

**F.No. 15-307/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 "**Three Temples of the indo-aryans shikhra type known as Lakshmi Narayan, Rakshas Deval and Satya Narayan, Taili Hat, Bageshwar, 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](http://www.nma.gov.in)
- ii. Archaeological Survey of India [www.asi.nic.in](http://www.asi.nic.in)
- iii. Archaeological Survey of India, Dehradun Circle [www.asidehraduncircle.in](http://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](mailto:arch-section@nma.gov.in) latest by 5<sup>th</sup> 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. 5<sup>th</sup> August, 2024 in consultation with Competent Authority and other Stakeholders.



(Col. Savyasachi Marwaha)  
05 Jul 24 Director, NMA



**GOVERNMENT OF INDIA  
MINISTRY OF CULTURE  
NATIONAL MONUMENTS AUTHORITY**



**Draft Heritage-Bye Laws for Three temples of the Indo-Aryan Sikhra type  
known as Lakshmi Narayan, Rakhshas Deval and Satya Narayan, Taili Hat,  
Bageshwar, Uttarakhand**

**GOVERNMENT OF INDIA  
MINISTRY OF CULTURE  
NATIONAL MONUMENTS AUTHORITY**

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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 ‘**Three temples of the Indo-Aryan Sikhra type known as Lakshmi Narayan, Rakhshas Deval and Satya Narayan**’, **Taili Hat, Bageshwar, Uttarakhand**, prepared by Competent Authority in consultation with INTACH, New Delhi, as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

**‘Three temples of the Indo-Aryan Sikhra type known as Lakshmi Narayan, Rakhshas Deval and Satya Narayan’, Taili Hat, Bageshwar, Uttarakhand**

**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 - ‘**Three temples of the Indo-Aryan Sikhra type known as Lakshmi Narayan, Rakhshas Deval and Satya Narayan**’, **Taili Hat, Bageshwar, Uttarakhand**.
- (ii) They shall extend to the entire Prohibited Area 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 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 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 16<sup>th</sup> 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 Monument - ‘Three temples of the Indo-Aryan Sikhra type known as Lakshmi Narayan, Rakhshas Deval and Satya Narayan’, Taili Hat, Bageshwar, Uttarakhand**

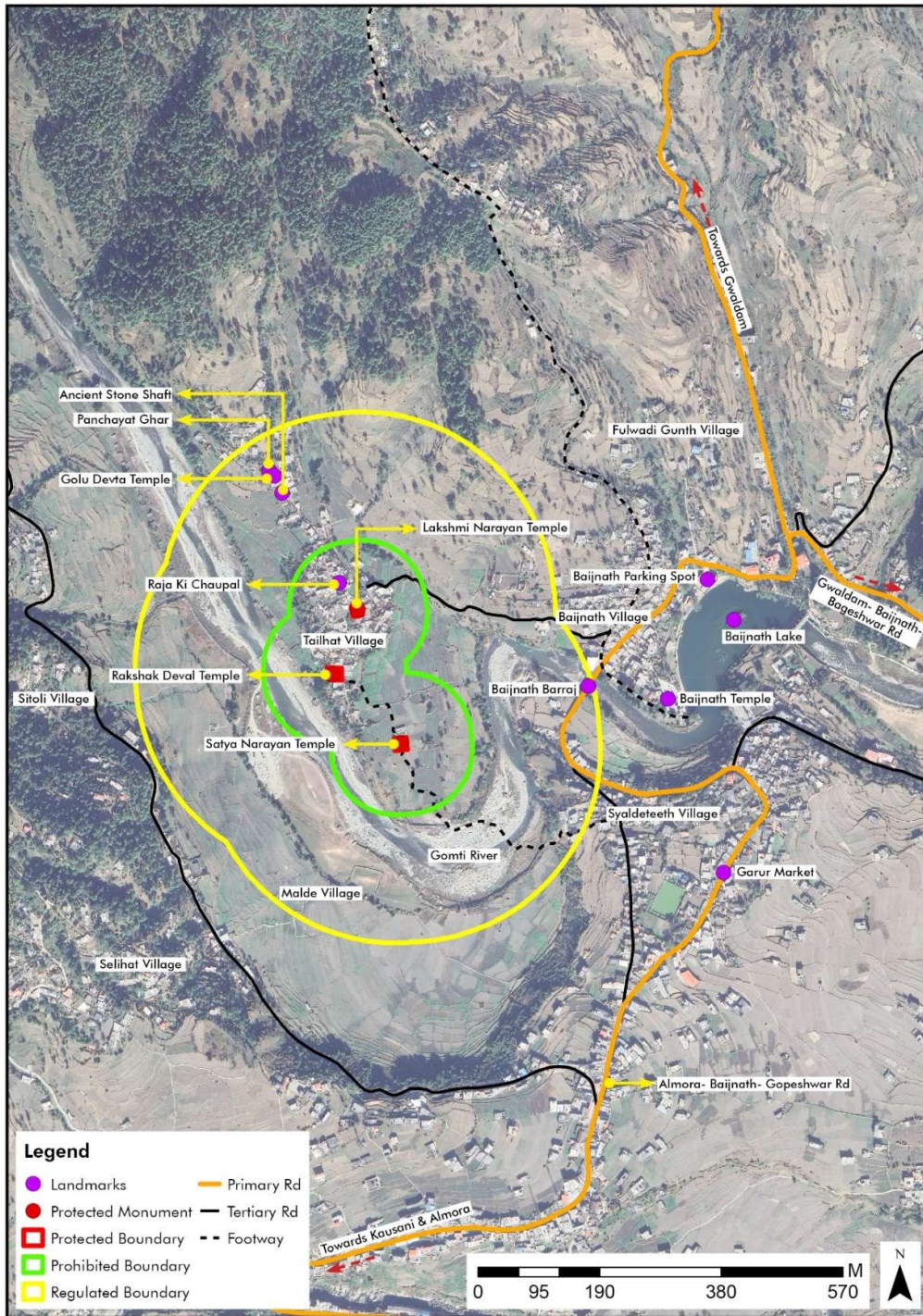
#### **3.1 Location and Setting of the Monument:**

The Monuments - Lakshmi Narayan temple, Rakhshas Deval temple and Satya Narayan temple are located in the Taili Hat village of Garur block in the Bageshwar district of Uttarakhand. Bageshwar district, with average elevation of 1130m, is located in the eastern part of Uttarakhand, in the Kumaon region, and shares its border with Chamoli district in the west and northwest, Pithoragarh district in the east and northeast, and Almora district in the south. Even though Bageshwar district is characterized by scenic mountain ranges, river valleys and numerous temples, it is still one of the least populous and underdeveloped districts in the state owing to lack of economic opportunities, out-migration, poor transport connectivity and long distance from the plains.

The Taili Hat village is located in the Katyur valley which is believed to be named after the Katyuri kings, the original rulers of the region. The valley is characterized by hilly terrain, rugged and rocky mountains, deep valleys, high peaks and swift streams and rivulets dotted with scattered habitations. Gomti river flows through a landscape of small villages, meadows, woods and farms in this valley, and both Taili Hat and Baijnath villages are located along the northern bank of the river. Baijnath which was the capital of the later Kutyuri kings, is located about 300m away from the Taili Hat village, in the eastern direction. Baijnath group of temples which belong to the period between 9<sup>th</sup> and 12<sup>th</sup> century CE is a famous pilgrimage site at the regional level. The temple complex is a Protected Monument with the name mentioned in Gazette Notification as “A Group of Ancient Temple consisting of main shrine of Shiva and seventeen subsidiary shrines”. It is located approximately 500m away from the Lakshmi Narayan temple on the eastern side and shares a part of the regulated boundary with the Monument (refer Figure 1).

The temples have a very scenic setting of being located near the river and at the foot of the surrounding mountains (refer Image 04 in Annexure VI). Lakshmi Narayan temple and Rakhshas Deval temple are located on a mound due to which these temples are visible from almost all of the surrounding area. The Satya Narayan temple is located amidst agricultural field, near the river, and it is also fairly visible from some spots. The views of the temples, however, are disturbed by the brightly painted new houses which almost hide the temples now.

The Protected Monuments have three separate Protected boundaries and overlapping Prohibited boundaries which form a unified Prohibited Area. Similarly, the Regulated Area of the Protected Monuments also overlap, forming a unified Regulated Area (refer Figure 1 and Annexure 1).



**Figure 1: Map showing the location and context of the Protected Monuments**

Geo coordinates of the three temples are as follows:

- i. Lakshmi Narayan temple - 29°54'30.70"N and 79°36'36.98"E
- ii. Rakhshas Deval temple - 29°54'27.47"N and 79°36'35.36"E
- iii. Satya Narayan temple - 29°54'23.86"N and 79°36'39.15"E

Information regarding the accessibility of the Monuments are as follows:

- i. Nearest Airports are Naini Saini Airport, Pithoragarh (150 km towards southeast) and Pantnagar Airport (185km towards south) which have connectivity to Delhi and Jaipur airports through direct flights.
- ii. Kathgodam Railway Station (156 km towards south) is the nearest railway station.
- iii. Taili Hat village is connected to Baijnath through a narrow pedestrian pathway along the hill on the eastern side. The pathway was concretized in 2021 and it is also used by two-wheelers. Baijnath is connected to other parts of the state through Almora-Baijnath-Gopeshwar road and Gwaldam-Baijnath-Bageshwar roads. The common modes of transportation are the taxis and buses. Bageshwar (20km towards southeast), Kausani (17km towards south) and Gwaldam State (23km towards north) are the nearest popular tourist destinations whereas the more popular hill station of Almora is located 70km away towards south.

### **3.2 Protected Boundary of the Monument:**

Refer Survey Plan in Annexure I.

#### **3.2.1 Notification Map/ Plan as per ASI records:**

The original notification is at Annexure II.

### **3.3 History of the Monument:**

The history of Uttarakhand, especially that of the Kumaon region, is highly disjointed and mostly based on the stylistic analysis of epigraphic evidences which are also limited in numbers. Thus, it is difficult to establish any clear connection or attribute the temples of Kumaon to a particular ruling dynasty or individual ruler. Most of the historians and archaeologists that have researched and written about this region, have associated the existing temples with only the known rulers of this region.

Construction of the three temples in Taili Hat village, namely Lakshmi Narayan temple, Rakhshas Deval temple and Satya Narayan temple, is attributed to the rulers of the Katyuri dynasty who ruled over the Kumaon region for many centuries. Their kingdom is referred to as Kartikeyapur, Karvirpur, Karbirpur, Karavirapura or Kartipur in different literary sources and inscriptions, but the exact location and extent of the kingdom, especially prior to the 8<sup>th</sup> century CE, is not clearly known. It is often assumed by historians that the mountainous kingdom of Kartikeyapur which extended from Sikkim to Kabul<sup>1</sup> and mentioned as a 'subordinate border state' to that of Raja Samudragupta (335-375 CE) in the Allahabad Pillar inscription,<sup>2</sup> is same as the Kartikeyapur of the Katyuri dynasty, with its capital at Taili Hat.<sup>3</sup>

A number of copper plate inscriptions and stone inscriptions, belonging to the 8<sup>th</sup> – 9<sup>th</sup> century CE and providing detailed accounts of the land-records of the Katyuri

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<sup>1</sup> Pande, B.D. (1993) *History of Kumaun*. Vol.1. Translated by Agrawal, C.M. Almora: Shree Almora Book Depot. p.151.

<sup>2</sup> Thapliyal, U.P. (2005) *Uttaranchal: Historical and Cultural Perspectives*. Delhi: B.R. Publishing Corporation. p.28.

<sup>3</sup> Handa, O.C. and Jain, M. (2009) *Art & Architecture of Uttaranchal*. New Delhi: Pentagon Press. p.185.

kings are found in the temples of Joshimath and Badrinath valleys. For instance, the temple of Basdeo at Joshimath which is considered to be one of the oldest temples of the Kumaon region bears an inscription of the name of a Katyuri king, Vasudeo Giriraj Chakrachudamani.<sup>4</sup> Therefore, it is also believed that probably due to intrinsic clan rivalries, the Katyuri kings migrated from Katyur valley to Joshimath prior to the eighth century<sup>5</sup> and returned to the Katyur valley in the 9<sup>th</sup> Century CE.

Reasons for the migration of Katyuri kings from Joshimath to Katyur valley are not known, however, a local legend is popular about the same. According to the legend, a displeased Lord Narsimha (an incarnation of Lord Vishnu) banished a descendent of King Vasudeo from Joshimath to the Katyur valley after he was unintentionally attacked by the latter. Thus, a new capital was established by the said king on the bank of river Gomti where the remains of the earlier settlement of Karvirpur were present. In the new capital, a temple dedicated to Lord Kartikeya was built along with three springs (*naule*), water tanks and two markets each in Taili Hat and Selihat.<sup>6</sup> While Basantana Deo (850-870 CE) is considered the founder of the new capital based on the inscription found in the nearby Bageshwar temple<sup>7</sup>, the subsequent history of the Katyuri kings remains largely unclear until the rule of the last Katyuri king, Bira Deo. It is believed that the “tyranny and incapacity”<sup>8</sup> of the last Katyuri rulers led to the termination of their rule in 1065 CE, resulting in the disintegration of their large empire into smaller states, held by multiple branches of the Katyuri family.

After the disintegration of the Katyur empire, the branch of the family which held Katyur valley and Danpur shifted their capital to Baijnath. These later Katyuris, called Baijnath-Katyuris, constructed most of the temples in this valley. Maharaja Lakhan Pal Deo of this bloodline granted the land for the construction of Lakshmi Narayan temple in 1097 CE which is mentioned in a rock-inscription. He also installed the black stone idol of Lakshmi Narayan in the temple which is now placed in the Satya Narayan temple. The inscription near the doorway of the Lakshmi Narayan temple, however, mentions the name of Raja Hammir Deo and Shaka Era 1214 (1292 CE) due to some historians attributes its construction to Hammir Deo<sup>9</sup> while other believe that he ‘might have carried out some restorations in the temple in that year’.<sup>10</sup>

In the absence of any epigraphic evidence or archival documents, the date of construction of Rakhshas Deval temple and Satya Narayan temple is not known however, it is believed that both these temples were constructed prior to the Lakshmi Narayan temple. Based on its architectural features, the construction of the Rakhshas Deval temple is attributed to the third quarter of the 12<sup>th</sup> century<sup>11</sup>. It is difficult to assign a date to the Satya Narayan temple based on comparison of architectural features as most of its outer structure is gone. However, considering

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<sup>4</sup> Atkinson, E.T. (1981) *The Himalayan Gazetteer*. Vol. II Part I. 2<sup>nd</sup> Ed. New Delhi: Cosmo Publications. p. 467.

<sup>5</sup> Ibid. p.24.

<sup>6</sup> Pande, B.D. (1993) *History of Kumaun*. Vol.1. pp.157-158.

<sup>7</sup> Atkinson, E.T. (1981) *The Himalayan Gazetteer*. Vol. II Part I. 2<sup>nd</sup> Ed. p.469.

<sup>8</sup> Ibid. p. 493.

<sup>9</sup> Nautiyal, K.P. (1969) *The Archaeology of Kumaon (Including Dehradun)*. Varanasi: Chowkhamba Sanskrit Series Office. p. 113.

<sup>10</sup> Handa, O.C. and Jain, M. (2009) *Art & Architecture of Uttaranchal*. p.187.

<sup>11</sup> Nautiyal, K.P. (1969) *The Archaeology of Kumaon (Including Dehradun)*. p. 105.

its ruinous condition and simple design marked by the absence of ornamental carvings in its interiors and on the doorway, coupled with the absence of any moulding in the lowermost part of its *bada*, the temple can be considered the oldest among the group. Further, this temple is referred as Gananath (another name of Lord Shiva) temple by many historians which gives rise to the speculation that it might have originally been a Shiv temple. This speculation is supported by the presence of an outlet, called *nali*, on the eastern side of the temple which is usually found in shiv temples to drain the water and milk offered to the *shivling*.

The three temples have undergone repeated partial destruction and reconstruction in the past. These are believed to have been damaged by Muhammad-bin-Tughlaq in the 14<sup>th</sup> century, restored by Gyan Chand at the turn of the 17<sup>th</sup> century and further plundered in 1743-44 by the Ruhelas. After being notified in 1931 by the ASI, parts of the temples have also been repaired and restored multiple times.

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

**Lakshmi Narayan temple** is located near the center of the village, approached by recently concretized pathways (refer image 23 in Annexure VI). The temple complex is enclosed by a boundary wall, constructed by ASI, and also includes a small temple which is located near the northeast corner (refer image 25 in Annexure VI). The complex is entered from the west through a metal grill door and accessed by a flight of steps leading to the sunken court.

Oriented in the east-west direction, Lakshmi Narayan temple is the most elaborate temple of the group and differs structurally and architecturally from the other two temples. The closed *mandapa* of the temple is square in plan and measures 3.5m X 3.5m.<sup>12</sup> It has projected balconies on the sides (transepts), called *Kakshasana*, the roofs of which rest on columns at the outer edge (refer image 25 in Annexure VI). A similar projection on the front side provides access to the mandapa through a flight of three steps. The *garbhagriha* is built on a higher level than the mandapa and is accessed through a small rectangular opening on the rear wall of the mandapa. The *garbhagriha*, measuring 3m X 3m internally, has a built-in platform at the farthest end upon which the deity of Lakshmi Narayan would have been kept in the past.

Externally, the *garbhagriha* follows a *triratha* plan. The *jangha* (lowermost part) of the *garbhagriha* has several bands of mouldings while the *barandi* (flat middle part) which rises up to the lintel level has a single band (*bandhana*) in the middle. The *barandi* also has niches in the centre of the side and rear elevations which resemble miniature shrines. Above *barandi*, lies a recessed band (*kati-bandhana*) which separates it from the *shikhara*. The *shikhara* follows a smooth curvature to form a square base at the top. The height of the *shikhara* is divided by six *bhumi-amalakas* at the four corners. Above the square platform, a small *amalaka* rests on the cylindrical *griva*.

The mandapa originally had a multi-terraced low-pitched pyramidal roof built of stone slabs but now it is badly damaged and covered with a wooden canopy. The *jangha* of the mandapa also has moulded bands at the lower level. The threshold and lintel of the doorway of the mandapa are decorated with high relief sculptures of deities and animals (refer image 27 in Annexure VI). There is an inscription on

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<sup>12</sup> Handa, O.C. and Jain, M. (2009) *Art & Architecture of Uttaranchal*. p. 190.

the right side of the doorway which mentions the name of raja Hammir Deo, Rawal of Kakarala and Shaka Era 1214 (1292 CE).

**Rakhshas Deval temple** is located towards the southwestern end of the Abadi area of the village. Oriented in east-west direction, the plan of the temple consists of a mandapa, small *antarala* and garbhagriha. The open mandapa of the temple, square in plan, is characterized by the four massive columns which support its heavy roof structure (refer image 14 in Annexure VI). The barely carved columns have moulded pedestals and capitals above which large stone beams rest. Originally the mandapa had low-pitched roof made of stone slabs but now only the stone ceiling is left above which rests a wooden canopy. Sculptures of human and animal heads adorn the ceiling of the mandapa. The doorway to the garbhagriha also has carvings above the lintel (refer image 16 in Annexure VI).

The garbhagriha follows a triratha plan. Its bada is composed of three registers, out of which the lowermost register has multiple plain mouldings (refer image 15 in Annexure VI). The middle register is flat with pilasters at the corners. Above it, there is recessed band which separates the bada from the shikhara. The shape of the shikhara is peculiar as it inflates outwards while rising upwards. The height of the shikhara is divided by six *bhumi-amalakas* at the four corners. The shikhara culminates into a square base at the top above which rests the griva and the amalaka. A stone shaft, in the shape of a shivling, used to surmount the amalaka but it fell down a few years ago (refer image 17 in Annexure VI).

**Satya Narayan temple** (refer images 05 to 09 in Annexure VI) is located amidst agricultural fields on the southern side of the village. The temple is presently in ruins due to which it is difficult to ascertain its architectural features. From what has remained, the temple seems to be unicellular temple without a mandapa. The garbhagriha was planned on the triratha scheme. The idol of Lakshmi Narayan which was earlier housed inside the Lakshmi Narayan temple is now housed in Satya Narayan temple.

### **3.5 Current Status:**

#### **3.5.1 Condition of the Monument- condition assessment:**

The maintenance and preservation of the Protected Monument and its Protected Areas is the exclusive domain of ASI. The photographs depicting the present condition of the Monuments is appended in Annexure VI.

#### **3.5.2 Daily footfalls and occasional gathering numbers**

On average, 5-10 visitors visit the temples daily, both local and regional.

## **CHAPTER IV**

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

#### **4.1 Existing zoning:**

As per section 5, subsection 5.5 of the Uttarakhand Tourism Development Master Plan 2007-2022, the monument lies under Zone 5: Pithoragarh/ Almora/

Champawat/ Thal - Munsiyari (Johar Valley). A few guidelines related to the existing and potential tourism destinations of Baijnath and Bageshwar town is mentioned in Annexure IV of these heritage bye-laws.

#### **4.2 Existing Guidelines of the local bodies:**

The existing guidelines of the local bodies (as amended from time to time), as applicable to the land uses falling within the Prohibited and Regulated Areas of the Monument, can be referred from Chapter 6, section 6.13, and Annexure IV of this Heritage Bye-laws. Other on-site building construction related parameters required for construction in Uttarakhand type of setting, and other structural safety related provisions for earthquake, fire, etc., may be referred from the 'Bhavan Nirman Evam Vikas Upvidhi, Uttarakhand' prepared by the Housing Department, Government of Uttarakhand.

## CHAPTER V

### **Information as per First Schedule, Rule 21(1)/ total station survey of the Prohibited Area and the Regulated Area on the basis of boundaries defined in Archaeological Survey of India records.**

#### **5.1 Survey Plan of Monument:**

Refer Annexure-I.

#### **5.2 Analysis of surveyed data:**

##### **5.2.1 Prohibited Area/Regulated Area in sqm and their salient features:**

**Protected Area: 1295.02 sqm approximately**

**Prohibited Area: 92229.87 sqm approximately**

**Regulated Area: 457507.08 sqm approximately**

Two of the temples, namely Lakshmi Narayan temple and Rakhshas Deval temple, are located in the Abadi area of the Taili Hat village while Satya Narayan temple is located outside the settlement, amidst the agricultural fields near the Gomti river (refer figure 1 and Annexure I).

The Prohibited Area mainly comprises of the Abadi area of the Taili Hat village on the north side and the agricultural fields on all other sides. It also includes a part of the catchment area of the river Gomti on the western side. In terms of topography, the area is mostly flat except for the settlement of the village which is built on a low-height mound. The area is mostly green/open in nature with only 8% of it occupied by the buildings (refer Annexure VII (f)). The green/open spaces include green cover, agricultural fields, horticultural land, private open spaces (in front of the houses), chaupal or community space and circulation space (refer Annexure VII (c)). The buildings in the Regulated Area are mostly used for residential purpose.

The Regulated Area includes some parts of the villages of Baijnath, Syaldeteeth and Malde, along with the upper part of the Taili Hat village. Gomti river and its catchment area forms a major part of the Regulated Area. The area is mostly plain in terms of topography, except for the hilly part on the northeastern side. Only 2% of the area is built upon, rest is the green/open space (refer Annexure VII (f)).

##### **5.2.2 Description of built-up area:**

The built-up area is mostly concentrated in the northern part of the Prohibited Area and mainly comprises of the houses of the Taili Hat village. While most of these houses are newly built, a significant number of old vernacular houses are still present in the village (refer image 37 in Annexure VI and Annexure VII (e)). These vernacular houses are built in traditional Kumaoni architectural style. These are mostly double-storey high, linear residences the lower floor of which are used for storing grains and sheltering cattle, and upper floor for residential purpose. These houses, built in stone masonry with mud mortar, are covered by gable roofs constructed of wooden rafters and slates.

On the other hand, the modern houses in the village range from single to triple story high buildings. Constructed with modern materials like RCC, Modern bricks and cement, and following the modern style of architecture, these houses have flat roofs. Triple storey houses are mostly located along the southeastern periphery of the

village. Since these buildings are located on the lower part of the mound, such buildings have no impact on the visibility of the temples. However, due to their ill-construction and brightly painted facades, these buildings disturb the panoramic views of the temples and the village when seen from the access road on the eastern side.

Apart from the houses, few temples are present in the Taili Hat village. The village temple, called Golu Devta temple, is located in the premises of the Panchayat Ghar, near the northern boundary of the Regulated Area. Following the local tradition, small shrines are built near some of the houses which are only used by the family members of the house. Similarly, almost all houses of the village have individual toilets built near them which constitute almost 9% of the total built-up area. Few mixed-use buildings (6.5% of the total built-up area) are located along the Garur-Bageshwar road which provides access to the valley. Near the Gomti river, on the eastern side, many temporary sheds have been built for car-servicing. A primary school is present near the south boundary of the Regulated Area, in the Malde village. (refer Annexure VII (b))

### **5.2.3 Description of green/open spaces:**

About 92% of the Prohibited Area and 98% of the Regulated Area is green/open in nature. This includes riverbed and banks, agricultural fields, horticultural land, green cover, private open spaces (in front of the houses), *chaupal* or community space and circulation space (refer Annexure VII (c)).

The catchment area of the Gomti river including the river bed and banks constitute nearly 20% of the total green/open space in the Prohibited Area and 21.5% of the total green/open space in the Regulated Area. Green cover which includes patches of tree plantation is less in area as compared to the other types of the green/open spaces. Only 9.6% of the total green/open space in the Prohibited Area and 4.5% of the total green/open space in the Regulated Area is covered by trees.

Agriculture is the predominant economic activity of the area and thus, a major part (54%) of the total green/open space is used for agricultural activities. Out of the total agricultural land 20% is in the Prohibited Area and 80% in the Regulated Area. Both Rabi crops like wheat, mustard and barley, and Kharif crops like paddy, small millets, urad lentil and potatoes are grown in the fields. As horticulture is another major economic activity for the villagers, many small patches of land outside the houses are used by the inmates to grow fruits and vegetables like onions, garlics, fenugreek, mustard, coriander, *lai*, etc. Horticultural land constitutes nearly 2% of the total green/open space in the Prohibited Area.

Private open spaces in front of the houses which are used more by the residents during the day-time (refer image 37 in Annexure VI), as compared to the interiors, constitute 9.5% of the total green/open space in the Prohibited Area and 2.5% of the total green/open space in the Regulated Area. There is only one public open space inside the village, around the Raja ki Chaupal, which is used by the villagers for gathering and by children for playing.

#### **5.2.4 Area covered under circulation- roads, footpaths etc:**

There is no vehicular access (for four wheelers) to the Taili Hat village. The pedestrian pathway on the eastern side of the village which connects it to Baijnath was concretized in 2021 and it is now also used by two-wheelers to access the village. Streets inside the village have been laid with RCC while the access from the river side is still through *pagdandi* (trackway).

#### **5.2.5 Existing heights of buildings:**

##### **Prohibited Area** (refer Annexure VII (d))

**North:** The heights of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 3m.

**East:** No buildings are present in this direction.

**South:** Only a few buildings are present in this direction. The heights of buildings/structures ranges from 3m to 6m. The predominant height in this direction being 3m.

**West:** Only a few buildings are present in this direction. The heights of buildings/structures ranges from 3m to 6m. The predominant height in this direction being 3m.

##### **Regulated Area** (refer Annexure VII (d))

**North:** The heights of buildings/structures ranges from 3m to 6m. The predominant height in this direction being 3m.

**East:** The heights of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 3m.

**South:** Only a few buildings are present in this direction. The predominant being 3m.

**West:** There is only one building present in this direction which is 3m high.

#### **5.2.6 State Protected Monument(s) and listed Heritage Buildings by local Authorities, if available, within the Prohibited Area/Regulated Area:**

There are no State Protected Monuments in the Prohibited Area and Regulated Area of the Monument. However, another Protected Monument – ‘A Group of Ancient Temple consisting of main shrine of Shiva and seventeen subsidiary shrines’ (Baijnath temple complex) is located approximately 120m away from the Regulated Boundary on the eastern side and shares a part of its Regulated Area with that of the three temples. A platform built of stone slabs, locally known as Raja ki Chaupal, is present within the Prohibited Boundary in the north direction. Archaeological remains like sculptures of gods and goddesses are placed against the southern edge of the platform and some old stones are also scattered in the open area around the Chaupal. A small stone shaft with a carved head (probably a *Yajnastambh* or *Yupastambh*, a sacrificial pole which used to be installed in the ground by the Katyuri kings prior to performing sacrifices (yajna) at the time of

establishing temples or performing any religious work<sup>13</sup>) is present amidst haystacks in the Regulated Area on the north side, near the Panchayat Bhawan. Many broken stone sculptures and *Shivlings* are also present in the panchayat bhawan and in the other open spaces of the village. Few heritage houses which are built in traditional Kumaoni style of architecture are also present in the Regulated Area. (refer Annexure VII(e))

#### **5.2.7 Public amenities:**

Public amenities like toilets, dustbins, drinking water, information counter, benches, etc. are not available at the Monuments.

#### **5.2.8 Access to Monument:**

Access to the three temples is through the concretised streets of the village which are for pedestrian use only. These streets further connect the temples to Baijnath through a newly concretised pathway on the eastern side.

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

Infrastructure services are not available on the sites of the Monuments however, these are available in the village.

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

No zoning has been done by the local bodies for this area. However, the area falls under the designated Zone 5 of the Uttarakhand Tourism Development Master Plan 2007-2022. Zone 5 is spread across Pithoragarh, Thal, Munshiyari, Almora and Champawat with main focus areas being Bageshwar and Baijnath in the Katyur valley. There is no mention of Taili Hat group of temples in the Master Plan and no specific tourism development plan is available for them.

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<sup>13</sup> Pande, B.D. (1993) *History of Kumaun*. Vol.1. Translated by Agrawal, C.M. Almora: Shree Almora Book Depot. p.159.

## CHAPTER VI

### Architectural, Historical and Archaeological value of the Monument

#### 6.1 Architectural, Historical and Archaeological value of the Monument:

The three temples, namely Lakshmi Narayan temple, Rakhshas Deval temple and Satya Narayan temple, were built between 9<sup>th</sup> to 12<sup>th</sup> century CE by the kings of the later branch of Katyuri dynasty. Katyuri dynasty is believed to be one of the earliest ruling dynasties of the Kumaon region with their kingdom extending from Sikkim to Kabul.<sup>14</sup> Kings of the later branch of this dynasty who established their capitals at Taili Hat and Baijnath had built several temples, *naule* (springs) and water tanks in this valley. With their extensive temple building activities, they made a huge contribution to the art, architecture and socio-cultural traditions of this part of the Kumaon region.

Architecturally, the temples are impressive edifices exhibiting architectural style and features of the early medieval period in the Kumaon region. Although, all three temples differ in their specific architectural features but together, they represent the “Indo-Aryan Sikhara type” temples (Nagara style) due to the proportions and stylistic features of their shikharas. The Lakshmi Narayan temple is the most elaborate among the group, with its unique layout plan consisting of a closed mandapa with *Kakshasana* balconies on the sides and a *triratha* style rekha-shikhara. Its architectural features are similar to those of Odishan temples with multiple mouldings in the bada part and *bhumi-amalakas* at the corners of the shikhar. Its mandapa was also originally covered by a low-height pyramidal roof.

The Rakhshas Deval temple on the other hand is barely decorated but its scale and proportions are impressive, and different from the group. It has an open mandapa, the low-pitched roof (now damaged) of which is supported on four massive columns. The shape of the shikhara is unique in this temple as it inflates significantly outwards while rising upwards. A stone shaft which resembles a *shivling* used to surmount the amalaka which is also a unique feature of the temple. Although the temple is mostly devoid of carvings, sculptures of human and animal heads adorn the ceiling of the mandapa. A carved stone slab is also present above the lintel of the doorway.

The Satya Narayan temple, although in ruins, also represents a variation of the Nagara-style temple architecture as it is a unicellular temple without a mandapa. The temple is still used for worship, unlike the other two temples, as the black stone deity of the Lakshmi Narayan temple is now housed in this temple. An annual fair is also organised near the temple on the occasion of *Janamashtami*.

Stone carvings of these temples and the inscription near the doorway of the Lakshmi Narayan temple are important relics from the past which help in understanding the overall history and architecture of the region. Thus, all the temples have high archaeological, historical and architectural value.

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<sup>14</sup> Pande, B.D. (1993) *History of Kumaun*. Vol.1. Translated by Agrawal, C.M. Almora: Shree Almora Book Depot. p.151.

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

Both Lakshmi Narayan temple and Rakhshas Deval temple are already surrounded by residences on three sides. Only the western side of the Rakhshas Deval temple and a small patch of open space on the northern side of the Lakshmi Narayan temple is available for future construction. Given the high demand of new houses arising from property division and the available financial help from the central and state governments through various Awas Vikas Yojanas, these open spaces are likely to be built upon in future. Further, due to the available financial help, old vernacular residences in the village are being demolished to build new residences which are usually higher than the vernacular houses and obstruct the views of the temples.

The Satya Narayan temple is located amidst agricultural land with only one residence built close to its northern boundary wall. At present there is no development pressure on the temple.

Baijnath and Bageshwar towns are proposed to be developed as tourist destinations in future as part of the Manaskhand Mandir Mala Project of the state government. There is no formal document available for the development project at present, but it is allegedly under preparation. There is no information available about the inclusion of the three temples at Tailahat in the proposed development project.

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

Panoramic views of the valley and surrounding mountains are visible from the Satya Narayan temple while views from the other two temples are mostly blocked by the surrounding residences which are built too close to the temple complexes.

Shikhar of the Lakshmi Narayan temple and Rakhshas Deval temple are visible from most parts of the Prohibited Area and Regulated Area (refer image 04 in Annexure VI). However, the remains of the Satya Narayan temple are less visible from the Prohibited Area and Regulated Area as compared to the other two temples. Electrical poles erected along the main access to the village block the panoramic views of the temples from the access road at some points, which are critical views (refer image 48 in Annexure VI). The views are also disturbed by the poorly constructed and brightly painted facades of the houses of the village (refer image 49 in Annexure VI).

## **6.4 Land-use to be identified:**

Existing or proposed land-use plan for the area is not available. Currently, the abadi area of the village is used for residential purpose with open spaces used for horticulture and socio-cultural activities. The surrounding agricultural fields are only used for agricultural activities.

## **6.5 Archaeological heritage remains other than Protected Monument:**

Refer Section 5.2.6

## **6.6 Cultural landscapes:**

Apart from the three temples, the cultural landscape consists of the natural landscape, archaeological remains and vernacular houses of the village. The villagers who are of Kumaoni origin and belong to the social classes of *thakurs* and *pandits*, still follow the age-old socio-cultural practices of the Kumaoni culture and uphold their cultural values. The villagers also worship at the Satya Narayan temple and organise a fair at the temple on the occasion of *Janamashtami*.

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

The surrounding natural landscape, characterised by the hills, Gomti river, trees and expansive agricultural fields, forms an integral part of the setting of the temples which not only enhances the views of the temples but also protect them from environmental pollution. These natural features are entwined with the socio-economic lives of the villagers as they are dependent on the agricultural fields for their livelihood, trees and forests for wood, fodder and other forest produce, and river for their everyday need of water.

## **6.8 Usage of open space and constructions:**

### **Open Spaces:**

River basin, agricultural fields, horticultural land, green cover, private open spaces (in front of the houses), *chaupal* or community space and circulation space constitute 92% of the Prohibited Area and 98% of the Regulated Area (refer Annexure VII(c)). The banks of the river are used for activities like bathing, washing clothes, etc. The gravel deposited by the river along its banks is extracted by locals and local bodies to be used in building construction. Agricultural fields are used for growing crops while small patches of land outside the houses are used for growing fruits and vegetables. Private open spaces in front of the houses are used by the residents during the day-time as a seating and gathering space. There is only one public open space inside the village, around the Raja ki Chaupal, which is used by the villagers for community gathering and by children for playing (refer image 36 in Annexure VI).

### **Constructions:**

The built-up area mainly comprises of the houses of the Taili Hat village. Apart from these, few temples are present in the village, outside the houses, which are only used by individual families. The village temple, called Golu Devta temple, is used for worship by all the villagers. Few mixed-use buildings are located along the Garur-Bageshwar road which are partially used for commercial activities like grocery shops, restaurants, car repair shops, etc. Near the Gomti river, on the eastern side, many temporary sheds have been built for car-servicing (refer image 52 in Annexure VI). A primary school is present near the south boundary of the Regulated Area, in the Malde village.

## **6.9 Traditional, historical and cultural activities:**

Traditional activities include farming and other day to day activities of the villagers while cultural activities include offering prayers at Satya Narayan temple and organising fairs and festival on special occasions like *Janamashtami*.

### **6.10 Skyline as visible from the Monument and from Regulated Area:**

Skyline is dominated by the hills and trees when seen from the Satya Narayan temple. From the Rakhshas Deval temple, it is dominated by hills on the western side and by surrounding houses on all other sides (refer image 19 in Annexure VI). Similarly, from the Lakshmi Narayan temple, the skyline is dominated by hills on the northeastern and eastern sides and by houses on all other sides.

When viewed towards the Taili Hat village, the shikharas of Lakshmi Narayan temple and Rakhshas Deval temple dominate the skyline, besides the surrounding residences and hills (refer image 02 in Annexure VI). The skyline is disturbed by the electrical poles and wires at some locations (refer image 48 in Annexure VI).

### **6.11 Traditional Architecture:**

Several old vernacular houses are still present in the Taili Hat village which are built in traditional Kumaoni architectural style. These are mostly double-storey high, linear residences, the lower floors of which are used as a cattle shed and storage area, and the upper floors for residential purpose. The front facades of these houses are characterised by a centrally placed double height wooden door which provides access to a linear staircase. The door is usually elevated about a metre above the ground level and reached by a small flight of steps. The staircase at the back of the main door culminates into a platform on the upper floor which further provides access to the large rooms on the left and right sides. On the lower floor, the arrangement of rooms is same as the upper floor but these are directly accessed from the outside through smaller wooden doors. Similar wooden doors are also present on the upper floor and these small wooden doors, on both floors, are flanked by small windows on one side, thus creating a symmetrical facade (refer image 37 in Annexure VI). In houses of longer footprints, two double height doors are present in the centre of the two halves of the facade, with similar arrangement of other doors and windows (refer image 35 in Annexure VI).

These houses, built in stone masonry with mud mortar, are covered by gable roofs constructed with wooden rafters and slates. The facades of the houses are usually plastered and lime washed. Facades of some of the later houses are also decorated with painted murals of primitive designs. Elaborately carved, wide and staggered, wooden door frame which resemble columns, is another typical feature of the traditional Kumaoni houses which is now only seen in some of the older houses remaining in the village (refer image 38 in Annexure VI). Other vernacular houses have similar door frames but without carving.

The vernacular houses of the village are currently under the threat of disappearance due to multiple reasons. Expanding needs of the families leads to the division of the house in two parts and in most cases, the family who resides in the village demolish half of the house and builds a new one in modern style, with modern materials. There are several examples of such houses in the village where half of the house is abandoned and half is newly constructed (refer image 40 in Annexure VI). Easy availability of modern materials and lack of knowledge about working with traditional materials and techniques leads to the reconstruction of the houses. Lack of knowledge about the advantages of a traditional construction like climate-responsive aspects, durability and functionality also leads to the selection of a modern house over a traditional one. Through schemes like Atal Awas Yojna,

Indira Awas Yojna and Pandit Deen Dayal Awas Yojna, the villagers also receive financial aid to build a new house instead of repairing the old one. Thus, vernacular houses are fast disappearing from the village.

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

No development plan has been prepared for this area at local, district or state level. No zoning has been done by the local bodies for this area. However, Baijnath and Bageshwar towns are proposed to be developed as tourist destinations in future as part of the Manaskhand Mandir Mala Project of the State Government. There is no formal document available for the development project at present but it is under preparation. There is no information available about the inclusion of the three temples at Tailahat in the proposed development project.

#### **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 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 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 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 Monument.

#### **6.13.3. B. Regulated Area:**

Since no land-use plan/ master plan/ zoning regulations have been prepared by the local Authorities, the height and other building related parameters prescribed in this Heritage Bye-Laws will be applicable for all types of construction in the Regulated Area of the Protected Monument. All the development control norms and building regulations specified in the 'Bhavan Nirman Evang Vikas Upvidhi, Uttarakhand' prepared by the Housing Department, Government of Uttarakhand, 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 Monument.

However, in the agricultural fields, constructions that fall under specified exemptions may be permitted. These permissible constructions on the orchards and agricultural land include construction of structures for dwellings and ancillary buildings for people engaged in the farm or structures for storage of crops, fodder, manure, agricultural tools and other similar facilities.

#### **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 7.50 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:**

- i. The existing agricultural land-use to be maintained with no construction allowed in the agricultural fields (refer HBL Recommended Proposed Development Plan in annexure VII(g)).
- ii. Change in Land-use should not be allowed.
- iii. New construction should only be used for residential purpose except for small grocery stores.
- iv. Commercial and institutional activities should only be allowed along the major roads like Almora-Bajjnath road and Bajjnath-Gwaldam road.

### **3. Façade design:**

- Traditional Kumaoni architecture should be promoted for the construction of new houses. Style and proportion of the architectural elements found in the traditional Kumaoni architecture should be followed as far as possible. Vernacular architecture using traditional local building materials should be encouraged in exempted constructions.
- All building facades should be plastered and painted in earthy colors (like white, grey, beige, etc.). Bright paints should be avoided.
- Use of intrusive materials such as Aluminium Composite Panel (ACP), High Pressure Laminates (HPL) and any other synthetic material for exterior finishes on the exterior façade should be discouraged.
- Use of coloured glazed façade should be discouraged.
- Reinforcements shall not be left on the terrace for adding another floor(s) in the future.

### **4. Roof design:**

- Traditional sloping roof design is to be followed which is more suitable for the mountainous climate.
- 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.
- All services such as 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 materials and colors shall be maintained along all street facades.
- Use of traditional materials like stone, lime, mud, slate, wood, etc. should be promoted.
- Use of modern materials like bricks, cement and RCC may be allowed but the design and layout of the buildings shall conform to the traditional Kumaoni architectural style.
- Tin sheets, aluminium cladding, glass bricks or any other synthetic materials shall not be used for external finish on the facade.
- Only wooden doors and windows should be used. Materials like aluminium, PVC, etc. should not be used for doors and windows.

### **6. Color**

- The exterior colour should be of a neutral tone in harmony with the Protected Monument such as buff sandstone colour, white, beige and other earthy colours which do not create a harsh contrast with the Protected Monument 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.

**6.14 Visitor facilities and amenities:**

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 Monument as per feasibility.

## CHAPTER VII

### Site Specific Recommendations

#### 7.1 Site specific recommendations

##### Planning related recommendations

- Any tourism development plan or temple beautification plan to be prepared for this area in future shall respect the natural landscape and topography, serene environment and vernacular setting of the temples. Minimal interventions in terms of infrastructure additions should be proposed or carried out to safeguard the rural setting of the place. Unnecessary additions like new vehicular roads, hotels and other tourist facilities should be avoided. Instead, the focus should be on the promotion of eco-tourism, rural tourism and home-stays.
- The ongoing housing financial schemes like Atal Awas Yojna, Indira Awas Yojna and Pandit Deen Dayal Awas Yojna may be extended to include the financial help for repairs and maintenance of the old vernacular houses. This would help in protecting the vernacular architecture of the region which at present is under threat of extinction.
- Incentives can also be given to the owners of the old vernacular houses to run home-stays in them, instead of demolishing the same to build new houses.
- Land-use plan should be prepared for the area wherein the existing agricultural fields in the area should be proposed to be retained. The abadi area of the villages should be confined to their existing boundaries and only residential use should be allowed in these areas.
- No change in land-use shall be permitted in future.
- At present there is no land-use plan/ master plan/ zoning regulations, etc. prepared by the authority. Hence, while preparing of such plans, provisions of this Heritage bye-law shall take precedence over the local building bye-laws, as and when they are prepared.
- Infrastructure services like water supply, drainage and sewage lines should be properly laid keeping in mind the natural topography of the land. Such drains and pipelines should be properly covered. The soiled water and waste from the new development shall not be discharged directly into the Gomti river.
- Extracting gravel from the river banks should be regulated so as to maintain the course of the river.

##### Recommendations to ensure visibility to and from the Monument

- To protect the views of the temples, it is recommended that no construction shall be allowed in the agricultural fields surrounding the Taili Hat village. (refer HBL Recommended Proposed Development Plan in Annexure VII(g)).
- Electrical poles along the main access should be carefully located so that they don't block the views of the temples from the access road.

- The views are also disturbed by the poorly constructed and brightly painted facades of the houses of the village. Thus, facade control guidelines outlined in these heritage bye-laws shall be strictly implemented.
- More indigenous/local dense canopy of trees should be planted along the modern boundary of the protected monument to elevate the buffer from the existing urbanisation around the Protected Monument.
- Telephone exchanges, mobile towers, electricity transmission towers, chimneys, and overhead water tanks within the Regulated Area should be discouraged and their location beyond the Regulated Area may be considered.

**Recommendation to safeguard the natural landscape around the Monument which is an integral part of its setting**

- The natural landscape is to be protected in all respects including the hilly terrain, river, trees, plants, agricultural fields, etc.
- Natural topography of the land is to be maintained without allowing any cutting-filling for construction.
- The Gomti river and its catchment area shall be protected by preventing the river from drying or changing its course. Dumping in the river should be completely prohibited.
- Felling of trees should not be allowed. In case, a tree or branch thereof is in imminent danger of falling down injuring life, proper permission may be sought to cut down the said tree or branch.

**Other site-specific recommendations**

- Baijnath temple complex which is another Protected Monument shares a part of its Regulated Area with that of the three temples of Tailahat village. Thus, it should be ensured that the bye-laws for both the protected sites are in coherence with each other.
- It is recommended to provide a paved pathway (preferably of stone slabs or cobble stone) to access the Satya Narayan temple from the river on the southern side as per the HBL Recommended Proposed Development Plan (refer annexure VII(g)).
- In the event of recovery of any artifact or archaeological remains during the process of excavation for any reason including digging of foundations, laying of pipes, cables, etc., the same shall be immediately informed to the Archaeological Survey of India.
- Directional and information signages should be provided at suitable locations along the access road, pathways, and inside the temple complexes. Signages should be placed in such a way that they do not block the view of the temples and are oriented towards the pedestrian pathways.
- All signages within the historic precinct should be compatible and harmonious with the heritage character of the Protected Monument and its immediate surroundings.

- No advertisements in the form of hoardings, billboards and posters should be permitted near the Protected Monument, especially on the boundaries of the Protected Monument.
- LED or digital signs, plastic fibre glass or any other highly reflective synthetic material should not be used for signages in the vicinity of the Protected Monument or its immediate surrounding areas.
- Site may also have descriptive plaques based on authentic historical narrative.
- Any measures taken by the Local bodies for safety and security of the general public at large in the flood prone zone may be permitted.
- Any repair and renovation in the buildings abutting the perimeter of the Protected Monument should be carefully supervised so that it does not have any adverse impact on the structural integrity of the Protected Monument.
- Encroachment on the approach road to the Protected Monument be strictly prohibited.
- Extensive publicity programmes may be conducted to increase public awareness about the historical and architectural significance of the Protected Monument.
- Provisions for differently abled persons may be provided as per prescribed standards.
- The area should be declared as Plastic and Polythene free zone.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://nidm.gov.in/PDF/pubs/NDMA/20.pdf>.



## Notification

BUILDINGS AND ROADS BRANCH.  
CORRIGENDUM.

Dated Lucknow, August 8, 1931.

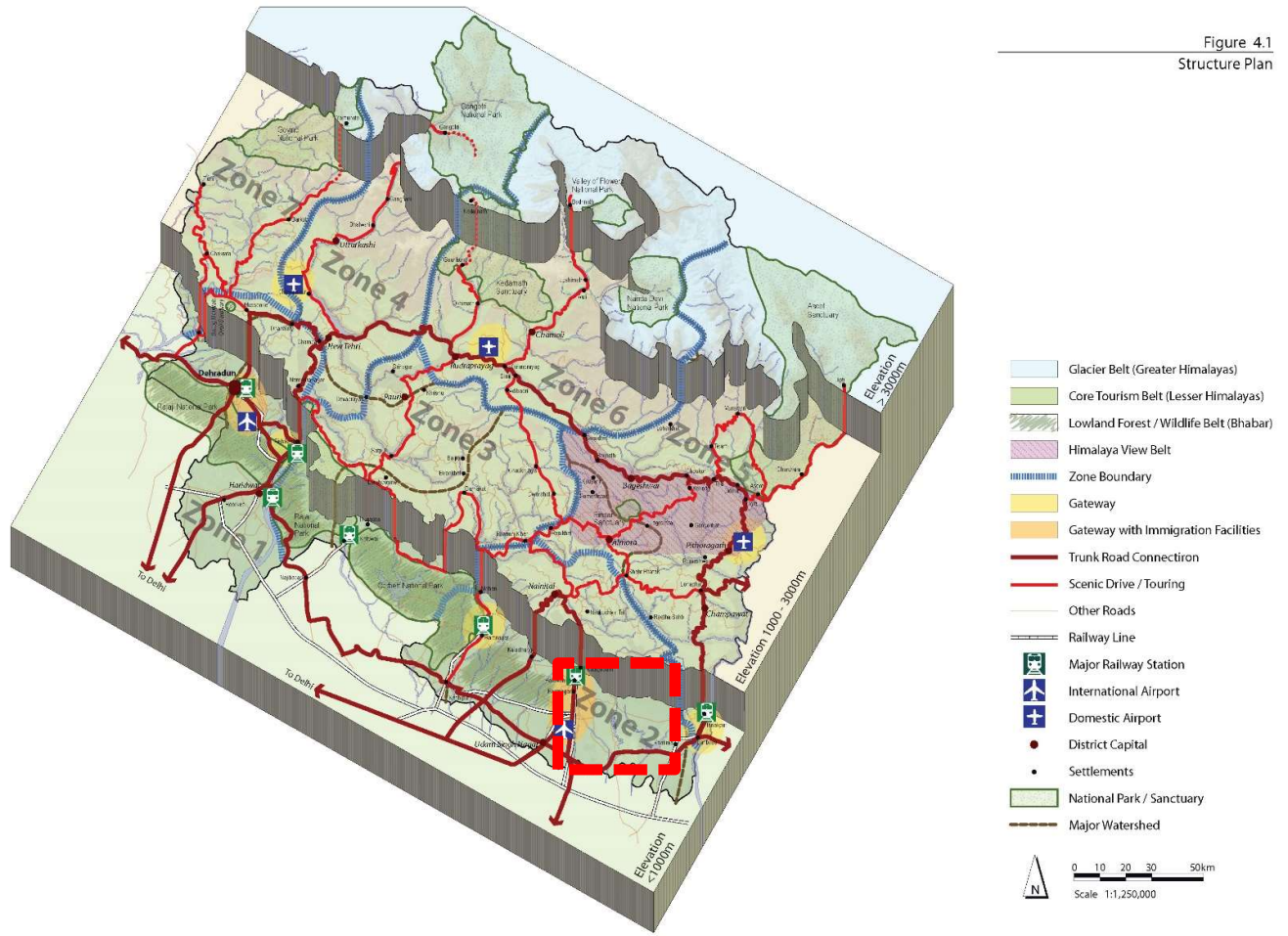
No. 571-MS./89-MS.-1931.—Substitute the following for the particulars shown against serial no. 280 of the list of monuments the protection of which was confirmed in this department notification no. 1669-M./1133-M., dated December 27, 1920 :—

Serial no.	Name and description of monuments.	District.	Locality.
280 (33)	A group of ancient temples consisting of main shrine of Shiva and seventeen subsidiary shrines.	Almora	Baijnath or Vaidyanath, Katyur, pargana Danpur, tahsil and district Almora.
	Old Ranchula Fort, excluding the large Hindu temple sacred to Kali inside it.	Almora	Ranchula Hat, M. Katyur, pargana Danpur, tahsil and district Almora.
(34)	Three temples of the Indo-Aryan Sikhra type known as Lakshmi Narayan, Rakshas Deval and Satya Narayan.	Almora	Taili Hat, M. Katyur, pargana Danpur, tahsil and district Almora.

By order,  
G. M. HARPER,  
Secretary to Government,  
United Provinces.

# ANNEXURE- III

## Land-Use Plan, Zoning Plan as per Uttarakhand Tourist Development Master Plan 2007- 2022



ANNEXURE- IV

Building Bye Laws 2021, Uttarakhand (Amended 2019)

उत्तराखण्ड शासन  
आवास अनुभाग-2  
संख्या- / /V-2/21/55(आ0)/2006टी0सी0-1  
देहरादून, दिनांक: 07 जनवरी, 2022

अधिसूचना

उत्तराखण्ड नगर नियोजन एवं विकास अधिनियम, 1973 की धारा 57 में प्राप्त शक्तियों का प्रयोग करते हुए, भवन निर्माण एवं विकास उपविधि, 2011 (समय-समय पर यथा संशोधित) में अग्रतर संशोधन की दृष्टि से श्री राज्यपाल निम्नलिखित उपविधि प्रख्यापित किये जाने की संर्घ स्वीकृति प्रदान करते हैं :-

भवन निर्माण एवं विकास उपविधि संशोधन, 2021

आवास विभाग के शासनादेश संख्या-888/V-2/2013-55(आ0)/2006-टी0सी0, दिनांक: 12.06.2015 एवं इस संबंध में शासनादेश संख्या-39/V-2/2019-55(आ0)/2006-टी0सी0, दिनांक: 05 फरवरी, 2019 तथा शासनादेश संख्या-1037/V-2/55(आ0)/2006-टी0सी0, दिनांक: 26 अगस्त, 2019 के द्वारा यथा संशोधित भवन निर्माण एवं विकास उपविधि के साथ संलग्न तालिका-1, तालिका-2 एवं तालिका-3 में उल्लिखित प्राविधानों एवं संगत शासनादेशों में भवनों की ऊंचाई के प्राविधानों को निम्नानुसार संशोधित किया जाता है :-

तालिका-1

उपविधि की बिन्दु संख्या	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान						संशोधित प्राविधान				
	HILLS						HILL AREAS				
	CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Gro und Cov erage (5.5)	Max height (meter) of the buiding (5.1)**	CATEGORY	Min. Plot Size in sqm(4. 2)	Min. Existing RoW of Road in metres* (4.1)	FAR (5.5)	Max. Groun d Cover age (5.5)
	1	2	3	4	5	6	1	2	3	4	5
4.1, 4.2, 5.1, 5.5	<b>RESIDENTIAL</b>						<b>RESIDENTIAL</b>				
	Residenti al-Group Housing (Flatted and Plotted )	500	6.0	1.4	40%	12	Residential- Group Housing (Flatted and Plotted )	500	6.0	1.4	40%
	Affordab le Housing	2000	6.0	2.2	50%	12	Affordable Housing	2000	6.0	2.0	50%
	EWS & Rehabilita tion housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%	12	EWS & Rehabilitati on housing schemes (Flatted Unit Size 25-35 sqm)	1000	6.0	2.0	50%

Sh. Balleshwar  
11/01/22

71  
11/01/22

Sh. Balleshwar  
Ground file

COMMERCIAL					
Commercial/office spaces single commercial unit /single commercial office	<25-100	2 (Pedestrian path)	1.3	70%	6
	>100-200	4.5	1.3	70%	6
	>200-2000	6.0	1.9	50%	12
	≥2000	7.5	1.9	50%	12
	>2500	7.5	2.1	45%	Less than 15
Mall with single screen	750	6	1.6	40%	Less than 15
Mall with Multiplex	1000	7.5	2.2	40%	Less than 15
Serviced Apartments	500	6	1.7	60%	12
CATEGORY	Min. Plot Size (4.2)	Min. Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (meter) of the building (5.1)**
1	2	3	4	5	6
Wedding Points	500	6	0.8	35%	6
Motel	1000	7.5	0.6	30%	Less than 15
Resorts	2500	7.5	0.9	30%	9
Eco resorts	750	4.5	0.25	30%	3
Hotels	-	-	-	-	-
5 stars deluxe rating hotels	1500	7.5	2.0	45%	Less than 15
5 stars rating hotels	1000	6	1.8	45%	12
4 stars	1000	6	1.8	50%	12

COMMERCIAL				
Commercial /office spaces single commercial unit/single commercial office	≥25-100	2 (Pedestrian path)	1.3	70%
	>100-200	4.5	1.3	70%
	>200-500	<u>5.0</u>	<u>1.5</u>	<u>60%</u>
	>500-2000	6.0	1.9	50%
	>2000-2500	7.5	1.9	50%
	>2500	7.5	2.1	45%
Mall with single screen	750	6.0	1.6	40%
Mall with Multiplex	1000	7.5	2.2	40%
Serviced Apartments	500	6.0	1.7	60%
CATEGORY	Min. Plot Size in sqmt(4.2)	Min. Existing RoW of Road in metres <sup>2</sup> (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)
1	2	3	4	5
Wedding Points	500	6.0	0.8	35%
Motel	1000	7.5	0.6	30%
Resort	2500	<u>6.0 mt</u>	0.9	30%
Eco-Resort	750	<u>4.5 mt</u>	0.25	30%
<u>Tourism Unit</u>	<u>250</u>	4.5	1.35	<u>50%</u>
		<u>6.0 and above</u>	<u>1.50</u>	
	<u>400</u>	<u>4.5</u>	<u>1.35</u>	
		6.0 and	1.8	<u>50%</u>

rating hotels					
Other hotels	400	6	1.8	50%	9
Guest house	250	4.5	1.35	45%	5
Hostel	-	-	-	-	-
Hostel upto 50 beds	500	6	1.35	45%	9
Hostel upto 50-100 beds.	750	6	1.8	45%	12

	above		
1500	4.5	1.5	
	6.0	1.8	50%
	7.5 and above	2.0	

Note:-

- (A) All plots shall leave 4.5mt from the centre of the road (except for plots on pedestrian path) OR distance from the centre of the road as per master plan width, whichever is more, for widening. The F.A.R shall be permissible on the gross plot area (including the road widening area).
- (B) Additional FAR shall be permissible as:-  
a. Green building (platinum rated): - 0.2  
b. Hill/colonial architectural façade (as per local scenario): - 0.2  
c. Both, Green building (platinum rated) and Hill/colonial architectural façade (as per local scenario) :- 0.3  
Parking shall be provided on total consumed FAR
- (C) For Hostel/Home Stay/ Guest House /Cottage /Hotels or other tourism units in hill areas  
In case banquet or conference halls are provided (max 1/3<sup>rd</sup> of permissible FAR), then approach road of RoW minimum 6.00 mt will be considered. IF more than 1/3<sup>rd</sup> of permissible FAR is provided then the building will be considered as assembly building and approach road will be considered as per provisions of assembly building.

उत्तराखण्ड भवन निर्माण एवं विकास  
उपविधि/ विनियम, 2011 (संशोधन 2015) में निहित  
मानक में वर्तमान प्राविधान

उपविधि की बिन्दु संख्या	Plain					
	CATEGORY	Plot Size sqm (4.2)	Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (mt) of the buiding (5.1)
4.1, 4.2, 5.1, 5.5	1	2	3	4	5	6
<b>RESIDENTIAL</b>						
Residential-Multiple Units		500	9.0	1.8	50%	9
Residential-Group Housing	Flatted	1000	9.0	1.8	35%	12
		1000	10.0	1.8	35%	16
		1000	11.0	1.8	35%	20
		1000	12.0	1.8	35%	24
	Plotted	500	9.0	-	-	-
Affordable Housing		4000	9.0	2.1	50%	12
		4000	10.0	2.1	50%	16
		4000	11.0	2.1	50%	20
		4000	12.0	2.1	50%	24
EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)		2000	9.0	2.0	50%	12
		2000	10.0	2.0	50%	16
		2000	11.0	2.0	50%	20
		2000	12.0	2.0	50%	24
<b>COMMERCIAL</b>						
Commercial /office spaces single commercial unit/single commercial office	<50-100	9.0	1.5	65%	6	
	>100-200	9.0	1.5	65%	9.0	
	>200-500	12.0	1.8	55%	24.0	
	>500-2000	12.0	2.0	45%	24.0	
	>2000-2500	15.0	2.0	45%	24.0	
	>2500	18.0	2.2	40%	30.0	

संशोधित प्राविधान

PLAIN AREAS					
CATEGORY	Min. Plot Size sqmt (4.2)	Min. Existing RoW of Road in metres <sup>2</sup> (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)	
1	2	3	4	5	
<b>RESIDENTIAL</b>					
Residential-Multiple Units	500	9.0	1.8	50%	
Residential-Group Housing	Flatted	1000	9.0	1.8	35%
	Plotted	500	9.0	-	-
Affordable Housing	4000	9.0	2.1	50%	
EWS & Rehabilitation housing schemes (Flatted Unit Size 25-35 sqm)	2000	9.0	2.0	50%	
<b>COMMERCIAL</b>					
Commercial/office spaces single commercial unit/single commercial office	≥50-100	9.0	1.5	65%	
	>100-200	9.0	1.5	65%	
	>200-500	12.0	1.8	55%	
	>500-2000	12.0	2.0	45%	
	>2000-2500	15.0	2.0	45%	
	>2500	18.0	2.2	40%	

CATEGORY	Plot Size sqm (4.2)	Road Width (4.1)	FAR (5.5)	Ground Coverage (5.5)	Max height (mt) of the building (5.1)
1	2	3	4	5	6
Mall with single screen	--	--	--	--	--
Mall with Multiplex	1500	18.0	2.5	40%	30
Serviced Apartments	750	15.0	1.8	55%	24
Wedding Points	1500	18.0	1.0	33.3%	9
Motel	4000	18.0	0.5	25%	1
Resorts	4000	18.0	0.75	25%	9
Eco resorts	4000	18.0	0.25	20%	6
Hotels	-	-	-	-	-
5 stars deluxe rating hotels	2000	15.0	3.0	45%	24
5 stars rating hotels	1500	15.0	2.4	45%	24
4 stars rating hotels	1000	15.0	2.4	40%	24
Other hotels	650	12.0	2.0	45%	24
Guest house	500	15.0	1.6	40%	7
Hostel	-	-	-	-	-
Hostel upto 50 beds	750	15.0	1.60	40%	12
Hostel upto 50-100 beds.	1000	15.0	2.00	40%	16

CATEGORY	Min. Plot Size sqmt (4.2)	Min. Existing RoW of Road in metres <sup>2</sup> (4.1)	FAR (5.5)	Max. Ground Coverage (5.5)
1	2	3	4	5
Mall with single screen	1500	15.0	2.0	40%
Mall with Multiplex	2500	18.0	2.5	40%
Serviced Apartments	750	15.0	1.8	55%
Wedding Points	1500	18.0	1.0	33.3%
Motel	4000	18.0	0.5	30%
Resorts	4000	12.0 <i>(extra 3.0 mt to be left from the plot)</i>	0.75	30%
Eco Resorts	4000	9.0 <i>(extra 3.0 mt to be left from the plot)</i>	0.25	30%
Tourism Units	500	12.0	1.5	
		15.0 and above	1.8	50%
	1000	12.0	2.0	
		15.0 and above	2.4	50%
	2000	15.0 and above	3.0	50%

Note:- (For Hills and Plains)

1. Tourism Unit shall mean a hotel or guest house or lodging or boarding house or hostel or cottage or Dharamshala or ashram or tourism unit by any other name.
2. In case where the approach Road is a Master Plan road, then the Master Plan RoW width for approach may be considered for project approval provided the existing width of the RoW shall not be less than one level of the required RoWs per the table. The Road levels/hierarchy of roads shall be 2.0 mt, 3.0 mt, 4.5 mt, 6.0 mt, 7.5 mt, 9.0 mt, 12.0

mt, 15.0 mt, 18.0 mt, 20.0 mt, 24.0 mt, 30.0 mt, 35.0 mt, 40.0 mt, 45.0 mt, 50.0 mt, 55.0 mt, 60.0 mt.

Where the approach road is not a Master Plan road, then the RoW width as mentioned in the table shall be the existing /authorized RoW width.

3. RoW (right of way) means total width of the road alongwith shoulder, drains and other road furniture and shall be measured from boundary to boundary of properties on opposite sides of the road.

4. Mentioned F.A.R is the maximum limit of the F.A.R, whereas achievable F.A.R will depend upon the height of the building permissible as per available RoW width in front of the plot.

5. In case of Eco-resort; where approach road to the site is not available as per norms and is approached by pedestrian pathway or ropeway, in such cases parking provision shall be made by the developer on the road head (on the motor-able road of width as mentioned in the table and from where the pedestrian pathway or ropeway starts). In such cases, the road widening shall not be insisted upon. In such cases, due to constraint of fire tender reaching the site, the developer will have to provide fire safety measures all by himself and such proposals shall be scrutinized and given NOC by fire department of their sufficiency. Such NOC shall be renewed by fire department every two years.

In case of Resort/Eco-resort in hill areas having private roads (which do not give access to other properties or habitation), the width of such private roads can be 4.5 mt and such private roads shall gain access from the main road of RoW as mentioned in the table.

Eco resorts shall not carry out banqueting activities in their open areas and shall confirm to the noise levels and other parameters of eco tourism policy.

उपविधि की बिन्दु संख्या	उत्तराखण्ड भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन 2015) में निहित मानक में वर्तमान प्राविधान	संशोधित प्राविधान																						
5.1	भवनों की अधिकतम ऊचाई	HEIGHT OF THE BUILDING																						
5.1 (i)	भवनों की अधिकतम ऊचाई निम्नलिखित प्रतिबन्धों के अंतर्गत निर्धारित ऊचाईयों में से न्यूनतम ऊचाई अनुमत्य होगी:-	<p>(A) The Maximum height of the building shall be as given below in Plains: (except high rise building zones defined in the Master Plan).</p> <table border="1"> <thead> <tr> <th>Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building</th> <th>Maximum height of buildings (mt.)</th> </tr> </thead> <tbody> <tr> <td><u>Less than 7.5 mt.</u></td> <td><u>6.0</u></td> </tr> <tr> <td>More than and equal to 7.5 mt and less than 9.0 mt.</td> <td>9.0</td> </tr> <tr> <td>More than and equal to 9.0mt and less than 12.0 mt.</td> <td>12.0</td> </tr> <tr> <td>More than and equal to 12.0mt and less than 18.0 mt.</td> <td>24.0</td> </tr> <tr> <td>More than and equal to 18.0mt.</td> <td>30.0</td> </tr> </tbody> </table> <p>(B) The Maximum height of the building shall be as given below in HILL AREAS  <u>The maximum height of the building in hill areas shall be less than 15 mt including stilts or sloping roofs". No relaxation or compounding shall be considered which results in the height of building exceeding 15.0mt.</u></p> <p>The building height shall be as below depending upon the Right of Way of the approach road.</p> <table border="1"> <thead> <tr> <th>Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building</th> <th>Maximum height of buildings (mt.)</th> </tr> </thead> <tbody> <tr> <td>Less than 4.5 mt</td> <td>6.0</td> </tr> <tr> <td><u>From 4.5 mt upto 7.5mt</u></td> <td><u>9.0</u></td> </tr> <tr> <td><u>More than 7.5mt upto 9.0mt</u></td> <td><u>12.0</u></td> </tr> <tr> <td><u>More than 9.0 mt</u></td> <td><u>Less than 15.0 mt</u></td> </tr> </tbody> </table>	Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building	Maximum height of buildings (mt.)	<u>Less than 7.5 mt.</u>	<u>6.0</u>	More than and equal to 7.5 mt and less than 9.0 mt.	9.0	More than and equal to 9.0mt and less than 12.0 mt.	12.0	More than and equal to 12.0mt and less than 18.0 mt.	24.0	More than and equal to 18.0mt.	30.0	Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building	Maximum height of buildings (mt.)	Less than 4.5 mt	6.0	<u>From 4.5 mt upto 7.5mt</u>	<u>9.0</u>	<u>More than 7.5mt upto 9.0mt</u>	<u>12.0</u>	<u>More than 9.0 mt</u>	<u>Less than 15.0 mt</u>
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5.1 (i)	भूखण्ड/भवन के सम्मुख स्थित मार्ग की चौड़ाई तथा अग्रसेट बैंक के योग के 1.5 गुणा अथवा पर्वतीय क्षेत्रों में ईब्ल लेवल तक 6.00 मी० में से जो भी अधिक हो, की ऊचाई मान्य होगी। एक से अधिक मार्ग पर भवन के अवस्थित होने की दशा में इस हेतु अधिक चौड़े मार्ग से उक्तानुसार चौड़ाई निर्धारित ही जायेगी।	<p>The building height shall be as below depending upon the Right of Way of the approach road.</p> <table border="1"> <thead> <tr> <th>Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building</th> <th>Maximum height of buildings (mt.)</th> </tr> </thead> <tbody> <tr> <td>Less than 4.5 mt</td> <td>6.0</td> </tr> <tr> <td><u>From 4.5 mt upto 7.5mt</u></td> <td><u>9.0</u></td> </tr> <tr> <td><u>More than 7.5mt upto 9.0mt</u></td> <td><u>12.0</u></td> </tr> <tr> <td><u>More than 9.0 mt</u></td> <td><u>Less than 15.0 mt</u></td> </tr> </tbody> </table>	Existing Right of way:- public road/road of sanctioned layout plan/authorized road in front of plot/building	Maximum height of buildings (mt.)	Less than 4.5 mt	6.0	<u>From 4.5 mt upto 7.5mt</u>	<u>9.0</u>	<u>More than 7.5mt upto 9.0mt</u>	<u>12.0</u>	<u>More than 9.0 mt</u>	<u>Less than 15.0 mt</u>												
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**Notes:**

- (i) The above mentioned heights shall be permissible as per the allowed FAR

5.1 (ii)	<p>मैदानी क्षेत्रों में</p> <table border="1"> <thead> <tr> <th data-bbox="389 367 495 588">भूखण्ड/ भवन के समुख स्थित मार्ग की न्यूनतम विद्यमान/ अधिकृत चौड़ाई</th> <th data-bbox="495 367 584 588">भवनों की अधिकतम ऊचाई (मी०)</th> <th data-bbox="584 367 695 588">अधिकतम तलों की संख्या</th> </tr> </thead> <tbody> <tr> <td data-bbox="389 588 495 682">१० मी० से कम</td> <td data-bbox="495 588 584 682">१०</td> <td data-bbox="584 588 695 682">भूतल व अधिकतम ऊपरी तीनतल</td> </tr> <tr> <td data-bbox="389 682 495 808">१० मी० व अधिक तथा १२.० मी० से कम</td> <td data-bbox="495 682 584 808">१२.०</td> <td data-bbox="584 682 695 808">भूतल व अधिकतम ऊपरी तीनतल</td> </tr> <tr> <td data-bbox="389 808 495 934">१२.० मी० व अधिक तथा १८.० मी० से कम</td> <td data-bbox="495 808 584 934">२४.०</td> <td data-bbox="584 808 695 934">भूतल व अधिकतम ऊपरी साततल</td> </tr> <tr> <td data-bbox="389 934 495 1050">१८.० मी० व इससे अधिक</td> <td data-bbox="495 934 584 1050">३०.०</td> <td data-bbox="584 934 695 1050">भूतल व अधिकतम ऊपरी नौ तल</td> </tr> </tbody> </table> <p>पर्वतीय क्षेत्रों में भवनों की अधिकतम ऊचाई १२.० मी० एवं भूतल एवं अधिकतम उपरी तीन तल।</p>	भूखण्ड/ भवन के समुख स्थित मार्ग की न्यूनतम विद्यमान/ अधिकृत चौड़ाई	भवनों की अधिकतम ऊचाई (मी०)	अधिकतम तलों की संख्या	१० मी० से कम	१०	भूतल व अधिकतम ऊपरी तीनतल	१० मी० व अधिक तथा १२.० मी० से कम	१२.०	भूतल व अधिकतम ऊपरी तीनतल	१२.० मी० व अधिक तथा १८.० मी० से कम	२४.०	भूतल व अधिकतम ऊपरी साततल	१८.० मी० व इससे अधिक	३०.०	भूतल व अधिकतम ऊपरी नौ तल	<p>(ii) One extra floor of 3.0 mt height in hills and plains may be permitted <u>on the roads having RoW more than 6.0 mt</u> for providing Hill/Colonial Architecture as per façade policy. <u>Parking shall be provided on total consumed FAR.</u></p> <p>(iii) One stilt parking height (if the height of stilt from floor to under finish of each slab is maximum 2.40 mt.) shall be excluded from the above mentioned permissible heights and FAR. However, stilt shall be counted in FAR and height of the building for computation of fire safety norms. In case of stilts, adequate shear walls shall be provided, structural and soil bearing capacity certification and related plans prepared by structural Engineer as per IS Code 1893 Part-I shall be furnished.</p> <p>(iv) Maximum 1.5 mt height may be permissible extra for sloping roof upto ridge level.</p> <p>(v) Building heights specifically mentioned in Uttarakhand Building Byelaws 2011 (amendment) for some activities/ area shall be adhered to eg:- Height in Nainital, Mussorie, farmhouse etc, Building height on valley side etc.</p> <p>Prevailing other height related provisions shall remain as it is.</p>
भूखण्ड/ भवन के समुख स्थित मार्ग की न्यूनतम विद्यमान/ अधिकृत चौड़ाई	भवनों की अधिकतम ऊचाई (मी०)	अधिकतम तलों की संख्या															
१० मी० से कम	१०	भूतल व अधिकतम ऊपरी तीनतल															
१० मी० व अधिक तथा १२.० मी० से कम	१२.०	भूतल व अधिकतम ऊपरी तीनतल															
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१८.० मी० व इससे अधिक	३०.०	भूतल व अधिकतम ऊपरी नौ तल															
(iii)	संबंधित भवन उपयोग हेतु निर्धारित एफ०ए०आर० की सीमा तक।																
5.1 (V) (द)	Service floor height:- 1.80 mt With other provisions	Service floor height :- <u>2.10 mt</u> and other provisions shall remain the same															

Equivalent Car Parking Space (ECS) (5.6) in Plains  
As per prevalent Building Byelaws.

39 / V-2/2019-55(आ0) / 2006-टी0सी0, दिनांक: 05 फरवरी, 2019 की तालिका-3 में संशोधन

1	2	3	4
COMMERCIAL		Proposed Amendment	
Upto 50 sqm		Upto 50 sqm	<u>Parking Fee as decided by the competent authority, which shall be deposited in the parking fund (ESCROW account)</u>
Hotels	Upto 4 star hotels and other hotels-1 ECS for 2 guest rooms, more than 4 star hotels-1 ECS for 1 guest room, in both the cases additional parking for other commercial activities such as conference/banquet/exhibition hall/ food court etc. @ 2.00 ECS per 100 sqmt of built-up area.	Tourism Units	<u>In plains and hills 1 ECS for 2 guest room, additional parking for other commercial activities such as conference/banquet/exhibition hall/ food court/restaurant etc. @ 2.00 ECS per 100 sqmt of built-up area.</u>
Lodging/Tourist House/Dharmshala/Musafeer Khanna/Guest house/Resort/Stand alone private Hostel	1.00	Resort/Eco Resort	<u>In plains and hills 1.0 ECS/100 sqm of built up area.</u>
Motel	No Provision	Motel	<u>In plains and hills 1.50 ECS + 1 coach bay for every 10 rooms</u>

- 4- शासनादेश संख्या-888 / V-2/2013-55(आ0) / 2006-टी0सी0, दिनांक: 12.06.2015, शासनादेश संख्या-39 / V-2/2019-55(आ0) / 2006-टी0सी0, दिनांक: 05 फरवरी, 2019 एवं शासनादेश संख्या-1037 / V-2/55(आ0) / 2006-टी0सी0, दिनांक: 26 अगस्त, 2019 के उक्त से सम्बन्धित प्राविधान इस सीमा तक संशोधित समझे जायेंगे।
- 5- उक्त शासनादेशों के अन्य प्राविधान यथावत् लागू रहेंगे।

(शैलेश बगौली)  
सचिव

संख्या- 40 / V-2/2022-55(आ0) / 2006 टी0सी0-1 तददिनांक


प्रतिलिपि:- निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- 1- अपर मुख्य सचिव, मा0 मुख्यमंत्री, उत्तराखण्ड शासन।
- 2- स्टाफ ऑफीसर, मुख्य सचिव, उत्तराखण्ड शासन।
- 3- आयुक्त, गढ़वाल मण्डल, पौड़ी/कुमाँयू मण्डल, नैनीताल।
- 4- उपाध्यक्ष, मसूरी देहरादून विकास प्राधिकरण, देहरादून/हरिद्वार-रूड़की विकास प्राधिकरण, हरिद्वार/उपाध्यक्ष, समस्त जिला स्तरीय विकास प्राधिकरण, उत्तराखण्ड को इस आशय से प्रेषित है कि उक्त उपविधि को सम्बन्धित प्राधिकरण अपने बोर्ड से

स्वीकृत कराते हुए अंगीकृत करेंगे। यदि किसी प्राधिकरण को स्थानीय आवश्यकताओं एवं परिस्थितियों के दृष्टिगत उपविधि में किसी प्रकार के संशोधन/परिवर्तन/परिवर्द्धन की आवश्यकता हो तो ऐसी स्थिति में सम्बन्धित प्राधिकरण तद्विषयक संशोधन के प्रस्ताव को औचित्य सहित प्राधिकरण बोर्ड के अनुमोदन के साथ शासन को उपलब्ध करायेंगे।

- 5- संयुक्त मुख्य प्रशासक, उत्तराखण्ड आवास एवं नगर विकास प्राधिकरण, देहरादून।
- 6- मुख्य नगर एवं ग्राम नियोजक, नगर एवं ग्राम नियोजन विभाग, उत्तराखण्ड, देहरादून।
- 7- निदेशक, राजकीय मुद्रणालय, रुड़की, हरिद्वार, उत्तराखण्ड को इस आशय से प्रेषित है कि प्रश्नगत उपविधि को असाधारण गजट के विधायी परिशिष्ट में 100 प्रतियाँ मुद्रित करते हुए शासन को उपलब्ध कराने का कष्ट करेंगे।
- 8- निजी सचिव, मा० आवास मंत्री, उत्तराखण्ड को मा० मंत्री जी के संज्ञानार्थ।
- 9- गार्ड फाईल।

आज्ञा से,

  
(चिरंजी लाल)  
अनु सचिव

## **Forest (Conservation) Act, 1980 and Forest Conservation Rules, 2003 (Guidelines & Clarifications)**

**Ministry of Environment, Forest and Climate Change, Government of India 2019**

### **Chapter- 11 (Infrastructure Projects incl. Roads, Railway Lines, Boarder Roads, Critical Utility infrastructure development, Residential/ Building Construction)**

#### **11.8 Infrastructure ancillary to Forest Management:**

According to the explanation in the Act, any work relating or ancillary to conservation, development and management of forests and wildlife, namely, the establishment of check- posts, fire lines, wireless communications and construction of fencing, bridges and culverts, dams, waterholes, trench marks, boundary marks, pipelines or other like purposes, is not a non-forest use and therefore, taking up such work in the forest land does not require diversion under the FC Act. As such all-States Government should ensure that the basic spirit and essence of the Forest (Conservation) Act, 1980 is not to divert forest land for construction of residential buildings, Bungalows, quarters etc. Bare minimum (operational) buildings, which are essential for management of forest and conservation of bio-wealth such as forest guard hut, check posts, range offices, small inspection bungalow (2-3 room), un-tarred single lane roads etc., can be taken up in selected areas without causing damage/destruction to the forests thereon. But if the structures are large and would impact on conservation, prior permission under the Forest (Conservation) Act, 1980 would be required.

#### **11.9 Residential Projects:**

The Central Government will not entertain any proposal for diversion of forest land for construction of residential or dwelling houses. However, the Central Government has accorded permission for construction of residential houses in their private forests land for construction of residential or dwelling houses in the MDDA areas of Uttarakhand subject to fulfilment of following conditions:

- (a) Construction activity for residential purpose in private forest shall be allowed only for domestic purpose and shall not be extended to any institutional buildings or commercial development
- (b) The construction activities shall be restricted to a maximum of 250 square meter of built-up area in each case.
- (c) The construction of residential building in private forest is permitted in MDDA areas and other parts of Uttarakhand State only in order to alleviate hardship of homestead owners for constructing/completing their bonafide residential buildings.

Above stipulation is strictly restricted to construction of residential or dwelling houses in private forest land in MDDA areas of Uttarakhand, where non forest land is not available,

#### **11.10 Eco- Tourism:**

Eco tourism has been regarded as non-forestry activity. Prior approval of the central government under the forest (conservation) Act, 1980 is required for Ecotourism projects.

# Uttarakhand Tourism Development Plan 2007- 2022

## 6.3. Development of Sustainable Eco-Cultural Tourism at Jageshwar

### 6.3.1 Background and Approach

The Jageshwar area is located in the centre of Kumaon roughly mid-way between the lowland plain/wildlife belt and the high Himalayas. Topographically high ridges dominate the area. These afford both south and north facing slopes, the latter providing spectacular views of the high Himalayas as well as the intervening valleys. These uplands provide cool weather conditions in the summer while the southern facing slopes, bathed in sunshine, afford pleasant weather conditions in the colder months, a consideration which led the British to build hill stations in the area. The town of Almora, once the capital of Kumaon under the 16<sup>th</sup> Century Chand dynasty, is the main hill centre and is now a trekking hub. A number of villages around it also accommodate a string of hilltop houses, perched on the surrounding ridges to the north, east and south.

The area includes a number of eco-cultural attractions, which are of very high quality and reflect the outstanding natural environment and important sites of religious significance. These include the small town of Jageshwar itself, which is a sacred place of the Lord Shiva (one of 12 sacred Jyotirlingas in the whole of India) and home to 124 shrines dating from the 5<sup>th</sup> to 18<sup>th</sup> Century, set amidst beautiful cedar woods. The site attracts pilgrims every year who bathe in the holy waters of the Kaliganga and Jata rivers. Other important sites in the vicinity are the Binsar Wildlife Sanctuary with its rare wildlife (notably including leopards); Almora, the administrative centre; and the mountain ridges connecting Almora with Binsar and Pithogarth to the east.

The Tourism Structure Plan, as well as its individual components, such as the ecotourism strategy, has identified this area as a priority tourism area which could develop attractions of international standard that can help promote and brand Uttarakhand internationally. Sustainable planning of new facilities is urgently required for the whole area, especially in the light of anticipated pressures for development arising for example from increased visits of pilgrims to finite sites such as Jageshwar. These sometimes force Government to consider immediate solutions to short-term problems, with resulting responses that do not necessarily promote long-term sustainable growth for quality tourism.

Pressures are also anticipated from better accessibility vis a vis the new airports that are planned in the area as well as road improvements in the area. Ad hoc, development without the backing of a proper balanced plan for the area, which allows a more equitable distribution of tourists, could degenerate many of the unique tourism resources of the area. The planning actions should therefore focus on the following:

- Environmental:** protecting sensitive areas, not only the national parks but also natural areas around cultural sites such as at Jageshwar;
- Cultural:** ensuring cultural attractions are improved in terms of quality, interpretation and capacity to handle increased flows of visitors;
- Economic:** introducing new forms of tourism which should be a catalyst to involve local people in providing services and higher value products such as those linked to agriculture and artisan products.

### 6.3.2 Location

The plan area lies between Almora and Bageshwar and includes the Binsar Sanctuary and the Jageshwar area as key nodes. The area is served by small mountain roads that hug the ridgelines and serve a number of small settlements, many occupying spectacular vantage points from which are

afforded splendid views of the high Himalayas and the deep river valleys. The Binsar Wildlife Sanctuary, described in Section 4.4, occupies a central location in the area. The Kosi, Swal, Sarju and Gomati rivers both cross the area and form natural boundaries.

The broad reconnaissance of the area suggests that some 20 recognised settlements lie in the area.

### 6.3.3 Key Components and Characteristics of Jageshwar and Environs

The main components of the wider Jageshwar area are summarised in the box below.

Key Geographical Components	Key Characteristics
Bageshwar	Small town in the north of the area on the confluence of the Gomati River and the Revti Ganga. Highly distinctive culture, including interesting architecture and bridge structures but with seemingly little tourism development. Has potential as a northern gateway into the area, where a concentration of accommodation and tourism services could be established pending rehabilitation of the urban area and an upgrading of sanitary conditions.
Binsar Wildlife Sanctuary	The sanctuary covers some 48 sq. km and lies at an altitude of 2,400 m. It has some 20,000 visitors a year, mostly during the peak months of April, May, June, October and November. There are 11 trails in the sanctuary, where visitors can observe over 150 species of birds (in the summer) as well as fauna including leopards, deer, (notably the distinctive barking deer), wild boar, langur monkeys and porcupine). There are three resorts in the area, including the Binsar Government guesthouse from which a 300 km panorama of the Himalayas can be observed, and some village tourism by foreign visitors. An NGO is currently training guards for ecotourism and the sanctuary has a small interpretation centre.
Almora	A larger town perched on a 5km ridge (Kashaya Hill) above the Kosi and Swal rivers in the south of the area, Almora lies at the crossroads of mountain roads leading north, east and south. It is therefore an excellent gateway into the area from the south as well as into the High Himalayas. The town offers fine views and a number of urban attractions, including bazaars and markets and a mall. Colonial bungalows adorn the cantonment and there are also a number of temples.
Jageshwar	This is a small town 33 km from Almora that has great religious significance as described above. The setting of the town, amidst a fast flowing stream and a backdrop of attractive cedar trees and deodar forests makes it an outstanding attraction not only as a pilgrimage site, but as a spot for rest and contemplation, general sightseeing and ecotourism. Prehistoric rock paintings nearby also complement these attractions. Cultural tourism, focused on the many clusters of important and highly scenic temples and a very well managed and interesting museum, however remains the prime product for which Jageshwar should be promoted.
Ridgelines	The ridgelines to the north and east of Almora not only link the above attractions together but also provide scenic routes offering spectacular views of the valleys and high Himalayas. A number of attractions along these routes, including the colonial house of Sir Henry Ramsey, a number of small guesthouses and small scenic villages overlooking the valleys below, offer could staging posts for visitors to stop and admire the views and local ambience. This is a major tourism resource that could be developed further.

### 6.3.4 Planning Concept

#### *Special Qualities of the Jageshwar Area*

The special qualities of the wider Jageshwar area may be confirmed as:

- Fascinating cultural features (including distinctive temples) set amidst spectacular countryside covering prehistoric times, the colonial period as well as major religious deities from the 6<sup>th</sup> to the 18<sup>th</sup> Centuries;
- Diverse views of the high Himalayas and the nearer landscapes of steep valleys and forests;

- Wealth of forest habitats and wildlife, including an important wildlife sanctuary in Binsar offering good ecotourism products;
- A wide range of treks, mostly in less rugged and arduous terrain than those nearer to or within the high Himalayas, but nevertheless still offering a distinctive trekking experience;
- Distinctive architectural character in the towns of Almora and Bageshwar;
- Quality local handicrafts.

### ***Existing Situation***

Existing tourism products are concentrated in Almora, Binsar and Jageshwar. Despite the increasing numbers of pilgrims visiting the temples at Jageshwar, in general terms tourism remains undeveloped when one considers the tremendous potential of resources in the area. In particular the 20,000 annual visitors to Binsar could be increased given the tremendous opportunities for ecotourism and general sightseeing of the Himalayan chain from this area. Moreover many potential products remain almost totally undeveloped: in particular the health and wellness sector. The development of spas and health farms set amidst the cedar trees of Jageshwar or vantage points of the ridgelines above Almora and in or around Binsar would have tremendous appeal among high spending tourists, both domestic and international, given the high quality mountain environment and the unique views afforded of the Himalayas.

No villages have been designated in the area under the product/infrastructure development programme for destinations and circuits, instigated by the National Government (for which 18 programmes have been designated in Uttarakhand as described in Chapter 4, Section 4.4). It is understood however that some NGOs are operating projects in and around Binsar, most notably to train guides working in the Binsar Wildlife Sanctuary.

### **6.3.5 Guiding Principles for Planning the Jageshwar Area**

It is recommended that targeted investments be made in the Jageshwar area, which should be made on the gateway towns (Almora and Bageshwar); within the Binsar Wildlife Sanctuary; and at Jageshwar itself. In addition a scenic road along the ridgelines that connects the above focal points should also be designated to disperse tourists around the area and bring continuity, coherence and a sense of identity to the entire area. The following guidelines apply:

- *Develop strong themes for the area based on culture, scenic touring, ecotourism and health and wellness.*

Cultural tourism needs to be strengthened and enhanced rather than developed from scratch. Almora and Jageshwar would be the flagships in this respect although more isolated temples as well as more recent historical points of interest, such as certain historical houses from the colonial period, could also be promoted. Scenic touring is undeveloped but could easily be planned from the gateway towns of Almora and Bageshwar, for example by designated scenic roads around which bus tours or touring by private car could be developed. It would be important to identify a series of outstanding viewpoints, dispersed around the circuits to allow tourists to be distributed evenly around the area (rather than being congested at any one point where carrying capacities could be easily breached). At such vantage points limited private investment could be encouraged (such as small rest houses, restaurants or cafes and local shops offering guide maps, walking apparel or guide books). Ecotourism should be developed within the Binsar Wildlife Sanctuary in accordance with the strategy elaborated in Section 4.4 of Chapter 4 and supported by specialist facilities such as an ecolodge or health and wellness centre whose management would be directly related to

conservation. Health and wellness is a new product to be developed at specific locations where spa facilities would be provided within a setting of outstanding countryside (such as within locations of dense woodland, by the side of swirling rivers or amidst fine mountain scenery). These one-off spa facilities could be used as a springboard to develop local health and wellness products that could be sold in surrounding villages or in the gateway towns.

- *Improvement must be made to the gateway towns of Almora and Bageshwar. The former should see a strengthening of the tourism product while the latter should focus on developing tourism almost from nothing.*

In Almora improvements could be made to the entry to the town through better signage and the relocation of the dump-site to the south which marks one of the main entry features. Upgrading of the urban environment, as carried out in parts of Musoorie, for example could be made along the mall and/or within the bazaars. Apart from such cosmetic (albeit vital) measures, an information centre should be established which clearly and invitingly promotes all the available tourism resources in the area, informing on the types of accommodation available; the tourism attractions on offer; and the means of circulating around the area as part of circuits. The main themes of the area should be promoted at the tourism information centre so that the tourist is left in no doubt of the special qualities of the area in terms of the selected sectors promoted. In Bageshwar an urban improvement programme should be made in the old town so that tourists can admire the small streets and unique buildings and shop and linger in the area. The old urban core could also accommodate tourism facilities such as an information centre and boutique hotels, in the form of rehabilitated buildings. This would provide fine gateway services in a unique urban environment that would be highly attractive to both domestic and international tourists. The general policy of the gateway towns should be to entice tourists to stay as long as possible in the towns, for example to stay overnight or use the urban centres as a base from which to explore the surrounding area or for lingering to shop or be entertained.

- *Prime tourism attractions should be developed at strategic locations in the area:*

It is important that the most scenic and outstanding localities are maximised in terms of their potential by facilitating tourism developments of exceptional quality and renown. In particular the Binsar Wildlife Sanctuary and Jageshwar town and its surrounding valley should be selected as the prime tourism areas where 'flagship' developments should be produced. These can help promote and brand the whole of the area.

- *Access to the area must be facilitated and controlled to ensure that tourists are evenly distributed in the area.*

The development of circuits, such as a cultural circuit, an ecotourism circuit and general sightseeing circuit should be highly synchronised to ensure that tourists are evenly distributed around the area and not all concentrated at any one location. This will help highly scenic and sensitive areas such as Jageshwar to respect its carrying capacity and to avoid its environment and setting being overwhelmed. Sufficient attractions along the scenic roads should therefore be planned to ensure a more even spread of tourists in the area: the vastness and quality of the environment in the Jageshwar area should allow this policy guideline to be implemented, although such attractions should be highly selective and evenly spaced out to allow the overall integrity of the environment to be respected.

- *The need for conservation, preservation and enjoyment of the environment in the wider Jageshwar area should be made aware to all actors*

As in the Johar valley, everyone living in, working in and visiting the Jageshwar area should take pride in its environment and culture and understand the need for their conservation and

enhancement. Awareness programmes, active participation in planning by all major stakeholders and transparency in preparing and implementing the attractions should make everyone aware of the unique qualities and opportunities of the area and the need for responsible planning and development.

- *A wide variety of economic opportunity should be promoted in villages adjoining the main tourism attractions*

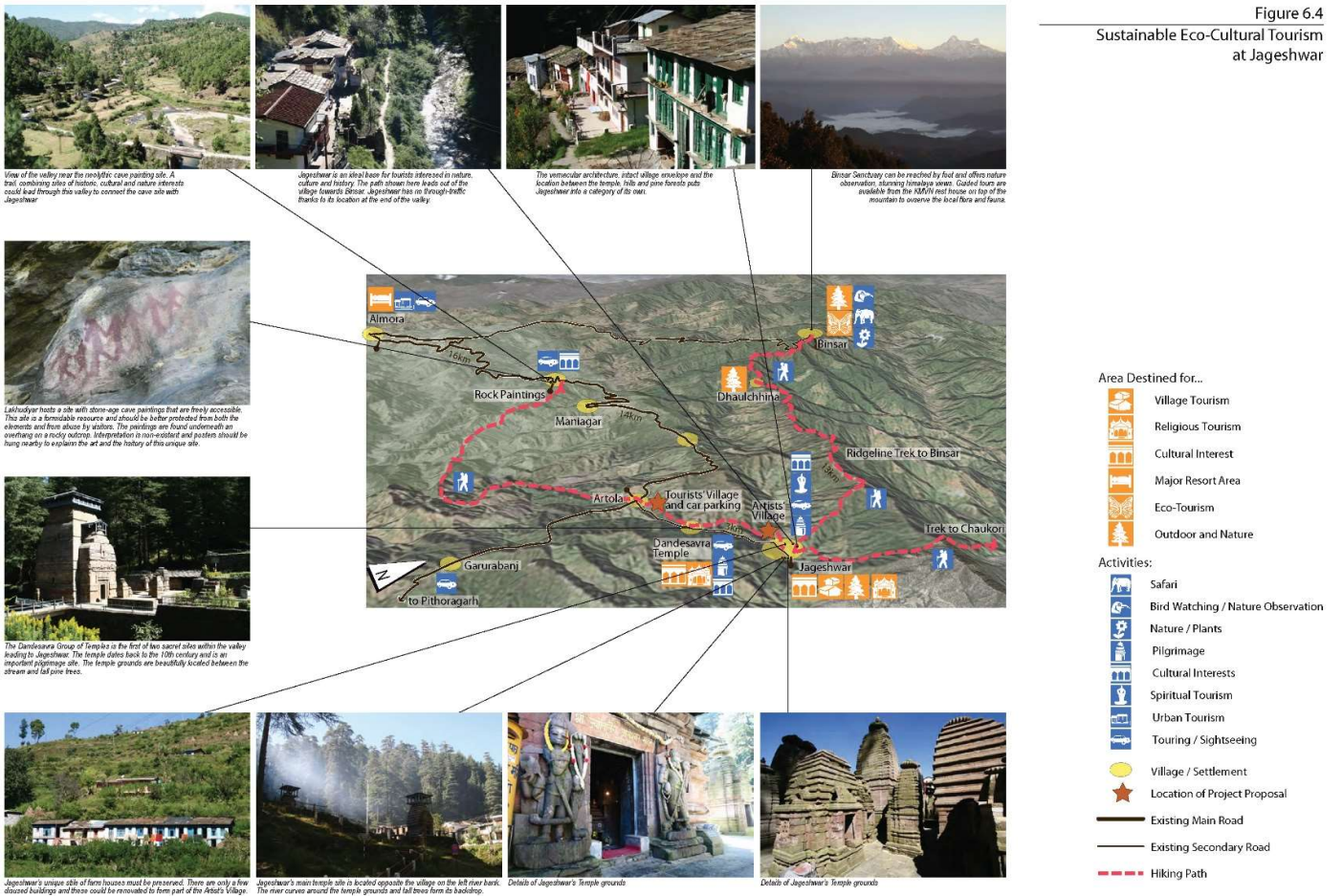
Economic development should be encouraged in all of the area and not just in the locations where major attractions are planned. In this respect the formation of scenic roads and circuits will be instrumental in exposing villages to tourism provided effective support is provided in terms of awareness, training and skills upgrading programmes as proposed under the ecotourism strategy outlined in Section 4.4. As well as traditional products, new products and services could be developed in these villages that would help develop interest in the area and hence support the primary tourism attractions.

### **6.3.6 Main Components**

The main components of the plan comprise the following:

- Develop a five star Ecotourism and Health and Wellness Centre at Binsar Wildlife Sanctuary, perhaps by means of a public and private partnership development to rehabilitate and redevelop the existing Government tourism guesthouse;
- Develop a tourism village at the entrance of the Jageshwar Valley to help increase accommodation at the town, relieve carrying capacities, and provide a bi-nodal development which contrasts old and new styles without destroying the traditional heritage of the area;
- Develop a state of the art museum at Jageshwar to strengthen the existing facility and pay justice to the outstanding historical and cultural heritage of the surrounding area as manifested by the many temples found in the vicinity;
- Develop a state-of-the-art environmental interpretation centre at Binsar Wildlife Sanctuary;
- Establish tourism circuits based on the four primary themes (culture, ecotourism, sightseeing and health and wellness);
- Through the above circuits promote greater awareness of the conservation value of the Jageshwar Area and develop livelihood opportunities in tourism among local village communities.

Figure 6.4  
Sustainable Eco-Cultural Tourism  
at Jageshwar



### ***Development of a five star Ecotourism and Health and Wellness Centre at Binsar Wildlife Sanctuary***

A key policy for conservation of the Binsar Wildlife Sanctuary as well as the wider area should be to upgrade ecotourism facilities and attract higher spending tourists to the area. A central prerequisite for such a policy is that part of the revenue from high spending tourists is ploughed back into conservation projects, thus helping preserve wildlife and enhancing the ecotourism product that should in turn be even more attractive to affluent ecotourists. A cycle of additional revenue and enhanced conservation would then transpire. The success of such a 'cycle' is dependent on responsible management and total transparency. One means of achieving this is to redevelop the existing Government guesthouse into a five star establishment that would combine the functions of an ecolodge together with a health and wellness centre or spa. This would call for the redevelopment or rehabilitation and expansion of the existing guesthouse, which currently provides good but basic accommodation and provides guests with a truly outstanding panorama of the high Himalayas.

The facility could initially comprise around 30 to 50 rooms and be expanded as demand grows to up to 100 rooms. The development, which would be highly select, may need to spread out over the existing site and/or involve the redevelopment of existing buildings, but should be within a clearly define, self-contained building envelope. The design of the resort should reflect traditional architectural styles of the region and be built of local materials, with traditional stone and appropriate roofing materials.

The following facilities could be proposed in the spa:

- Fitness therapy rooms exclusively used for aesthetical treatments;
- Biotherapy rooms used for afflictions related to circulation, respiratory, skin diseases, etc;
- Massage rooms;
- Ayurveda centre;
- Gyms for the gymnastic and the muscular treatments;
- Café and vegetarian restaurant.

The spa could either be built as a specialist health and wellness centre, for tourists travelling specifically to Binsar for treatment or recuperation or for more general spa services which would offer tourists a combination of health and wellness activities (gentle exercise, relaxation, massage and possibly detoxification diets) with other tourism activities including ecotourism, mountain walks or sight-seeing of the Himalayas. For the former the spa would need to offer especially renowned traditional or alternative cures and remedies as well as professional therapeutic services. It would require careful research into the natural therapeutic potential of the environs (for example herbs, medicinal plants and vegetables) and/or the establishment of special services and courses (for example yoga and meditation) to offer visitors a special product that is typical of the area. At a more general level, many international tourists now possess growing health consciousness and desires to experience more than sightseeing or walking experiences when travelling to mountain areas. As such the facility could combine spa activities with active ecotourism in the wildlife sanctuary. In such cases the resort could rely less on specific cures and remedies, and focus on high quality rest and relaxation services such as massages, saunas and other 'well being' products, perhaps focusing on diet and special regional health cuisine. Hence tourists could indulge in spa facilities during the evenings after ecotourism walks in the sanctuary or stay indoors during cloudy and rainy days. The versatility of the resort would hence be enhanced, increasing its seasonality.

Mountain examples of spas in Asia include Begawan Giri at Ubud in Bali set amidst spectacular mountain top scenery, which attracts tourists through ancient remedies and massages with oils of tropical plants. The Yoga Spa in the Mandarin Oriental Ananda in the Himalayan foothills (also with outstanding views) is focused directly on health matters and markets the area's reputation as the home of yoga and the ancient science of *ayurveda*, both of which are practiced at the resort. This could set a useful precedent for a resort in Binsar.

The participation of the Forest Department as part of such a venture, notably as a joint Public/Private partnership with a skilled private operator (the latter could be an international chain with a proven record of establishing ecolodges and spas in natural settings) would be highly desirable. This arrangement would ensure that part of the revenue derived from the ecolodge and spa is spent by the Forest Department on meaningful conservation projects, and that this process would be highly transparent to tourists, thus promoting the venture as a responsible tourism product.

It is also important however that cheaper accommodation in the Binsar Wildlife Sanctuary is also introduced to complement the ecolodge and spa so that ecotourism here is not exclusive for the well off. Hence at different parts of the sanctuary, youth camps or youth hostels could be introduced, as well as more simple ecolodges for lower spending visitors. Stringent management measures should ensure that everyone could share movement around the park without destroying the exclusive experience and overwhelming the natural environment.

#### *Develop a tourism village at the entrance of Jageshwar Town*

A site of some 10 ha has already been earmarked at the head of the valley that leads to Jageshwar Town for dormitory style tourist accommodation in response to the increasing numbers of visitors (in particular pilgrims) to this highly scenic and religiously significant area. The site lies at the head of the valley and is an excellent gateway to Jageshwar town. Moreover as it is already cleared of vegetation near to the forest, it represents one of the few sites in the area that is not environmentally sensitive.

Although these factors make it an optimum location for tourist activity, it is considered that the development of simple dormitory huts for low-income visitors is a missed opportunity given the outstanding potential of Jageshwar for tourism. Rather, a 'tourism village' with a greater range of accommodation, a variety of shopping and other tourist facilities (such as information and interpretation activities) and an integral and attractive design (rather than a monotonous row of dormitory buildings) would present a more efficacious and higher value use for the site. The development could take the form of a typical Himalayan village, using modern buildings that copy the distinctive architecture of Jageshwar village, and provide a contrast with the authentic town further down the valley. Besides a range of accommodation from high end to cheaper units, the village could also accommodate a tourism square with shops and a visitor centre, a small bus station as well as park and ride facilities from where tourists can proceed onto the main town and pilgrimage sites by means of a special bus service (ideally by means of innovative electric vehicles). The development would have the following main advantages:

- *Create an attractive gateway landmark:* at present the entrance to Jageshwar has little sense of place or anticipation of arrival at a unique tourist attraction. The planning of a quality purpose built tourist village at the designated site, just off the main road, would provide a landmark development that would help raise visitor aspiration of visiting Jageshwar;
- *Provide a greater range of accommodation at Jageshwar for the benefit of the local economy:* a tourism village would help provide opportunities for more up-market tourism accommodation (for which there is likely to be increasing demand given current shortages of quality hotels in the area) and hence increase the average length of time that high spending tourists would be willing to stay in the area. A good shuttle bus service to the existing town

would thus help expose local businesses to tourists and boost initiatives to provide higher value and better quality products and services. Cheaper forms of accommodation in the form of temporary camp facilities should be provided for peak periods in adjacent areas. Please refer to Chapter 8.4 for feasibility study of the proposed tourist village.

- *Relieve Pressure on Jageshwar Town:* the additional concentration of accommodation and shopping facilities at the tourism village would help distribute the volume of tourists more equitably in the area, thus relieving the pressures on the old town and increasing carrying capacities for the whole area. As such a circulation plan that not only involves public transportation (see below) but also integrates local walking and bicycle trails to help visitors move around the various sightseeing spots in the valley, as well as the main town, would need to be prepared;
- *Contribute to sustainable transport and circulation at Jageshwar:* given the small scale and attractive nature of the road leading to the old town, as well as the internal road system of Jageshwar, any major increase in motorised tourist visitor trips would seriously threaten carrying capacities of both the natural and urban environments. Therefore the opportunity of introducing a park and ride facility at the tourism village would greatly help preserve the environment and increase the carrying capacity of the whole site. The planning of the tourism village should thus be accompanied by an integrated transport plan for Jageshwar, with prospects for introducing a sustainable bus service through a private operator as part of a public/private partnership and/or one that is linked with the real estate components of the tourist village should be explored. This would be supported by the park and ride facility that would force tourists to use the local bus services into Jageshwar, thus increasing the exclusive ambience of the entire area;

#### ***Development of a state of the art museum at Jageshwar***

The existing cultural museum at Jageshwar town, with its interesting and well- displayed antiquity exhibits should be designated as one of the prime tourism attractions of the town and a flagship to expose the distinctive religious culture of the area with its many surrounding temples. It is very important that the museum be redesigned to a very high standard. It is proposed that the museum becomes a ‘living museum’ with multimedia equipment, living representations of the ancient peoples that lived and worshipped there (informing on ancient works, daily life, dances and ancient religious rites etc) as well as showing the high quality works of art from the period. A more direct involvement of visitors could be planned through interactive displays.

The theme of the museum needs to promote more the distinctive religious and cultural heritage of the area. It can do this by showing exhibits that are both educational and entertaining to tourists (i.e. following the new ‘edutainment’ concept developed in certain mature tourist destinations in Europe). These would attract specialist cultural tourists who have a genuine interest in ancient Indian culture as well as more generalist visitors requiring a more basic interpretation of the religious and cultural traits of the area but who could nevertheless be highly motivated to visit the surrounding temples and to buy local produce.

With this in mind the museum could include:

- Museum rooms with multimedia equipments;
- Equipped areas for direct involvement of the visitors through interactive display screens;
- Exhibition areas for the living representation of ancient works, daily life, traditional dances;
- Audio library;
- Video library;

- Auditorium for conferences and workshop;
- Shop with local clothing, jewellery, and other handicrafts as well as a greater range of books on the local culture.

The history of the area could also be better explained and promoted, supported by maps of the temple areas and other interest spots. Living exhibitions could focus on representations of traditional daily life, work and recreation of past deity eras (for example describing and enacting traditional ceremonies). It could also involve traditional folk dancing and ceremonies with the participation of visitors. Art classes or demonstrations of how the distinctive artisan designs are made could be held with resident artists at the museum.

The above activities should be educational, highly authentic and of a very high quality. For this there is a need to promote and develop skills with regard to the production, display and presentation of traditional cultural products. This could include re-training in old and sometimes forgotten skills, the development of guilds or co-operatives to motivate and protect traditional producers and artists, and measures to make tourists aware of the uniqueness and quality of the products and the cultural heritage of the area. The museum could also have a retail area in which tourists could buy replicas or authentic cultural products such as handicrafts.

#### ***Establish tourism circuits***

Circuits should be developed in the area for culture, scenic touring, ecotourism and health and wellness.

##### *(i) Culture*

For religious or more ancient culture the hub should be designated at Jageshwar, where the proposed expansion of the museum will be the focal point. From here cultural circuits could be organised around the surrounding temple sites, which could be linked by specially designated trails, special bus services or even bicycle trails to add interest to the tours. Good interpretation, as through signage and interesting display boards should be accommodated along the circuits, leaving tourists to either join organised tours or wander by themselves along specially designated culture trails. A colonial cultural circuit could also be designated around Almora, notably along the mountain ridges where many past colonial houses are still standing. Special trails could be designated along these ridges from where fine views of the Himalayas are afforded and special stop over points could be designated, such as at villages or places of architectural or historical interest. Horse riding or bicycle trails would add interest to this activity.

##### *(ii) General Sightseeing*

Scenic touring circuits could embrace a wider area and include Jageshwar, the high ridges, the gateway towns of Almora and Bageshwar and, at a few selected locations, the Binsar wildlife sanctuary. They will be for more general interest tourists but they could also channel visitors to the main tourist attractions, such as the Jageshwar cultural museum and an environmental interpretation centre at Binsar (see below), therefore increasing patronage and enhancing the viability of such state-of-the-art attractions. As in the Johar Valley area, synchronised planning to enable tourists' luggage to be sent by road from point to point over night stays along the circuit could be organised.

The gateway towns of Almora and Bageshwar could also contribute towards the sightseeing (and other) circuits and acts as a base from which to conduct these. For this it is recommended that each of these towns should develop information centres, preferably as part of a designated tourism square. From analysis of best practice in Europe it is proposed that these could include info-points, which would involve the storage, interaction and constant updating of electronic data on tourism in each of the circuits. The info-point would have the function of:

- Building a network among all tourist related services, destination attractions and other typical tourist products in Jageshwar;
- Promoting the sale of additional and complementary services to the more mainstream excursions;
- Acting as a centralized booking office for a network of smaller hotel and guesthouses (for example home-stay holidays or other tourist services) aimed at Free Independent Travellers.

For example the network of tourist related services would be accessible to all tourism actors such as hoteliers, tour operators, transport operators, cultural interest groups, specialist retail operators, conservation agencies and Government organisations such as the tourism board. The info-point would update information about room availability, local festivities, exhibitions, and excursions to the surrounding countryside.

The tourist information provided at the centre would also include advertising, in the form of brochures and/or through electronic media about the circuits. The Internet could also diffuse the information provided at the centre. The specific types of information that could be available in the information point include:

- Accommodation;
- Local restaurants, cafes and bars;
- Local specialities in gastronomy;
- Health and wellness facilities and services;
- List of local craftsmen and guilds;
- Shopping advice;
- Activities for nature and ecotourism tours around the city;
- Walking trails in and outside the gateway towns;
- Archaeological value of the area such as at Jageshwar;
- Calendar of folk festivals and activities;
- General tourist information and emergency services.

Each of the above should have its own page in the info-point. The centres could also provide information on various excursions, with itineraries targeted at selective groups, notably:

- naturalistic itineraries for families, the elderly, and walkers with little experience (walks of limited length and difficulty);
- naturalistic itineraries for experienced walkers (trekking trails);
- itineraries for rock climbing;
- itineraries for mountain biking;
- itineraries to visit monuments and cultural attractions at Jageshwar;
- itineraries for agro tourism, including visits to farms making local produce;
- itineraries for river excursions (rafting, canoeing, kayaking, etc).

*(iii) Ecotourism*

The focus of the ecotourism circuit should be the Binsar Wildlife Sanctuary where an environmental interpretation centre should be planned to act as a major education/awareness and entertainment centre. This is proposed at the site of the existing interpretation centre at the entrance to the wildlife sanctuary, which is currently a rather ordinary facility that provides very basic information about the fauna and flora of Binsar. This development would act as a gateway to the wildlife sanctuary and would be built either in the form of a restored building of the existing centre or by means of a new, well designed light structured building. It would provide a landmark development providing an incentive for people to visit the wildlife sanctuary or undertake treks in surrounding areas. The environmental theme of the interpretation centre would again combine education with entertainment.

The purpose of the environmental interpretation centre should be to inform and generate interest in the surrounding countryside. Its role would be to promote ecotourism, raise environmental awareness, both among tourists and local residents, and educate local school children about the mountain environment and its value. It would also focus on the surrounding rural culture, namely the distinctive villages dotted in and around the wildlife sanctuary, the traditional means of agriculture still used, and the specialist skills, art and traditions of the villagers, such as in local foods, artisan products and dress. This would also contribute to developing cultural tourism in the surroundings and generating respect and interest in indigenous culture.

The specific issues and attractions of the wildlife sanctuary and surrounding rural area that would be highlighted in the interpretation centre would include;

- rare plants and animals to observe
- the medicinal value of rainforest plants
- local food from the rural and rainforest areas
- the environmental threats to be countered
- the role of forest park wardens
- the need for community support
- organisation of local ecotourism activities
- location of villages to visit, rainforest/rural walks, hotels and hostels etc.

The centre could also introduce specialist ecotourism activities, such as bird watching; forest walks and visits to the sanctuary. It could organise excursions or recommend other means by which tourists or local residents can undertake such activities in an environmentally sustainable manner. This would be provided through mapping material, a list of approved operators and guides etc. Various guides could use the interpretation centre as a base from which to take tourists on excursions.

To maximise the commercial value of such activities the centre could also sell various equipment (waterproof clothing, walking boots, detailed maps, guidebooks etc) the proceeds of which could be used to run the centre and contribute towards conservation efforts.

The interpretation could vary in terms of scale and facilities to be introduced. At a more sophisticated level it could include auditoriums with multimedia equipments for scientific conferences and workshops, diorama rooms about the forest environment, a refuge for sick animals, and other display areas. To make the development financially sustainable, it is recommended that simple yet effective interpretation equipment and facilities be introduced at the outset (for example

rooms with illustrative boards, basic display areas, video facilities, simple food and beverage facilities, shop etc). If well planned, simple but quality presentation material can have important educational and tourism promotion value. Opportunities for more sophisticated facilities can be developed later, depending on the level of interest generated and the number of tourists attracted to Binsar. As such, the building should be designed to allow for the future expansion of facilities on an incremental basis.

The centre should be a key player in promoting the awareness of conservation among tourists and local people. As such it should promote conservation codes for visitors (for example the country code proposed in the ecotourism strategy); describe initiatives carried out to conserve the environment at local level; and include school visits and conservation events for young people as an integral part of its activities. For example a conservation day, involving the clean up of refuse and spoiled sites in the area, could be organised through the centre.

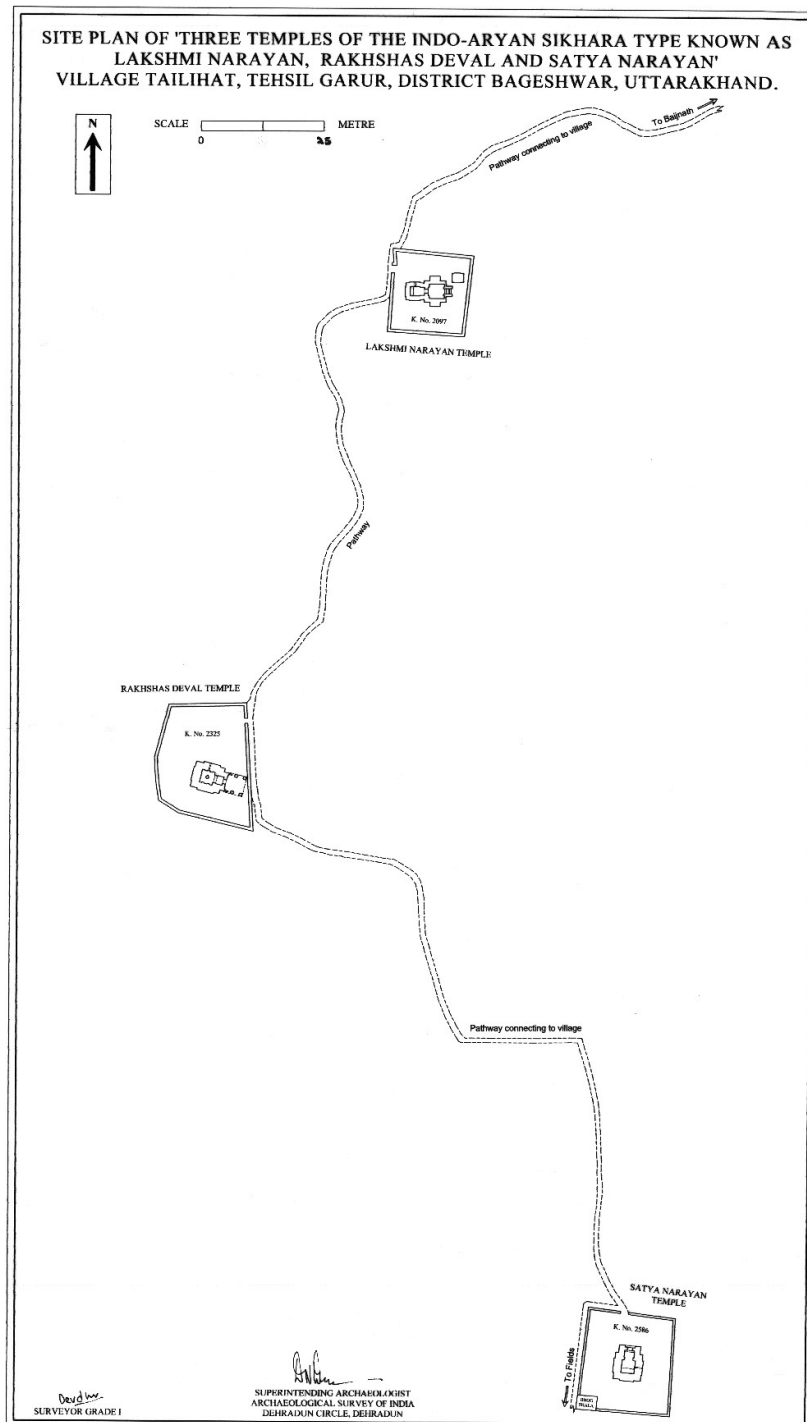
*(iv) Health and Wellness*

The starting point for the health and wellness circuit would be the ecolodge and spa at Binsar which could through time generate other health and wellness facilities at more local level in the many villages of the region. Shared use of information on the pharmacopoeia of the mountain forests and local medicinal produce, together with the participation of local people in preparing the health and wellness products should give rise to a thriving local industry which need not be confined to the exclusive ecolodge and spa proposed at Binsar.

Local spas, health restaurants and production of local health products for sale in villages could in time be linked as part of a wider health and wellness circuit, which would be publicised at the interpretation centres of the gateway towns of Almora and Bageshwar which would also be the departure points.

This would provide opportunity for the development of livelihood opportunities in tourism among local people and lead to an important local industry.

Archival Image



Site Pictures of the Monument and Surroundings



*Image 01: View of the Rakshas Deval temple from the approach road to the valley.*



*Image 02: View of the three temples from the cliff of Syaldeteeth village.*



Image 03: The Baijnath Barrage.

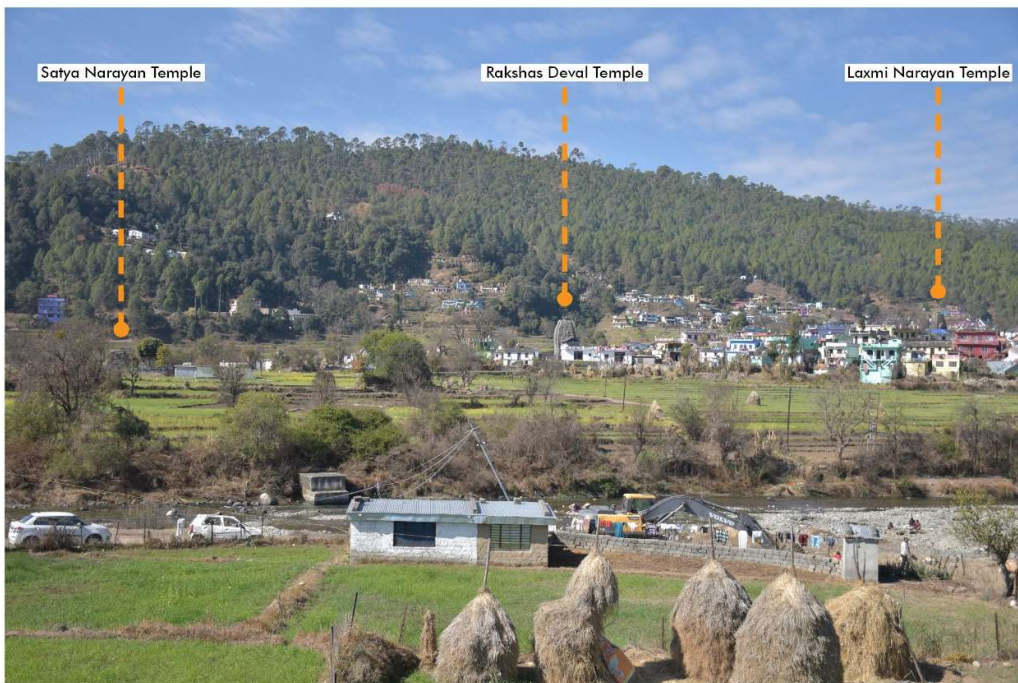


Image 04: View of the three temples from near the Baijnath Barrage



*Image 05: Approach to the village from the river on the southern side and view of Satya Narayan Temple and shikhar of Rakshas Deval temple.*



*Image 06: Entrance to the Satya Narayan temple.*



*Image 07: Rear façade of the Satya Narayan temple.*



*Image 08: Front façade of the Satya Narayan temple.*



*Image 09: Interiors of the Satya Narayan temple.*



*Image 10: Store room at the southwest corner of the temple complex.*



*Image 11: View of the newly constructed house in front of the entrance gate.*



*Image 12: Newly constructed house disturbing the picturesque setting of the temple.*



*Image 13: Approach to the Rakshas Deval temple.*



*Image 14: Rakshas Deval temple.*



*Image 15: Rear Facade of the Rakshas Deval temple.*



*Image 16: Interiors of the Mukh-mandap showing carved heads of humans and animals on the ceiling.*



Image 17: Stone shaft fallen from top of the shikhar.



Image 19: View from the temple complex looking south.



Image 18: Water stains, efflorescence, blackening and tilted beam inside the garbhagriha.



Image 20: View of the temple from a nearby house on the north side.



Image 21: RCC bars left above the terrace for addition of floor in future.



*Image 22: An under-construction house in close proximity to Lakshmi Narayan Temple.*



*Image 23: Approach to the Lakshmi Narayan temple from the centre of the village.*



*Image 24: View of the temple from the open space on the northern side.*



*Image 25: View of the main temple (left) and small temple (right) from the southern side.*



*Image 26: Entrance to the temple.*



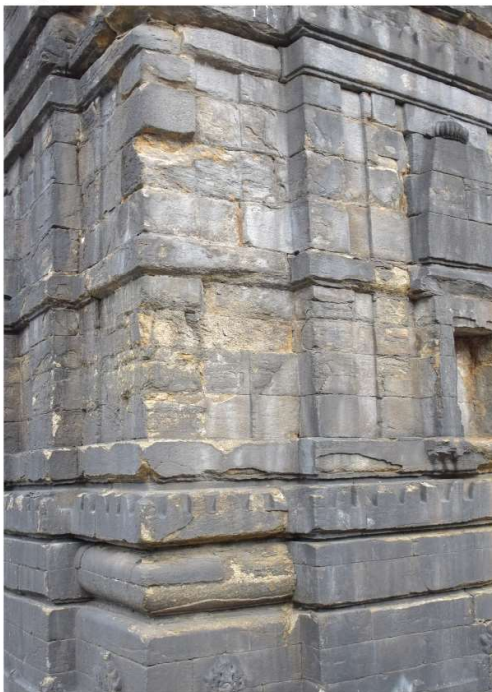
*Image 27: Doorway to the mandapa with a stone inscription on the right side.*



*Image 28: Interiors of the mandapa with a prop supporting the roof on the right side.*



*Image 29: Ceiling of the mandapa.*



*Image 30: Weathered stone on the exteriors of the garbhagriha.*



*Image 31: Carving of a kirtimukha on the corner slab of the ceiling of the mandapa.*



*Image 32: Deteriorated condition of the garbhagriha due to prolonged water seepage.*



*Image 33: Ancient sculptures, probably remains of a temple, kept in front of the Raja ki Chaupal.*



*Image 34: One of the oldest houses in the village.*



*Image 35: A typical vernacular house.*



*Image 36: Raja ki Chaupal set in an open space.*



*Image 37: Open space in front of a vernacular house which is nearly half of the size of the plot.*



Image 38: Carved wooden doors and windows of an old vernacular house.



Image 39: Panchayat Ghar with some sculptures kept in the open space.



Image 40: An old vernacular house with its half part demolished and rebuilt in modern style.



Image 41: One of the nalis which are used for horticulture activities inside the village.



Image 42: Additions made to an old vernacular house.



Image 43: An oddly painted house in the village.



Image 44: Storm water drains laid in the village.



Image 45: Ancient stone shaft with a carved head standing amidst hay stacks on a private property.



Image 46: Main access road to the village which connects it to Baijnath.



Image 47: View of the Satya Narayan temple obstructed by the house when viewed from the main access road.



*Image 48: View of the Lakshmi Narayan temple obstructed by an electrical pole when viewed from the main access road.*



*Image 49: Newly constructed double and triple storey houses along the periphery of the village with the shikharas of Rakshas Deval temple and Lakshmi Narayan temple visible in the backdrop.*



*Image 50: Garbage dumped in the river.*

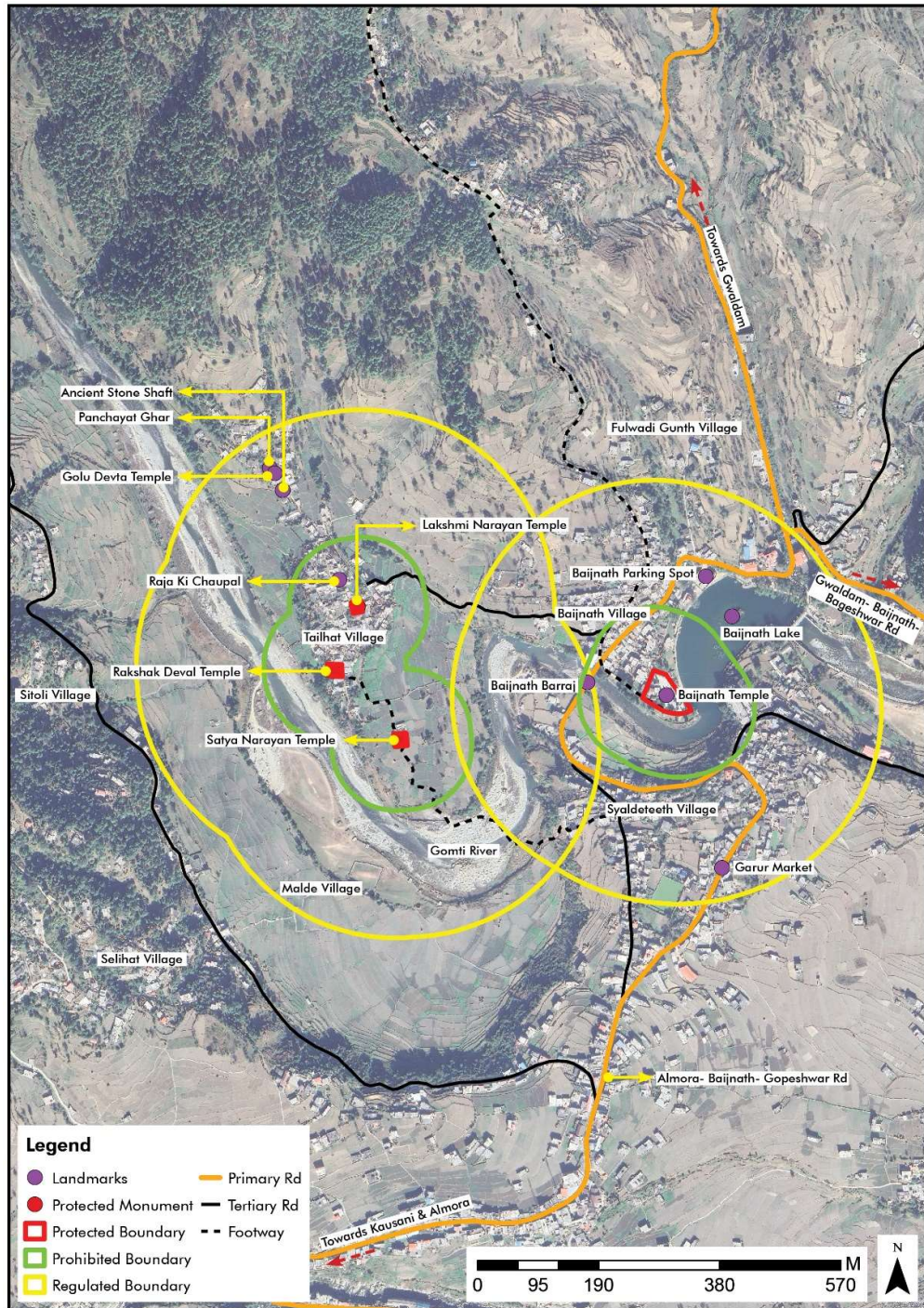


*Image 51: Garbage dumped on the cliff of Syaldeteeth village.*

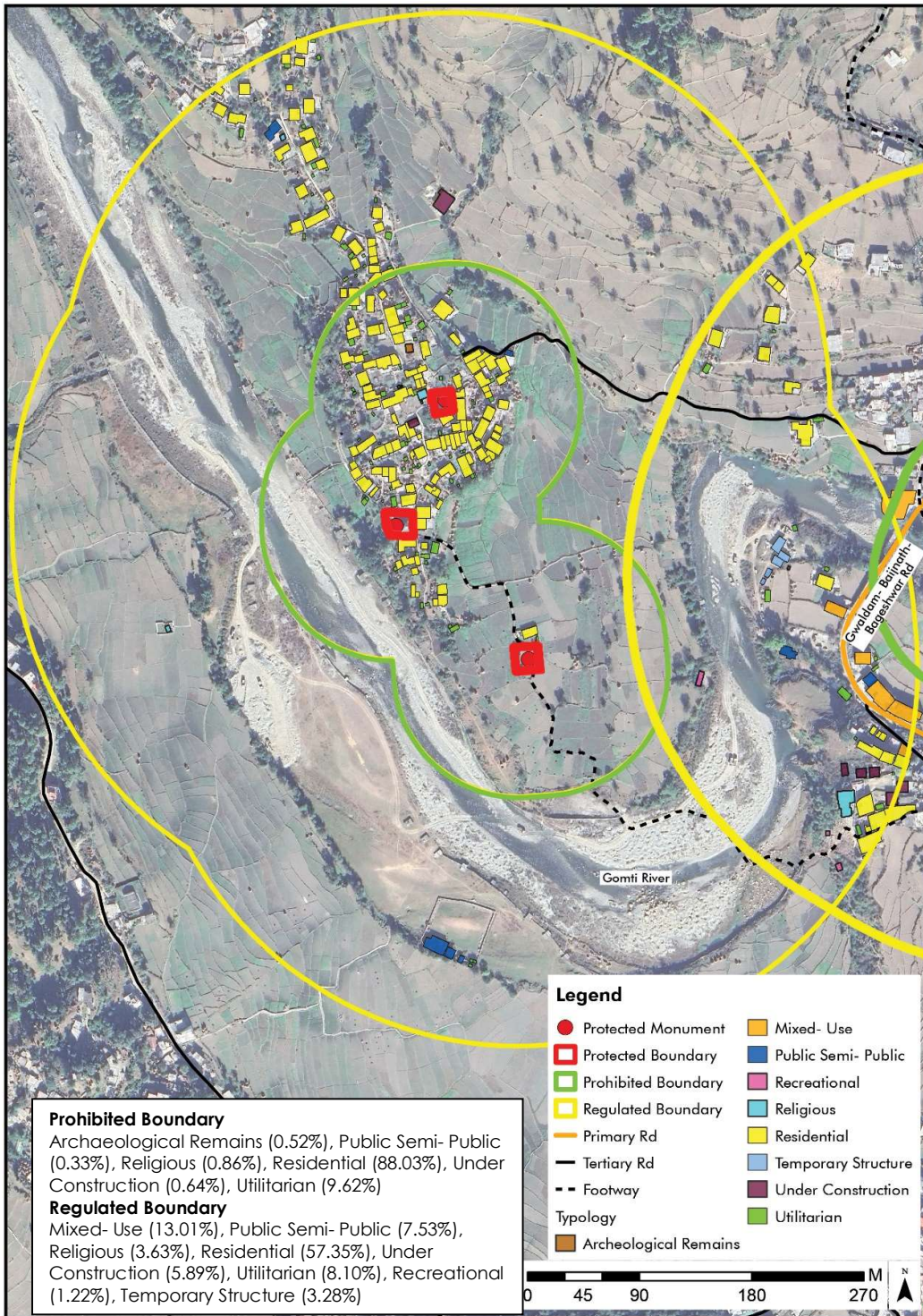


*Image 52: Car workshop near the river.*

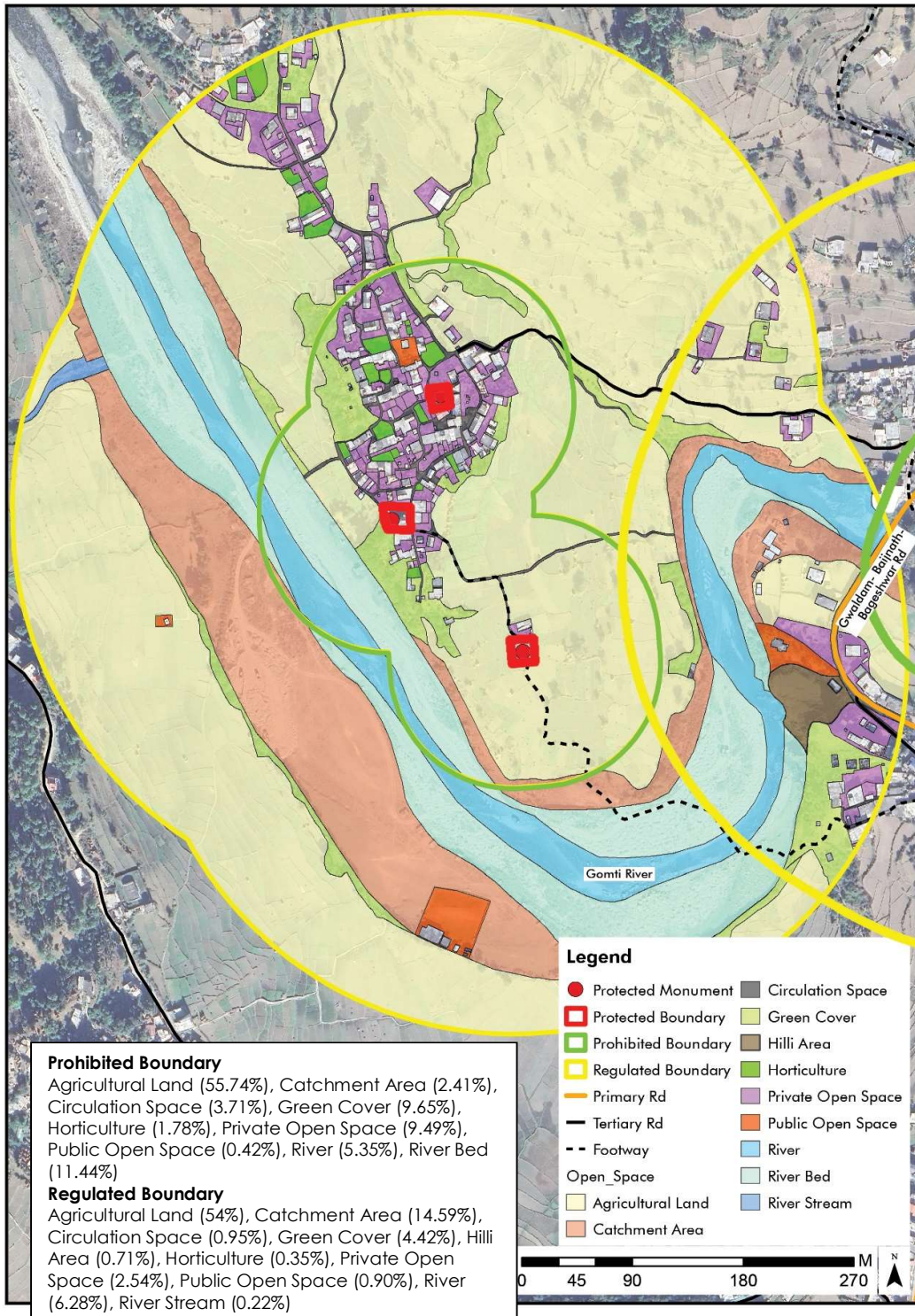
Location Setting of the Monument



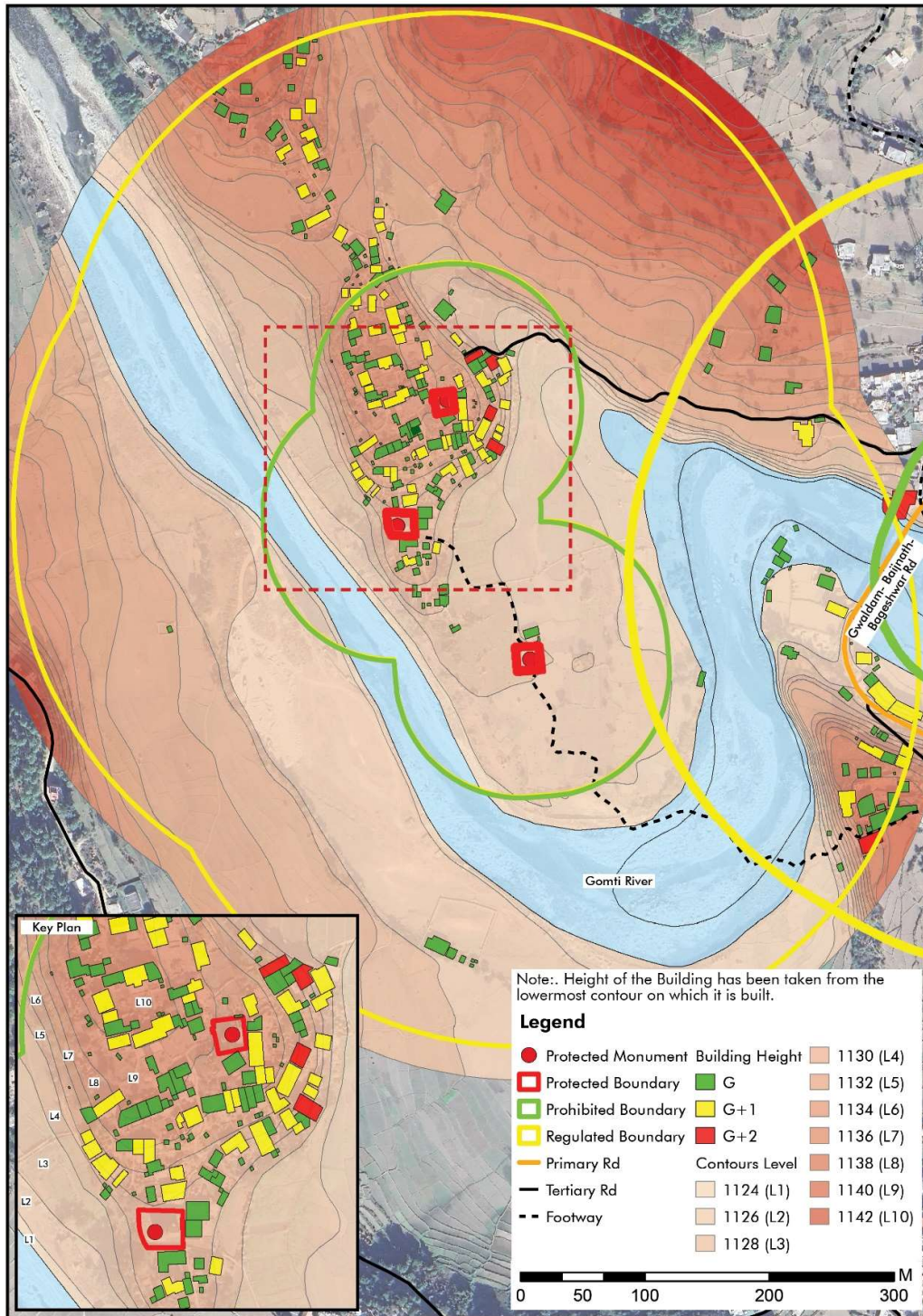
Land Use Plan



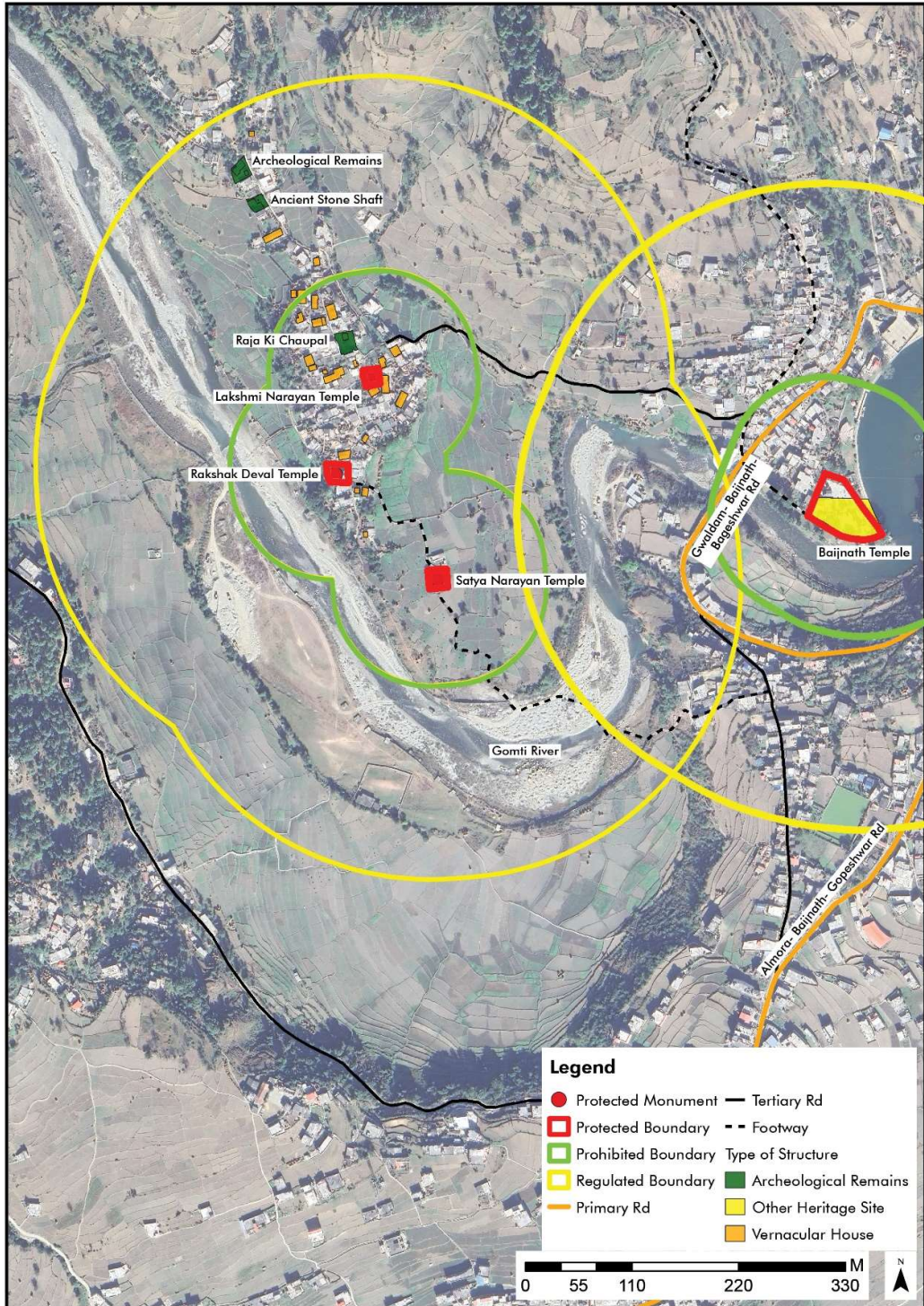
Green Open Space







Building Height

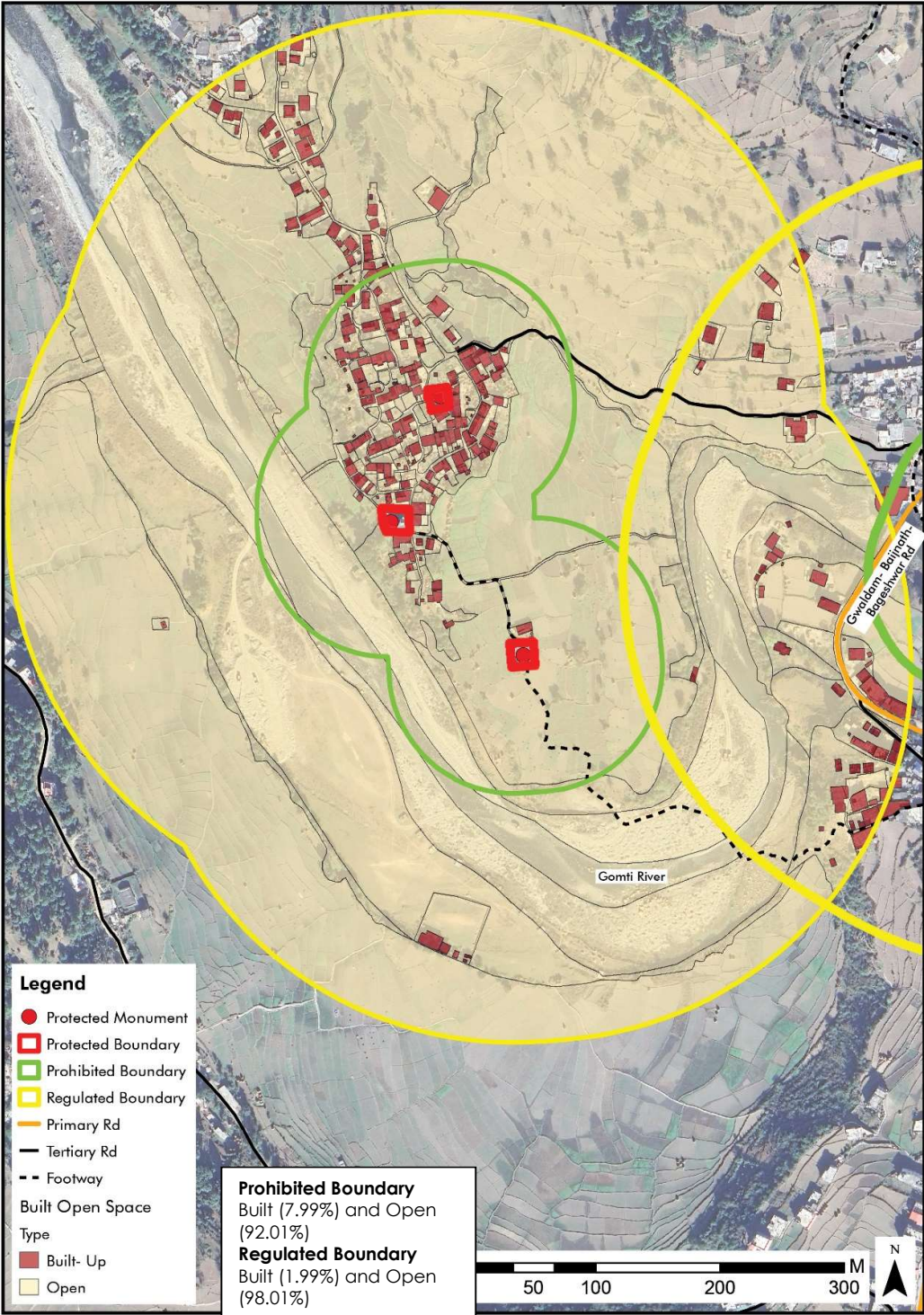


Heritage Properties Surrounding the Monument

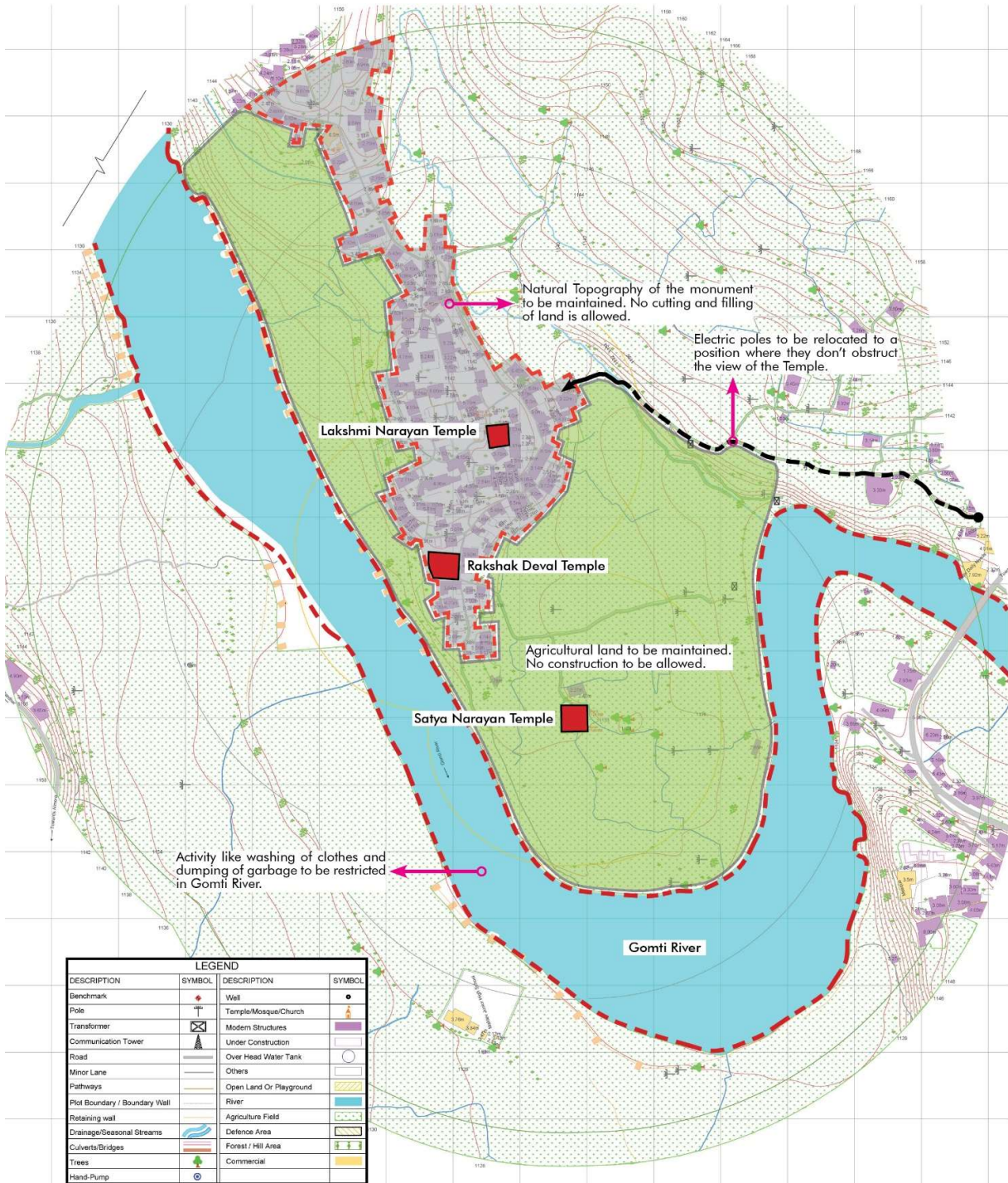


S.No.	Photo	About the Monument	Location	Direction from the Monument	Status of Protection
1.		<p><b>Raja ki Chaupal</b> A platform built of stone slabs, locally known as Raja ki Chaupal, is present within the Prohibited Boundary in the north direction. Archaeological remains like sculptures of gods and goddesses are placed against the southern edge of the platform and some old stones are also scattered in the open area around the Chaupal.</p>	Lat/Long 29.908903 79.609985	North of Prohibited Boundary.	Unprotected
2.		<p><b>Stone Shaft</b> A small stone shaft with a carved head (probably a <i>Yajnastambh</i> or <i>Yupastambh</i>, a sacrificial pole which used to be installed in the ground by the Katyuri kings prior to performing sacrifices (yajna) at the time of establishing temples or performing any religious work is present amidst haystacks in the Regulated Area on the north side, near the Panchayat Bhawan.</p>	Lat/ Long 29.910188 79.609075	North of Regulated Boundary	Unprotected
3.		<p><b>Archeological Remains</b> Stone sculptures and Shivlings are also present in the panchayat bhawan which belongs to Katyuri king.</p>	Lat/ Long 29.910497 79.608967	North of Regulated Boundary	Unprotected
4.		<p><b>Baijnath Temple</b> It is a cluster of 18 stone temples situated on the left bank of Gomti River. There are 102 stone images, some of which are under worship, while others have been reserved by the ASI.</p>	Lat/ Long 29.907129 79.615228	In East direction outside of Regulated Boundary	ASI Protected

Built Open Ratio



Structure Plan



Site Sections

