Local administration may adopt mitigation measures to limit vehicular vibrations and emissions from the traffic on the nearby road including use of eco-friendly green vehicles.

7.2 Other Recommendations

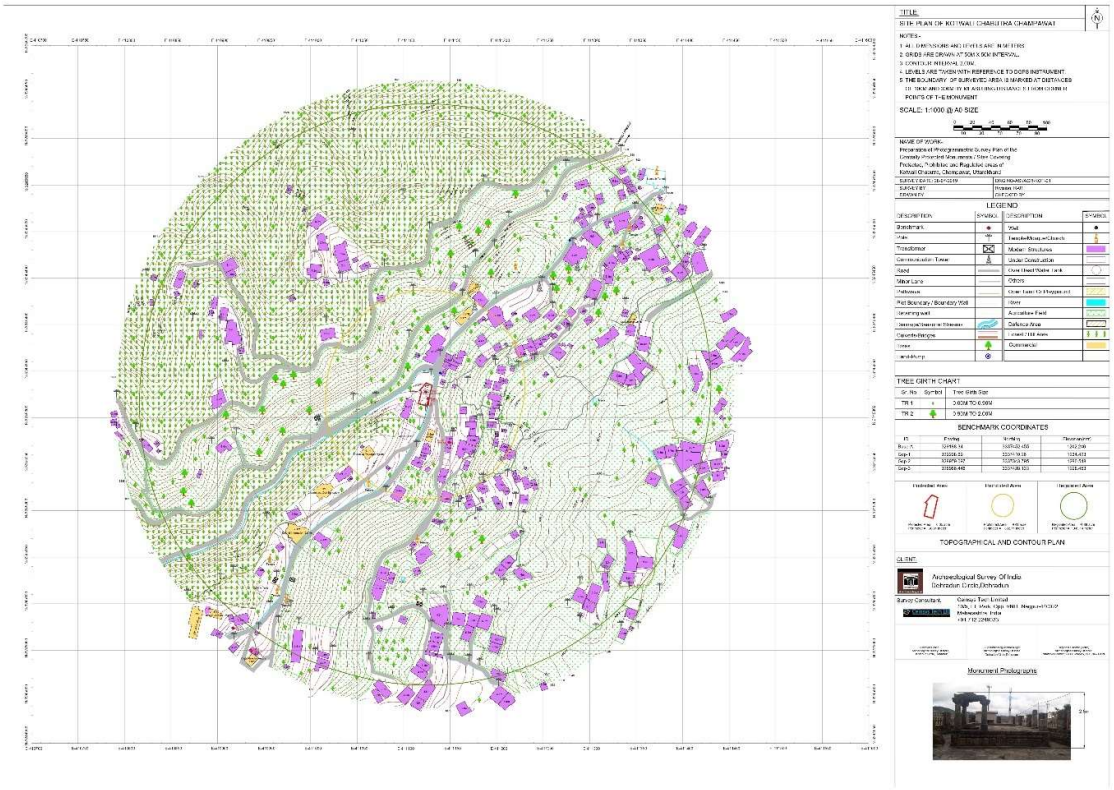
- Extensive public awareness programme may be conducted.
- Provisions for differently abled persons shall be provided as per prescribed standards.
- The area shall be declared as Plastic and Polythene free zone.

.1. National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf

ANNEXURES

ANNEXURE -I

Site Plan/Survey plan prepared by ASI Circle showing Protected, Prohibited and Regulated Area of Kotwali Chabutra, Champawat



Map 1: Site Plan/ Survey plan prepared by ASI Circle showing Protected, Prohibited and Regulated Area of Kotwali Chabutra, Champawat

ANNEXURE -II (a)

INDUSTRIES DEPARTMENT.

LEAVE.

The 21st July, 1916.

No. 1321/XVIII—37.—Staff Sergeant G. Holdsworth, late 2nd European Assistant, Thomason College, Rurki, was on furlough from the 4th April to the 3rd May, 1916, inclusive.

By order of the Hon'ble the Lieut.-Govr., United Provinces,

A. W. PIM,

Secretary to Government, United Provinces.

PUBLIC WORKS DEPARTMENT.

BUILDINGS AND ROADS BRANCH.

Dated Naini Tal, the 22nd July, 1916.

No. 1267E/1B—355.—In supersession of this department notification nos. 877E/1B—355, and 1170E/1B—355, dated the 23rd May and 5th July, 1916, respectively, Mr. L. B. Spilsbury, Executive Engineer, Bareilly, is, under article 260 of the Civil Service Regulations, granted privilege leave for two months, with effect from the 12th June, 1916.

Dated Allahabad, the 22nd July, 1916.

No. 900M./367—36.—In exercise of the powers conferred by section 3, sub-section (1) of Act VII of 1904 (Ancient Monuments Preservation Act), His Honour the Lieutenant-Governor is hereby pleased to propose to declare the following ancient monuments in the Almora district to be protected monuments and to direct that no one shall destroy, remove, alter, or deface, in any manner, or build on or near the site of these monuments without having first obtained permission from 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.

No.	Name of monument.	Situated in—			Boundaries.
		Mauza.	Patti.	District.	
1	Kotwali Chabutra.	On unmeasured land of Champawat.	Talla Charal.	Almora ..	*North*—by the Champawat and Dhunaghat road and fields nos. 2389 and 2391. *South*—by the dâk bungalow compound. *East*—by the road to the dâk bungalow and fields nos. 145 and 146. *West*—by unmeasured land and fields nos. 419 and 420 of mauza Selakhola.
2	Group of Baleswar Temples and land adjoining enclosed by stone walls.	In nos. 3108, 3110-3119 and 3130-1 of mauza Champawat.	Ditto..	Ditto ..	*North*—by fields no. 3127. *South*—by field no. 3109 and Naula and footpath. *East*—by fields nos. 3106 and 3125 and 3126. *West*—by fields nos. 3129, 3127-8.
3	Naula or covered spring attached to Baleswar Temples.	On unmeasured land of Champawat.	Ditto..	Ditto ..	*North*—by field no. 2848. *South*—by „ „ 3105. *East*—by „ „ 3107. *West*—by „ „ 2857.

Dated Naini Tal, the 24th July, 1916.

No. 1279E/1B—414.—Mr. V. G. Hyde-Smith, Executive Engineer, on return from privilege leave, is appointed to the charge of the Meerut division, Provincial Works, with effect from the afternoon of the 17th July, 1916.

Dated Naini Tal, the 25th July, 1916.

No. 1290E/1B—572.—Mr. A. S. Knox, Assistant Sanitary Engineer, on return from privilege leave, resumed charge of his duties at Cawnpore on the forenoon of the 7th July, 1916.

By order of the Hon'ble the Lieut.-Govr., United Provinces,

W. G. WOOD,

Secretary to Government, United Provinces.

TYPED COPY OF NOTIFICATION

INDUSTRIES DEPARTMENT.

LEAVE

The 21st July, 1916.

No. 1321/XVIII-87.-Staff Sergeant G. Holdsworth late 2nd European Assistant, Thomason College, Rurki, was on furlough from the 4th April to the 3rd May, 1916, inclusive.

By order of the Hon'ble the Lieut. Govr., United Provinces,

A. W. PIM,

Secretary to Government, United Provinces,

PUBLIC WORKS DEPARTMENT.

BUILDINGS AND ROADS BRANCH.

Dated Naini Tal, the 22nd July, 1916.

No. 1267E/1B-355.-In supersession of this department notification nos. 877E/1B-355, and 1170E/1B-355 dated the 23rd May and 5th July, 1916, respectively, Mr. L. B. Spilsbury, Executive Engineer, Bareilly, is, under article 260 of the Civil Service Regulations, granted privilege leave for two months, with effect from the 12th June, 1916.

Dated Allahabad, the 22nd July, 1916.

No. 900M/367-36. In exercise of the powers conferred by section 3, sub-section (1) of Act VII of 1904 (Ancient Monuments Preservation Act), His Honour the Lieutenant Governor is hereby pleased to propose to declare the following ancient monuments in the Almora district to be protected monuments and to direct that no one shall destroy, remove, alter, or deface, in any manner, or build on or near the site of these monuments without having Bret obtained permission from 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.

		Situated in-			
No.	Name of Monument	Mau	Patti.	District	Boundaries,
1	Kotwali Chabutra	On unmeasured land of Champawat	Talla Charal	Almora	North-by the Champawat and Dhunaghat road and fields nos,23389 and 2391. South-by the dik bungalow compound, East-by the road to the dek bungalow

					and folds nos 145 and 146. West-by unmeasured land and fields nos, 419 and 420 of matina Selakhola
2	Group of Baleswer Temples and land adjoining enclosed by stone walls	In nos.9108, 8110-8119 and 3130-1 of manu Champawat	Ditto.,	Ditto.	North- by fields no. 3127. South-by field no. 3109 and Naula and footpath East-by fields no. 3106 and 3125 and 3126 West-by fields no. 3129, 3127-8
3	Nauls or covered spring attached to Baleswar Temples	On unmeasured land of Champawat.	Ditto..	Ditto..	North-by field no. 2848 South-by field no. 3105 East- by field no. 3107 West-by field no. 2857

Dated Naini Tal, the 24th July, 1916.

No. 1279E/1B-414-Mr. V. G. Hyde-Smith, Executive Engineer, on return from privilege leave, is appointed to the charge of the Meerut division, Provincial Works, effect from the farm of the 17th July, 1916.

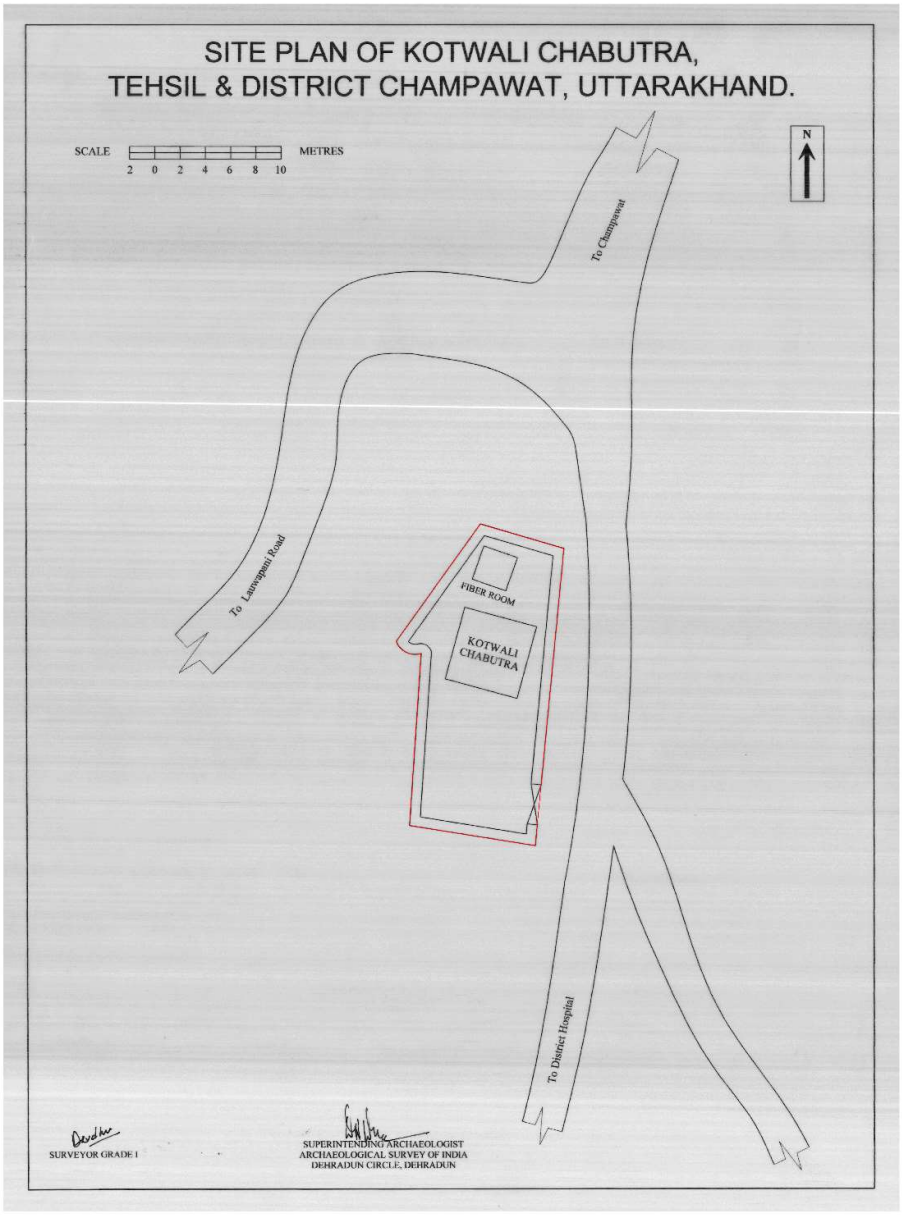
Dated Naini Tal, the 25th July, 1916.

No 1290E/1B-572-Mr. A.S. Knox, Assistant Sanitary Engineer, on return from privilege leave, resumed charge of his duties at Cawnpore on the forenoon of the 7th July, 1916,

By order of the Hon'ble the Lieut. Goer, United Provinces,

W. G. WOOD,

Secretary to Government, United Province



Map 2: The Archival map showing existing Protected Boundary of the Monument

ANNEXURE -III

Images of the monuments and its surroundings

Fig 5.1 Kotwali Chabutara, Champawat and its protected boundary

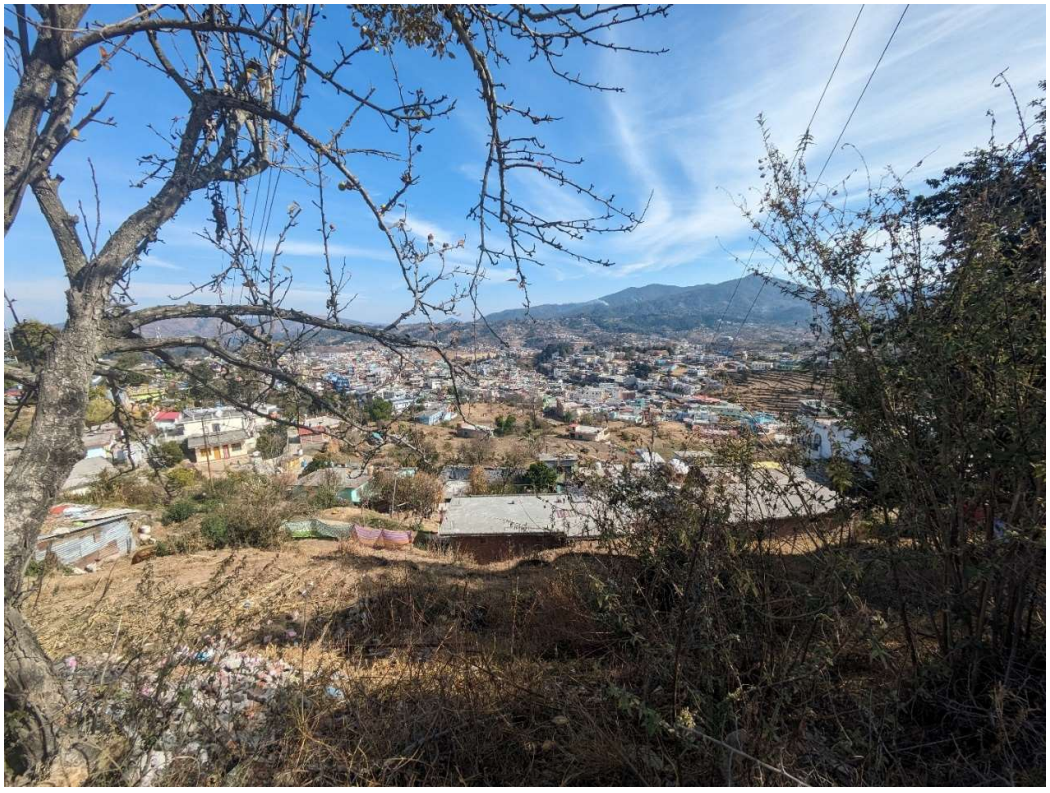


Fig 5.2 The view of the settlement and open area in north-west direction.

Fig 5.3 The view of the settlement and open area in southern direction.

Condition of the Monument

Fig 5.4 The protected monument is in a good state of preservation but collection of debris and solid waste can be seen in immediate surrounding.

Fig 5.5 The parking of old vehicles and tools can be seen in immediate surrounding.

Fig 5.6 The construction of G+2 residential building adjacent to the protected boundary

Traditional Architecture

Fig 5.7 The traditional Koti Banal architecture style in timber and stone along with historic Dak Bangalow.

Fig 5.8 The historic Nagnath temple and fort walls in close proximity