F.No. 15-305/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 "**Ancient site and remains Burzahom, Srinagar**" 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:

a) National Monuments Authority **www.nma.gov.in**
b) Archaeological Survey of India **www.asi.nic.in**
c) Archaeological Survey of India, Srinagar Circle **www.asisrinagar.com**

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 16th August, 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. 16th August, 2024 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
16.07.2024

भारत सरकार
संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir

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 **" Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir "**, prepared by the Competent Authority, 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 hbl-section@nma.gov.in within thirty days of publication of the notification.

The objections or suggestions which may be received from any person with respect to the said draft bye-laws before the expire 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 Archaeological Site and Remains Authority Heritage bye-laws, 2023 of Protected Archaeological Site and Remains - **"Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir Bye-laws 2024"**.

(ii) They shall extend to the entire Prohibited and Regulated Area of the Archaeological Site and Remainss.

(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 Archaeological Site and Remains" means any structure, erection or Archaeological Site and Remains, 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 Archaeological Site and Remains,

(ii) the site of an ancient Archaeological Site and Remains,

(iii) such portion of land adjoining the site of an ancient Archaeological Site and Remains as may be required for fencing or covering in or otherwise preserving such Archaeological Site and Remains, and

(iv) the means of access to, and convenient inspection of an ancient Archaeological Site and Remains;

(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 Archaeological Site and Remainss 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 Archaeological Site and Remainss 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 Archaeological Site and Remains, and the doing of any act which may be necessary for the purpose of preserving a Protected Archaeological Site and Remains 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 Archaeological Site and Remains" means any ancient Archaeological Site and Remains 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 Archaeological Site and Remainss 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 Protected Archaeological Site and Remainss. 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 Archaeological Site and Remains 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 Archaeological Site and Remains 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 Protected Archaeological Site and Remainss. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Archaeological Site and Remainss 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 Archaeological Site and Remainss Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER III

Location and Setting of Protected Archaeological Site and Remainss/ Sites/ Group of Archaeological Site and Remainss:

3.1 Location and Setting of the Archaeological Site and Remains:

The Ancient site and remains Burzahom is an archaeological site located in Srinagar district of Jammu and Kashmir. It is positioned in the North-West side at a distance of 16 km away from Srinagar. The geographical co-ordinates are as following:

Latitude: 34°10’ N and **Longitude**: 74° 52’ E.

It is situated in Burzahom village which lies in Srinagar district of Jammu and Kashmir under the Srinagar circle. It can be accessed through Batapora- Dalgate Road. It is balanced on hill top surrounded by scenic landscape and low-density development. It is elevated at 1800 m. above sea level. It is an archaeological site that includes cultural significance between 3000 BCE and 1000 BCE. It has been added in tentative list of World Heritage Site by UNESCO in 2014.
The Protected Archaeological Site and Remains can be accessed through the connected road network. The nearest bus stop is Inderhama bus stop which is 600 m. away. Nearest bus station is Budgam bus station lies 27 km away. The Srinagar railway station is nearest 25 km. away from the site. Nearest airport is Sheikh-ul-Alam International airport 30km.

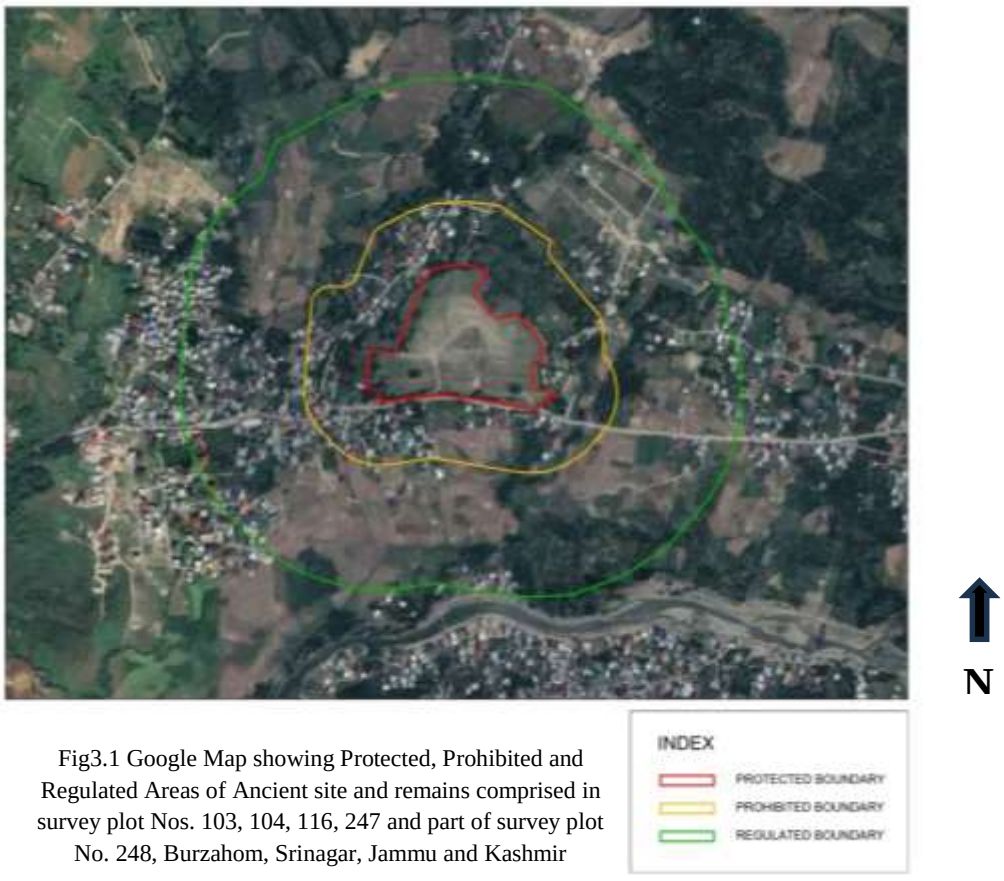


Fig3.1 Google Map showing Protected, Prohibited and Regulated Areas of Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir

3.2 Protected boundary of the Archaeological Site and Remains:

The protected boundaries of the Protected Archaeological Site and Remains – “Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir” may be seen in **Annexure-I**.

3.2.1 Notification Map/ Plan as per ASI records:

The Gazette Notification of the "Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir" may be seen in **Annexure-II**.

3.3 History of the Archaeological Site and Remains:

The ancient site and remains Burzahom, located in Srinagar, Jammu and Kashmir, is a significant testimony to the long history of human habitation in the region. This site very clearly shows the transient stages of cultural significance between 3000 BCE and 1000 BCE in human inhabitancy from the Neolithic period to the Megalithic period to the Early Historic period.

The site was discovered by the Yale Cambridge Expedition in 1935. A more extensive investigation was carried out by the Archaeological Survey of India's Frontier Circle between 1960 and 1971 under T. N. Khazanchi.

The Burzahom excavations, which uncovered layered cultural layers, marked a turning point in Indian archaeology. Reflecting the "geological model" pioneered by Sir Mortimer Wheeler (Director-General of the Archaeological Survey of India) elsewhere in 1944, these meticulous excavations were the first of their kind in Kashmir.[1]

3.4 Description of Archaeological Site and Remains (architectural features, elements, materials, etc.):

The ancient site and remains Burzahom in Kashmir reveal the beginnings of residential architecture in the Neolithic period (Periods I and II).

Excavations brought to light a unique type of housing - pit houses. These underground structures had a distinctive shape – oval or circular pits with narrow tops and a wider base. Crucially, post holes at ground level indicate the use of timber supports for superstructures creating a semi-subterranean dwelling.

The site further reveals the transition in living spaces. Evidence of stone hearths at ground level indicates habitation alongside pit dwellings. The later Neolithic phase witnessed a shift to surface structures potentially coinciding with the development of primitive cultivation as evidenced by storage spaces.

The present state of the Archaeological Site and Remains can be referred from **Annexure-VI.**

3.5 Current Status:

3.5.1 Condition of the Archaeological Site and Remains- condition assessment:

The maintenance and preservation of the Protected Archaeological Site and Remains and its Protected Area is the exclusive domain of Archaeological Survey of India (ASI). The Photographs depicting the present condition of the Protected Archaeological Site and Remains is appended in **Annexure –VI**.

3.5.2 Daily footfalls and occasional gathering numbers:

The daily footfall on the Protected Archaeological Site and Remains is to 5-10 visitors per day.

1 Memoirs of ASI No. 118 - Excavations at Burzahom (1960-1971)' by R.S. Fonia.

CHAPTER IV

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

4.1 Existing zoning:

As per the Master Plan 2015-2035 Srinagar Metropolitan Region (SMR) prepared by Town Planning Organisation, Kashmir, the site of Protected Archaeological Site and Remains is marked as – Heritage. The Prohibited and Regulated Area is marked under Low-density Residential, Plantation and Conservation reserve.

The Ancient site and remains Burzahom, Srinagar are mentioned in Important Heritage Sites and Heritage Zones Map and National and State Protected Archaeological Site and Remains and Heritage Sites Map.

Refer Annexure-V

4.2 Existing Guidelines of the local bodies:

Local bodies guidelines existing guidelines of the local bodies of Jammu & Kashmir Unified Building Byelaws-2021.

Refer Annexure-IV

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 Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir may be seen in **Annexure- I**.

The detailed information may be seen at **Annexure-III**.

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 'Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248, Burzahom, Srinagar, Jammu and Kashmir' are listed below:

Protected Area of the site:	41719.04 sq.m. (10.309 acres)
Prohibited Area of the site:	127314.1 sq.m. (31.460 acres)
Regulated Area of the site:	433252.40 sq.m. (107.059 acres)

Salient Features:

The Neolithic site at Burzahom offers a thorough understanding of the material tools, even before they developed the process for making pottery. The cultivated land, apple orchards and with backdrop mountain ranges offer a serene view and vista. Both areas showcase slow development with countryside living and also provide a ground for further archaeological investigations.

5.2.2 Description of built-up area:

Prohibited Area:

a) North: The built-up ranges G, G+1, G+2 and G+3 which mainly includes residences.

b) South: The built-up ranges G, G+1, G+2 and G+3 including residential and commercial buildings such as Lodge, Hotel, r café and restaurant.

c) East: Very few building settlements is seen which includes residential and commercial buildings ranging G, G+1 and G+2.

d) West: Dense settlement is seen which includes residential, commercial and institutional settings such as Government Middle School, Abu Babur Tour and Travel Agency along with Jamia Mazid. The built-up ranges G, G+1 and G+2.

e) North-East: No built-up is seen.

f) South-East: Very few residential settlements is seen which ranges G, G+1, G +2 and G+3.

g) North-West: Quiet dense settlement is seen which includes residential and commercial buildings. The built-up ranges G, G+1 and G +2.

h) South-West: Dense settlement is seen with residential and mostly commercial buildings such as Explorify Tour and Travel Agency. The built-up ranges G, G+1, G+2 and G+3.

Regulated Area:

a) North: Very few residential settings is seen where built-up ranges G, G+1, G+2 and G+3.

b) South: Few residential buildings along with an institutional complex, TR Memorial College is seen. The built-up ranges G and G+1.

c) East: Building are residential along with some commercial complex is seen. The built-up ranges G, G+1, G+2 and G+3.

d) West: Very dense settlement is seen which includes residential, commercial and institutional buildings such as KMP School, The Burzahom Residency, Hilal Hotel, Hanfina Masjid Wander well Tour and Travel Agency and many others. The built-up ranges G, G+1 and G+2.

e) North-East: Very few residential settings is seen where built-up ranges G, G+1, G+2 and G+3.

f) South-East: Very few residential settings is seen where built-up ranges G, G+1, G +2 and G+3.

g) North-West: No built-up is seen.

h) South-West: Residential and commercial building are seen. The built-up ranges G, G+1 and G+2.

5.2.3 Description of green/open spaces:

The Protected Archaeological Site and Remains is surrounded by a diverse range of green spaces and open spaces subject to the Prohibited Area and Regulated Area.

Prohibited Area:

a) North: Few green and open areas are observed.

b) South: Open plotted land and green areas along with apple orchard are observed.

c) East: Open plotted land and highly dense green areas along with apple orchard and graveyard are observed.

d) West: Few green areas can be seen with graveyard.

Regulated Area:

a) North: Dense green areas, open plotted land and larger cultivated land along with few buildings are observed.

b) South: Highly dense green areas and larger cultivated land along with apple orchard are observed.

c) East: Larger number of vacant plots and some green areas including apple orchard are observed along with few buildings.

d) West: Decent areas are covered with green spaces and cultivated land along with building settings.

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

The Protected Area is in a low-density rural area characterized by a simple network of roads. The vehicular roads surround the Protected Area to the South and West direction. The Burzahom -Bata Pora Road, running from East to West, borders the Southern boundary of the Protected Area and serves as the primary access road. Immediately to the West lies Chaterhama-Bata Pora Road, which joins Burzahom-Bata Pora Road and lead in Northern direction. This offers visitors another route. While there are other minor roads and paths surrounding the Archaeological Site and Remains, particularly to the East and West. The village Burzahom is well connected with roads and streets.

5.2.5 Existing Heights of buildings:

Prohibited Area:

a) North: The building height ranges from 3.5 m to 12.3 m.
b) South: The building height ranges from 3.7 m to 13.7 m.
c) East: The building height ranges from 3.9 m. to 10.7 m.
d) West: The building height ranges from 3.2 m to 9.8 m.
e) North-East: No buildings are observed.
f) South-East: The building height ranges from 5.5 m. to 12.5 m.
g) North-West: The building height ranges from 3.5 m to 11 m.
h) South-West: The building height ranges from 3.7 m to 12.6 m.

Regulated Area:

a) North: The building height ranges to 3.5 m. to 13 m.
b) South: The building height ranges from 3.5 m. to 6.5 m.
c) East: The building height ranges from 3.5 m. to 11.9 m.
d) West: The building height ranges from 3.2 m. to 9.8 m.
e) North-East: The building height ranges from 4.3 m. to 12.9 m.
f) South-East: The building height ranges from 3.5 m to 12.4 m.
g) North-West: No buildings are observed.
h) South-West: The building height ranges from 3.5 m. to 11.7 m.

5.2.6 State Protected Archaeological Site and Remains and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

There is no state protected Archaeological Site and Remains or heritage building within Prohibited and Regulated area.

5.2.7 Public amenities

The signages are placed at the base of the mound leading towards Protected Archaeological Site and Remains. The public amenities including toilets and drinking water facility are not available.

5.2.8 Access to Archaeological Site and Remains:

The Protected Archaeological Site and Remains boasts convenient accessibility from Srinagar which is 16 km far and can be accessed with Burzohom- Batapora road. The road itself runs along the Western and Eastern

boundary of the Archaeological Site and Remains and offers an easily accessible route from that direction.

This intricate network of paths extends towards the South and West from the Archaeological Site and Remains. The availability of the motorable roads further facilitates the movement of visitors to reach the Protected Archaeological Site and Remains.

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 notably good. The common parking space is unavailable.

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

As per the Master Plan 2015-2035 Srinagar Metropolitan Region (SMR) prepared by Town Planning Organisation, Kashmir, the site of Protected Archaeological Site and Remains is marked as – Heritage.

Refer **Annexure-V**

CHAPTER VI

Architectural, historical, and archaeological value of the Archaeological Site and Remains

6.1 Architectural, historical, and archaeological value:

The Ancient Site and Remains, Burzoham in Srinagar are an archeological site that carries historical importance, architectural significance, and majorly archaeological values, between 3000 BCE and 1000 BCE.

Historical Value: This Ancient Site and Remains is of immense historical importance for understanding the prehistoric settlement of the region. The historical value of Burzahom lies in its remarkable record of human activity in several periods. Excavations at the site include a succession of cultures, beginning with the Aceramic and Ceramic Neolithic, followed by the Megalithic and Early Historic periods.

The Pottery Neolithic I Period (3000-2850 BC) is marked by underground and above-ground dwelling pits that depended on the climate, whether it was freezing winter or summer. This pattern continued until the Ceramic Neolithic II A Period (2850-2550 BCE). The Ceramic Neolithic II B Period (2550-1700 BC) included above-ground raised mud platforms resting on natural soil and solid floors. At the end of this occupation, all pits appear to have been filled in and sealed and replaced by rectangular structures (a raised mud platform) built on the surface. The artefacts uncovered, including bone and stone tools and potentially ritual implements, shed further light on the Ceramic Neolithic Periods II A and B. The Megalithic Period III (1500-1000 BC) shows a distinct change in life patterns as indicated by rubble structures and erections. menhirs in grave pits. The Megalithic Period was followed by the Early Historic Period (dated to around the 3rd-4th century AD) which revealed rubble stone walls, the erection of menhirs and mud brick structures.

Chronologically, it is argued that when the Kashmir valley was passing through the Neolithic stage, the Indus valley or parallel river systems witnessed full urbanization, best represented by the developed Indus or Harappan culture. Significantly, the stratified deposits of Burzahom have yielded skeletal remains showing similarities to those found at Harappa, a major center of the Indus Valley Civilization.

Lying at the crossroads of many nations and regions such as Pakistan, Afghanistan, Balochistan, Tibet and China, the valley has experienced constant movements of multiple ethnic groups. As a result, the region has had extensive cultural contact since the Neolithic.

The Neolithic assemblage discovered in the Kashmir Valley is unique in many ways. The presence of typical Neolithic artifacts and skeletal remains of domesticated animals helped define the nature of the food-producing economy at the site from the Aceramic Period to the Ceramic Period. Moreover, the designation of the site as a key representative of the "Northern Neolithic culture" underlines its contribution to our understanding of regional cultural development during the Neolithic Period. The historical significance of Burzahom lies as a vital link in the compilation of Indian prehistoric narrative.[2]

Architectural Value: The ancient site of Burzahom provides a fascinating look into the development of residential architecture during the Neolithic period (Periods I and II), Megalithic and Historical periods. Excavations have revealed intriguing evidence of unique habitation not found elsewhere in the region.

2 Memoirs of ASI No. 118 - Excavations at Burzahom (1960-1971)' by R.S. Fonia.

One of the most notable architectural aspects of Burzahom is the use of pit dwellings. These underground structures had a distinctive shape - oval or circular pits that were narrow at the top and wider at the base. Archaeologists have identified post-holes at ground level, indicating the use of wooden supports for superstructures, which likely extended over the pit itself. Further excavations uncovered a series of shallow dwelling pits and pit chambers that were smaller, shallower, and rectangular in plan. This innovative design suggests a well-developed approach to building and living in the Neolithic period.

The site also reveals a transitioning living space. While pit dwellings were predominant initially, the presence of stone hearths at ground level suggests the existence of dwellings above ground. In the later Neolithic phase, some pit dwellings were transformed into surface structures. This change may have coincided with the development of primitive cultivation, as indicated by storage areas potentially used for harvested crops.

The architectural remains at Burzahom offer valuable insights into the creativity and adaptability of Neolithic societies in Kashmir. The unique pit dwellings with timber support structures, along with the transition to surface dwellings, provide a compelling narrative of their evolving architectural practices.

Archaeological value: Excavations at Burzahom have uncovered a stratified sequence spanning four periods, providing valuable insights into the prehistory of Kashmir. The site offers evidence of the inhabitants' subsistence strategies, including hunting and gathering, early agriculture, and potential trade links indicated by artifacts. Additionally, the site demonstrates technological advancements through the progression from early pottery to wheel-made pottery and the use of copper objects. Burzahom is crucial for understanding the prehistoric development of Kashmir and its connection with wider cultural spheres.

Periods I and II: Neolithic Tapestry (Aceramic and Ceramic Period)

Unique Living Practices: Burzahom's most notable contribution lies in its remarkable Period I pit dwellings. These subterranean structures with wooden superstructures represent a unique architectural style not found elsewhere in the region. Period II witnessed a transition to single-story dwellings, potentially associated with the development of agriculture.

Subsistence strategies and potential trade: Excavated bone and stone tools from both periods indicate a hunting and gathering economy. The presence of the lens during this period suggests potential interactions or trade networks that may have extended into Central Asia through the Himalayas.

Evolution of Material Culture: Period I pottery is crude and hand-made, while Period II contains advances such as burnished black ware and even a circle-turned red ware vessel containing carnelian and agate beads. This indicates the development of craft specialization and exchange networks.

Artistic expression: A remarkable find from Period II is a stone slab depicting a hunting scene. This offers a glimpse into the belief systems and daily lives of these ancient people.

Period III: Continuity and Transformation (Megalithic Period)

Gradual change: The presence of rubble structures and standing menhirs (large stones) erected within the grave pits during this period indicates a gradual transition from the Neolithic to the Megalithic way of life. These structures may have served as markers of significant events for the community.

Technological Advances: While hunting remained important, advances were evident in craftsmanship with the use of wheel-made pottery, copper objects, and improved bone and stone tools. The appearance of copper arrowheads indicates the development of metallurgy.

Period IV: Reference to the Later Past (Early Historic Period)

Architectural and Technological Advances: Mudbrick structures and improved pottery techniques reflect advances in this final phase. The presence of iron artifacts suggests further technological progress.[3]

The archaeological significance of Burzahom lies in its demonstration of the development of human settlements and its unique portrayal of the changing lifestyles and technological advancements of human societies in various prehistoric periods.

6.2 Sensitivity of the Archaeological Site and Remains (e.g., developmental pressure, urbanization, population pressure etc.):

The Protected Area of the Archaeological Site and Remains is surrounded by low density residential development, cultivated land and apple plantations. The slight surge in residential development can be seen on areas previous marked as agricultural land. Few unbuilt constructions work can be seen along the protected boundary of the Archaeological Site and Remains.

6.3 Visibility from the Protected Archaeological Site and Remains or Area and visibility from Regulated Area:

The Protected Archaeological Site and Remains holds a prominent position atop an elevated landform serves as a vantage point, unfolding panoramic vistas across the surrounding landscape. The view from the Protected Area encompasses both the nearby residential development and the wider scenic tapestry. The Northern direction offers the view of mountain ranges. The Eastern and Southern consists of apple plantations, agricultural land with scattered residences. The Western side consists of low-density residential development.

The visibility of the protected site is limited from Western and Northern direction due to plantation and built structures. Although it is clearly visible from the remaining directions.

Refer **Annexure-VI**

6.4 Land-use to be identified:

As per the Master Plan 2015-2035 Srinagar Metropolitan Region (SMR) prepared by Town Planning Organisation, Kashmir, the site of Protected Archaeological Site and Remains is marked as – Heritage. The Prohibited and Regulated Area is marked under Low-density Residential and Plantation.

Refer **Annexure-V**

6.5 Archaeological heritage remains other than Protected Archaeological Site and Remains:

The Protected Archaeological Site and Remains highlights the shifts in human settlement patterns from the Neolithic to the Megalithic and early Historic periods.

3 Memoirs of ASI No. 118 - Excavations at Burzahom (1960-1971)' by R.S. Fonia.

Although, no other identified archaeological heritage remains other than protected site can be seen.

6.6 Cultural landscapes:

The Srinagar city landscape is dotted with the several cultural and heritage structures. Although no such activities enriching the cultural landscape can be observed in prohibited and regulated area.

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

The mountain ranges in North along with plantation and cultivated land in Eastern and Southern part form a significant natural landscape. The natural nalha in North-West part of the Regulated Area enhances the ecological value. The arrangement of such green spaces adds aesthetic and environmental value and creates a harmonious combination of nature and heritage within and beyond the Protected Area.

6.8 Usage of open space and constructions:

Majorly, most of the open spaces are used as cultivated lands, and apple orchards. There are limited number of constructions observed in north and south direction which majorly includes residential along with mixed use development. The vacant plots can be seen in eastern direction while western part consists of dense residential development.

6.9 Traditional, historical, and cultural activities:

Within the area of protected, Prohibited and Regulated area, there is no observation of any traditional, historical and cultural activities. Although, the local bakers known as Nanwais with unique tandoor setting can be seen in the western part of the regulated area. It is an integral component of local neighborhoods.

Refer **Annexure- VI**

6.10 Skyline as visible from the Archaeological Site and Remains and from Regulated Areas:

From the Protected Area, open areas and scattered residences lies as skyline in Southern and Eastern direction while residential development can be seen in North and West direction. Along with that few green open spaces are also visible.

Refer **Annexure- VI**

6.11 Traditional Architecture:

The protected, prohibited, and regulated areas do not have any examples of traditional architecture. Although, the prevalent construction adapted modern materials but follow the features of traditional architecture of Kashmir. The RCC construction further cladded with wood or any natural finish along with pitch roof with traditional roof tiles.

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

The Master Plan 2015-2035 Srinagar Metropolitan Region (SMR) prepared by Town Planning Organisation, Kashmir, the site of Protected Archaeological Site and Remains is marked as – Heritage.

Refer **Annexure-V**

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 Archaeological Site and Remains 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 encouraged 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 20C (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 Archaeological Site and Remains 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 Archaeological Site and Remains and its surrounding area.

6.13.3 New Construction:

6.13.3.A. Prohibited Area:

As per Section 20A (4) of the 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 Archaeological Site and Remains.

6.13.3.B. Regulated Area:

All the development control norms and building regulations specified in the ‘Jammu & Kashmir Unified Building Byelaws-2021' prepared by the Housing & Urban Development Department, Government of Jammu & Kashmir, as and when amended shall be applicable. However, the height and other parameters specified in this document shall be applicable in the Regulated Area of the Protected Archaeological Site and Remains.

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 10.5 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 Archaeological Site and Remains.

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 façade design of new construction should be minimalistic in nature, so that it does not overpower the Archaeological Site and Remains and the overall heritage character of the surrounding area. The façade design should be subtle, plastered and painted in earthy colours (white, grey, beige, brown etc.)

4. **Roof Design:**

   i. Traditional pitch roof structure with traditional roof tiles to be followed.
   ii. Erection of Structures, even of temporary nature, using materials such as aluminium, fibre glass, polycarbonate or similar materials should be discouraged on the roof of the building.
   iii. All services such as large air conditioning units, rooftop water storage tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets, louvers, jaalis or other such design elements). All of these services must be included in the maximum permissible height.

5. **Building Material:** Consistency in building materials and colour along all street façades of the Archaeological Site and Remains may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes. Traditional building materials such as brick masonry and stone finishes should be used for external façade.

6. **Colour:** The exterior colour should be of a neutral tone in harmony with the Protected Archaeological Site and Remains such as buff sandstone colour, white, beige and other earthy colours which do not create a harsh contrast with the protected Archaeological Site and Remains and its immediate surroundings.

7. **Other Regulations:** Proposal for construction of any large-scale public infrastructure project like foot-over bridges, flyover, multi-level parking or any such project will be subject to a detailed Heritage Impact Assessment report.

CHAPTER VII

Site Specific Recommendations

7.1 Site specific Recommendations

i. Site may also have descriptive plaques based on authentic historical narrative. These should be provided in braille also.
ii. All signage within the historic precinct should be compatible and harmonious with the special character of the Archaeological Site and Remains and its surroundings.
iii. LED or digital signs, plastic fiber glass or any other highly reflective synthetic material should not be used for signages in the vicinity of the protected Archaeological Site and Remains or its immediate surrounding areas.
iv. The installation of signages should not damage the historic fabric, nor diminish, nor diminish the historic character of the Archaeological Site and Remains.
v. No advertisements in the form of hoardings, bills and posters to be permitted near the Archaeological Site and Remains, especially on the boundaries of the Archaeological Site and Remains.
vi. Use of Eco-Friendly vehicles for movement in the vicinity of the Archaeological Site and Remains is recommended to mitigate adverse impact on the Archaeological Site and Remains due to vehicular emissions.
vii. Construction of green buildings including best practices like rainwater harvesting etc. is recommended.
viii. Any repair and renovation in the buildings abutting the perimeter of the Archaeological Site and Remains should be carefully supervised so that it does not have any adverse impact on the structural integrity of the Archaeological Site and Remains.
ix. Visitor facilities and amenities such as illumination, clean and functioning toilets, provision of clean drinking water, shade, and benches for seating and proper signages and information boards should be considered in the vicinity of the Protected Archaeological Site and Remains as per feasibility.
x. The improvement plan for infrastructures services such as solid waste management and parking should be considered.

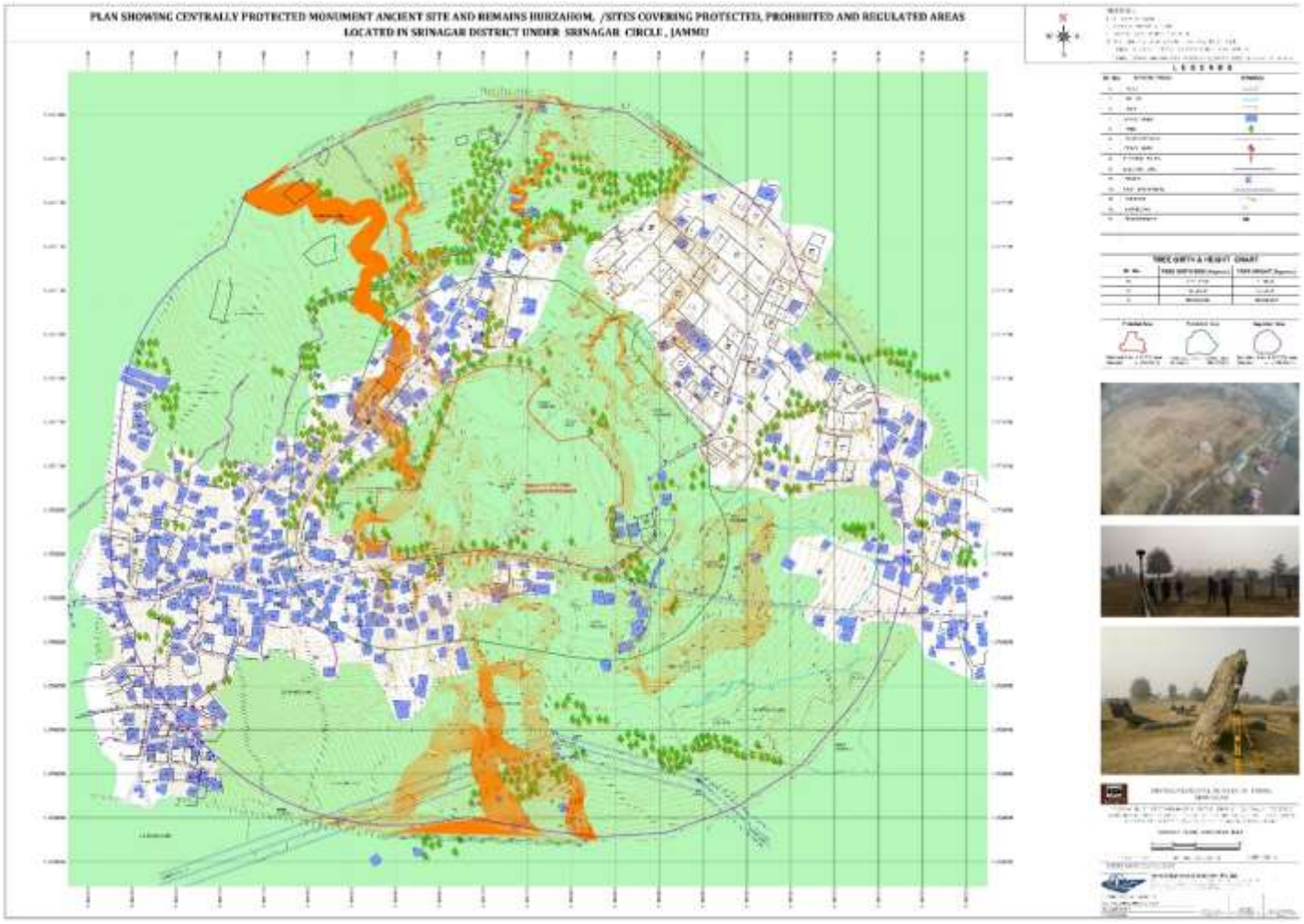
7.2 Other Recommendations

i. Extensive publicity programmes may be conducted to increase public awareness about the historical and architectural significance of the Archaeological Site and Remains.
ii. The master plan may show all Archaeological Site and Remains of national importance, prohibited and regulated areas.
iii. Provisions for differently abled persons may be provided as per prescribed standards.
iv. The area should be declared as Plastic and Polythene free zone.
v. National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at https://nidm.gov.in/PDF/pubs/NDMA/20.pdf

ANNEXURES

ANNEXURE -I

Survey Plan Showing Protected, Prohibited and Regulated Area of ancient site and remains Burzahom, Srinagar



Map 1: Survey Plan Showing Protected, Prohibited and Regulated Area of Ancient site and remains Burzahom, Srinagar

Gazette Notification Plan as per ASI records-definition of Protection Boundaries

THE SCHEDULE

Serial No.	State	District	Tehsil	Locality	Name of site	Revenue plot number to be included under protection	Area	Boundaries	Ownership	Remarks
1	2	3	4	5	6	7	8	9	10	11
1	Jammu and Kashmir	Srinagar	Srinagar	Burzahom	Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248.	Survey plot Nos. 103, 104, 116, 247 and part of survey plot No. 248 as shown in the plan reproduced below.	121 Kanals and 2½ Marlas.	*North* : Survey plot Nos. 105, 106, 109, 110, 111, 112 and 113. *East* : Survey plot Nos. 101, 102, 392 and 210. *South* : Survey plot No. 249. *West* : Survey plot Nos. 115, 117, 246 and remaining portion of survey plot No. 248.	Survey plot Nos. 248 and 116—Shamalat Deh and remaining under private ownership.	

TYPED COPY OF NOTIFICATION

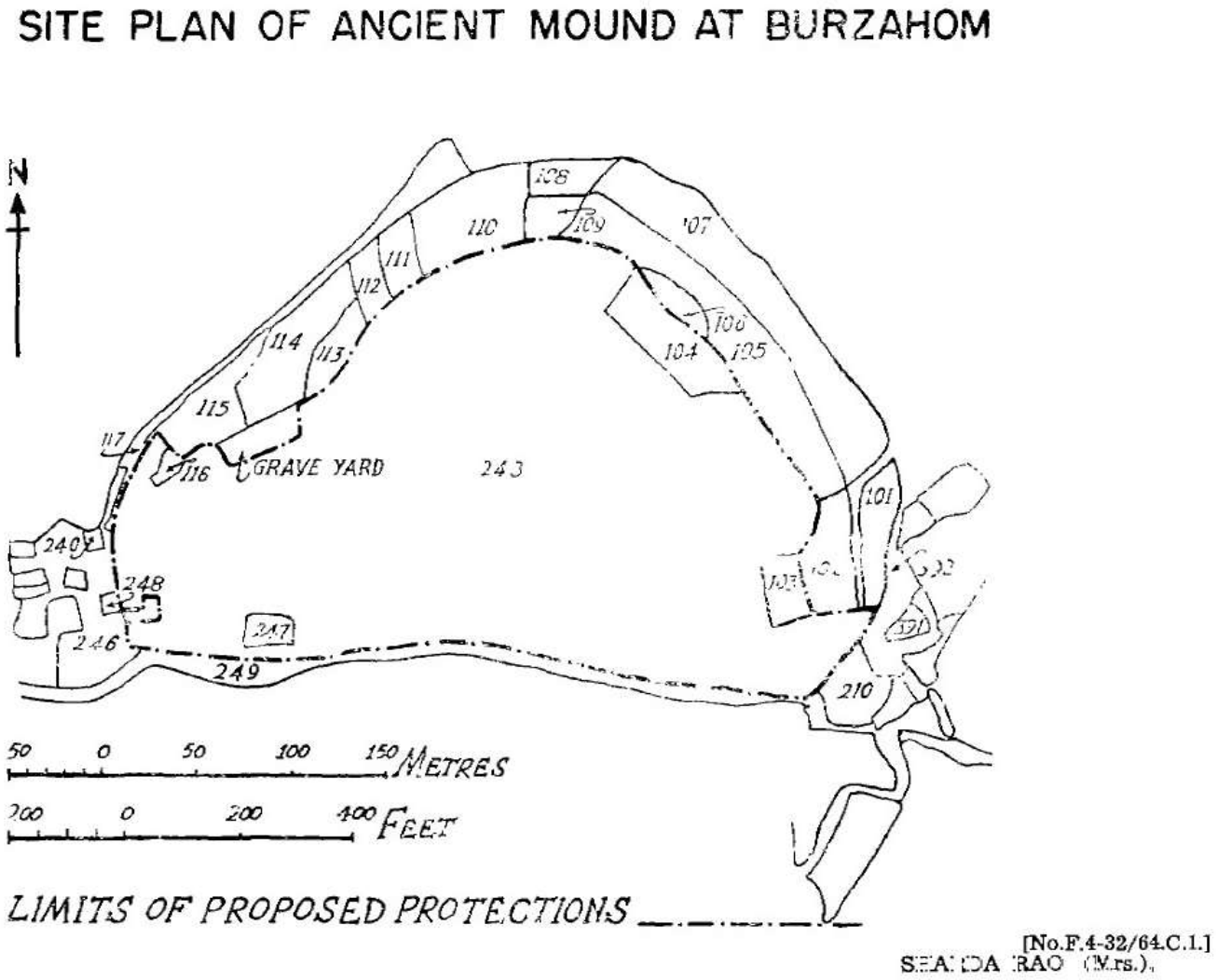
SEC. 5(11)]

THE GAZETTE OF INDIA AUGUST 14. 1965/SRAVANA 23, 1887

(ARCHAEOLOGICAL SURVEY OF INDIA)

SCHEDULE

Serial No.	State	District	Tehsil	Locality	Name of Site	Revenue plot number to be included under protection	Area	Boundaries	Owner ship	Rem arks
1	2	3	4	5	6	7	8	9	10	11
1	Jammu and Kashm ir	Srinagar	Srinagar	Burzahom	Ancient site and remains comprised in survey plot Nos. 103, 104, 116, 247 and part of sur- vey plot No. 248.	Survey plots Nos. 103, 104, 116, 247 and 24 and part of survey plot No. 248 as shown in the plan reproduced below.	121 Kanals and Marals.	North: Survey plot Nos. 105, 106, 109, Ito, 111, 112 and 113. East Survey plot Nos. 101, 102, 392 and 210. South: Survey plot No. 249. West: Survey plot Nos. 115, 117, 246 and remaining portion of survey plot No. 248.	Survey plot Nos. 248 and 116 Sharm alat Deh and remain ing under private owner ship.	



Map 2: The Archival Plan Showing existing Protected Boundary of the Protected Area

ANNEXURE -IV

LOCAL BODIES GUIDELINES EXISTING GUIDELINES JAMMU & KASHMIR UNIFIED BUILDING BYELAWS-2021

February 2021

GOVERNMENT OF JAMMU & KASHMIR

Housing & Urban Development Department Jammu & Kashmir

5.2 Development Control Regulations

5.2.1 Minimum Space/Plot Area requirements, Maximum Ground Coverage, Setbacks/Setbacks, Permissible Floor Area Ratio (FAR) & Maximum Height.

1.1.1.1 The regulations for Residential Use in terms of Plot area, Ground Coverage, FAR & Setbacks shall be as given below:

Table No.5 – 3

A. Minimum Setbacks/Setbacks, Maximum Ground Coverage & No. of Storeys as per Plot area Range for R1, R2 categories of Residential Use.								
S. No	Area (In Sq. m.)	Max. Ground Coverage	No. of Storeys	Type of Const.	Set Back Limits (Minimum) in metres			
					Front	Rear	Side	Side
1.	Up to 75	75%	G+2	Row	Shall be as per table no. 5-2	0	0	0
2.	Above 75-125	75%	G+2	Row		1.5	0	0
3.	Above 125- 275	65%	G+2	Row		2.0	0	0
4.	Above 275- 350	55%	G+2	Semi detached		2.0	2.0	0
5.	Above 350- 450	50%	G+2	Semi-detached		2.0	2.0	0
6.	Above 450- 600	45%	G+2	Detached		3.0	3.0	2.0
7.	Above 600- 1000	40%	G+2	Detached		3.0	3.0	2.0
8.	Above 1000	35%	G+2	Detached		3.0	3.0	2.0

Note:

I. No side setbacks shall be required in plots or irregular proportions/ dimensions up to the width of 10M, minimum rear set back of 1M shall be permitted in cases where depth of such irregular plots is up to 12M. However, there shall be no change in permissible ground coverage, No. of storeys and height. of the building as given in the table above.

.II. The Maximum height. of a residential house shall not be more than 12m. Height. of each storey in a residential house shall not be less than 3M, Staircase Mumty height. up to 2.5m shall be in addition to G+2 storeys permissible.

III. Total habitable floor area shall not be in any case more than three times the allowable ground coverage.Z

IV. To cater to this parking requirement in individual plotted residential houses, Stilt Floor shall be allowed within the building envelope and shall be exclusively used for parking for roads 6 m and above.

V. Any arca within building envelope provided for parking on ground shall not be counted in covered floor arca and the same area shall be allowed for habitable purpose on 3rd floor.

VI. In case stilt parking is provided within building envelope in combination with ground floor, the arca under parking shall be allowed for habitation on 3rd floor. Height. of Stilt floor in this case shall not be more than 3m.

VII. Basements shall not be allowed in row housing, but single basement shall be allowed in detached and semi-detached housing subject to fulfilment of basement norms as per national Building Code.

VIII. Basements in individual plotted housing shall be counted towards FAR and ground coverage.

IX. Single basement shall be allowed within the building envelope ensuring structural safety with maximum height. of 3.0 m from finished floor to soffit of beam.

X. Porches up to an area of 17 Sqm shall be allowed in side setbacks only and no construction over such porches shall be allowed.

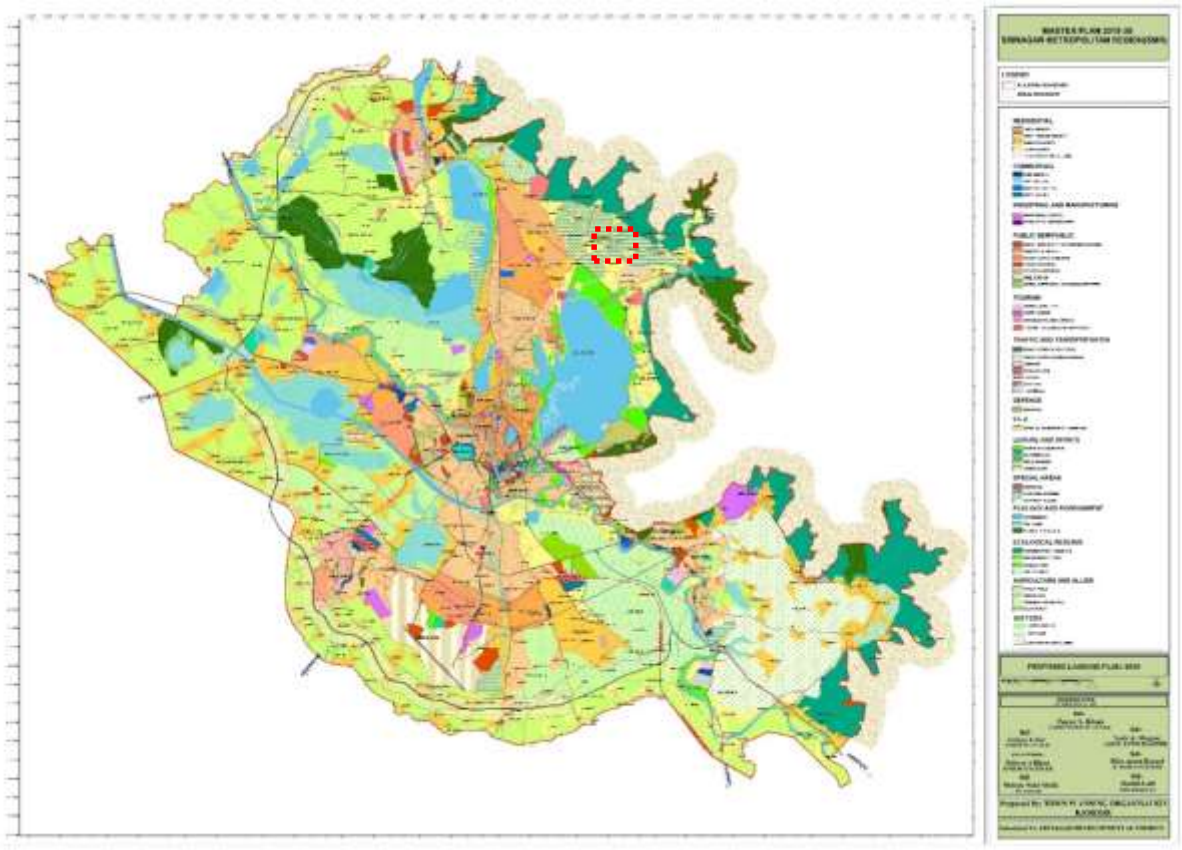
XI. Areas under porch shall be calculated @ 50% for coverage.

XII. Stilt floor shall be allowed on roads not less than 6.0 m width.

With reference to the **Chapter-7, SPECIAL REQUIREMENTS FOR OCCUPANCY, LAND DEVELOPMENT AND OTHER INDUSTRIAL BUILDING (FACTORIES, WORKSHOPS, ETC)**, Clause 7.15 indicate the following:

7.15 Heritage Development/Construction/Mining around all ASI protected monuments shall be governed by National Monuments and Archaeological sites and remains Act/Rules (GOI), Jammu and Kashmir Ancient Monuments Preservation (Amendment) Act, 2010 and Jammu and Kashmir Heritage (Conservation and Preservation) Act,2010.

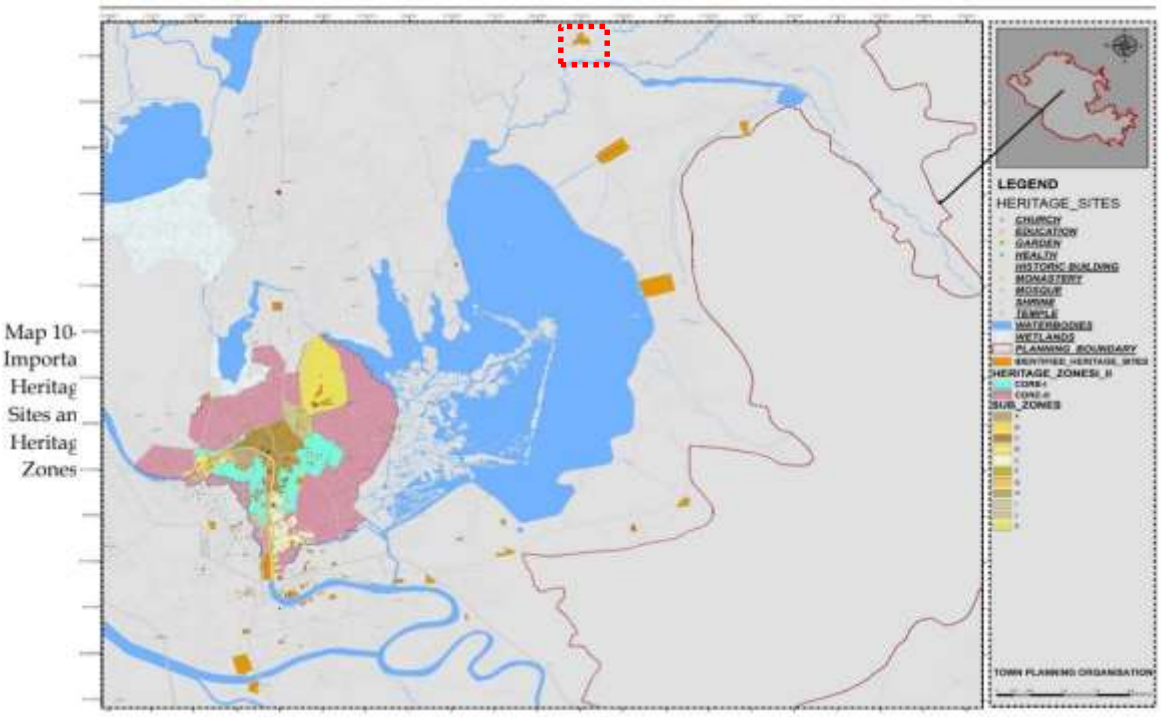
MASTER PLAN (2015- 2035)
SRINAGAR METROPOLITION REGION (SMR)



Map 3: Master Plan (2015 -2035), Srinagar Metropolitan Region (SMR) showing location of Ancient site and remains Burzahom, Srinagar is marked under Heritage. The Prohibited and Regulated Area is marked under Low-density Residential, Plantation and Conservation reserve.

Zoom image of showing location of Protected Archeological site and remains and its surroundings in Master Plan (2015 -2035), Srinagar Metropolitan Region (SMR)

Important Heritage Sites and Heritage Zones



Map 4: Master Plan (2015 -2035), Srinagar Metropolitan Region (SMR) showing Ancient site and remains Burzahom, Srinagar marked under Important Heritage Sites and Heritage Zones.

National and State Protected Archaeological Site and Remains and Heritage Sites

ANNEXURE VI

Images of the Monument - Ancient site and remains Burzahom, Srinagar

Image 1. The site of Ancient site and remains, Burzahom, Srinagar

Image 2. Menhirs on site of Ancient site and remains Burzahom, Srinagar

Image 3. The excavation pit at the protected site

PROHIBITED AREA

Image 4. Adjoining roads and buildings in South direction.

Image 5. South-East direction.

Image 6. Apple Orchard in South-East direction

Image 7. Apple Orchard in North-East direction

Image 8. Grave Yard in East direction

Image 9. Grave Yard in West direction

REGULATED AREA

Image 10. Residential setting in East direction

Image. 11 Residential setting in South-West direction

Image 12. Residential setting and adjoining roads in West direction

Image 13. Apple Orchard in South- East direction

ARCHITECTURAL DESCRIPTION

Image 14. The iconic excavations are safeguarded against environmental factors by raised structure

Image 15. Megalithic sequence noted by the free-standing large stone Menhirs

Condition of the Archaeological Site and Remains

Image 16. The signages and board of information by ASI are placed at the entrance

Image 17. Building construction adjacent to the Protected Area

Visibility of Prohibited and Regulated Areas from Protected Archaeological Site and Remains

Image 18. The skyline visible from the Protected Archaeological Site and Remains.

Image 19. The visibility of the Protected Archaeological Site and Remains.

Natural Landscape

Image 20. The natural nalha and mountain ranges in western and northern direction.

Traditional, historical, and cultural activities

Image 21. The local bread makers- Nanwais can be seen north-western part of Regulated Area.