

फा.ई. 15-321/एनएमए/एचबीएल-2024

भारत सरकार
संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - शाहजहाँ बावली, महम, रोहतक-जिला, हरियाणा का धरोहर उप-विधि का मसौदा प्राचीन संस्मारक तथा पुरातात्विक स्थल और अवशेष अधिनियम, 1958 की धारा 20(इ) के अनुसार तैयार कर लिया गया है। राष्ट्रीय संस्मारक प्राधिकरण (प्राधिकरण के अध्यक्ष और सदस्यों की सेवा की शर्तें और कार्य संचालन) नियम, 2011 के नियम 18(2) के अनुसार, उपरोक्त प्रस्तावित धरोहर उप-विधि जनसाधारण से आक्षेप या सुझाव आमंत्रित करने के लिए निम्नलिखित वेबसाइटों पर अपलोड किए गए हैं:

क. राष्ट्रीय संस्मारक प्राधिकरण www.nma.gov.in

ख. भारतीय पुरातत्व सर्वेक्षण www.asi.nic.in

2. किसी भी व्यक्ति को कोई आक्षेप या सुझाव हो तो वह सदस्य सचिव, राष्ट्रीय संस्मारक प्राधिकरण, 24, तिलक मार्ग, नई दिल्ली-110001 को लिखित में या ईमेल आईडी अर्थात् arch-section@nma.gov.in पर 4th दिसम्बर, 2024 तक भेज सकता है। आक्षेप या सुझाव देने वाले व्यक्ति को अपना नाम, पता और मोबाइल नंबर भी देना होगा।

3. प्राधिकरण, राष्ट्रीय संस्मारक प्राधिकरण (प्राधिकरण के अध्यक्ष एवं सदस्यों की सेवा की शर्तें तथा कार्य संचालन) नियम, 2011 के नियम 18(3) के अनुसार सक्षम प्राधिकारी एवं अन्य हितधारकों के परामर्श से 30 दिन अर्थात् 4th दिसम्बर, 2024 की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सचिवाची मारवाहा

(कर्नल सचिवाची मारवाहा)

निदेशक, एनएमए

04.11.2024



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



**Heritage Bye-Laws for Shahjahan Baoli, Meham, Rohtak, District,
Haryana**

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, as amended, 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 '**Shahjahan Baoli**', **Meham, Rohtak district, Haryana**, prepared by Competent Authority in consultation with Indian National Trust for Art and Cultural Heritage INTACH, 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, as amended, the National Monuments Authority, hereby makes the following bye-laws, namely:-

'Shahjahan Baoli', Meham, Rohtak district, Haryana

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 - '**Shahjahan Baoli**', **Meham, Rohtak district, Haryana**.
- (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), as amended;

(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, as amended

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, as amended, 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, as amended, specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER III

Location and Setting of Protected Monument - 'Shahjahan Baoli', Meham, Rohtak district, Haryana

3.1 Location and Setting of the Monument:

The Monument (28°57'36.14"N, 76°17'50.18"E) is located in Kishangarh village which lies outside the Municipal Boundary of Meham on the southern side. Being the headquarters of Meham Tehsil, the town is well connected via state highways and primary roads to the nearby major towns and district centers in all directions, like Rohtak in the east, Bhiwani in the southwest, Hisar in the northwest and Jind in the north.

The nearest Airport to the Monument is Indira Gandhi International Airport in Delhi (approximately 110 km towards southeast). Rohtak Junction Railway Station (approximately 30 km towards east) is the nearest railway station. Meham is connected to the other parts of the state through National Highway 9 (Hisar-Delhi Road), State Highway 16 A (Bhiwani – Gohana Road), and Meham-Beri Road. Rohtak (approximately 30 km towards east), Bhiwani (approximately 26 km towards southwest), Hisar (approximately 70 km towards east), and Jind (approximately 55 km towards north) are the nearest major cities which are well connected to Meham.

The monument is accessed by a street from the Bhiwani-Meham-Gohana Road (State Highway 16A). It is surrounded by agricultural fields on the northern and western sides, and the settlement of Kishangarh village on the southern and western sides. The tomb of Saidu Kalal who built the baoli under the patronage of Shah Jahan, is located within the Prohibited Boundary of the Monument on the southeastern side. Another Mughal-period tomb is also located nearby, in the Regulated Area (refer Figure 1).

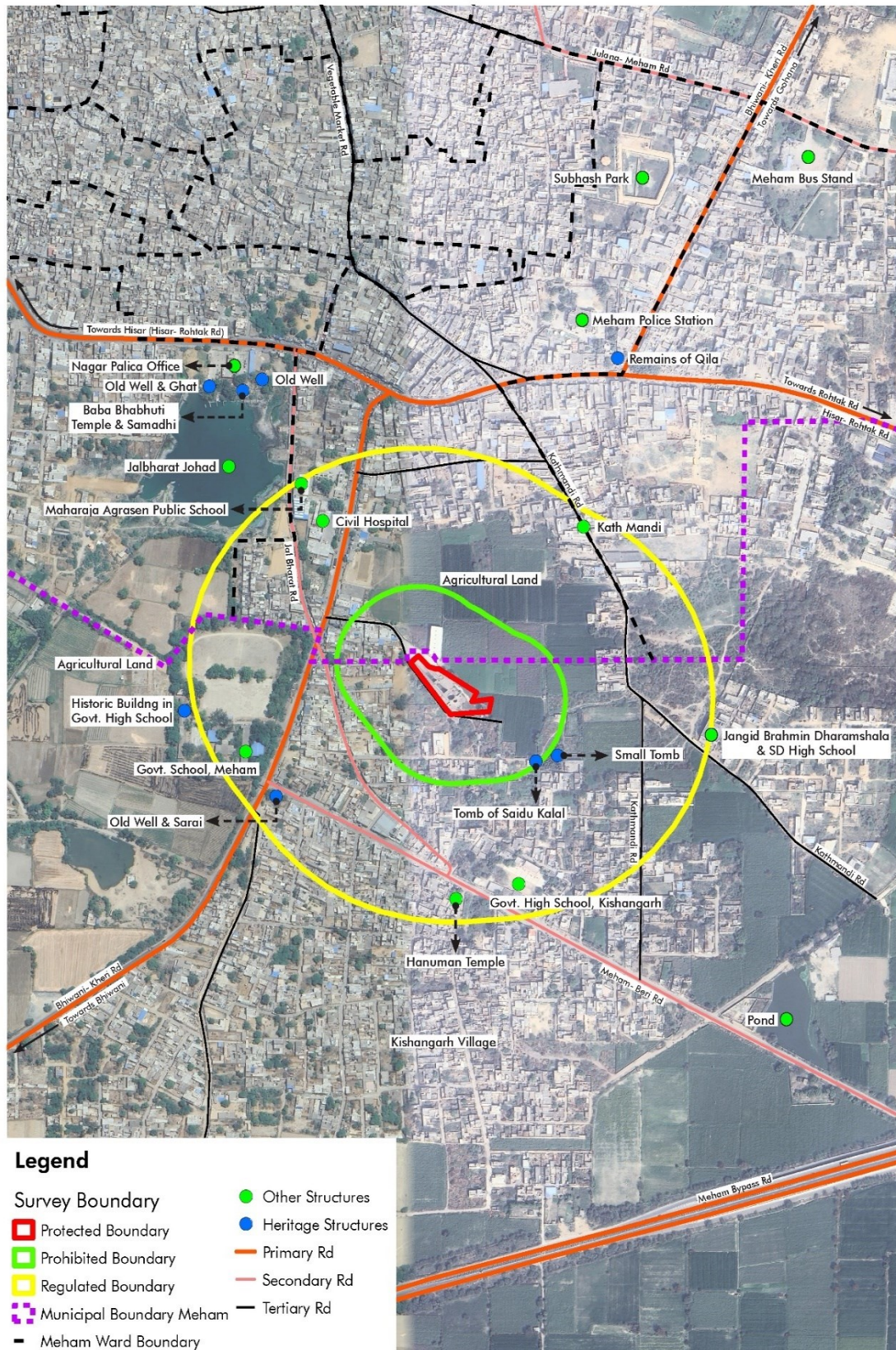


Figure 1: Map showing the location and context of the Protected Monument

3.2 Protected Boundary of the Monument:

The Protected Boundary of the Protected Monument can be seen in the Annexure I.

3.2.1 Notification Map/ Plan as per ASI records:

Notification of the Protected Monument can be seen Annexure II.

3.3 History of the Monument:

According to an inscription on the wall of the Baoli, it was built by Saidu Kalal, a chobdar or mace-bearer to Mughal Emperor Shah Jahan, in 1069 A.H./1658-59 CE. This Baoli is one of the finest and best preserved baolis in Punjab and Haryana. It is a magnificent structure, so much so that General Mundy has appraised it as “a monument of public utility worthy of the munificence of a Roman Emperor.”

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

This brick and kankar block structure has one hundred one steps in three in three stages. The first stage is reached by traversing a flight of 16 steps. From here an equal number of steps lead to the second stage. Hence a flight of 27 steps leads down to an arched gateway, with rectangular recesses in its sides. Four steps more and one reaches the third stage. Henceforward, all have been submerged. All the previous levels are rectangular in shape, whereas the last one is a 6.7 m. square. Adjoining it is the round shaft of the well, forming the south end of the structure. Close to the well are said to have been suits of rooms. It is with these rooms that one can realize the great achievement of the Mughals, which was to transform the furnace heat of India into a cool paradise.¹ (See images 05 to 08 in Annexure VI)

There is an octagonal shaft before the circular well. There is a raised platform with a tank on either side of the circular well in eastern and western directions. There is an inscription engraved in white marble studded on the southern wall of the octagonal shaft.

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 Protected Monuments are appended in Annexure VI. (See images 18 to 26 in Annexure VI).

3.5.2 Daily footfalls and occasional gathering numbers:

On average, 30-40 locals visit the monument daily

¹ Mughal Monuments in the Punjab and Haryana, Subhash Parihar, Inter-India Publication New Delhi, 1984

CHAPTER IV

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

4.1 Existing zoning:

The Monument falls under Kishangarh Gram Panchayat. No specific zoning has been done for the area around the Monument.

4.2 Existing Guidelines of the local bodies:

Development related guidelines of the local bodies are not available for the area around the Monument. Guidelines for the land uses falling within the Prohibited and Regulated Areas of the Monument, can be referred from Chapter 6, section 6.13 of this Heritage Bye-laws.

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:

Survey Plan may be seen in Annexure-I.

5.2 Analysis of surveyed data:

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

Protected Area: 3516.72 sqm or 0.869 acres approximately

Prohibited Area: 60998.27 sqm or 15.073 acres approximately

Regulated Area: 309370.033 sqm or 76.447 acres approximately

The Protected Monument is located in the northern part of Kishangarh village, south of Meham town. It is surrounded by agricultural fields on the northern and eastern sides, and residential, commercial and mixed-use buildings on the western and southern sides (see Annexure I).

5.2.2 Description of built-up area:

Prohibited Area:

North: Two recently-built godowns are present close to the northern boundary of the Protected Monument (see image 17 in Annexure VI).

East: Tomb of Saidu Kalal is present near the Prohibited boundary on the southeast side and a residence on the eastern side (see image 38 in Annexure VI).

South: Few residences and ancillary structures like stables, stores, etc. are present in this direction.

West: Residences are present in this direction.

Regulated Area:

North: Residences, godowns, furniture factories and shops selling construction materials, equipments, fittings and fixtures are present in north direction, beyond the agricultural fields (see image 15 in Annexure VI). On the northwestern side, along the Bhiwani road, mixed use residences, Maharaja Agrasen Public School, General Civic Hospital and pharmacy shops are present (see images 29 to 41 in Annexure VI).

East: A small tomb, Kathmandi including furniture factories, Jangid Brahmin Dharamshala and S.D. High School, grocery shops, and residences are present in this direction (see images 29 to 41 in Annexure VI).

South: Government High School (Kishangarh), a Hanuman temple, residences, mixed-use buildings, shops, godowns, and an old well along with a small sarai are present (see images 29 to 41 in Annexure VI).

West: Government School (Meham), shops and residences are present in this direction (see images 29 to 41 in Annexure VI).

5.2.3 Description of green/open spaces:

Prohibited Area:

North: Agricultural fields are present in this direction

East: Agricultural fields and private open spaces are present in this direction.

South: Large private open spaces and vacant plots are present in this direction.

West: A few vacant plots are present in this direction.

Regulated Area:

North: Agricultural fields along with a large private open space are present in this direction.

East: Agricultural fields and a large open space (on the eastern side of Kathmandi road) is present in this direction.

South: Few private open spaces and vacant plots are present in this direction.

West: Playground and other open spaces within the premises of Government School (Meham) and a few private open spaces are present in this direction.

5.2.4 Area covered under circulation- roads, footpaths etc:

Bhiwan-Gohana Road (SH 16A) passes through the Regulated Area on the western side while the Mehama-Beri Road passes through the Regulated Area on the southern side. A portion of the Kathmandi Road falls within the Regulated Area on the northeastern side. Other circulation spaces include streets (both *kaccha* and *pakka*) in residential and commercial areas.

5.2.5 Existing heights of buildings:

Prohibited Area:

North: Only two godowns are present in this direction with predominant height being approximately 6m.

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

South: The height of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 6m.

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

Regulated Area:

North: The height of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 6m.

East: The height of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 6m.

South: The height of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 6m.

West: The height of buildings/structures ranges from 3m to 9m. The predominant height in this direction being 6m.

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, Tomb of Saidu Kalal (see image 38 in Annexure VI) is present within the Prohibited Area on the eastern side and another small tomb (see image 39 in Annexure VI) is present within the Regulated Area on the same side. Tomb of Saidu Kalal is a 17th century tomb built in the memory of Saidu Kalal, a *chobdar* of Mughal Emperor Shahjahan who built the Protected Monument, Shahjahan ki Baoli. The small tomb also seems to have been constructed in the Late Mughal period but nothing is known about its construction or patronage. An old well and sarai, probably belonging to the late 19th or 20th century is located at the intersection of Bhiwani-Gohana Road (SH 16A) and Meham-Beri Road, in the southwestern part of the Regulated Area.

5.2.7 Public amenities:

Only a single toilet and few benches are present on site.

5.2.8 Access to Monument:

Access to the monument is through a paved street from the Bhiwani-Gohana Road (SH 16A). The street is motorable with negligible traffic movement at present.

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

Electrical supply and an informal parking space near the entrance are the only available infrastructure services on site.

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

The Monument falls under Kishangarh Gram Panchayat. In the Draft Development Plan for the controlled area Meham (No. CCP(NCR) DDP/RTK(MHM)/2006/2915, published on 18th September 2006 in Haryana Government Gazette (Extraordinary)), the area surrounding the Protected Monument is proposed to be retained as an open space. Beyond it, the area on the northeast and east sides, is proposed to be used for commercial use while the rest of the area is designated for residential use. The Draft Development Plan may be seen in Annexure III of these heritage bye-laws.

CHAPTER VI

Architectural, Historical and Archaeological value of the Monument

6.1 Architectural, Historical and Archaeological value of the Monument:

Architectural Value: Shahjahan ki Baoli is a notable example of Mughal water architecture, distinguished by its use of Lakhori bricks and elegant pointed arches. The baoli features a linear design with a series of one hundred one steps divided into three flights, leading to an octagonal chamber. This chamber connects to a circular well behind it, showcasing sophisticated engineering that reflects the aesthetic and functional principles of Mughal architecture.

Historical Value: Constructed in 1658-59 CE by Saidu Kalal, a macebearer to Emperor Shah Jahan, Shahjahan ki Baoli served as a crucial water source in the arid region of Haryana. Its creation during the Mughal period underscores the importance of water conservation and management in historical urban planning. The baoli not only highlights the architectural tastes of the era but also reflects the socio-economic conditions and technological advancements of the 17th century.

Archaeological Value: As a well-preserved example of 17th-century Mughal engineering, Shahjahan ki Baoli offers significant insights into the construction techniques and materials used during that period. The structure's use of Lakhori bricks and its intricate design provide valuable data for researchers studying Mughal construction practices. Additionally, the baoli's role in water management and its integration with the surrounding landscape offer important clues about the environmental and functional aspects of historical waterworks.

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

The construction of godowns and other commercial entities along the access road pose a threat to the easy access of the Monument. Loading and unloading of the trucks may obstruct the access to the Monument. The agricultural fields on the northern and eastern sides of the Monument may be developed into residential/commercial areas in future which will alter the present setting of the monument.

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

Agricultural fields against the backdrop of commercial and residential buildings (see image 15 in Annexure VI) are visible from the Monument in the northern direction while Tomb of Saidu Kalal is visible on the southeastern side (see image 13 in Annexure VI). The newly constructed godowns near the Monument are visible on the northwestern side (see image 17 in Annexure VI) while residences of Kishangarh village are visible on the southern and western sides (see image 14 in Annexure VI).

Being a subterranean structure, the Monument is not visible from most of the Prohibited Area and Regulated Area except for a few locations (see images 27 and 28 in Annexure VI).

6.4 Land-use to be identified:

Many residences and mixed-use buildings have recently been constructed in close vicinity of the monument on the southern and western sides. Northeastern part of the Regulated Area is used for commercial activities.

6.5 Archaeological heritage remains other than Protected Monument:

There are no known archaeological heritage remains found till date in the Regulated or Prohibited Area other than the Protected Monument. However, the site may have archaeological remains buried in the layers of earth which may be subject to further research and excavations. Hence, any construction in the surrounding area should be carried out with the utmost care and supervision of the Archaeological Survey of India.

6.6 Cultural landscapes:

At present, there is no cultural landscape associated with the Monument.

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

The agricultural fields on the northern and eastern sides of the Monument act as buffer between the Monument and the commercial area (see image 15 in Annexure VI). Trees planted along the northern boundary of the Monument provide relief from the scorching sun and act as a visual barrier. Open spaces on the southern side of the Monument also act as a buffer between the Monument and the Abadi area of the Kishangarh village.

6.8 Usage of open space and constructions:

Open Spaces:

Private open spaces are used for storing husk, wood, cow dung cakes and other household items. These are also used for parking and making temporary shelters for the cattle. The agricultural fields are used for growing crops like paddy and maize.

Constructions:

Most of the buildings in the southern half of the Regulated Area are used for residential purpose except for the ones located along the major roads which are used for both commercial and residential purposes. On the northern side, most of the buildings are used for commercial purposes such as shops, godowns and factories.

6.9 Traditional, historical and cultural activities:

No traditional, historical or cultural activities are associated with the Monument at present.

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

Skyline is dominated by buildings and trees in all directions when seen from the Monument except for the southeastern side where Tomb of Saidu Kalal dominates the skyline.

Being a subterranean structure, the Monument does not form part of the skyline.

6.11 Traditional Architecture:

Traditional architecture is not seen in the Prohibited Area and Regulated Area of the Monument except for the two tombs which are built in Late Mughal style with features like pointed arches, niches, and domes.

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

The Monument falls under Kishangarh Gram Panchayat. The Draft Development Plan for the controlled area Meham (No. CCP(NCR) DDP/RTK(MHM)/2006/2915) was published in on 18th September 2006 in Haryana Government Gazette (Extraordinary). The Draft Development Plan may be seen in Annexure III of these heritage bye-laws.

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, as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20C(2) of the AMASR Act, 1958, as amended, 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, as amended, 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.

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

The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed 10.50 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) Conversion of existing land use or conversion of land for commercial and industrial purposes should be discouraged as far as feasible.
- (ii) Existing agricultural fields on the northern and eastern sides of the Regulated Area shall be retained as far as possible. 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.
- (iii) Land pooling shall not be allowed to avoid the construction of high-rise buildings or group housings.

3. Façade design:

- (i) The façade design of new construction must be minimalistic in nature, so that it does not overpower the monument and the overall heritage character of the surrounding area. The façade design should be subtle, plastered and painted in earthy colours (white, grey, beige, brown etc.)
- (ii) Informal extensions of shops and residences are to be restricted for all the buildings located within regulated area.
- (iii) Facades of all historic buildings, shop houses need to be maintained as per original design (series of brackets, chajjas, arched doors, windows etc.).
- (iv) Plumbing and electrical services shall be organized and not on the exterior of the building.

4. Roof design:

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

5. Building material:

Consistency in building materials and colour along all street façades of the monument may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes.

Use of traditional building materials like laterite stone, clay/mud bricks, Mangalore tiles and timber should be encouraged. Modern materials may be used for construction provided that the traditional architectural vocabulary of the region is followed.

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 Metro (underground or overhead), foot-over bridges, flyover, multi-level parking, group housing or any such project shall 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:

- i) The structural integrity of the monument should be maintained by carrying out appropriate repairs to tackle problems like cracks and horizontal thrust on the walls of the baoli.
- ii) The water in the baoli should be cleaned using appropriate measures and the water quality should be maintained afterwards.
- iii) Piezometer should be installed to determine the water level and quality of water in the area. Water level, water quality, ambient air quality, pore water pressure, uplift water pressure, seepage, crack, tilt, settlement, vibration and ground acceleration are a few key parameters that should be monitored. This comprehensive approach to monitoring and managing groundwater resources is vital for safeguarding water security and environmental sustainability in the region.
- iv) There should be continuous and long-term monitoring of the Monument to thoroughly assess the impacts of the natural and anthropogenic activities happening around the Monument.
- v) It is recommended to protect the Aquifer to mitigate the risk of groundwater depletion in the Monument. Initiatives should be undertaken to rejuvenate the aquifers through sustainable groundwater management practices. This includes rainwater harvesting, artificial recharge, and watershed management to enhance groundwater recharge rates.
- vi) It is extremely important to ensure that the ground water recharge is not disturbed due to concretization. The brick flooring around the baoli may be removed which will not only aid in ground water recharge but would also reduce the horizontal thrust on the walls of the baoli.
- vii) To maintain the general ecology of the area, it should be ensured that no trees are cut during the construction. All trees existing along the roads are to be retained and more planted where feasible so as to improve the visual integrity and environment. Trees within the plots are also to be retained to the maximum extent possible and the plot owners are encouraged to plant more trees of suitable varieties (indigenous trees with dense foliage). If cutting of trees is unavoidable, 10 per 1 tree should be planted in the same premises. In no event trees along the road are to be felled or lopped without permission. It is to be ensured that the concrete paving and the like are so arranged that the full growth of trees in the areas are not hampered.
- viii) Every redevelopment project including plotted housing and group housing should be subjected to a close examination of proposals supplemented with hydrology test reports, Geotechnical surveys, etc.
- ix) Site may also have descriptive plaques based on authentic historical narrative.

- x) All signages within the historic precinct should be compatible and harmonious with the special heritage character of the Protected Monument and its immediate surroundings.
- xi) LED or digital signs, plastic fiber glass or any other highly reflective synthetic material should not be used for signages in the vicinity of the Protected Monument or its immediate surrounding areas.
- xii) No advertisements in the form of hoardings, bill-boards and posters will be permitted near the Protected Monument, especially on the boundaries of the monument.
- xiii) Use of Eco-Friendly vehicles for movement in the vicinity of the Protected Monument may be encouraged to mitigate adverse impact on the monument due to vehicular emissions and vibrations.
- xiv) Construction of green buildings including best practices like rainwater harvesting should be encouraged.

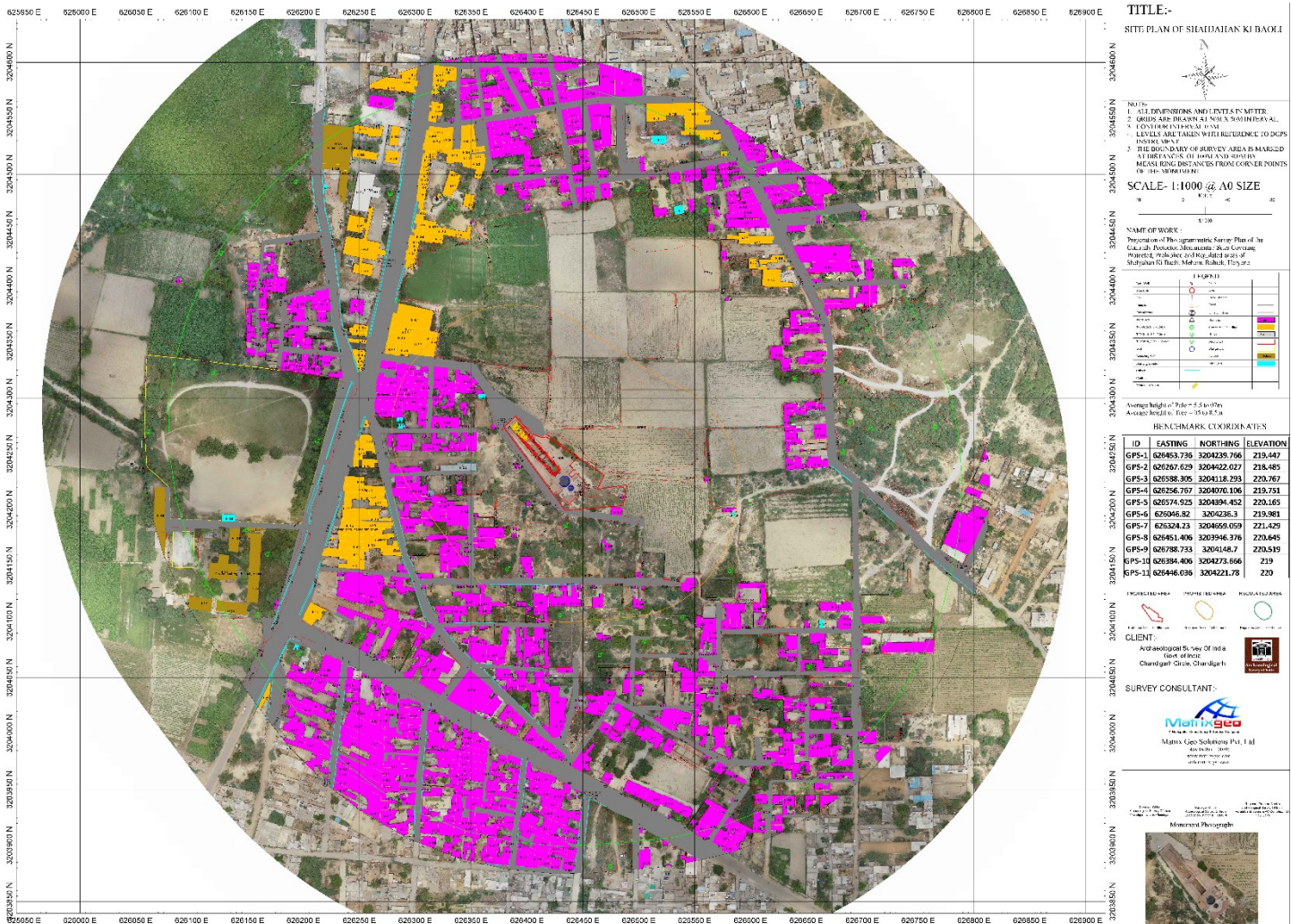
7.2 Other Site-specific recommendations:

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

ANNEXURES

ANNEXURE- I

Survey Plan



Notification

93

1072

PUNJAB GAZETTE, DECEMBER 15, 1922.

[PART I.

REVENUE DEPARTMENT.

ARCHAEOLOGY.

The 6th December 1922.

No. 31057.—In exercise of the powers conferred on the Local Government by section 3 of the Ancient Monuments Preservation Act, 1904, it is hereby notified that the Governor of the Punjab in Council proposes to declare the undermentioned monument to be protected within the meaning of the Act:—

SPECIFICATION.

District.	LOCALITY.		Name of Monument.	Class.	Owner.	Whether in use for religious purposes.	Whether an agreement exists.
	Tahsil.	Village.					
Attock	Attock	Hassan Ahlāl	Hasim's Tomb	1 (a)	Government	No	No.

Any objection to the above proposal should be submitted to the Local Government within one month of the date of the posting of this notification in accordance with the provisions of sub-section 2 of section 3 of the said Act, and will be taken into consideration.

The 12th December 1922.

No. 31490.—In exercise of the powers conferred on the Local Government by section 3 of the Ancient Monuments Preservation Act, 1904, it is hereby notified that the Governor of the Punjab in Council proposes to declare the undermentioned monument to be protected within the meaning of the Act:—

SPECIFICATION.

District.	Tahsil.	Village.	Name and description of monument.	Classification.	Owner's name.
Attock	Attock	Paud Mahla	Suleman Chiti Bauli, within the limits of Grand Trunk Road near site No. 215-2.	1 (a)	Government.

Any objection to the above proposal should be submitted to the Local Government within one month of the date of the posting of this notification in accordance with the provisions of sub-section 2 of section 3 of the said Act and will be taken into consideration.

No. 31511.—In exercise of the powers conferred on the Local Government by section 3 of the Ancient Monuments Preservation Act, 1904, it is hereby notified that the Governor of the Punjab in Council proposes to declare the undermentioned monument to be protected within the meaning of the Act:—

SPECIFICATION.

District.	Tahsil.	Village.	Name and description of monument.	Classification.	Owner's name.
Rohitak	Gohana	Mehm	Shahjahan Bauli. Field No. 48-4, area 1 bigha paccn.	1 (a)	Government.

Any objection to the above proposal should be submitted to the Local Government within one month of the date of the posting of this notification in accordance with the provisions of sub-section 2 of section 3 of the said Act and will be taken into consideration.

A. LATIFI,

GOVERNMENT OF PUNJAB.
REVENUE DEPARTMENT.
ARCHAEOLOGY.

The 12th February 1923.

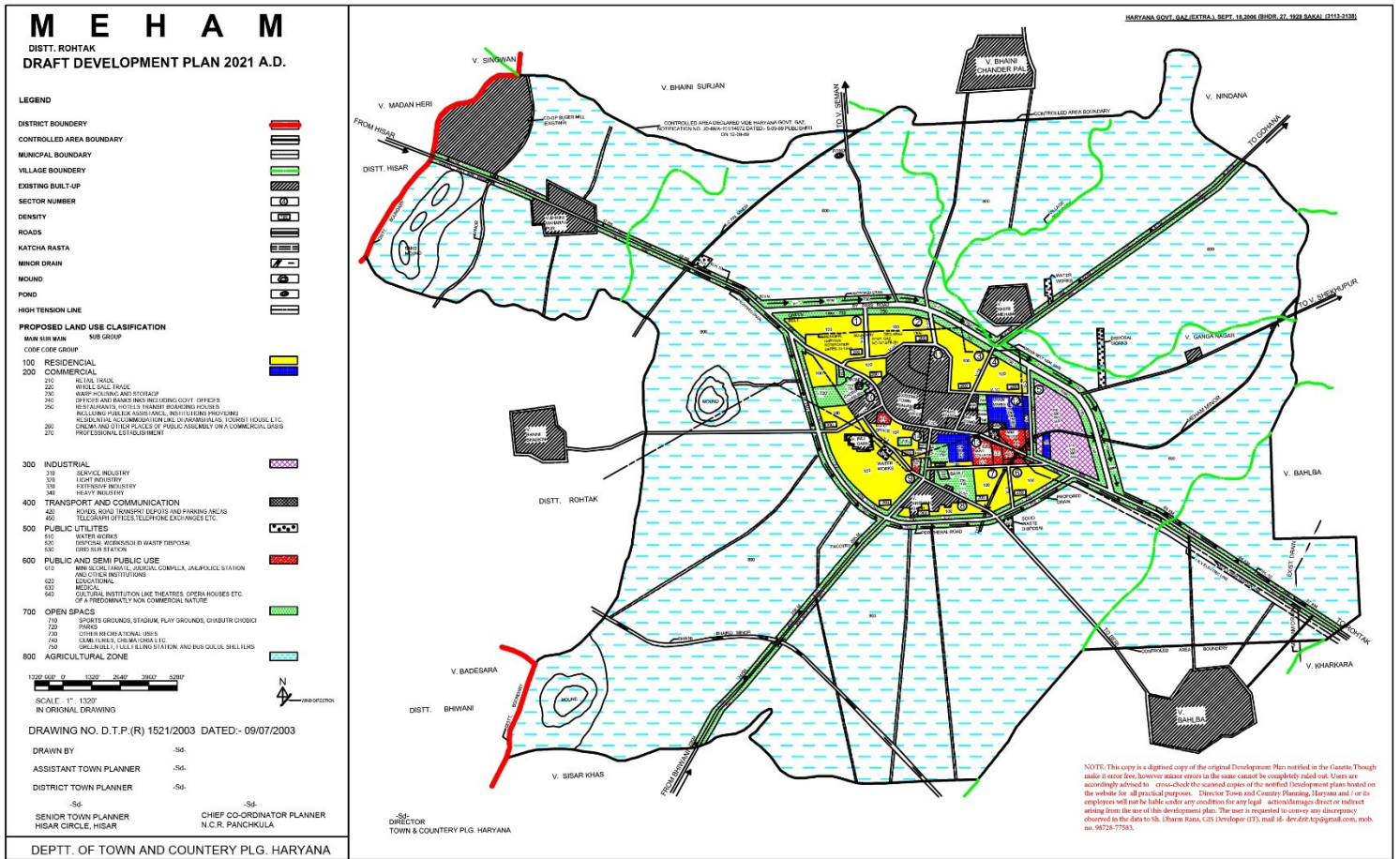
No. 4891.- In exercise of the powers conferred by section 3(3) of the Ancient Monuments Preservation Act 1904 (VII of 1904), the Governor in Council is pleased to confirm Punjab Government notification No. 21811-Revenue, dated 17th December 1922, declaring the undermentioned monument to be a protected Monument within the meaning of the Act:-

District.	Tahsil.	Village.	Name and description of Monument.	Classification.	Owner's Name
Kahtak.	Gohana.	Mans.	Shahjahan Baoli Field No.4834. Area-1 bigha paces.	1(a)	Govt.

A. LATIFI,

Secretary to Government, Punjab.
Transferred Departments.

Meham Development Plan 2021- Land-Use Plan, Zoning



Local Building Bye- Laws (as per Requirements)

Draft Development Plan for the Controlled Area Meham

HARYANA GOVT. GAZ. (EXTRA.), SEPT. 18, 2006 (BHDR. 27, 1928 SAKA) 3105 (11)

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 18th September, 2006

No. CCP(NCR)DDP/RTK(MHM)/2006/2915.— In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), the Governor of Haryana hereby publishes the Draft Development Plan for the controlled area Meham declared vide Haryana Government, Town and Country Planning Department, Notification No. JD-89/A-101/14072, dated the 5th September, 1989, published in Haryana Government Gazette, dated the 12th September, 1989, along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it as given in Annexures A and B to the Draft Development Plan of Meham.

Notice is hereby given that the Draft Development Plan of Meham 2021 AD shall be taken into consideration by the Government after the expiry of a period of thirty days from the date of publication of the notification in the Official Gazette together with any objections or suggestions, if any, which may be received by the Director, Town and Country Planning, Haryana, O/o Chief Coordinator Planner, National Capital Region Cell (Haryana), 3rd Floor, First Block, Haryana Urban Development Authority Complex, Sector - 6, Panchkula from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWINGS:

1. Existing Land use plan, Meham Drawing No. RTP (R) 1177 / 90, dated the 14th September, 1990.
2. Draft Development Plan, Meham 2021 AD Drawing No. DTP (R) 1521/2003, dated the 9th July, 2003.

ANNEXURE 'A'

EXPLANATORY NOTE ON THE DRAFT DEVELOPMENT PLAN 2021 AD FOR CONTROLLED AREA, MEHAM.

(I) Background:

Historically Meham is an important town in Rohtak District of Haryana State. Tradition assigns the settlement of the town to 'Mahabharata' period when it was the site of a big fort. It is said that its ancient name was 'Mohinadabad' which was changed to Meham with passage of time. It was destroyed and rebuilt many times. It is said that ancestors of Maharana Partap were the inhabitants of Meham town. Since this town is enroute to Delhi, it always became a battle field for the forces of Rajputs of Rajasthan and rulers of Delhi. It is said that its population reduced to only 150 in 1829.

Ancient monuments in the town include a Bawli (well with steps leading to it) and two mosques, the 'Jama Masjid' and the 'Pir Jamamasjid'. An inscription on the marble slab records the facts that it was built in AD 1656-57. The mosque was erected in AD 1531 in Humayun's time as per the history engraved on the stone of mosque. Meham is a sub divisional headquarter with 'B' class municipality. It is situated within the National Capital Region on Delhi - Hisar National Highway No. 10. As per 2001 census the population of Meham town is 18,166 and it is emerging as important service center owing to its elevation to sub-divisional headquarter of Rohtak District in the year 1988. Meham is one of the oldest Municipal Committees in Rohtak District. The Government of Punjab, under the British Rule constituted the Meham Municipal Committee in the year 1899 and it was upgraded into sub-divisional headquarter in the year 1988. With a view to regularize urban development in planned manner, Haryana Government has declared controlled area around the existing Meham Town vide Haryana Government, Town and Country Planning Department Notification No. JD-89/A-101/14072, dated the 5th September, 1989 published on 12th September, 1989.

(II) Location and Regional Setting

The town of Meham is located on National Highway No. 10. Towards east of the town lies Rohtak and Hansi falls towards its west. A State Highway from Gohana (SH 16A) also passes through this town and leads to Bhiwani. It is located at about 105 kilometers from Delhi (Via Bahadurgarh, Rohtak) and 62 kilometers from Hisar.

Connectivity :

Air	:	Delhi (67.5 Kilometers) Nearest Airport
Road	:	Rohtak (30 Kilometers), Hisar (62 Kilometers), Bhiwani (28 Kilometers)
Rail	:	Bhiwani (28 Kilometers) Nearest Railway Station.

The longitude and latitude of the town is 76° 17' east and 28° 58' north respectively. The town is well linked with other major towns of the state and adjoining states by a good network of roads. It is situated 218 meters above from the sea level.

(III) Physiographic and Climate:

Meham is a part of eastern plains, which are quite fertile. The variation and slope of the adjoining area is responsible for formation of a saucer like depression in the area. The western portion of the controlled area has sand mounds. Soils available in the area are loam and sandy loam. Climate characteristics of the town include hot summers, cool winters and meager rainfall restricted only to three months of July, August and September. May and June are the hottest months of the year. Hot western winds known as "loo" blows during summers.

(IV) Availability of infrastructure.

(a) Physical Infrastructure : Presently the town has adequate utilities in terms of electricity and water supply. The town has a power house for electric supply for the town and adjoining villages. There is an existing water works on Gohana Road and in Imligarh village for supply of drinking water to the town .

(i) Water Supply:

Meham Municipal Committee initially owned the water supply till April 1993 when Government of Haryana transferred these functions to Public Health Engineering Department (PHED) a state level agency. The total quantity of water produced by Meham town water works at present is about 1.70 million liters per day. The gross drinking water requirement for domestic purposes works out to 3.76 million liters per day. Salient features of water supply system of Meham are as follows:

Source of water	:	Behalba minor canal
Present supply	:	1.70 Million liters per day.
Distance from source of water	:	2.5 Kilometers
Service level	:	40 Liters per capita per day
House connections	:	2250
Stand posts	:	50

The water from intake point comes to the storage reservoir by gravity flow. There are 3 storage reservoirs, which are already under operation, and the fourth one has been recently inaugurated. A water works is functional on Gohana road near village Kheri Meham over 1.92 hectares.

(ii) Sewerage and drainage:

The town has open surface drains and underground sewer lines. The town has about 60% coverage through underground sewerage drainage. At present about 1.28 million liters per day of sewerage is generated and this is disposed into a pond without any treatment. This has made quality of water unusable for both human beings and animals. There are no community toilets or low cost latrines maintained by Municipal Committee. House which does not have sewer connection generally have septic tanks which are brick lined with sand and gravel at bottom for filtration downwards. The Municipal Committee does undertake cleaning of sullage from the drains manually.

(b) Social Infrastructure:

The town has adequate number of schools. It also has a Government college, Industrial Training Institute (ITI), Civil hospital, stadium and Chaubisi Chabutra for public gathering. Meham town is emerging as an important service center for its rural hinterland as is evident from the agro based activities and the last decade's growth rate of 28.67% (1981-91)

(V) Socio - Economic Characteristics

There are 6414 workers as per 2001 census, which includes 1378 persons in the primary sector, 350 in the secondary sector and 4686 in the tertiary sector. Although the town is moving towards urbanization, yet behavior and living style of most of the residents give a rural look with rearing of animals in almost every household. The economic base of the town mainly consists of tertiary sector (Trade and Commerce) activities. The workers participation rate of the town is about 35% of the total population. It is observed that the tertiary sector (73.06%) including government service and trade, commercial activities and related activities are predominant. The primary sector including agriculture and its related activities constitute 21.48% and the secondary sector (5.46%) including industrial activities is at a low in the town. The following table shows the workers participation rate of Meham town in the year 2001.

(12)

Workers participation in Meham (2001)

Sectors of Economy	Number of workers	Percentage to total workers	Percentage to total population
Primary	1378	21.48	7.58
Secondary	350	5.46	1.93
Tertiary	4686	73.06	25.80
Total	6414	100.00	35.31

Source : Census of India - 2001

Meham may not be considered an industrial town. The notable industries are the cotton and pulse mills within the municipal area and the other industries are automobile workshops, repair shops and some service industries without any discernable symptoms to agglomerate. Commercial activity noted apart from traditional bazaar area, is the market and shops on the highway. Meham being part of the National Capital Region and due to its strong linkages, has great potential to emerge as a service town of Rohtak district.

(VI) Demographic character and Population Projection:

The population of the town is 18,166 in 2001, recording a decadal variation of 20.44% over the 1991 population.

Year	Population	Decadal Growth	% Growth
1951	8536	-	--
1961	9300	+764	8.95
1971	10541	+1241	13.34
1981	11722	+1181	11.20
1991	15083	+3361	28.67
2001	18166	+3083	20.44
2011*	29065*	+10899*	60.00*
2021*	51000*	+21935*	75.00*

*Denotes Projected population

This town has a steady growth rate during the past decades as can be seen from the above table. However, the population growth rate was huge (28.67%) during 1981-91 period owing to its elevation to sub-divisional headquarter of Rohtak District in the year 1988. It resulted in the establishment of a Sub Divisional Officer (Civil) Office, Tehsil office and Judicial Court.

The density of population has to be estimated with due regard to all the factors governing the future growth and development of the Meham town in the commercial, educational, social and administrative spheres. Special factors causing sudden emigration or influx of population is also considered and foreseen to the extent possible especially with the promotion of Government officials.

The population of Meham town as per 2001 census is 18166 persons with an existing area (built-up) of 125 hectares. The average decennial growth rate (1951-1991) of the town is 16.52%. Keeping in view the existing established sugar mill, rural industrial base of the town and increase in industrial and commercial activities coupled with increase in agricultural surplus, natural growth trend and induced development, the town will achieve a projected population of 51,000 persons by 2021 which is the perspective plan period.

(a) Population density:

The administrative limits of the Meham Municipal Committee encompass an area of 4.50 Square Kilometers. The population density of the town is worked out as 4037 persons per Square Kilometers as per 2001 census. The density is high in areas along the National Highway.

Population density of Meham:

Year	Population	Gross density (Square Kilometers)
1951	8536	1919
1961	9300	2067
1971	10541	2342
1981	11072	2605

1991	15083	3352
2001	18166	4037

Source: Census of India: 2001

The above table reveals that the trend of gross density has been steadily increasing from 1919 persons per Square Kilometers in 1951 to 2605 persons per Square Kilometers, in 1981 and goes upto 4037 persons per Square Kilometers in 2001.

(VII) Existing Transportation Network

- i. Existing National Highway No. 10
- ii. Existing State Highway-16A (SH-16A) (Gohana - Meham - Bhiwani Road.)
- iii. Existing Road linking nearby villages.

(VIII) Need for declaration of controlled Area:

Meham being sub divisional headquarter with 'B' class municipality has a great potential. It acquired political importance during last two decades. The town is not only spearheaded politically, but also has been in fore front in social and cultural activities of the region. With a view to regulate urban development in a planned manner, Haryana Government has declared controlled area around the existing town of Meham vide Haryana Government, Town and Country Planning Department, Notification No. JD-89/A-101-14072, dated the 5th September, 1989 under section 4 (1) (a) of Act 41 of 1963.

(IX) Proposals :

Meham town is emerging as an important service center for the rural hinterland as is evident from its agro based activities. With the increase in industrial and commercial activities coupled with the increase in agricultural surplus, it is bound to attract population in near future. National Highway No. 10 is major axis for urban development. The average population growth per decade is around 16.52% however the induced population growth of the town is projected to be 60% for the coming decade. The total population for 2021 AD has been envisaged to swell to 51000 persons. The proposed residential town density for Meham has been kept as 60 persons per hectare as per guidelines of National Capital Region Planning Board. The total proposed area of town is 7.64 Square Kilometers.

(X) Land use proposal :

The proposal within the municipal limits have been shown for integrated and co-ordinated development of the town. The extent of major land use proposals upto 2021 AD are given as follows:

Serial. No	Land use	Area within Municipal Limit (in hectares .)	Area outside Municipal Limit (in hectares)	Total Area (in hectares)	Percentage
1	Residential	90	110	200	31.18
2	Commercial	32	2	34	5.30
3	Industrial	--	160	160	24.94
4	Transport and communication	32	58	90	14.02
5	Public Utility	2	11.5	13.5	2.11
6	Public and Semi Public uses	8	4	12	1.88
7	Open spaces (including Green Belt)	26	106	132	20.57
	Total Urbanisable area	190	451.5	641.5	100
	Existing Built up area			125	
	Grand total	190	451.5	766.5	

(XI) Description of Land Uses :

All the above land uses have been allocated at proper place keeping in view the existing land use and the planning considerations. The detailed description of individual land use is as follows:

(13)

(a) **Residential**

The existing residential area of the town is approximately 71 hectares. At present the old town is very congested. Its density varies from 450 to 675 persons per hectare. It is proposed to bring down the residential density to 200 persons per hectare in the development plan. The total area under the residential use inclusive of ancillary and allied facilities like schools, shopping centers, community facilities etc. (including the proposed residential area within Municipal Corporation Limits) will be approximately 200 hectares which will take care of decongesting the existing town as well as accommodating the additional population. An area of 200 hectares has been provided for residential land use in the development plan, out of which 90 hectares falls within municipal limits. Keeping in view the development of new sectors, population redistribution is likely to take place whereby a uniform residential population density of existing as well as proposed residential areas is envisaged as 200PPH. The residential areas has been divided into sector namely 1,2,3,4,6,9 and part of sectors 7,8,10,11,13 and 14. The residential sectors have been proposed on both sides and Delhi - Hisar National Highway keeping in view the present trend of growth. The residential areas have been separated from industrial land use and heavy traffic arteries by providing green belt. Sector 4 has been reserved for industrial housing.

(b) **Commercial :**

The existing commercial area of the town is approximately 33 hectare including 2.5 hectares area in Sector-5 for godowns of Food Corporation of India. Keeping in view the existing deficiencies and future need of the town 34 hectares of land has been reserved for commercial purpose. Out of this, about 32 hectares fall within the municipal limit. A grain market under construction has been retained in the development plan in sector 12. Rest of the area of this sector is also to be utilized for commercial purposes. The total commercial area proposed is 34 hectares which includes area adjoining New grain market in sector 12 which is mainly reserved for warehousing includes cold storage, godowns and container depot etc and City Center has been proposed in sector 13.

(c) **Industrial**

The existing area under industrial use is approximately 4 hectares. Keeping in view the location, wind direction, available infrastructure, topography and drainage an area of 160 hectares has been reserved for industrial purpose for providing employment to approximately 12000 workers (at the rate of 75 workers per hectare) has been earmarked in sector 5. The industrial sector is proposed on the Delhi - Hisar National Highway towards Rohtak. Co-operative Sugar Mill in an area of about 83.6 hectares has already been established on the Delhi-Hisar National Highway towards Hisar. This 160 hectares of land is sufficient to meet a projected population of 51,000 persons by 2021 AD keeping in view the town being on low profile industrially.

(d) **Transport and communication :**

An area of 90 hectares has been earmarked for transport and communication purpose which includes the existing Bus Stand on Meham-Gohana Road. No other land is required for this purpose in the perspective plan period. Delhi - Hisar Sulamanki Road passes through the town dividing it into two parts. Bye-pass of 75 meters width and 60 meters width of peripheral road, has been proposed for diversion of heavy traffic passing through the town. The existing provision of transport and communication facilities within the town is sufficient which can cater to the needs of the present population suitably. As regards to the future needs necessary provisions of such facilities shall be made within the proposed sectors as per the requirement from time to time.

(e) **Road systems:**

To solve the existing and anticipated traffic problems in future a specific road network is proposed.

Serial No.	Classification	Roads	Land Reservation
1	V-I	Bye-pass	75 metres (bye-pass road) with 100 metres green belt on both sides
2	V-I -a	National Highway-10	Existing width within municipal committee limits and outside Municipal committee limits 60 metres green belt on both sides.
3	V-I-b	Scheduled road/ State highway-16-A (Gohana-Meham-Bhiwani Road)	Existing width within municipal committee limits and outside municipal committee limits 45 metres green belt on both sides.
4	V-I-c	Village link road	To be widened upto 45 meters.
5	V-2	Periphery road	60 metres wide road with 60 metres green belt on both sides.
6	V-3	Sector roads	45 metres wide

- (f) **Public utilities**
The existing utilities of water supply and power etc. are enough to meet the future requirement of the town. 5 hectares of land is utilized by the existing water works and electric sub station in sector 9 and sector 12 respectively. An area of about 7 hectares has been reserved for disposal works outside the urbanisable area on village Shekhpur Titri road. To check the floods in rainy season, a drain has been proposed along the bye-pass and along the peripheral road upto the existing drain near village Bahlaba as per suggestions of the irrigation Department in the district level committee meeting held on dated 24th October, 1997 under the chairmanship of Deputy Commissioner, Rohtak. For solid waste disposal an area of about 4 hectares has been reserved along the proposed drain on Meham - Beri road. As per demand of Public Health Department vide memo no. 4208 dated 20.07.2006 a water works site on National Highway No. 10 near B.C. Pal Minor has been reserved over an area of 2.5 hectares.
- (g) **Public and Semi Public**
12 hectares of land has been reserved for public and semi public uses and the existing college, Industrial training institute, Tehsil and Sub Divisional Magistrate offices have been accommodated in the plan proposals in sector 12 and 13 partly.
- (h) **Open spaces**
The historical Chaubisi Chabutra exists in sector 10, provision of 10 hectares of land has been made around the Chaubisi Chabutra for the purpose of public gathering on occasions like meetings of Chaubisi Panchyat and animal fare etc. This site has been protected from all sides by the provision of green belt which is proposed to be developed as a park, however the existing tourist complex has been retained. One pocket of about 3 hectares in the form of pond falls within municipal limits. One other pocket around the Bawli falling outside the municipal corporation limits in sector 7 has also been provided. In addition to the above, green belts of various widths depending upon the hierarchy of roads have been provided on either side of the road reservation within and outside the urbanisable area. Green belts have also been provided along Industrial Area to act as buffer for healthy environment. However the land under green belts along National Highway-10 and Scheduled roads shall be governed by the provisions of section 3 of the Punjab Scheduled roads and controlled areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder in addition to the conditions and restrictions mentioned in the development plan
- (i) **Agricultural Zone :**
A sizeable area has been reserved as agricultural area. This zone will however not eliminate the essential building development within this area such as the extension of existing villages, contiguous to abadi-deh if under takes a project approved or sponsored by Government and other ancillary and allied facilities necessary for the maintenance and improvement of the area as an agricultural area.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given to the effect by a set of zoning regulations (Annexure-B) which form a part of this development plan. These regulations will govern the change of land use and standards of development. They also will elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ANNEXURE B

Zoning Regulations:

Governing use and development of land in the controlled areas of Meham as shown in Draft Development Plan Drawing No. DTP(R) 1521/03, dated the 9th July, 2003.

I. General:

- (1) These Zoning Regulations forming part of the development plan for the controlled areas, Meham shall be called Zoning Regulations of Draft Development Plan for Meham Controlled Area.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas

Restriction of Unregulated Development Act, 1963 (Punjab Act No.41 of 1963), and the rules framed thereunder :

II. Definitions:

In these regulations:-

- (a) "approved" means approved under the rules;
- (b) "building rules" means the rules contained in part VII of the rules;
- (c) "Drawing" means Drawing No. DTP(R) 1521/03, dated the 9th July, 2003
- (d) "Floor Area Ratio" (FAR) means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site;
- (e) "Group Housing" shall be the buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning Haryana;
- (f) "Light Industry" means an industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated water, Atta Chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe-making and repairing, fuel depot etc. provided no solid fuel is used by them;
- (h) "Medium Industry" means all industries other than 'Light Industry' and Local Service Industry and not emitting obnoxious or injurious fumes and odours;
- (i) "Extensive Industry" means an industry set up with the permission of the Government and in extensive employing more than 100 workers and may use any kind of captive power of fuel provided they do not have any obnoxious features;
- (j) "Heavy Industry" means an industry to be set up in public or semi-public or private sector with the permission of the Government (the cost of plant, machinery etc. as defined in the industrial policy of the Government);
- (k) "Obnoxious or hazardous Industry" means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive inflammable material etc. and other hazards to the health and safety of the community;
- (l) "Material Date" means the date of publication of notification of various controlled area declared as under:-

Serial No.	Name of the controlled area and notification No.	Material date
1.	Controlled Area notified vide Haryana Government, Town and Country Planning Department notification no. JD-89/A-101/14072, dated the 5 th September, 1989 published in Haryana Government Gazette dated 12 th September, 1989.	12 th September, 1989

- (m) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the development plan;
- (n) "Public Utility Service Building" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station;
- (o) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (p) "Sector Density" and "Colony Density" means the number of persons per hectare in sector area or colony area, as the case may be;
- (q) "Sector Area" and "Colony Area" means the area of sector or of colony as bounded within the major road system shown on drawing;

Explanation:-

- (1) In the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony, as the case may be.
- (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 percent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling

units each with a population of 4.5 persons per dwelling unit or 13.5 persons building plot or as incorporated in the Zoning Plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed;

- (r) "Site Coverage" means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site;
- (s) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963) and Rules, 1965;
- (t) "Farm House" means a house constructed by the owner of a Farm at his land for the purpose of:-

- (i) dwelling unit i.e. main use; and
(ii) farm shed i.e. ancillary use.

Notes:-

- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm house outside abadi-deh in rural/agricultural zone";
- (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications;

- (u) "Ledge or Tand" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (v) "Loft" an intermediary floor on a residual space in a pitched roofs, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
- (w) "Mezzanine Floor" an intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres;
- (x) "Subservient to Agriculture" means development and activities, which are required to assist in carrying out the process of agriculture such as tubewells, pump chambers, wind mills, irrigation's drains, pucca platforms, fencing and boundary walls, water hydrants etc;
- (y) "Rural Industries Schemes" means industrial unit, which is registered as rural industries schemes by the Industries Department;
- (z) "Small Scale Industries" means industrial unit, which is registered as small scale industries by the Industries Department;
- (za) "Agro based industries" means an industrial unit, which uses foodgrains, fruits or agro waste as a raw material; and
- (zb) any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963).
- (zc) "Information Technology Industrial Units" means the categories of industries included in the Annexure to the Government of Haryana Information Technology Policy, 2000 and in Appendix-1 to this notification and/ or, as may be defined by the Government of Haryana from time to time;
- (zd) "Cyber Park" / "Information Technology Park" means an area developed exclusively for locating software development activities and Information Technology Enabled Services wherein no manufacturing of any kind (including assembling activities) shall be permitted;
- (ze) "Cyber City" means self contained intelligent city with high quality of infrastructure, attractive surrounding and high speed communication access to be developed for nucleating the Information Technology concept and germination of medium and large software companies/Information Technology Enabled Services wherein no manufacturing units may be allowed.

III. Major Land Uses/Zone

- (1)
- (i) Residential Zone
 - (ii) Commercial Zone
 - (iii) Industrial Zone
 - (iv) Transport and Communication Zone
 - (v) Public Utility Zone
 - (vi) Public and Semi Public Zone (institutional Zone)
 - (vii) Parks and Open Spaces Zone
 - (viii) Agriculture Zone
- (2) Classification of major land uses is according to Appendix 'A'.

IV. Division into Sectors

Major land uses mentioned at serial Nos.(i) to (vii) in zoning regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

(15)

V. Detailed land uses within major uses

Main, ancillary and allied uses, which are subject to the other requirements of these regulations and of the rules may be permitted in the respective major land uses zones are listed in Appendix B sub-joined to these zoning regulations.

VI. Sectors not ripe for development

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any changes in their land use or allow construction of building thereon from consideration of compact and economical development of the controlled area till such time as availability of water supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VII Sectors to be developed exclusively through Government Enterprises

(1) Change of land use and development in sectors which are reserved for the commercial zone and the semi-public zone shall be taken only and exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VIII. Land Reservations for Major Roads

(1) Land reservation for major roads marked in the Drawing shall be as under:-

Serial No.	Classification	Roads	Remarks
1	V-1	Bye-pass	75 metres (bye-Pass road) with 100 metres green belt on both sides
2	V-1-a	National Highway-10	Existing width within municipal committee limits and outside municipal committee limits 60 meters green belt on both sides.
3	V-1-b	Scheduled road/State Highway (SH) -16-A (Gohana-Meham-Bhiwani road)	Existing width within municipal committee limits and outside municipal committee limits 45 meters. green belt on both sides.
4	V-1-c	Village link road	To be widened upto 45 meters
5	V-2	Periphery road	60 meters wide road with 60 meters green belt on both sides.
6	V-3	Sector roads	45 meters wide

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. Industrial non-conforming uses

With regard to the existing industries shown in the zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years; provided that the owner of the industry concerned:-

- undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf;
- during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director; and
- no further expansion shall be allowed within the area of the non-conforming use.

X. Discontinuance of non conforming uses

- If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.
- If a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.
- After a lapse of period fixed under clause IX, the land shall be allowed to be redeveloped or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. Individual site to form part of approved layout or zoning plan

No permission for erection or re-erection of building on a plot shall be given unless-

- (i) the plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII; and
- (ii) the plot is accessible through roads laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Minimum size of plots for various types of building

(1) The minimum size of the plots for various types of uses shall be as below:-

(i) Residential plot	50 Square meters
(ii) Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Government	35 Square meters
(iii) Shop-cum-residential plot	100 Square meters
(iv) Shopping booths including covered corridor or pavement in front	20 Square meters
(v) Local service industry plot	100 Square meters
(vi) Light industry plot	250 Square meters
(vii) Medium industry plot	8000 Square meters

- (2) The minimum area under a group housing scheme will be 5 acres if it forms a part of a licensed colony and 10 acres if it is developed independently. However, in case a group housing scheme is floated by Haryana Urban Development Authority or any other Government agency, the size of group housing sites shall be as specified in the scheme.

XIV. Site coverage, Height and bulk of building under various types of buildings

Site coverage and the height upto which building may be erected within independent residential and industrial plots, shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum coverage and the floor area ratio, subject to architectural control, as may be imposed under regulation XVI shall be as under:

Serial No.	Type of use	Maximum Ground Floor Coverage	Maximum Floor Area Ratio	Remarks
1.	Group housing	35%	175	
2.	Government offices	25%	150	
3.	Commercial	In accordance with the terms and conditions specified in the zoning plan of sites approved by the competent authority.		
4.	Warehousing	75%	150	

N.B: Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV. Building lines in front and rear of buildings

These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. Architectural control

Every building shall conform to architectural control prepared under rule 50 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. Relaxation of agricultural zone

In the case of any land laying in Agriculture zone, Government may relax the provisions of this development plan-

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and developed prior to the material date and the coloniser secures permission for this purpose as per Rules.

(16)

(b) for use of land as an individual site (as distinct from an industrial colony)

Provided that-

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the Rules;
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

Explanation

The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title, such as agreement to purchase etc.

XVIII Density

Every residential sector shall be developed to the sector density indicated as prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XIX. Provision of Farm House outside Abadi-Deh in Agricultural Zone:

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

	Size of farm house	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(i) Site coverage	2 Acres minimum	As applicable to residential plot equivalent to 500 square yards.	1 percent of the farm land (not more than 40 percent shall be used for labour/ servant quarters)
	Upto 3 acres.	As applicable to residential plot equivalent to 750 Square yards.	-do-
	Upto 4 acres and above.	As applicable to residential plot equivalent to 1000 Square yards.	-do-
(ii) Height and storey.		11 Meters, three storeyed	4 meters, single storey.

(iii) Set back:

It shall be at least 15 meters away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

- (a) Where the road is bye-pass to a scheduled road 100 meters
- (b) Where the road is a scheduled road 30 meters
- (c) Any other road 15 meters

(iv) **Approach Road-** Any revenue rasta/road defined in the revenue record.

(v) **Basement-** Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) **Ledge, loft and Mezzanine floor-** Ledge, loft and mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II

- (vii) **Services, Water supply**
- (a) Good potable water supply should be available in the farm for human consumption in case farm house is built.
 - (b) Open Sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.
 - (c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Rules.
 - (d) The distance between the septic tank and open well or tubewell shall be as provided in the Rules.

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisations of the rural zone.

XX. Relaxation of development plan

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

XXI. PROVISIONS OF INFORMATION TECHNOLOGY UNITS AND CYBER PARKS/CYBER CITIES

(i) LOCATION

- (a) Information Technology Industrial Units will be located in Industrial Areas / Industrial Zones only;
- (b) Cyber Parks/ Information Technology Parks will be located either in Industrial Areas or Industrial/Residential Zones abutting on V-1/M-1 and V-2/M-2 roads in the form of integrated development. However, no manufacturing units will be permitted in such parks;
- (c) Cyber Cities:- The location of such a facility will be decided by the Government;

(ii) SIZE

Serial No.	Type	Size
1	Information Technology Industrial Unit	1 to 5 acres
2	Cyber Park / Information Technology Park	5 to 15 acres
3.	Cyber City	minimum 50 Acres

(iii) MISCELLANEOUS

I Parking

- (a) one equivalent car space for every 50 square meters of floor area shall be provided for parking in cyber park/Information Technology Park, Information Technology Industrial Unit and Cyber City;
- (b) Three Tier basement for Information Technology Industry for meeting the requirement of parking shall be allowed subject to clearance from Public Health requirement.

II Other Activities

- (a) Incidental commercial activities like Banks, Restaurants, Insurance Offices etc. shall be permitted subject to restriction of 4% of the gross area of the Cyber Park/Information Technology Park;
- (b) Only 5% of the area of the Cyber City shall be allowed for Group Housing and 4% of the total area of the cyber city shall be permitted for Commercial/Institutional uses;
- (c) No residential plotted development shall be allowed in a Cyber City;

(12)

(d) For a Cyber City Project if allowed in Agricultural /Rural Zone, the entrepreneur shall make the arrangement of water supply and other facilities like sewerage disposal/drainage etc;

III The Government may impose any other condition as deemed necessary from time to time.

**APPENDIX A
CLASSIFICATION OF LAND USES**

Main code	Sub code	Main group	Sub group
100		Residential	Residential Sector on neighborhood pattern
200		Commercial	
	210		Retail Trade
	220		Wholesale Trade
	230		Warehousing and Storage
	240		Office and Banks including Government Office
	250		Restaurants, Hotels and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional Establishments
300		Industrial	
	310		Service Industry
	320		Light Industry
	330		Extensive Industry
	340		Heavy Industry.
400		Transport and Communication	
	410		Railway Yards, Railway Station and Sidings.
	420		Roads, Road Transport Depots and Parking Areas
	430		Dockyards, Jetties
	440		Airport/Air Stations
	450		Telegraph offices, Telephone Exchanges etc
	460		Broadcasting Station
	470		Television Station
500		Public Utilities	
	510		Water Supply installation including treatment plants
	520		Drainage and Sanitary installation including disposal works
	530		Electric power plants substation etc.
	540		Gas Installation and Gas work.
600		Public and semi public	
	610		Government Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors and President's Residence
	620		Education, Cultural and Religious Institutions
	630		Medical and Health Institutions
	640		Cultural institution like Theatres, Opera Houses etc. of a predominantly non commercial nature
	650		Land belonging to defence
700		Open Spaces	
	710		Sports Grounds, Stadium and Play Grounds
	720		Parks

730	Green Belts, Garden and other Recreational Uses.
740	Cemeteries, crematories etc
750	Fuel filling stations and Bus Queue shelters
800	Agricultural land
810	Market Garden
820	Orchards and Nurseries
830	Land Under staple crops
840	Grazing and Land pastures
850	Forest Land.
860	Marshy Land
870	Barren Land
880	Land under water

APPENDIX B

I. RESIDENTIAL ZONE:

(i)	Residence	As required for the local need of major use and needs of the town at site approved by the Director in the sector/ colony plan.
(ii)	Boarding house.	
(iii)	Social community religious and recreational buildings	
(iv)	Public utility building.	
(v)	Educational buildings and all types of school and college where necessary.	
(vi)	Health institutions.	
(vii)	Cinemas	
(viii)	Commercial and professional offices.	
(ix)	Retail shops and restaurants.	
(x)	Local service industries.	
(xi)	Petrol filling stations.	
(xii)	Bus stops, tonga, taxi, scooter and rickshaw stand.	
(xiii)	Nurseries and green houses.	
(xiv)	Any other minor needs to ancillary to residential use	
(xv)	Starred hotels	As per the policy/ parameters decided by the Government
(xvi)	Any other use, which the Government may in public interest decide	
(xvii)	Cyber Parks/Information Technology Park	

II. COMMERCIAL ZONE

(i)	Retail Trade.	As required for the local need of major use at site earmarked for them in the sector plan or in the approved layout plan of the colonies
(ii)	Wholesale Trade.	
(iii)	Warehouses and storages.	
(iv)	Commercial offices and banks.	
(v)	Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist House etc	
(vi)	Cinemas, Hotels, Motels and other places of public assembly like theatres, club, Dramatic Club, etc. run on commercial basis.	
(vii)	Professional establishments.	
(viii)	Residences on the first and higher floors.	
(ix)	Local service industry.	
(x)	Public utility buildings.	
(xi)	Petrol filling stations and service garages / CNG stations.	
(xii)	Loading and unloading yards.	
(xiii)	Parking spaces, bus stops, taxis, tonga and rickshaw stand.	
(xiv)	Town parks.	
(xv)	Any other use which the Director in public interest may decide	

III. INDUSTRIAL ZONE

(i)	Light industry	At sites earmarked for them in the sector plan or in the
(ii)	Medium industry	

(18)

(iii) Obnoxious and Hazardous Industry	approved layout plan of the colonies.	
(iv) Heavy industry		
(v) Service industry		
(vi) Warehouse and storages		
(vii) Parking, loading and unloading area		
(viii) Truck stand/bus stops, taxi, tonga and rickshaw stand		
(ix) Public utility, community buildings and retail shops		
(x) Petrol filling stations and service garages.		
(xi) Liquid Petroleum Gas godowns permitted by the Director.		
(xii) Any other use permitted by the Director.		
(xiii) Cyber Parks/Information Technology Parks/ Information Technology Industrial Units		
IV. TRANSPORT AND COMMUNICATION ZONE		
(i) Railway yards, railway station and siding		At sites earmarked in the sector plan
(ii) Transport Nagar, Roads and Transport depots and parking areas		
(iii) Airports and Air Stations		
(iv) Telegraph offices and Telephone exchange		
(v) Broadcasting stations		
(vi) Televisions station		
(vii) Agricultural, horticulture and nurseries at approved sites and places		
(viii) Petrol filling stations and service garages		
(ix) Parking spaces, bus stop-shelters, taxi, Tonga and rickshaw stands		
V. PUBLIC AND SEMI PUBLIC USES ZONE		
(i) Government offices, Government Administration centres, secretariats and police station	At sites earmarked in the sector plan	
(ii) Educational, cultural and religious institutions		
(iii) Medical health institutions		
(iv) Civic/cultural and social institutions like theatres, opera houses etc. of predominantly noncommercial nature		
(v) Land belonging to defence		
(vi) Any other use which Government in public interest may decide		
VI. OPEN SPACES		
(i) Sports ground, stadium and play grounds	At sites approved by Director, Town and Country Planning, Haryana	
(ii) Parks and green belts		
(iii) Cemeteries crematories etc.		
(iv) Motor fuel filling stations, bus queue shelter along roads with the permission of Director		
(v) Any other recreational use with the permission of Director.		
(vi) Public utility services like transmission lines, communication lines, water supply lines, sewerage lines, drainage lines in the green belts along the scheduled roads and major roads		
VII. PUBLIC UTILITIES		
(i) Water supply installations including treatment plants.	At sites earmarked in the sector plan	
(ii) Drainage and Sanitary installations, Disposal works.		
(iii) Electric Power plant and sub-station including grid sub-station.		
(iv) Gas installations and Gas works.		
VIII. USES STRICTLY PROHIBITED:		
(i) Storages of petroleum and other inflammable material without proper license.		
IX. AGRICULTURE ZONE		
(i) Agricultural, Horticultural, dairy and poultry farming.	As approved by Director, Town and Country Planning Department, Haryana	
(ii) Village houses within Abadi-deh		
(iii) Farm houses outside abadi-deh subject to restriction as laid down in		

- zoning regulation XIX
- (iv) Afforestation development of any of the part for recreation
 - (v) Expansion of existing village contiguous to abadi-deh if undertaken a project approved or sponsored by the Central Government, or State Government
 - (vi) Milk chilling station and pasteurisation plant
 - (vii) Bus Stand and railway station
 - (viii) Air ports with necessary buildings
 - (ix) Wireless stations
 - (x) Grain godowns, storage space at sites approved by the Director
 - (xi) Weather stations
 - (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation
 - (xiii) Telephone and electric transmission lines and poles
 - (xiv) Mining and extraction operations including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site
 - (xv) Cremation and burial grounds
 - (xvi) Petrol filling station and service garages
 - (xvii) Hydro electric/thermal power plant sub-station
 - (xviii) Liquid Petroleum Gas storage godowns with the approval of the Director
 - (xix)(A) Non Polluting industries registered as Rural Industry Scheme/Small Scale Industrial units subject to one of the following conditions:-
 - (i) Located within half kilometer belt encircling the existing village Abadi-deh and approachable from public road/rasta other than scheduled road, National Highway and State Highway
 - (ii) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometer zone referred to in (1) above upto a depth of 100 metres along the approach road.
 - (B) Non-Polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and State highway.
 - (C) The site should not fall within 900 metres restricted belt around Defence installations.
 - (xx) Small Restaurants and Motels along National Highways
 - (xxi) Microwave Towers/Stations, Seismic Centers and Telecommunication Centers
 - (xxii) Any other use, which Government may in Public Interest, decide

As approved by
Director, Town and Country
Planning Department,
Haryana

APPENDIX -1

Categories of Industries included in the scope / definition of Information Technology Industry.

- (A) **Computing Devices including:**
 - Desktop
 - Personal Computer
 - Servers
 - Work-station
 - Nodes
 - Terminals
 - Network P.C
 - Home P.C.
 - Lap-top Computers
 - Note Book Computers
 - Palm top Computer/PDA
- (B) **Network Controller Card/ Memories including:**
 - Network Interface Card(NIC)
 - Adaptor Ethernet /PCI/EISA/Combo/PCMCIA
 - SIMMs Memory
 - DIMMs Memory

(19)

- Central processing Unit (CPU)
- Controller SCSI/Array
- Processors Processor/Processor Power Module/Upgrade
- (C) **Storage Units including :**
 - Hard Disk Drives/Hard Drives
 - RAID Devices and their Controllers
 - Floppy Disk Drives
 - C.D. ROM Drives
 - Tape Drives DLT Drives/DAT
 - Optical Disk Drives
 - Other Digital Storage Devices
- (D) **Other**
 - Key Board
 - Monitor
 - Mouse
 - Multi-media Kits
- (E) **Printers and Output Devices including**
 - Dot matrix
 - Laserjet
 - Inkjet
 - Deskjet
 - LED Printers
 - Line Printers
 - Plotters
 - Pass-book Printers
- (F) **Networking products including**
 - Hubs
 - Routers
 - Switches
 - Concentrators
 - Trans-receivers
- (G) **Software including**
 - Application Software
 - Operating system
 - Middleware/Firmware
- (H) **Power supplies to Computer Systems including:**
 - Switch mode power supplies
 - Uninterrupted Power supplies
- (I) **Networking/Cabling and related accessories**
(related to IT Industry)
 - Fibre Cable
 - Copper Cable
 - Cables
 - Connectors, Terminal blocks
 - Jack panels, patch cord
 - mounting cord/wiring blocks
 - Surface mount boxes
- (J) **Consumables including:**
 - C.D.ROM /Compact Disk
 - Floppy Disk
 - Tapes DAT/DLT
 - Ribbons
 - Toners
 - Inkjet Cartridges
 - Inks for Output devices
- (K) **Electronic Components:**
 - Printed Circuit Board/populated PCB
 - Printed Circuit Board/PCB
 - Transistors

Integrated Circuits/ICs
 Diodes/Thyristor/LED
 Resistors
 Capacitors
 Switches(On/Off, Push button, Rocker, etc.)
 Plugs/sockets/relays
 Magnetic heads, Print heads
 Connectors
 Microphones/Speakers
 Fuses

(L) Telecommunication Equipment including:

Telephones
 Videophones
 Facsimile machines/Fax cards
 Tele-Printers/Telex machine
 PABX/EPABX/ RAX/MAX Telephone Exchange
 Multiplexers/Muxes
 Modems
 Telephone answering machines
 Telecommunication Switching Apparatus
 Antenna and Mast
 Wireless datacom equipment
 Receiving equipments like Pagers, mobile/Cellular Phones, etc.
VSATs
 Video Conferencing Equipments
 * Including Set Top Boxes for both Video and Digital Signaling.

(M) IT Enabled Services are business processes and services, the end products/services of which are:-

- Delivered outside India.
- Delivered over communication network, and
- Either externally contracted (out-sourced) or provided by a remote subsidiary of the same company (out-located).

Note: Services which would not be included are:-

- (i) Remote production/manufacturing units
- (ii) The Corporate offices of companies or their local branches
- (iii) Virtual business on Internet.

The following services which meet the above criteria would be included:-

- (i) Back-Office Operations
- (ii) Call Centres
- (iii) Content Development or Animation
- (iv) Data Processing
- (v) Engineering and Design
- (vi) Geographic Information System Services
- (vii) Human Resource Services
- (viii) Insurance Claim Processing
- (ix) Legal Database
- (x) Medical Transcription
- (xi) Payroll
- (xii) Remote Maintenance
- (xiii) Revenue Accounting
- (xiv) Supports Centres and
- (xv) Web-site Services".

SHAKUNTLA JAKHU,
 Financial Commissioner and Principal Secretary to
 Government Haryana, Town and Country Planning Department.

Site Pictures of the Monument and Surroundings



Image 01- View of Shahjahan ki Baoli



Image 02- Entrance to the Monument and Parking space in front.



Image 08- View of the Baoli from the entrance of the Monument.



Image 09- Recently built Godowns near the entrance of the Monument.



Image 10- Recently built Residencies in the Prohibited area on western side.



Image 11- Shops along the Bhiwani Road.



Image 12- Recently built Residencies in the Prohibited area on southern side.



Image 03- Horticulture at the back of Baoli



Image 04- Passage to the Well



Image 05- View of the Monument from the platform inside the Baoli



Image 06- View of the Monument from the platform inside the Baoli



Image 07- Main well of the Baoli



Image 13- View of the monument from across the open spaces in the southern direction.



Image 14- Residential buildings in the close proximity of baoli on western side.



Image 15- Agriculture fields adjoining to the monument on North and East side.



Image 16- Pathway along with the monument on southern side.



Image 17- View of recently built godown near the monument.



Image 18- Suken floor on the northern side of the monument.



Image 19- Missing of bricks at the entrance of the staircase on northern side.



Image 20- Algae and Garbage in the water.



Image 21- Cracks on the parapet wall of baoli



Image 22- Missing of bricks and big cracks on the wall.



Image 23- Garbage dumping by the recently built godown on the northern side of the monument.



Image 24- Etching on the wall of monument.



Image 25- Missing of Railing in the well.

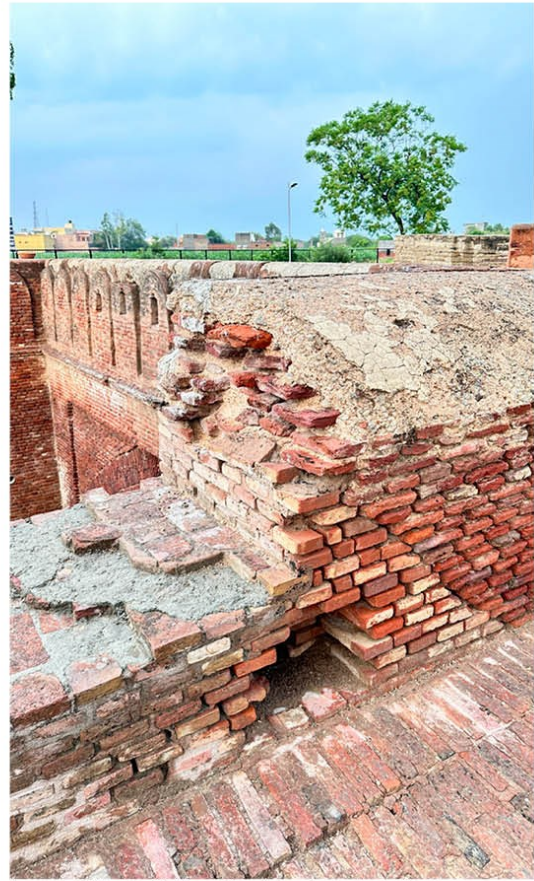


Image 26- Missing of bricks and cracks on the western side of monument.



Image 27- View of the monument on the western direction.



Image 28- View of the monument on the eastern direction near Tomb of Saidu Kalal.



Image 29- Civil Hospital in the regulated boundary on west direction.



Image 30- Govt. High School in the regulated boundary on south direction.



Image 31- Wooden-logs in the regulated boundary, open space near kath mandi on east direction.



Image 32- Wooden-logs and Furniture market.



Image 33- Pharmacy shops in front of the Civic Hospital



Image 34- SD High School in the regulated area on the eastern side



Image 35- Hanuman temple in the regulated area on the southern side



Image 36- Government School (Meham) in the regulated area on the western side



Image 37- Shops in Kathmandi selling construction materials



Image 38- Tomb of Saidu kalal



Image 39- A small tomb



Image 40- An old well at the intersection of Bhiwani-Gohana Road and Meham-Beri Road



Image 41- Sarai near the old well