F.No. 15-288/NMA/HBL-2024

Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument "**Bir Singh Palace, Datia, Madhya Pradesh** has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

a. National Monuments Authority **www.nma.gov.in**

b. Archaeological Survey of India **www.asi.nic.in**

c. Archaeological Survey of India, Bhopal Circle **www.asibhopal.nic.in**

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. **arch-section@nma.gov.in** latest by **14th March, 2024**. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. **14th March, 2024**, in consultation with Competent Authority and other Stakeholders.

Marwaha

(Col. Savyasachi Marwaha)
14 Feb 24 **Director, NMA**
14-02-2024

सत्यमेव जयते

भारत सरकार

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Bir Singh Palace at Datia, Madhya Pradesh

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye- laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Centrally Protected Monument **" Bir Singh Palace at Datia "**, prepared by the Competent Authority, in consultation with the Amity School of Architecture and Planning, Amity University, Lucknow UP, were published on, as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

Bir Singh palace at Datia

CHAPTER I

Preliminary

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

(i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2023 of Centrally Protected Monument - **"Bir Singh Palace at Datia** Bye-laws 2023".

(ii) They shall extend to the entire prohibited and regulated area of the monuments.

(iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws. It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.

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

1.2 **Definitions:**

1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience: -

(a) "Ancient monument" means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes: -

(i) the remains of an ancient monument,

(ii) the site of an ancient monument,

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

(iv) the means of access to, and convenient inspection of an ancient monument;

(b) "Archaeological site and remains" means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes:

(i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and

(ii) the means of access to, and convenient inspection of the area;

(c) "Act" means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);

(d) "Archaeological officer" means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;

(e) "Authority" means the National Monuments Authority constituted under Section 20 F of the Act;

(f) "Competent authority" means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act:

Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;

(g) "construction" means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) "Floor Area Ratio (FAR)" means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

FAR = Total covered area of all floors divided by plot area;

(i) "Government" means the Government of India;

(j) "maintain", with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a protected monument, and the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;

(k) "owner" includes-

(i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and

(ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;

(l) "prescribed" means prescribed by rules made under this Act;

(m) "Prohibited area" means any area specified or declared to be a prohibited area under section 20A;

(n) "Protected area" means any archaeological site and remains which is declared to be of national importance by or under this Act;

(o) "Protected monument" means any ancient monument which is declared to be of national importance by or under this Act;

(p) "Regulated area" means any area specified or declared to be a regulated area under section 20B of this Act;

(q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;

(r) “Repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;

2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made thereunder.

CHAPTER II

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

2.1 Background of the Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Centrally Protected Monuments. The three hundred meters area has been divided into two parts (i) the **Prohibited Area,** the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

2.2 Provision of the Act related to Heritage Bye-laws:

Section 20E of AMASR Act, 1958 and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-laws by the Authority.

2.3 Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958 specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

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

b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

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

CHAPTER III

Location and Setting of Centrally Protected Monuments/ Sites/ Group of Monuments:

3.1 Location and Setting of the Monument:

The location of the monument lies in the district named Datia which is situated 25km. north of Jhansi (U.P.) and 75km. south of Gwalior city in Madhya Pradesh. The geographical co-ordinates are as following:

Latitude: 25° 40′ 15.37″ N and **Longitude**: 78° 27′ 3.68″ E

The monument has great historic significance along with cultural values of Bundela Rajputs represented in Temples, Shrines, Gardens, Palaces, Kothis and other historic structures situated in prohibited and regulated areas. It represents the Indo-Islamic style of architecture which is a confluence of Mughal and Rajput architecture.

The monument is placed in densely populated residential area of the city. The main entrance is on the eastern side, while the western and southern side opens to a pond known as the Lala ka Talab. It can be accessed by taking National Highway 44 from Gwalior which is 76.5 km. away from Datia. The nearest Airport to the monument is Rajmata Vijaya Raje Scindia Airport (Gwalior Airport) which is 92.3 km. away from the monument. The nearest Railway Station is Datia Railway Station which is 4.5 km. away from the monument.

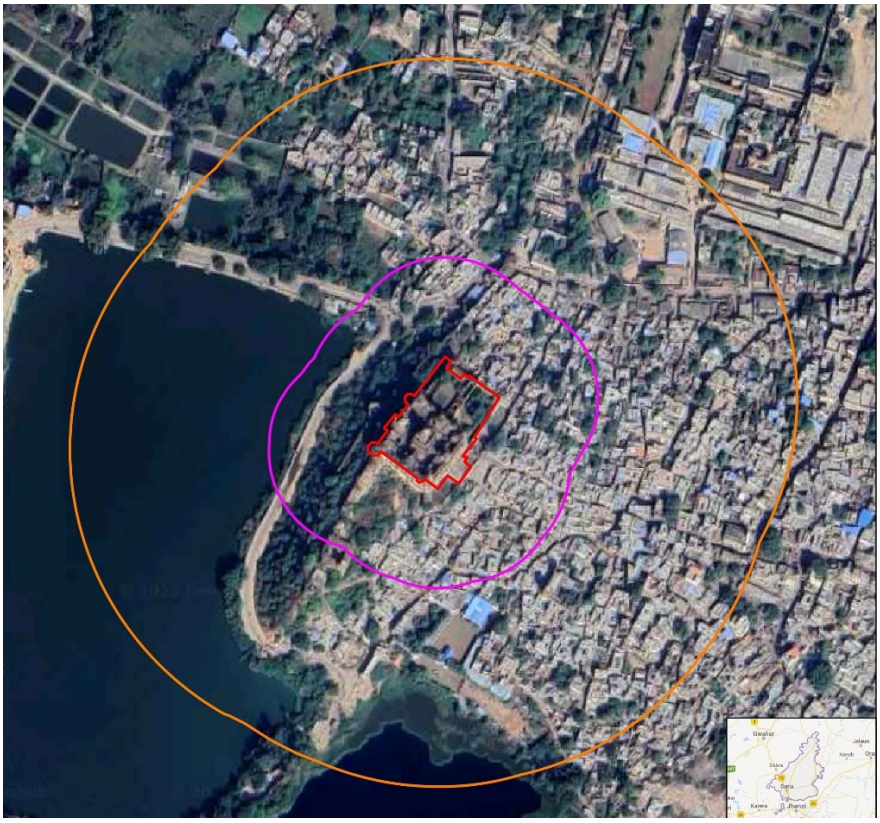


Fig 3.1: The Bir Singh Palace, Datia, Madhya Pradesh

3.2 Protected boundary of the Monument:

The protected boundaries of the Centrally Protected Monument – The Bir Singh Palace, Datia may be seen in **Annexure-I**.

3.2.1 Notification Map/ Plan as per ASI records:

The Gazette Notification of the Bir Singh Palace, Datia may be seen in **Annexure-II**.

3.3 History of the Monument:

The state was established in 1549 by Rao Bhagwan Rao, 1st Rao of Datia and Baroni. Raja Bir Singh Deo of Orchha received Datia and Baroni from his father in 1626, and established his own state. Following his death in 1676, the state, along with other regions in Bundelkhand, came under British administration under the Treaty of Bassein in 1802. The pact was signed with the Peshwa. The historical title of the royal family was Maharaja Rao Raja, but in 1865, the British Government recognized only the title of Maharaja as hereditary.

Following India's independence in 1947, the Maharaja of Datia accepted the dominion of India, which ultimately amalgamated with the Union of India. Datia, along with the rest of the Bundelkhand agency, became part of the new state of Vindhya Pradesh in 1950. The state of Vindhya Pradesh was united with certain other areas to become the state of Madhya Pradesh within the Union of India in 1956.[1]

Bir Singh Palace is situated on one of the lowest hills above which the town stands. Bir Singh Palace is one of finest example of Bundela architecture. According to legend, Maharaja Bir Singh Dev got weighed with gold while visiting Mathura in 1614. He then started the construction of this palace. It was completed in 9 years.

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

The Govind Mahal, Sat-khanda Palace, and Purana Mahal are some other names for the seven-story Datia palace. It highlights a traditional symmetrical layout that takes the shape of a square. Rising above the surroundings, the four octagonal towers on each corner of the palace provide captivating views of the Lala Ka Talab (lake) and the fort's ramparts below. There is a huge lake visible from the southwest face. Elevated bridge corridors connect all the residential quarters on the fourth level to the center of each side. The palace complex comprises of the garden at a lower level in the north-eastern side, palace building, Mudiya mahal along with fort ramparts. It is placed on high plinth with an east facing entrance.

The palace is constructed entirely of stone and brick. There is no wood or iron used in its construction. The palace is in the shape of a square. The monotony of the square is broken up by 4 octagonal towers at each corner. The five storeys are defined by string

[1] datia.nic.in

courses of stone lattice work. The summit is ornamented with many chhatris, crowned with a ribbed dome. Many of the ceilings of its chambers are intricately carved.[2]

The façade of the monument and the interior treatment of ceiling and wall murals bear resemblance to Mughal and Rajputana architectural aspects. The Bundeli architectural style evolved from the blend of such prominent architectural styles. High portals above main doors, paintings on the walls, carved niches inside panels, slanting eaves with moulded brackets, and centrally positioned courtyards are all hallmarks of this style.

The monument is adorned with several chhatris crowned with ribbed domes. The palace is topped by a 35-meter-high central dome. The elaborately carved ceilings inside the palace include borders and medallions that mirror Persia's famous carpets. The palace interiors were decorated using vegetable dyes and colors. The facades are embellished with supported balconies, tiny pavilions, arches, and large roof overhangs. Horses and riders, royal court noblemen, Hindu deities, and floral designs adorn the spandrels and recesses on the front facade. The monument is built purely of stone and bricks masonry and adorned by intricately carved stone brackets and lattice or Jali work.

Refer Annexure-VI

3.5 Current Status:

3.5.1 Condition of the Monument- condition assessment:

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

3.5.2 Daily footfalls and occasional gathering numbers:

The protected monument is ticketed, hence the recorded data regarding footfall at the monument can be stated. The daily footfall is limited to 30-50 persons while a slight surge can be on weekends i.e., 150- 200 persons. The visitors include both local and inter-national tourists.

[2] asibhopal.nic.in

CHAPTER IV

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

4.1 Existing zoning:

As per the Datia Development Plan (2035), prepared by Directorate of Town and Country Planning Madhya Pradesh, Bhopal, the site of Protected monument is marked as – Residential and Public and Semi Public-Public Institution and Administrative area/ Education and Research/ Health/ Social/ Cultural Institutional Activities. There are no special clauses for protected monument which are mentioned in the Datia Development Plan (2035).

Refer Annexure-V

4.2 Existing Guidelines of the local bodies:

The existing guidelines of the local bodies of The Madhya Pradesh Bhumi Vikas Rules, 2012 is available.

Refer Annexure-IV

CHAPTER V

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

5.1 Survey plan of:

Survey Plan of the Bir Singh Palace at Datia may be seen in **Annexure- I**.

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

5.2 Analysis of surveyed data:

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

The prohibited area and regulated area for 'Bir Singh Palace at Datia' are listed below:

Protected Boundary:	8856.676 Sq. Mts. (2.19 Acres)
Prohibited Boundary:	71588.169 Sq. Mts. (17.67 Acres)
Regulated Boundary:	329972.529 Sq. Mts. (81.50 Acres)

Salient Features:

The monument is centrally located and has its cultural and historical significance. It is embraced by a bustling town scape on one side while on the other side, it overlooks a serene lake. The spatial characteristics and design principles are defined by the symmetry and planning of the monument. The protected monument's prohibited and regulated area is dotted with historic structures including gates, townhall, palace complex along with other minor structures.

5.2.2 Description of built-up area:

- North: The dense residential settlement with G and G+1 construction lies in Prohibited Area. The open areas and graveyard along residential structures can be seen in regulated area. The institutional buildings which are G+2 construction along with mills and warehouses which are G and G+1 construction lies in Regulated Area.
- North-West: The palace rampart along mixed -use development can be seen in Prohibited Area. A low lying scantly developed residential setting are G and G+1construction lies in Regulated Area.
- East: The dense residential settlement are G and G+1 construction lies in Prohibited Area. Regulated Area comprises of residential buildings are G and

G+2 construction, while densely packed local market Bada Bazaar have G and G+1 and G+2 construction.

- South-East: The residential buildings are G and G+1 construction lies in Prohibited Area. The built up comprises of residential, mixed-use, and institutional development of G to G+4 construction. The historic building of Datia Jail also lies in Regulated Area.
- South: The dense residential settlement are G and G+1 construction lies in Prohibited Area. The water body (pond) named Lala ka Talab along with open spaces can be seen in Regulated Area.
- South -West: The low hill and rampart can be seen in Prohibited area. The water body, named Lala ka Talab occupy the Regulated Area.

5.2.3 Description of green/open spaces:

The green spaces and open areas majorly cover the South, West and North-West of the area covered under Prohibited and Regulated boundary of the site. The open area named Gayatri Garden is a venue event lies in Southern direction of protected monument along with residences and accessed through Tarn Taran Marg. The Sirijiya garden along with Ghats and old structures lie in South-west and west direction of the monument. The West side consists majorly of green spaces and larger landscape at the edge of lake along which Teliya road travels. At the North-West of the protected area, the lake called Basanpura covers a large area of landscape which is now filled up and redeveloped into residential areas. The North and East side consists open areas within institutions, commercial as well as residential premises.

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

Bir Singh Palace Road travels straight to the monument. It further connects with major roads known as Gandhi Road and Ganj Rajgar Marg in eastern direction. The road is spread all around the area connecting Tarn Taran Marg and other minor roads. These roads connect narrower alleyways (known locally as "Gali") which serve the dense areas of the city. The Teliya road travels along the lake and fort backward wall in the western direction of the protected area.

5.2.5 Heights of buildings:

- North: The building height ranges from 3 m to 8m.
- North-East: The building height ranges from 3 m to 6m.
- East: The building height ranges from 3 m to 9m.
- South-East: The building height ranges from 3 m to 12m.
- South: The building height ranges from 3 m to 6m.
- South-West: The building height ranges from 3 m to 6m.

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

There is a no State protected monument available in Prohibited and regulated area. Although, heritage building of Datia Old Jail (Purani Jail) on South-Eastern side of Protected monument within Regulated area. Another historic structure at Kila Chowk and Baggi Khana lies in close proximity but beyond the Regulated boundary.

5.2.7 Public amenities:

The public amenities including toilets and drinking water facility are provided inside the Protected boundary in recently restored chambers. The signages are placed at the entrance. Also, to accommodate visitors with disabilities the universal accessibility and barrier-free environment such as Ramps, tactile pathways, and accessible restrooms were missing in and around the protected monument.

5.2.8 Access to monument:

The Bir Singh Palace is situated in densely populated area of Datia district. The centrally protected monument is packed with buildings from North-East and South-East side. There are landscape and lake on the North-West and South-West side. The monument can be accessed by motorized vehicles via the nearby / abutting arterial road, known as Bir Singh Road. It connects the monument to the city. It can also be reached by Tarn Taran Marg. The monument is visible from the Bir Singh Road and Tarn Taran Marg.

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

Facilities of solid waste management, water supply, storm water drainage, sewage, etc. is available in protected, prohibited and regulated areas of the monument but needs to be upgraded. The parking space for visitors is provided at the entrance of the monument is which is insufficient.

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

As per the Datia Development Plan (2035), prepared by Directorate of Town and Country Planning Madhya Pradesh, Bhopal, the site of Protected monument is marked as – Residential and Public and Semi Public-Public Institution and Administrative area/ Education and Research/ Health/ Social/ Cultural Institutional Activities.

Refer **Annexure-V**

CHAPTER VI

Architectural, historical, and archaeological value of the monument

6.1 Architectural, historical, and archaeological value:

The Bir Singh Palace in Datia holds a strong historical significance, established by Raja Bir Singh Deo.

Historical Value: The Bir Singh Palace was created to commemorate the alliance of Mughal emperor Jahangir and Datia king Raja Bir Singh Deo. It is said to be the symbol of Raja Bir Singh's friendship and a demonstration of his status and authority.

Raja Bir Singh Deo, a close friend of Jahangir and the ruler of Orchha, played an important role in assisting 'Salim' (Jahangir) in becoming the Delhi Emperor by siding with him against his siblings. Jahangir appointed Bir Singh Deo as king of Bundelkhand as a result of their friendship.

Architectural Value: Bir Singh Palace, a magnificent 17th-century Indian palace, stands out for its stunning design. The construction took 9 years to complete. While accompanying Jahangir on many combat campaigns, Raja Bir Singh Deo was exposed to a wide range of art and architecture techniques in Samarkand and Persia. He implemented many of these concepts while building the Datia palace, resulting in one of the outstanding examples of Bundela architectural style.

The structure is a solid square fortress with only a few entrances. Surprisingly, it was hardly used. Inside, there is an unusual layout of chambers on various levels. The apartments are thoughtfully designed to maximize ventilation, light, and seclusion. The royal chambers are housed in the main tower, which stands 115 feet tall and contains five floors. It is linked to the four corners by tiny bridges. Central domes, carved ceilings, octagonal columns, supported balconies, modest pavilions, arches, extensive roof overhangs, and many more architectural characteristics can be found.

Archaeological value: There are many heritage structures that can be seen in the proximity of the protected monument along with open areas. Their presence indicates significant architectural and cultural inflow in the old residential setting. The scientific studies can help to identify archaeological remains.

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

As the monument is covered by densely populated region from half of the side and the other side is covered with scenery of water bodies and open areas. The effect of urbanization and increasing population are directly impacting the monument. This is evident in the way the protected areas are being encroached upon and altered. Changes within the palace's boundaries can be observed due to these alterations.

Additionally, the vulnerability of heritage sites in Prohibited and Regulated areas serves as a clear example of the challenges posed by population pressure. The area

should be monitored so as to preserve the natural setting of the monument in the future.

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

It is located on a low hill of the region so the southern side of this palace overlooks a large lake named the Lala ka Talab[3]. The protected monument is constructed on the raised platform of a hill on the bank of lake giving it the privilege of being the tallest building in the town and offers panoramic views of the surrounding landscape.

The monument is mostly visible from all the direction in prohibited areas and regulated areas. As the buildings around the monuments are low-heighted, the visibility is clear from the roads and lake side.

Refer **Annexure-VI**

6.4 Land-use to be identified:

As per the Datia Development Plan (2035), prepared by Directorate of Town and Country Planning Madhya Pradesh, Bhopal, the site of Protected monument is marked as – Residential and Public and Semi Public-Public Institution and Administrative area/ Education and Research/ Health/ Social/ Cultural Institutional Activities.

Refer **Annexure-V**

6.5 Archaeological heritage remains other than protected monument:

No known archaeological heritage remains are present near the monument. Although, in the site survey, the historical structure of Datia old jail in South-East direction and few historic remains can be seen in north direction of the monument. The old gates can also be seen at major roads. Further investigation may be done to ascertain any archaeological remains.

6.6 Cultural landscapes:

The historic significance of Datia is evident through tangibles and intangible components of its development. The Bir Singh Palace is one of the prominent built structures in Datia. Although, no cultural activity can be seen in protected, prohibited and regulated area.

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

Hence, the western and southern side of protected monument is dominated by a huge water body, named Lala ka Talab along with minor pond. It is evident that

[3] asibhopal.nic.in

the presence of water bodies affects the micro climate along with flora and fauna of the place.

6.8 Usage of open space and constructions:

The majority of open spaces lies in regulated area. The open spaces are used as ghats, graveyards, and also for events and ceremonies by local people.

6.9 Traditional, historical, and cultural activities:

The temple of Badi Mata mandir along with other smaller temples lie in the prohibited area. A fair is organized at the time of Navratri which not only attract locals but also people from neighbouring cities and states.

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

Since the placement of protected monument is on a low hill, the visibility from the monument is unobstructed. The sky line consists of residential settlements, historical monuments like Datia palace, and Datia old jail along with water body in south-west directions. The visibility of the monument from prohibited and regulated areas can be achieved from most of the places due to low height development.

Refer **Annexure-VI**

6.11 Traditional Architecture:

Few traces of traditional architecture can be seen in the form of old residences and shops in both Prohibited and Regulated areas.

Refer **Annexure-VI**

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

The Datia Development Plan (Draft 2035) prepared by Directorate of Town and Country Planning Madhya Pradesh, Bhopal

Refer **Annexure-V**

6.13 Building related parameters:

Prohibited Area:

As per AMASR Act, no new construction shall be permissible within the 100 m radius of the Centrally Protected Monument.

Repair and Renovation:

Internal changes and adaptive reuse may be generally allowed, however, external changes shall be subject to scrutiny/NOC from the National Monuments Authority. Changes may include retrofitting/renovation that may be permitted when the building

is structurally weak or unsafe or when it has been affected 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 permitted, subject to NOC from the Competent Authority. The repair and renovation in structures should be sympathetic and congruous with the heritage character of the surrounding areas. New cladding materials like ACP, HPL, laminates, tiling etc or glazing will not be permitted. Reconstruction: Reconstruction is defined in Section 2(k) of AMASR Act, 1958, Permission for reconstruction in Regulated Area is accorded as per Section 20 C(2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 of AMASR Rules, 2011. In case of natural calamities, the permission for reconstruction is accorded as per Rule 16 of the AMASR Rule, 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, Aluminium Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates, etc. is not permitted. The new structure should be sympathetic and congruous with the heritage character of the surrounding area.

Regulated Area:

1. **Height of the construction on the site:** The heights of all structures of any kind in the Regulated Area of the monument will be restricted to 9m.
2. **Floor Area:** According to the plot size and the permissible Floor Area Ratio.
3. **Usage:** The residential character with some mixed-use activities should be maintained in the future.
4. **Façade Design:** The architectural characteristics of monument is iconic and depicts a large-scale structure, it has minimal effect on residential or small-scale constructions in prohibited and regulated areas. Hence, the facade design of new construction must be minimalistic in nature, so that, it does not overpower the monument. It is recommended that no aluminum composite panels, high pressure laminates (HPL), laminates, tiling, etc. on the exterior facade is permitted. The plumbing and electrical services shall not be on the exterior of the building and use of glazing in façade should be avoided.

   Any proposed alterations or additions to the historic facade must be reviewed and approved by the ASI with advice from qualified a Conservation professional. The design should be sympathetic to the historic character of the monument.
5. **Roof Design:** The flat roof design to be followed.
6. **Building Material:** Modern building materials may be used for construction. However, masonry and stone finishes to be used for external façade.
7. **Colour:** The exterior colour shall be of a neutral tone which is in harmony with the monument such as buff sandstone colour, beige and other earth colours.
8. The construction of basement shall not be permitted for residential purposes.

CHAPTER VII

Site Specific Recommendations

7.1 Site specific Recommendations

(i) Research and Educational Outreach:

Establish educational programs and outreach initiatives aimed at increasing awareness of the historical and cultural significance of Bir Singh Palace, Datia. The promotion of these programs is intended to strengthen and further enrich the values associated with the entire site. Planning for additional excavations within the broader waterworks context will be undertaken to facilitate interpretation, adhering to the highest international standards. This approach ensures that research outcomes are accessible to both the research community and the broader public. Implementing accurate, regular, and accessible documentation of excavations will maintain transparency in interventions and allow for continuous revision based on new technical discoveries and acquisitions. Adequate provisions will be made to ensure the accurate recording of exploration outcomes.

(ii) Conservation Measures:

It is advised to opt for appropriate measures to prevent incongruous additions and alterations to existing boundary of the protected monument the Bir Singh Palace as Notified by ASI. This should include a thorough review process by relevant authorities to ensure that any modifications to historically significant buildings are in harmony with their original design and purpose. Implement meticulous conservation efforts to preserve the architectural integrity of Bir Singh Palace. This includes regular inspections, maintenance, and restoration activities to safeguard the structure from environmental and structural deterioration.

(iii)Visitor Facilities:

Develop appropriate visitor facilities, such as information kiosks, signage, and seating areas, to enhance the overall experience for visitors. Implement measures to manage foot traffic and ensure the safety of both the monument and its visitors.

(iv)Promotion and Tourism Initiatives:

Develop a comprehensive promotion strategy to attract tourists and highlight historical significance of Bir Singh Palace. Collaborate with tourism boards and local businesses to promote the site as a cultural and historical destination.

(v) Waste management plan

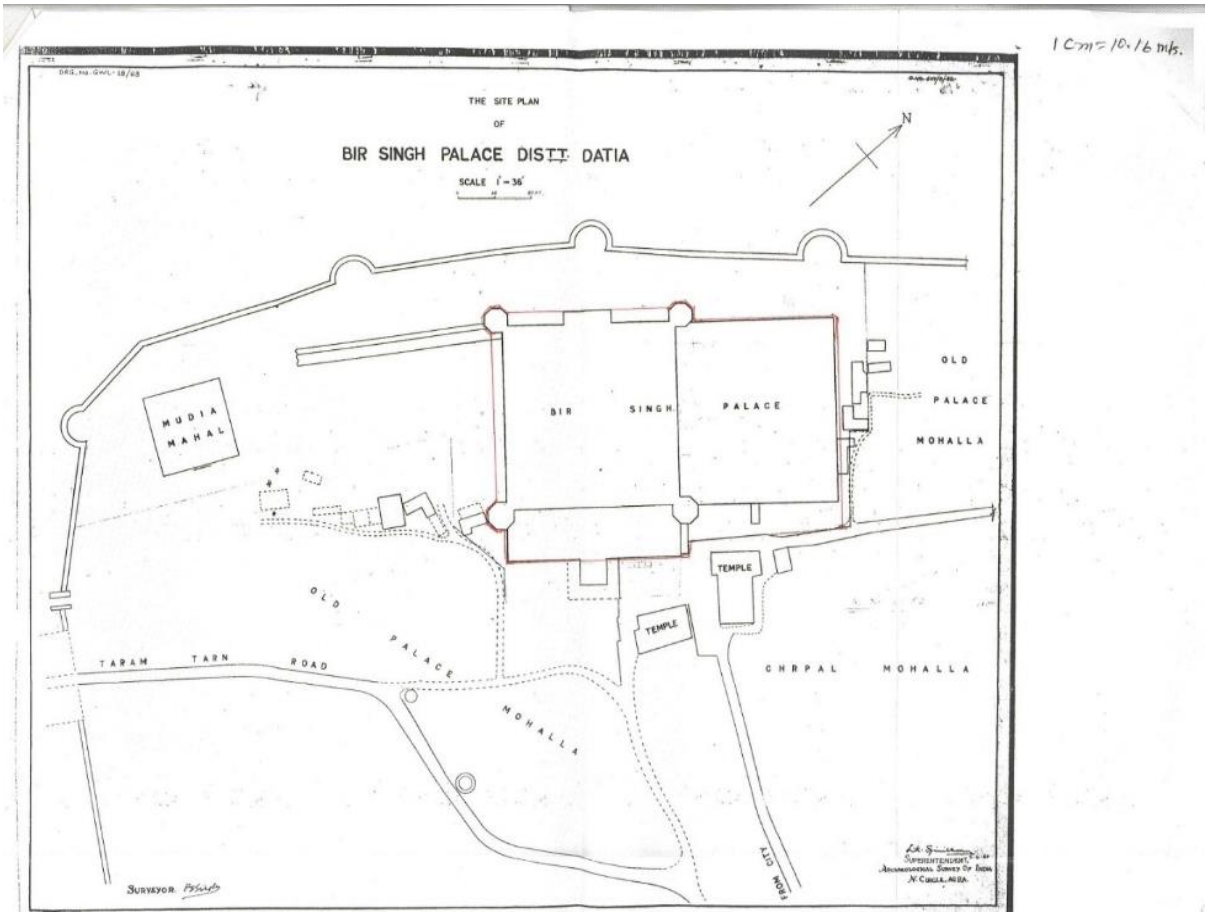
A comprehensive waste management plan should be implemented in prohibited and Regulated Areas.

7.2 Other Recommendations

- Extensive public awareness programme may be conducted.
- Provisions for differently abled persons shall be provided as per prescribed standards.
- The area shall be declared as Plastic and Polythene free zone.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf

ANNEXURES

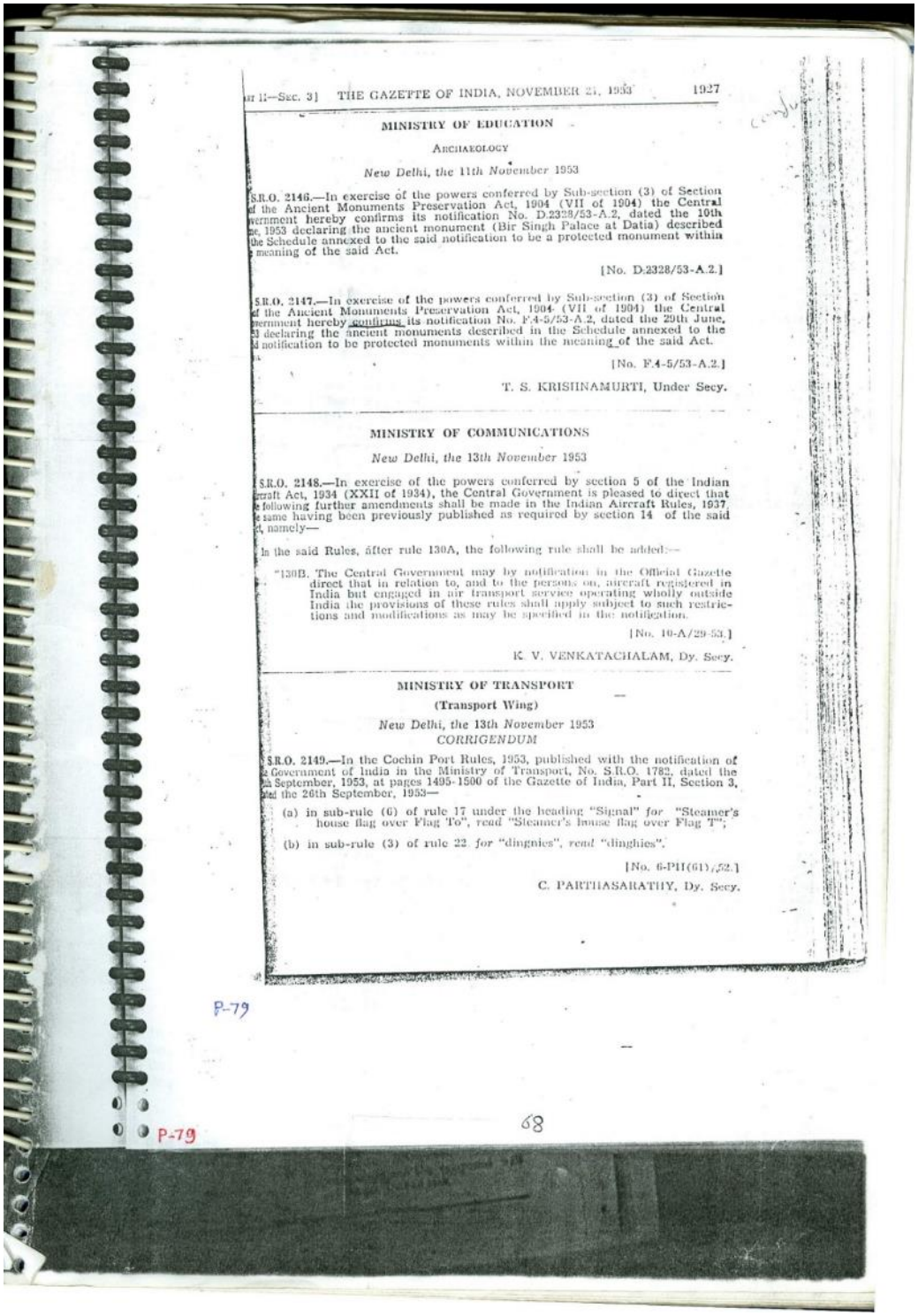
ANNEXURE -I



Map 1: Plan Showing existing Protected Boundary of the Monument

ANNEXURE -II

Notification Plan as per ASI records-definition of Protection Boundaries



PART II—SEC. 3] THE GAZETTE OF INDIA, NOVEMBER 21, 1953 1927

MINISTRY OF EDUCATION

ARCHAEOLOGY

New Delhi, the 11th November 1953

S.R.O. 2146.—In exercise of the powers conferred by Sub-section (3) of Section of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central vernment hereby confirms its notification No. D.2328/53-A.2, dated the 10th ne, 1953 declaring the ancient monument (Bir Singh Palace at Datia) described the Schedule annexed to the said notification to be a protected monument within meaning of the said Act.

[No. D.2328/53-A.2.]

S.R.O. 2147.—In exercise of the powers conferred by Sub-section (3) of Section of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central vernment hereby confirms its notification No. F.4-5/53-A.2, dated the 29th June, 3 declaring the ancient monuments described in the Schedule annexed to the id notification to be protected monuments within the meaning of the said Act.

[No. F.4-5/53-A.2.]

T. S. KRISHNAMURTI, Under Secy.

MINISTRY OF COMMUNICATIONS

New Delhi, the 13th November 1953

S.R.O. 2148.—In exercise of the powers conferred by section 5 of the Indian rcraft Act, 1934 (XXII of 1934), the Central Government is pleased to direct that e following further amendments shall be made in the Indian Aircraft Rules, 1937, e same having been previously published as required by section 14 of the said t, namely—

In the said Rules, after rule 130A, the following rule shall be added:—

"130B. The Central Government may by notification in the Official Gazette direct that in relation to, and to the persons on, aircraft registered in India but engaged in air transport service operating wholly outside India the provisions of these rules shall apply subject to such restrictions and modifications as may be specified in the notification.

[No. 10-A/29-53.]

K. V. VENKATACHALAM, Dy. Secy.

MINISTRY OF TRANSPORT

(Transport Wing)

New Delhi, the 13th November 1953

CORRIGENDUM

S.R.O. 2149.—In the Cochin Port Rules, 1953, published with the notification of Government of India in the Ministry of Transport, No. S.R.O. 1782, dated the th September, 1953, at pages 1495-1500 of the Gazette of India, Part II, Section 3, ted the 26th September, 1953—

(a) in sub-rule (6) of rule 17 under the heading "Signal" *for* "Steamer's house flag over Flag To", *read* "Steamer's house flag over Flag T";

(b) in sub-rule (3) of rule 22 *for* "dingnies", *read* "dinghies".

[No. 6-PII(61)/52.]

C. PARTHASARATHY, Dy. Secy.

P-79

68

P-79

TYPED COPY OF NOTIFICATION

MINISTRY OF EDUCATION

ARCHAEOLOGY

New Delhi, the 11th November 1953

S.R.O. 2146. In exercise of the powers conferred by Sub-section (3) of Section of the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central Government hereby confirms its notification No. D.2328/53-A.2, dated the 10th June 1953 declaring the ancient monument (Bir Singh Palace at Datia) described the Schedule annexed to the said notification to be a protected monument within meaning of the said Act.

[No. D:2328/53-A.2.]

S.RO. 2147-In exercise of the powers conferred by Sub-section (3) of Section the Ancient Monuments Preservation Act, 1904 (VII of 1904) the Central permanent hereby confirms its notification No. F.4-5/53-A 2, dated the 29th June, declaring the ancient monuments described in the Schedule annexed to the notification to be protected monuments within the meaning of the said Act.

[No. F.4-5/53-A.2.]

T. S. KRISIINAMURTI, Under Secy.

MINISTRY OF COMMUNICATIONS

New Delhi, the 13th November 1953

S.R.O. 2148. In exercise of the powers conferred by section 5 of the Indian craft Act, 1934 (XXII of 1934), the Central Government is pleased to direct that following further amendments shall be made in the Indian Aircraft Rules, 1937 same having been previously published as required by section 14 of the said namely-

In the said Rules, after rule 130A, the following rule shall be added:-

"130B. The Central Government may by notification in the Official Gazette direct that in relation to, and to the persons on aircraft registered in India but engaged in air transport India the provisions of service operating wholly outside these rules shall apply subject to such restrictions and modifications as may be specified in the notification.

[No. 10-A/29-5]

K. V. VENKATACHALAM, Dy. Sery.

MINISTRY OF TRANSPORT

(Transport Wing)

New Delhi, the 13th November 1953

CORRIGENDUM

S.R.O. 2149.- In the Cochin Port Rules, 1953, published with the notification of Government of India in the Ministry of Transport, No. S.R.O. 1782, dated the September, 1953, at pages 1495-1500 of the Gazette of India, Part II, Section 3. the 26th September, 1953-

(a) in sub-rule (6) of rule 17 under the heading "Signal" for Steamer's house flag over flag To'" read "Steamer's house flag over Flag T".

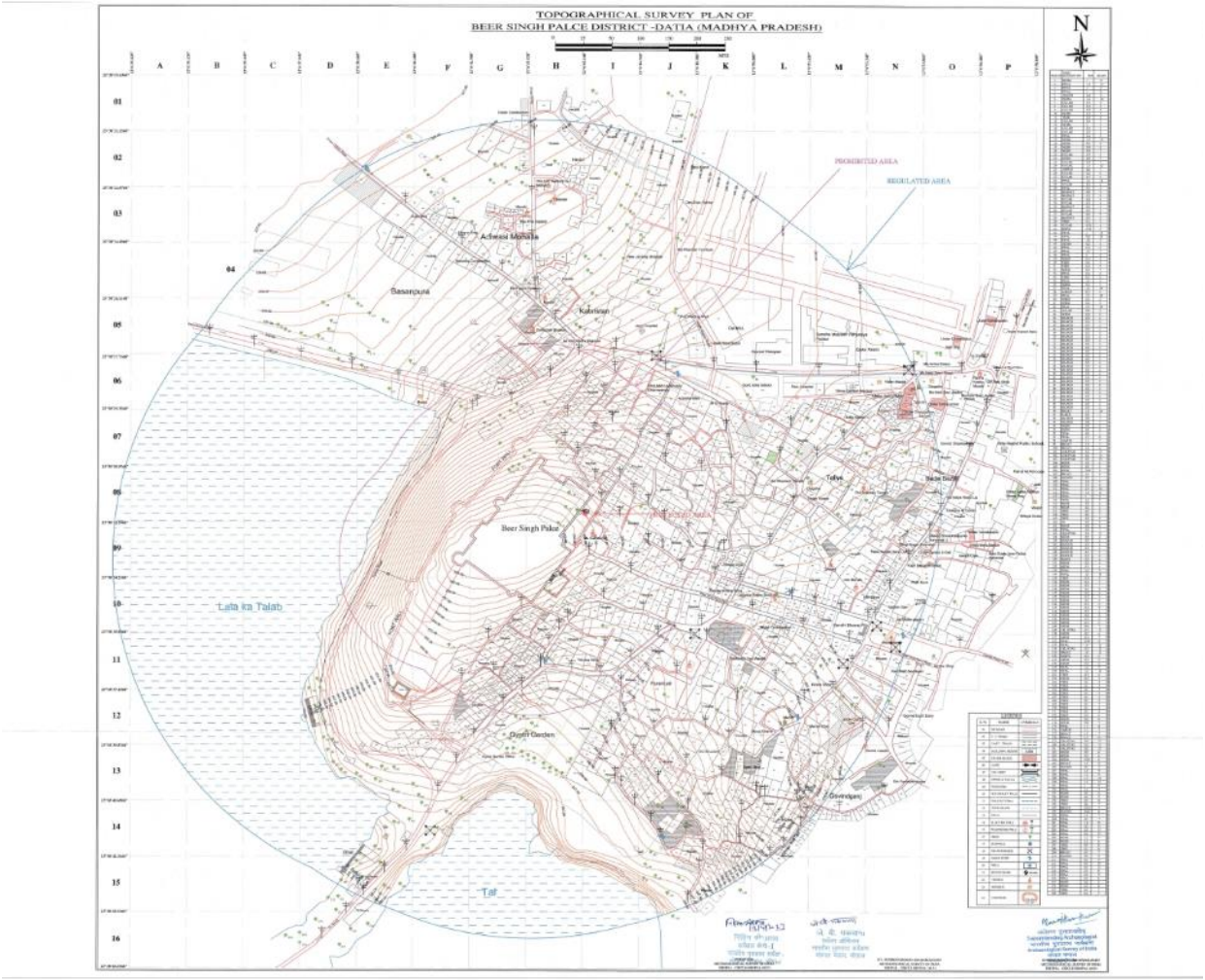
(b) in sub-rule (3) of rule 22 for "dingnies", read "dinghies".

[No. 6-PH(61)/52]

C. PARTHASARATHY Dy. Secy.

ANNEXURE -III

Site Plan Showing Protected, Prohibited and Regulated Area of Bir Singh Palace at Datia



Map 2: Site Plan Showing Protected, Prohibited and Regulated Area of Bir Singh Palace at Datia

ANNEXURE -IV

Local Bodies Guidelines Existing Guidelines of The Local Bodies Of The Madhya Pradesh Bhumi Vikas Rules, 2012

PART V - GENERAL BUILDING REQUIREMENTS

(1) Classification

54. Classification of Buildings:- occupancy as follows :- Buildings shall be classified on the basis of

(a) Residential.

(b) Educational.

(c) Institutional.

(d) Assembly.

(e) Business.

(f) Mercantile (including both retail and wholesale stores).

(g) Industrial (including low, moderate and high fire hazards).

(h) Storage.

(i) Hazardous.

II Open Spaces (within a Plot)

55. General:- (1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such interior or exterior open space.

(2) Open spaces to cater for lighting and ventilation requirement. The open spaces inside or around building have essentially to cater for the lighting and ventilation requirements of the rooms abutting such open spaces and in the case of building abutting streets in the front, rear or sides, the open spaces provided shall be sufficient for the future widening of such streets.

(3) Open spaces separate for each building or wing. The open spaces shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces for the purposes of light and ventilation of the wings.

(4) Separation between accessory and main buildings of more than 7 meter in height shall not be less than 1.5 meters. For buildings up to 7 meters in height no such separation shall be required.

56. Residential Buildings:- Open Spaces.

Exterior open spaces for buildings having height up to 12.5 meters.

(1) Front open spaces.

(a) Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:-

S. No.	Width of street Facing the plot	
(1)	(2)	(3)
1	up to 9.0 meters	3.0 meters
2	More than 9.0 meters and up to 12 meters	3.6 meters
3	More than 12.0 meters and up to 18 meters	4.5 meters
4	Above 18 meters.	6.0 meters

(b) In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.

(2) Rear Open Space.

(a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below :-

Sr. No.	Plot area in Square meters	Minimum Rear Open space In meters
(1)	(2)	(4)
1	Up to 40.00	Nil
2	Above 40.00 and Up to 150.00	1.50
3	Above 150 and up to 225.00	2.50
4	Above 225.00	3.00

(b) Rear open space to extend upto the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open space shall be provided through-out the entire face of the rear wall. Such rear wall shall be the wall on the opposite side of the face of the building unless the Authority otherwise directs.

(3) Side open space.
Every semi-detached and detached building shall have a permanently open airspace on sides, forming integral part of the site as below :-

(i) For detached buildings there shall be minimum side open spaces of 3 meters on both the sides:

Provided that for detached residential building up to 7 meters in height on plots with a frontage less than 12 meters, one of the sides open space may be reduced to 1.5 meters.

(ii) For semi- detached building there shall be a minimum side open space of 3.0 meters on one side. For Semi- detached building up to 10 meters in height on plots with a frontage up to 10 meters, the side open space may be reduced to 2.5 meters.

(iii) For row-type buildings, no side on space is required.

(4) Notwithstanding anything contained in sub-rule (2) and (3) garage may be permitted at rear end of the side open space.

(5) Open space for building of more than 12.5 meters height. For building of height above 12.5 meters the open spaces around building shall be as given in Table 4 and 5 of Rule 42.

(6) Interior open spaces for all buildings.

(a) Inner Courtyard-

(i) Every room (except bath, water closet and store room) that does not abut on either the front, rear or side open spaces shall abut on an inner courtyard, having minimum side of 3 meters.

(ii) Further the inner courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard.

(iii)

Provided that when any room (excluding staircase bay, bathroom and water closet) is dependent for its light and ventilation on an inner courtyard, its dimension shall be such as is required for each wing of the building.

(iii) Where only water closet and bath room are abutting on the interior courtyard, the size of the interior courtyard shall be in line with the provision for ventilation shaft as given in clause (b).
Ventilation Shaft. For ventilating the spaces for water closet and bath room in all types and height of buildings, if not opening on the front or side or rear or interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below :-

Height of buildings in meters	Size of ventilation shaft in square meters	Minimum size of a side of shaft in meters
(1)	(2)	(3)
Up to 10	1.2	0.9

12.5	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4
Above 30	9.0	3.0

Note 1: For buildings above 30 meters mechanical ventilation system, shall be installed besides the provision of minimum ventilation shaft.

Note 2: For fully air-conditioned residential buildings the ventilation shaft need not be insisted:

Provided that the air-conditioning system is designed to work in an un-interrupted manner which means that there is an alternate source of power supply.

(c) Outer Courtyard. The minimum width of outer courtyard (distinguished from its depth) shall be 2.4 meters. If the width of the outer courtyard is less than 2.4 meters, then it shall be treated as a notch and the provisions of outer courtyard shall not apply.

(7) Joint open air space for buildings.

(a) Every interior or exterior open air space, unless the latter is a street, shall be maintained and shall lie entirely within the owner's own premises.

(b) If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be equal to the one as specified for tallest building abutting on such open air space.

(c) If such interior or exterior open space is jointly owned by more than one person, then its width shall be as per (b) above. Provided that every such person agrees in writing to allow his portion of such joint open space to be used for the benefit of every building abutting on such joint open space and provided he submits his written consent to the Authority for record. Such common open space shall henceforth be treated as a permanently open space required for the purposes of these rules. No boundary wall between such joint open space shall be erected or raised to a height above 2.0 meters.

57. Open spaces for other occupancies: - In case where the development permission under section 29 or 16 is applied for the following occupancies/ buildings:-

(a) Educational Buildings. Except for nursery school, the open spaces around the building shall be not less than 6 meters.

(b) Institutional Building. The open spaces around the building shall not be less than 6 meters.

(c) Assembly Building. The open space at front shall not be less than 12 meters and other spaces around the building shall not be less than 6 meters.

(d) Business. Mercantile and Storage Buildings. The open spaces shall not be less than 6 meters in the front and 4.5 meters on other three sides. Where these are situated in

purely residential zone or residential with shops line zone, the open spaces may be relaxed.

(e) Industrial Buildings. The open spaces around the building shall not be less than 4,5 meters for heights up to 16 meters with an increase of the open spaces of 0.25 meters for every increase of 1 meter or fraction thereof in height above 16 meters.

Hazardous occupancies. The open space around the building shall be as specified for industrial buildings mentioned in clause (e) above.

Projections:- (1) Projection into open spaces. Every minimum open space provided on the exterior side and every open space provided on the interior shall be kept free from any construction thereon and shall be open to the sky except as below :-

(a) Cornice, roof or weather shade not more than 0.75 meter wide;

(b) Sunshade over window/ventilators or other openings not more than 0.75 meters wide;

(c) Projected balcony at first or higher floors extending upto 1.20 meters with clearance of 1.5 meters from plot boundary provided that such projected balcony shall not be constructed as a continuous projection on any side of the building;

(2) Projections mentioned above in sub-rule (1)(c) may be permitted on the inner courtyard, if the size of such courtyard is more than 9 meters x 9 meters.

(3) Projecting rooms at alternate floors may be allowed:

Provided that such projection,-

(a) do not obstruct the air and light of the lower two floors;

(b) do not project into the MOS; and

(c) shall not be more than the height of the storey immediately below.

(4) Accessory Building. The following accessory buildings may be permitted in the open spaces: -

(a) In existing building, sanitary block of 2.4 meters in height subject to a maximum of 4 square meters in the rear open space at a distance of 1.5 meters from the rear boundary may be permitted.

(b) Private garages with an area not exceeding 25 square meters shall be permitted in the rear end of side open spaces.

(c) Pump room and watchman hut each up to 6.0 square meter.

(5) Sunshades over windows and ventilators. Projections of sunshades over windows or ventilators in existing built-up or congested areas when permitted by the Authority shall fulfill the following conditions, namely:-

(a) no sun-shade shall be permitted over the road or over any drain or over any portion outside the boundaries of the site below a height of 2.8 meters from the road level;

(b) sunshades provided above a height of 2.8 meters from the ground level shall be permitted to project up to a maximum width of 60 centimeters, if the road over which they project exceeds 9 meters in width; and

(c) no sunshade shall be permitted on roads less than 9 meters width or on roads having no footpath.

59. Limitation to open spaces.- (1) Safeguard against reduction of open spaces. No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed at the time of the proposed work or to reduce further such open space if it is already less than that prescribed.

(2) Additions or Extensions to a building. Additions or extensions of building shall be allowed provided that the open spaces for the additions or extensions would satisfy these rules after such additions or extensions are made.

60. Group housing:- Planning Norms for Group Housing shall be as below:-

(1) The minimum land or plot area, ground coverage, minimum soft area and such other planning norms for group housing shall be as published by the State Government in the official Gazette.

(2) The coverage and floor area ratio for various densities may be as provided in Table 7 unless otherwise provided in the development plan.

TABLE 7

FLOOR AREA RATIO AND COVERAGE FOR GROUP HOUSING

[See rule 60(2)]

S. No. (1)	Gross residential density Persons/Hectare (2)	Maximum coverage In per cent. (3)	Floor area Ratio (4)
1	125	25	0.75
2	250	30	1.25
3	425	33	1.50
4	500	35	1.75
5	625	35	2.00

Note: The coverage shall be calculated on the basis of the whole area reserved for group housing after deducting:-

(i) the area of any highway or any road of width 18 mtrs, or more which falls within the area of Group Housing:

(ii) the area of school (exading sites for Nursery Schools) and other community facilities within the Group Housing Area; and

(iii) the prescribed open space (playgrounds and tot lots of local nature shall be permitted in these open spaces).

III Floor area and height limitation

61. Floor Area Ratio:- The Floor Area Ratio (FAR) for different use group shall be as mentioned in Table 8.

TABLE 8

(See rule 61)

FLOOR AREA RATIO FOR DIFFERENT USE GROUP

S. No. (1)	Use Group (2)	FAR (3)	Category (4)
1	Residential	1.25	
2	Commercial	2.50 2.00 1.75 1.50 1.25	City Centre Sub-city center Community Center Local Shopping Centre Convenience Shopping Centre
3	Public Semi-public	1.00	Administrative Areas Education and Research/ Health /Social / Cultural/ Institutional
4	Industrial	as per rule 48	as per rule 48

*F.A.R and Density may be adopted as provided in the Development Plans of respective towns.

Note: (1) In case where the owner surrenders a portion of his plot / land and vests its ownership in the Government/Authority for public purpose, an additional floor area calculated adding twice the area of plot/land surrendered by him may be allowed in the remaining area of the plot/land in lieu of the monetary compensation.

(2) In case of in-situ redevelopment of a slum, an additional FAR upto 0.50 may be allowed in addition to the permissible FAR in that area, however all other norms related to the development and building permission shall be observed.

(3) On plot admeasuring 200 to 500 sq. meters one servant quarter and on plot admeasuring more than 500 sq meters two servant quarters may be permitted. The size of a

servant quarter shall not exceed 25 sq. m. and the area of the servant quarter shall not be counted in the built up area or the covered area,

(4) Covered parking with a clear height of 2.4 meters may be provided within the permissible ground coverage on plots measuring 425 sq.m. or more. Such area of parking shall not be counted towards Floor Area Ratio and permissible height calculations.

(5) In case of redevelopment of areas in the old part of any city/town, the old and dilapidated structures may be reconstructed and if needed, an additional FAR up to an extent of 0.25 may be sanctioned over and above the permissible FAR of the area. However no other norm related to the development and building permission shall be relaxed.

(6) The total built up area of economically weaker section and low income group houses constructed to the extent provided for under the provisions of Madhya Pradesh Nagar Palik Nigam Adhiniyam 1956, Madhya Pradesh Nagar Palika Adhiniyam 1961 and Madhya Pradesh Panchayati Raaj Evam Gram Swaraj Adhiniyam 1993 and the rules made thereunder, shall not be counted towards the calculations of the floor area ratio. However such exemption shall be limited to the built up area of such EWS and LIG dwelling units as together constitute 15% of the number of dwelling units proposed to be developed in the same colony for other income groups.

62. Norms for Podium.-
(1) Podium may be constructed,-

(a) on a plot admeasuring at least 1000 sq.mtrs.;

(b) in such manner that the clear height of each floor does not exceed 2.4 meters; and

(c) with a maximum of three such floors above ground level.

(2) Podium shall not be counted in the calculation of the Floor Area Ratio and the building height. The uncovered roof top portion of the podium shall be counted towards the requirement of open spaces prescribed under rule 47 and rule 60.

(3) The restriction of 2.4 meters clear height mentioned in sus tule 1(b) may be relaxed according to the design needs of mechanized parking. The maximum permissible height of the podium in such cases shall not exceed 2.4 m x 3 Floors + designed thickness of beams and slabs in Podium Parking Floor

(4) The uncovered roof top portion of the podium may be used for development of uncovered park, water / swimming pool, parking.
63. Parking Floors.- Where the plot size is not less than 1000sq. mtrs. covered parking with a clear height of not more than 2.4 meters may be permitted on any floor of the building according to the requirement of the project. Such parking shall not be included in the calculation of the FAR. If such parking is provided on the entire floor area, then such parking floor would not be included in the height of the building.

64. Service Floor.- Service floor may be provided in the building on plots having area 1000 square meters or more. The clear height of such service floor shall not exceed 2 meters and the same shall not be counted for the purpose of calculating Floor Area Ratio and the building height.

65. Height limit.-(1) The maximum height of a building shall be determined by the provision of Table No 4 and 5 of Rule No 42 as the case may be.

(2) If a plot abuts on two or more streets of different widths, the building shall be deemed to face such street which has greater width and the height of the building shall be regulated by the width of that street. This height may be continued to a depth of 24 meters along the narrower street.

(3) In case the building is located in vicinity of aerodromes, the maximum height of such building shall be such as determined by the Airport Authority.

66. Permission to bulld Skyways and subways.-
(1) The Authority may permit the construction of skyway at different levels connecting two or more buildings.
Provided that no such skyway shall be built:-

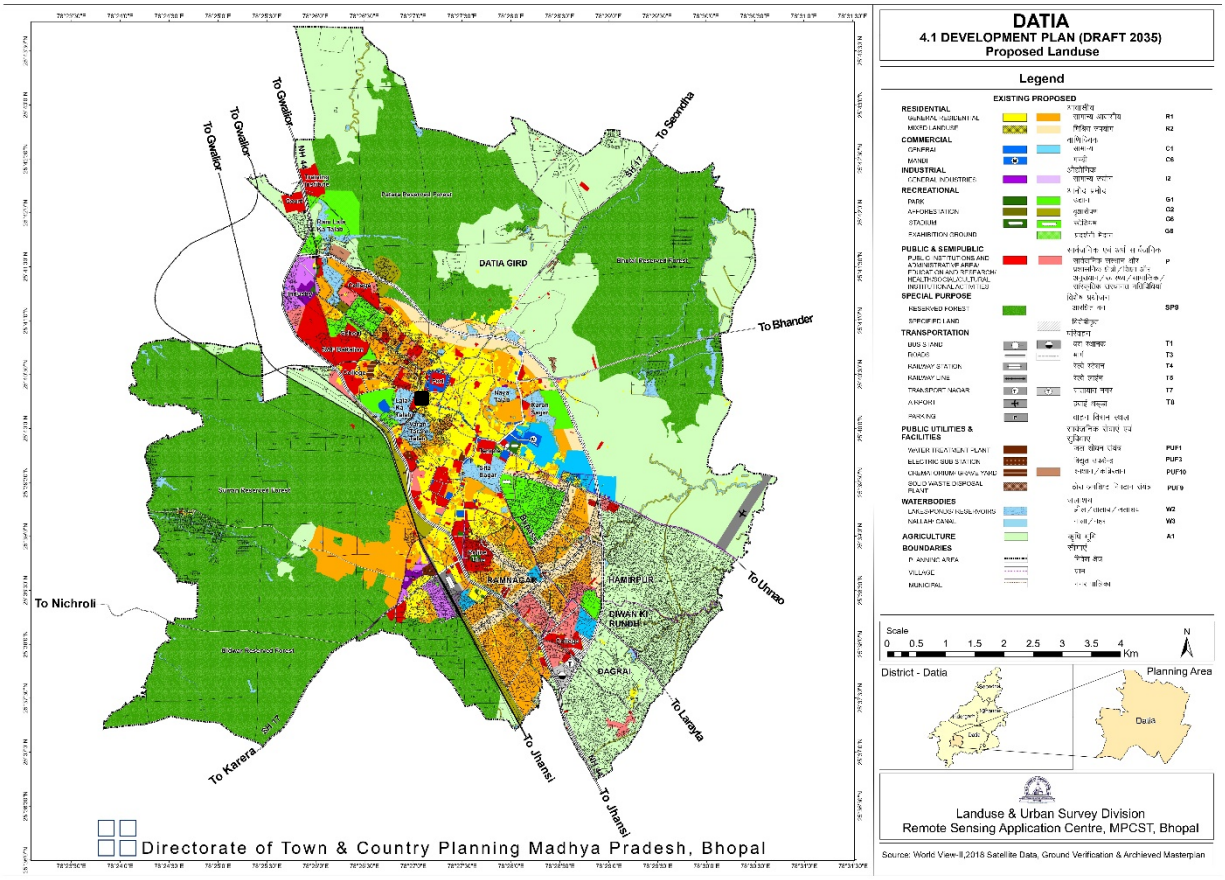
(a) below a height of 6.5 meters as measured from highest level of the ground Immediately below the skyway. However, this may be relaxed by the Authority if the nature of the movement under the skyway so permits.

(b) across any public street without obtaining the prior permission of the agency responsible for its construction and maintenance;

(c) without obtaining prior permission of the Fire Authority and a certificate of structural safety from the licensed structural engineer;

ANNEXURE -V

DATIA DEVELOPMENT PLAN (2035)



Map 3: Datia Development Plan (2035) showing location of the Bir Singh Palace, Datia is marked under Residencial and Public and Semi- Public land-use.

THE BIR SINGH PALACE AT DATIA

Fig1. The external façade and internal courtyard of Bir Singh Palace, Datia

Fig2. The ruins of Mudiya mahal and garden with fortified ramparts in protected area.

PROHIBITED AREA

Fig3. The residential settlement can be seen in northern direction

Fig4. Temple complex can be seen at eastern direction.

Fig5. The residential settlement can be seen in south-eastern direction

Fig6. The road adjoining Lala ka Talab in western direction

REGULATED AREA

Fig 7. The Lala ka Talab can be seen in western direction

Fig 8. The local pond filled-up and development of residential colony can be seen in north-western direction

Fig 9. A local market name Bada Bazaar in the east while open space Gayatri Garden lies in southern direction.

ARCHITECTURAL DESCRIPTION

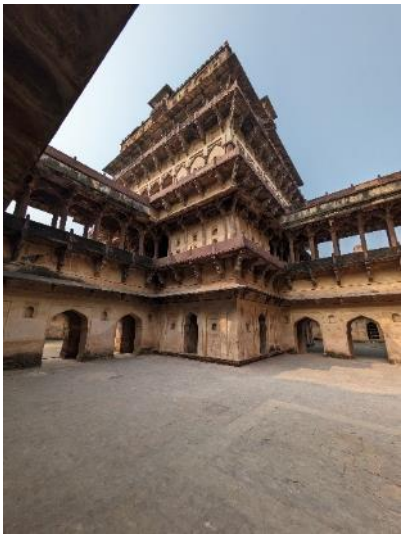


Fig. 10 Built on high plinth with courtyard planning

Fig. 11 The intricate fresco work and traditional paintings in ceiling panels

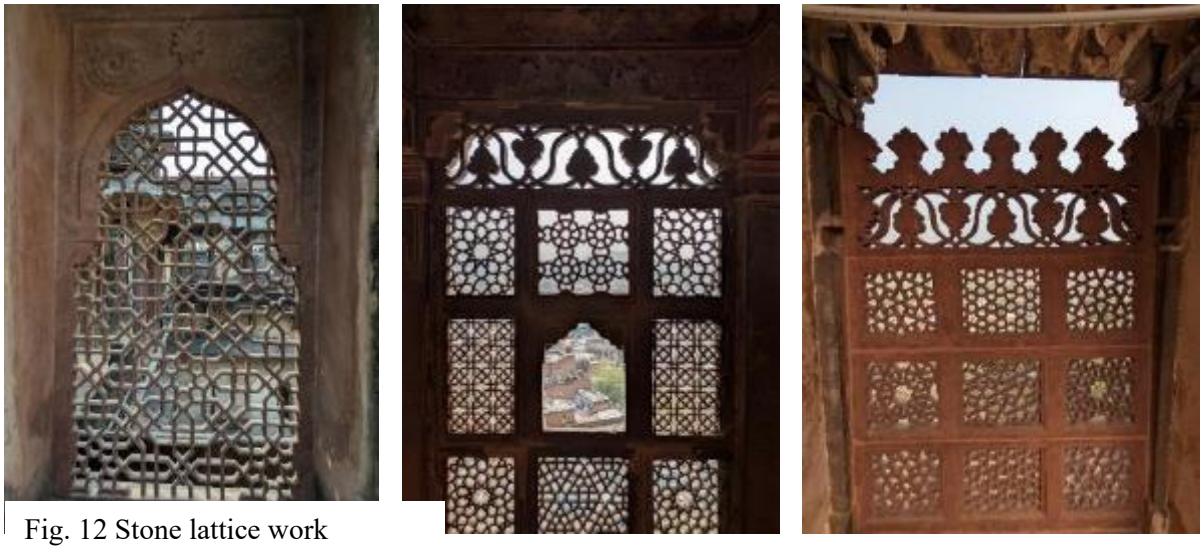


Fig. 12 Stone lattice work

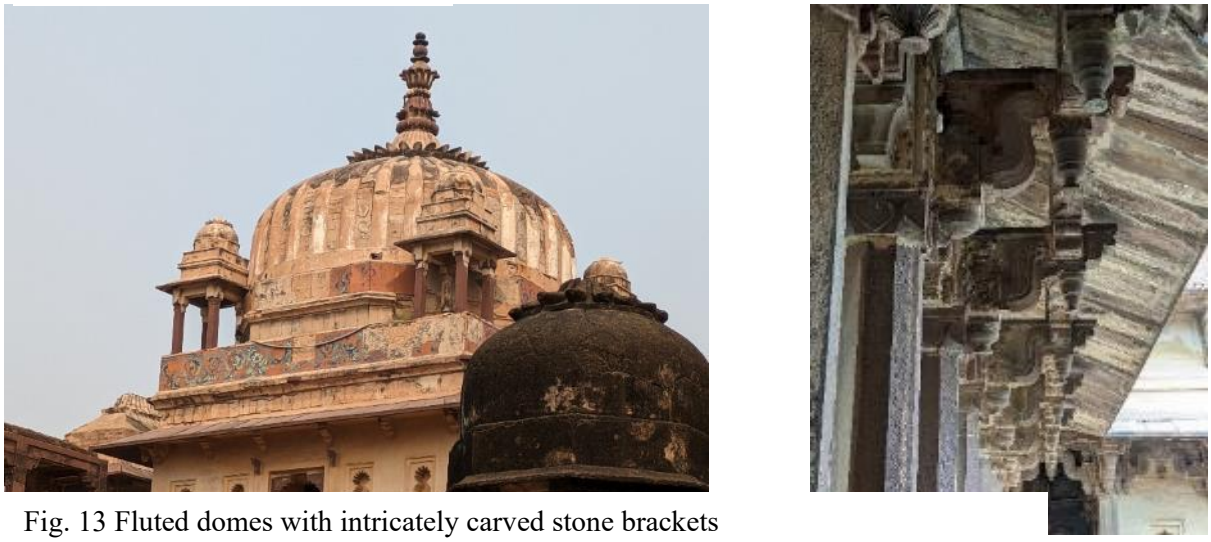


Fig. 13 Fluted domes with intricately carved stone brackets

Fig. 14 Artistic Details of sculptures, brackets and ceiling panels

Condition of the Monument

Fig. 15 Formation of cracks at ramparts and arches

Fig. 16 Deteriorated paintings due to water seepage from the cracks

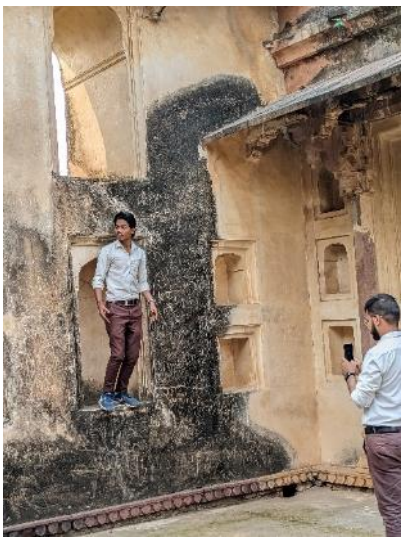


Fig. 17 The encroachment along the protected area along with scribbling and vandalism by visitors.

Visibility of Prohibited and Regulated Areas from Protected Monument

Fig. 18 The skyline visible from south-west and western direction from the Monument.

Fig. 19 The skyline visible from south-east and southern direction from the Monument.

Visibility of Monument from Prohibited and Regulated Areas

Fig. 19 The visibility of monument from southern and western direction of Prohibited area.

Fig. 20 The visibility of monument from western direction and northern direction of Regulated area.

Traditional Architecture

Fig. 21 The use of traditional material and architectural features in old residences, shops and gates have been observed in both Prohibited and Regulated area.