फा.सं.न.15-392/एनएमए/एचबीएल-2026

भारत सरकार

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - **प्राचीन टीला, पैठण, जिला-औरंगाबाद (अब छत्रपति संभाजीनगर के नाम से जाना जाता है), महाराष्ट्र** का धरोहर उप-विधि का मसौदा प्राचीन संस्मारक तथा पुरातात्विक स्थल और अवशेष अधिनियम, 1958 की धारा 20(ई) 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

ग. भारतीय पुरातत्व सर्वेक्षण, औरंगाबाद सर्कल asiaurangabadcircle.com

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 27 **मार्च, 2026** 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 27 **मार्च, 2026** की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सव्यसाची मारवाह।
26/02/26.

(कर्नल सव्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-392/NMA/HBL-2026
Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Protected Monument **Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra** 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-Law is 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, Aurangabad Circle **asiaurangabadcircle.com**

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. **arch-section@nma.gov.in** latest by 27 **March, 2026**. 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. 27 **March, 2026**, in consultation with Competent Authority and other Stakeholders.

Marwaha
26 Feb 26
(Col. Savyasachi Marwaha)
Director, NMA

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

In exercise of the powers conferred by section 20E 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 Area **"Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra"**, prepared by the Competent Authority, in consultation with Shri G. C. Patel Institute of Architecture, Interior Design and Fine Arts, Veer Narmad South Gujarat University, Surat, Gujarat as required by sub-rule 2 of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

Objections or suggestions, if any, may be sent to the Member Secretary, National Monuments Authority (Ministry of Culture), 24 Tilak Marg, New Delhi-110001 or email at arch-section@nma.gov.in within thirty days of publication of the notification;

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

Draft Heritage Bye-Laws for "Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra"

CHAPTER - 1

PRELIMINARY

1.1 Short title, Extent and Commencements:

(i) This Heritage Bye-Law may be called the National Monuments Authority Heritage Bye-Laws, 2026 of the Protected Area **"Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra**."

(ii) They shall extend to the entire Prohibited and Regulated Area of the Protected 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 this Heritage Bye-Law, unless the context otherwise requires, -

(a) "ancient monument" means any structure, erection or monument, or any tumulus or place of 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, 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 Monument Authority constituted under Section 20F 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 or 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) "Government" means The Government of India,

(i) "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,

(j) "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,

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

(l) "Prohibited Area" means any area specified or declared to be a Prohibited Area under section 20A,

(m) "Protected Area" means any archaeological site and remains which is declared to be of national importance by or under this Act,

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

(o) "Regulated Area" means any area specified or declared to be a Regulated Area under section 20B,

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

(q) "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 there under.

CHAPTER - 2

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

2.1 Background of the AMASR Act:

The Heritage Bye-Laws are intended to guide physical, social andeconomic interventions within 300 metres in all directions of the Protected Monument.The 300 metres area has been divided into two parts (i) the **Prohibited Area,** the area beginning atthe limit of the Protected Area or the Protected Monument and extending to a distance of 100 metres in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to adistance of 200 metres 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. However, permission for repair and renovation of any building or structure—which existed in the Prohibited Area before the 16th day of June, 1992, or which had been subsequently constructed with the approval of the Director General (DG), Archaeological Survey of India (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 AMASR Act related to Heritage Bye-Laws:

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

2.3 Rights and Responsibilities of Applicant:

Section 20C of the AMASR Act, 1958, as amended, specifies the details of the application process for repair and renovation in the Prohibited Area, or for construction, re-construction, 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 day of 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 maybe, make an application to the Competent Authority for carrying out constructionor 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 Monument Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER - 3

Location and Setting of Protected Area - Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra

3.1 Location and Setting of the Protected Area:

The Protected Area is located in the town of Paithan, Chhatrapati Sambhajinagar, Maharashtra. It is accessible by road to Chanakwadi which further connects to Naag Ghat road, approximately 1.1 kilometres to the North-East which connected to Paithan - Shevgaon Road, about 2 kilometres to the East of the Protected Area. Korat Masjid road is paasing through the Protected Area, restricted to two-wheeler and pedestrian road only. The nearest bus stand is Paithan Bus stop, about 1.9 kilometres to the North. Chhatrapati Sambhajinagar Railway Station is about 50 kilometres to the North, and Chhatrapati Sambhajinagar Airport is 61 kilometres to the North of the Protected Area.

The geographical coordinates of the Protected Area are as follow:

Latitude: 19°27'48" N, **Longitude:** 75°22'56" E.

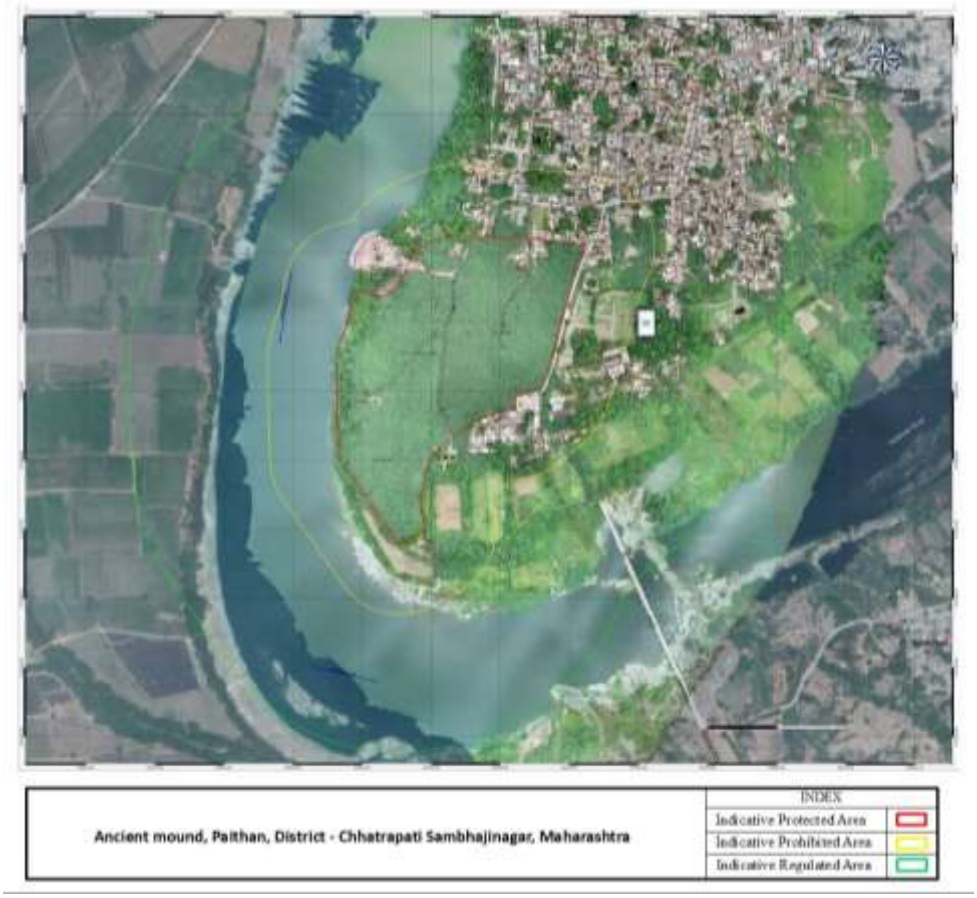


Figure 1: Satellite imagery showing the location of Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra along with the indicative Protected, Prohibited and Regulated Areas.

3.2 Protected Boundary of the Protected Area:

The boundary of Protected Area Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra, may be seen at **Annexure-I** and **Annexure-I(a)**.

3.2.1 Gazette Notification as per ASI records:

Copy of the Gazette Notification of Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra, may be seen at **Annexure-II**.

3.3 History of the Protected Area:

The Protected Area, an ancient town in Chhatrapati Sambhajinagar district is located on North bank of the river Godavari. It was capital of the Satavahanas who ruled from circa 75 BC to 230 CE. Archaeological investigations of the Protected Areahave been undertaken by G.Yazdani early as in 1915, Syed Yusuf of the Department of Archaeology under Nizam of Hyderabad and by Archaeological Survey of India along with Society for South Asian Studies, U.K. from 1995 to 1999.[1]

3.4 Description of the Protected Area (architectural features, elements, materials, etc.):

The excavations revealed continuous occupation of the Protected Areadivided in two cultural periods- (i) Early Historical and (ii) Medieval period. The excavations revealed that the town was well-planned and laid out with houses built with burnt bricks on both sides of the streets well laid-out pathways in Satvahana period. The excavations also revealed ceramics of distinct types and fabrics, beads especially of semi-precious stones, crystal, glass, shell, bone and ivory objects, terracotta figurines and other objects, antimony rods etc.

3.5 Current Status:

3.5.1 Condition of the Protected Area– condition assessment:

The maintenance and preservation of the Protected Area is the exclusive domain of the Archaeological Survey of India (ASI). The photographs depicting the present condition of the Protected Areaare appended at **Annexure-IV**.

3.5.2 Daily footfalls and occasional gathering numbers:

The Protected Areareceives about 4-5 visitors/tourists daily, 40-50 during festivals like Diwali (October–November), and about 20-30 during the summer vacation period (May–June), as per the locals.

[1] Archaeological Survey of India, Aurangabad Circle.

CHAPTER - 4

Existing Zoning, if any, in the Local Area Development Plans

4.1 Existing Zoning:

The Protected Area is located within the area of the 'Paithan Municipal Council.'

Zoning regulations or master plan has not been prepared till date by the local authorities.

4.2 Existing Guidelines of the local bodies:

Since, land use plan/ master plan/ zoning regulations are not prepared by the local authorities, this Heritage bye-law takes precedence over the local building bye-laws. The existing guidelines (as amended from time to time) can be referred in Unified Development Control and Promotion Regulations (UDCPR) for Maharashtra State (As updated up to 30th January, 2024), Chapter 3 (3.1.10), attached in **Annexure-III**.

CHAPTER - 5

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

5.1 Survey Plan of the Protected Area:

The Survey Plan of Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra, may be seen at **Annexure-I** and **Annexure-I (a)**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

a) Prohibited Area is approximately 1, 65,013 square metres and 40.77 Acres.

b) Regulated Area is approximately 5, 11,511 square metres and 126.39 Acres.

5.2.2 Description of built-up area:

i. **North:**

The Prohibited and the Regulated Areas to the North and the North-East primarily contain dense residential structures, along with a few religious mosques and government school buildings. In the Regulated Area, the road, which leads to the village from Ghoti Road, has an entrance gate towards the North.

ii. **East:**

The Prohibited and Regulated Areas contain scattered residential structures with a few public/semi-public college buildings.

iii. **South:**

The South-East region contains scattered residential structures, Godavari river bridge with a few public/semi-public college buildings and sparsely located religious structures within the Prohibited Area.

iv. **West:**

The West consists of the Godavari River, adjoining which are the Naag Ghat, the Nageshwar Mahadev Temple, and a few other religious structures exists within Prohibited Area. While Godavari River is present in the South of the Regulated Area.

5.2.3 Description of green/open spaces:

i. **North:**

In the Prohibited Area, there is an open land covered with scrub vegetation, along with a Tirth Khamb ground and marginal open spaces between structures in the North within the Regulated Area, the North and the North-

East has fewer open spaces covered with scrub vegetation and marginal open land.

ii. **East:**

Roads and a large amount of open land characterized by scrub vegetation and unused space within the Prohibited Area. There are scattered dwelling units with marginal open land utilised for agricultural purposes within the Regulated Area.

iii. **South:**

Towards the South, the cultivated land and remaining unused lands with scattered trees are present, while marginal open land utilised for agricultural purposes in the South-East. While the Godavari River is present in the South of the Regulated Area.

iv. **West:**

The West contains Godavari River, providing direct access via ghat steps and a cremation ground, with the remaining areas being unused and containing scattered trees within the Prohibited Area.

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

The Protected Areais accessible by Chanakwadi road, which further connects to Naag Ghat road, approximately 1.1 kilometres to the North-East, which is connected to Paithan - Shevgaon Road, about 2 kilometres to the East side of the Protected Area. Within the Prohibited and Regulated Areas, other internal roads consist of bituminous and earthen surfaces.

5.2.5 Existing Heights of Buildings:

i. **North:**

In the North, building heights range from 3.0 to 7.0 metres (G to G+1) within the Prohibited and up to 10.5 metres (G to G+2) within the Regulated Area.

ii. **East:**

In the East, building heights range from 3.0 to 7.5 metres (G to G+1) within the Prohibited and up to 4.5 metres (G) within the Regulated Area.

iii. **South:**

In the South, building heights vary from 3.0 to 6.0 metres (G to G+1) within the Prohibited Area.

5.2.6 State Protected Area and listed Heritage Buildings by Local Authorities, if available, within the Prohibited/Regulated Area:

Teerth Khamb is the State Protected Area in the North within the Prohibited Area of the Protected Area.

5.2.7 Public amenities:

Public amenities such as parking space, toilets, eateries and drinking water are present within the Prohibited Area and Regulated Areas of the Protected Area.

5.2.8 Access to the Protected Area:

The Protected Areais accessible by road to Chanakwadi which further connects to Naag Ghat Road approximately 1.1 kilometres to the North-East which is connected to Paithan - Shevgaon Road, about 2 kilometres to the East side of the Protected Area.

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

Electrical supply, street lighting, storm water drainage, sewage, water supply and parking are present within the Prohibited and Regulated Areas of the Protected Area.

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

No Development plan/ master plan is available with the local authorities, hence zoning cannot be identified for the given area.

CHAPTER - 6
Architectural, Historical and Archaeological Value of the Protected Area

6.1 Architectural, Historical and Archaeological Value:

Architectural Value:

The excavations of the Protected Areasrevealed continuous occupation of the site divided in two cultural periods- (i) Early Historical and (ii) Medieval period. Excavations have revealed that during the Satavahana period, the town was well-planned, featuring houses constructed with burnt bricks on both sides of well-laid streets and pathways. The excavations have uncovered a variety of ceramics of distinct types and fabrics, beads especially of semi-precious stones, crystal, glass, shell, bone and ivory objects, terracotta figurines and other objects, antimony rods etc. [2]

Historical Value:

Paithan an ancient town, in present Chhatrapati Sambhajinagar district served as the capital of the Satavahanas, who ruled the region from approximately 75 BCE to 230 CE.

Archaeological Value:

Archaeological excavations of the Protected Area have been undertaken by G.Yazdani early as in 1915, Syed Yusuf of the Department of Archaeology under Nizam of Hyderabad and by Archaeological Survey of India along with Society for South Asian Studies, U.K. from 1995 to 1999.

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

The Protected Areais located on contoured terrain with scrub vegetation, making the area prone to soil erosion. Additionally, the presence of overhead utility cables impacts the visual integrity of the monument and its setting. The North, the North-East and the South-East of the Prohibited and Regulated Areas are experiencing significant development and population pressure due to urbanisation. Furthermore, A ghat with temples and a crematorium is located in the North-West attracts visitors to perform rituals creates temporary pressure in the Prohibited Area.

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

Visibility from all directions of the Prohibited and Regulated Area to the Protected Area:

The Protected Area is not clearly visible from the North due to scrub vegetation and existing dense settlement. Whereas it is partially visible from the East, the West and the South, due to the scattered structure and presence of the Godavari River.

Visibility from the Protected Area:

To the North, the view is dominated by buildings, scattered trees, and roads. In the east, the landscape consists of a mixed use structures, trees, and open land. The South is

[2] Archaeological Survey of India, Aurangabad Circle

characterized by dense trees and the presence of several religious buildings. To the west, the view includes the Godavari River along clusters of dense trees.

6.4 Land use:

No development plan/ master plan is available with the local authorities. The land in the Prohibited and Regulated Areas of the Protected Areais used for mix and various land-uses such as residential, government, religious, other purposes.

6.5 Archaeological heritage remains other than the Protected Area:

No archaeological heritage remains are reported as yet, in the Prohibited and the Regulated Areas of the Protected Area.

6.6 Cultural landscape:

Paithan is renowned for its temples, ghats, and sacred sites that draw pilgrims for rituals, festivals, and river ceremonies. The city is also famous for its traditional Paithani silk sarees, reflecting a rich craft heritage passed down through generations. The cultural landscape of Paithan is shaped by the interplay of spirituality, artisanal traditions, and festivals such as Gudi Padwa and Godavari Pushkaram, all of which are closely linked to the river and its surrounding fertile lands, making it a vibrant centre of heritage and living culture. The city is a key pilgrimage center, particularly for followers of the Varkari tradition, as it is associated with Saint Eknath and the annual Pandharpur pilgrimage.

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

The Godavari River serves as a lifeline for locals and also a site for pilgrims. The surrounding open land, dense trees and a river create a serene setting for rituals and reflection, while also protecting from soil erosion and maintaining air quality.

6.8 Usage of open space and constructions:

A network of major roads and narrow streets provides connectivity with the surrounding regions in the North and the East. Agricultural land and open land with scrub vegetation is present in the South and South-East of the Prohibited and Regulated Area. Densely developed area comprising residential, commercial, institutional, and religious buildings towards the North and the East of the Regulated Area.

6.9 Traditional, Historical and Cultural Activities:

No known traditional, historical or cultural activities are associated with the Protected Area.

6.10 Skyline, as visible from the Protected Area and from the Regulated Areas:

Skyline as visible from the Protected Area:

The skyline on the North and the East is dominated mostly by 3.0 metres to 7.5 metres high residential buildings, while the South features dense trees with a few religious buildings. Towards the West, dense trees and the river are predominantly visible.

Skyline as visible from the Regulated Area:

From the North, the skyline is dominated byscrub vegetation and dense existing settlement. In contrast, the skyline from the East, the West, and the South sides is partially defined by scattered structures and the open stretch of the Godavari River.

6.11 Traditional architecture:

There are visible ruins of a historic Rajwada, associated with the princely residence of the Marathas, within the Prohibited Area. The structure is now abandoned and partially collapsed, and features a large stone masonry wall constructed using finely cut basalt blocks, typical of traditional local building techniques.

6.12 Developmental plan as available by the Local authorities:

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

6.13 Permissible building related parameters:

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

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority. The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the Protected Areaand its surrounding areas. New cladding materials like Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing are to be discouraged as far as feasible. The use of locally available building materials should be encouraged in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958, as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20 C(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 of AMASR (Framing of Heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. Reconstruction of building or structure damaged due to natural calamity shall be permissible only to the extent it is damaged. 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 facade such as glazing, metal cladding, Aluminium

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:

In general terms, 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 Area.

6.13.3. B. Regulated Area:

Since, no land use plan/ master plan/ zoning regulations have been prepared by the local authorities, therefore, these Heritage Bye-laws shall prevail. As and when land-use plans/ master plans/ zoning regulations, etc., are formulated by the local authorities, it is imperative that the provisions contained in these bye-laws are incorporated.

All the development control norms and building regulations specified in the "Unified Development Control and Promotion Regulations (UDCPR) for Maharashtra State (As updated up to 30th January, 2024)", as and when amended shall be applicable. However, the height and other parameters specified in this Heritage Bye-Law shall be applicable in the Regulated Area of the Protected Area.

1. **Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden, etc. or any other services on the roof):**
   i. The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **9.00 metres** (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).
   ii. Construction of the basement should be discouraged as far as feasible.

2. **Usage:**
   i. Since, no land use is specified for the area by the Local Authorities, therefore the existing land use should be retained.
   ii. The development pattern should be primarily low-density and low-rise, to retain the existing rural character.
   iii. The area covered by water bodies, situated in the Prohibited and Regulated Area of the Protected Area, must be preserved in its current state, and any alterations to its existing use should be discouraged.
   iv. Any conversion of land within the Prohibited Area and Regulated Area of a Protected Monument or Protected Area should be done after prior consultation with the National Monuments Authority.

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

3. Façade design:

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

ii. Informal extensions of shops and residences are to be restricted for all the buildings located within the Regulated Area.

iii. Plumbing and electrical services shall be concealed and not on the exterior of the building.

4. Roof design:

i. Erection of structures, even of temporary nature, using materials such as aluminum, fiber glass, polycarbonate or similar materials should be discouraged on the roof of the building.

ii. The only roofing material that may be used are - sloping roof with tiles and flat roof design may be followed with low parapet walls along the edges.

iii. All services such as large air conditioning units, rooftop water storage tanks or large generator set placed on the roof to be screened off using screen walls (brick/cements sheets, louvers, jails or other such design elements). All of these services should be included in the maximum permissible height.

5. Building material:

The use of traditional local building materials should be encouraged. Consistency in building materials and color along all street façades of the Protected Area may be maintained. Modern building materials such as aluminum cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes. Traditional building materials such as brick and stone should be used.

6. Colour:

The exterior colour should be of a neutral tone in harmony with the Protected Area such as basalt stone or buff sandstone colour, white, beige and other earthy colours which do not create a harsh contrast with the Protected Areaand its immediate surroundings.

7. Other Regulations:

Proposals for the construction of large-scale public infrastructure projects such as Metro Rail Systems (underground or elevated), rail or road over bridges, flyovers, multi-level parking facilities, or similar development projects and construction of institutional buildings in public interest or which are essential for public, shall be subject to a detailed Heritage Impact Assessment (HIA) report. Such projects may be considered only if it is clearly established that they will not cause any significant adverse impact on the preservation, safety, security, visual integrity, or accessibility of the Protected Area or its immediate surroundings.

6.14 Visitor facilities and amenities:

Visitor facilities may be considered in the vicinity of the Protected Areaas per feasibility.

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

i. Since the major area of the Protected Areais contoured ground with scrub vegetation it is prone to soil erosion, so it is necessary to prepare a landscape preservation master plan for the area.

ii. Overhead cables should be placed underground to improve visual integrity.

iii. Traditional and ritual activities at the ghat, including daily worship and cremation practices, should be supported while managing crowd to avoid damage or obstruction within the Prohibited and Regulated Areas.

iv. Encroachment on the approach road to the Protected Area should be strictly prohibited.

v. No advertisements in the form of hoardings, bill boards and posters should be permitted near the Protected Area, especially on the boundaries of the Protected Area.

vi. LED or digital signs, plastic fibre glass, or any other highly reflective synthetic material should not be used for signages in the vicinity of the Protected Area or its immediate surrounding areas.

7.2 Other Recommendations:

i. The area should be declared as a Plastic and Polythene-free zone.

ii. Proactive traffic management measures should be implemented to mitigate any adverse impact from vibrations on the Protected Area.

iii. Enhanced Provisions for differently abled persons may be provided as per prescribed standards, as far as possible.

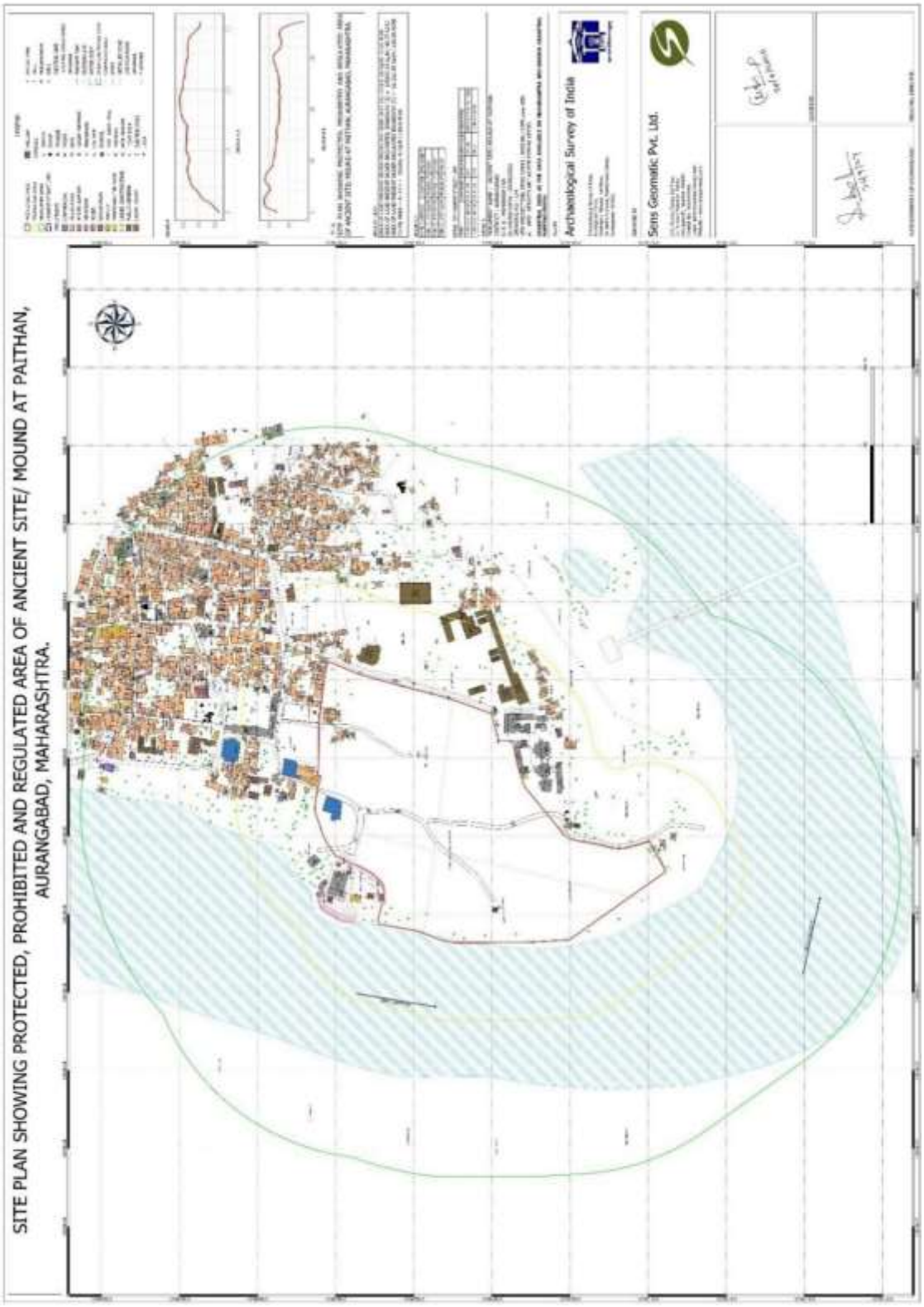
iv. Use of sound polluting instruments should be prohibited within the Prohibited Area.

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

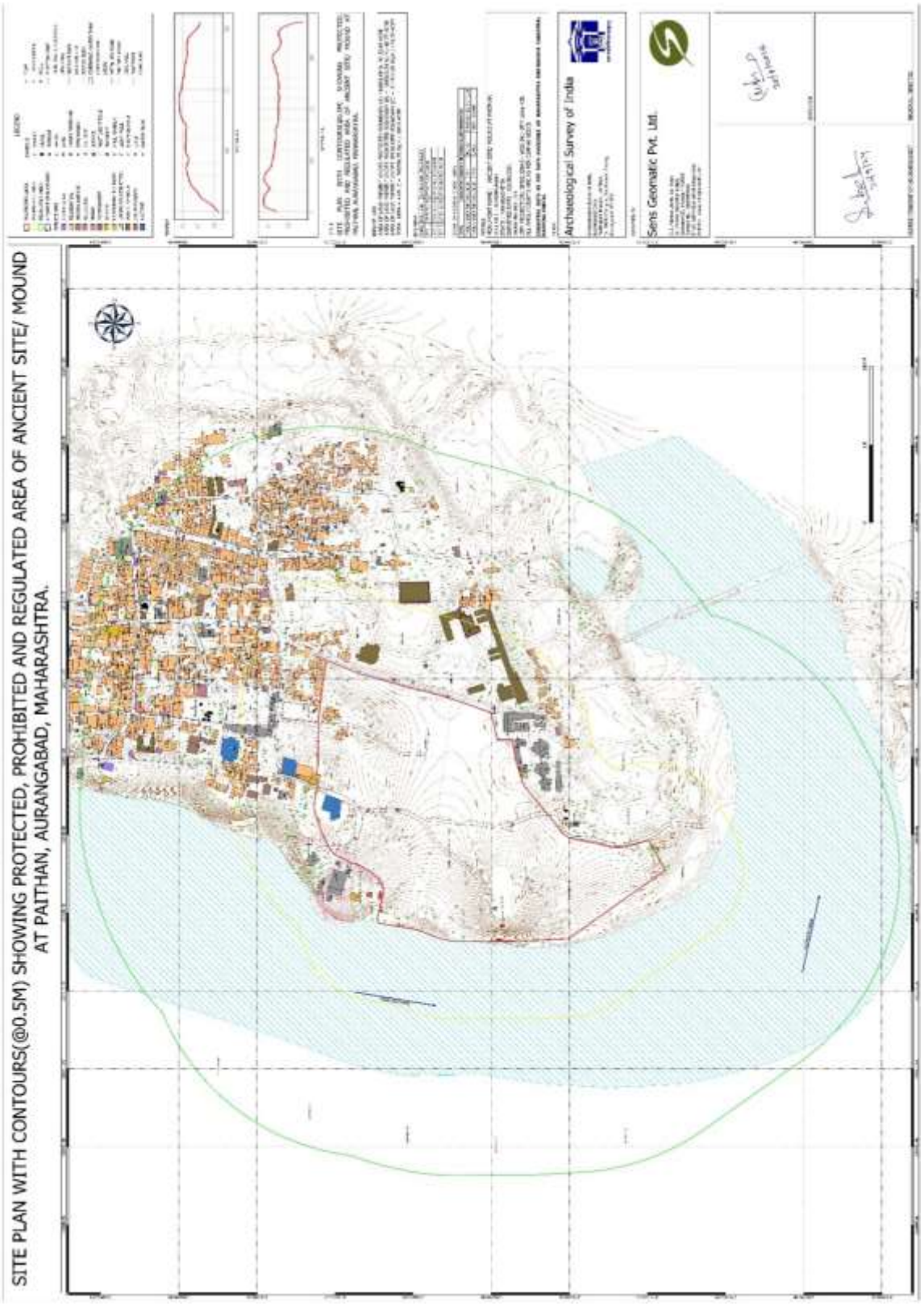
ANNEXURE-I

Survey Plan of Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra



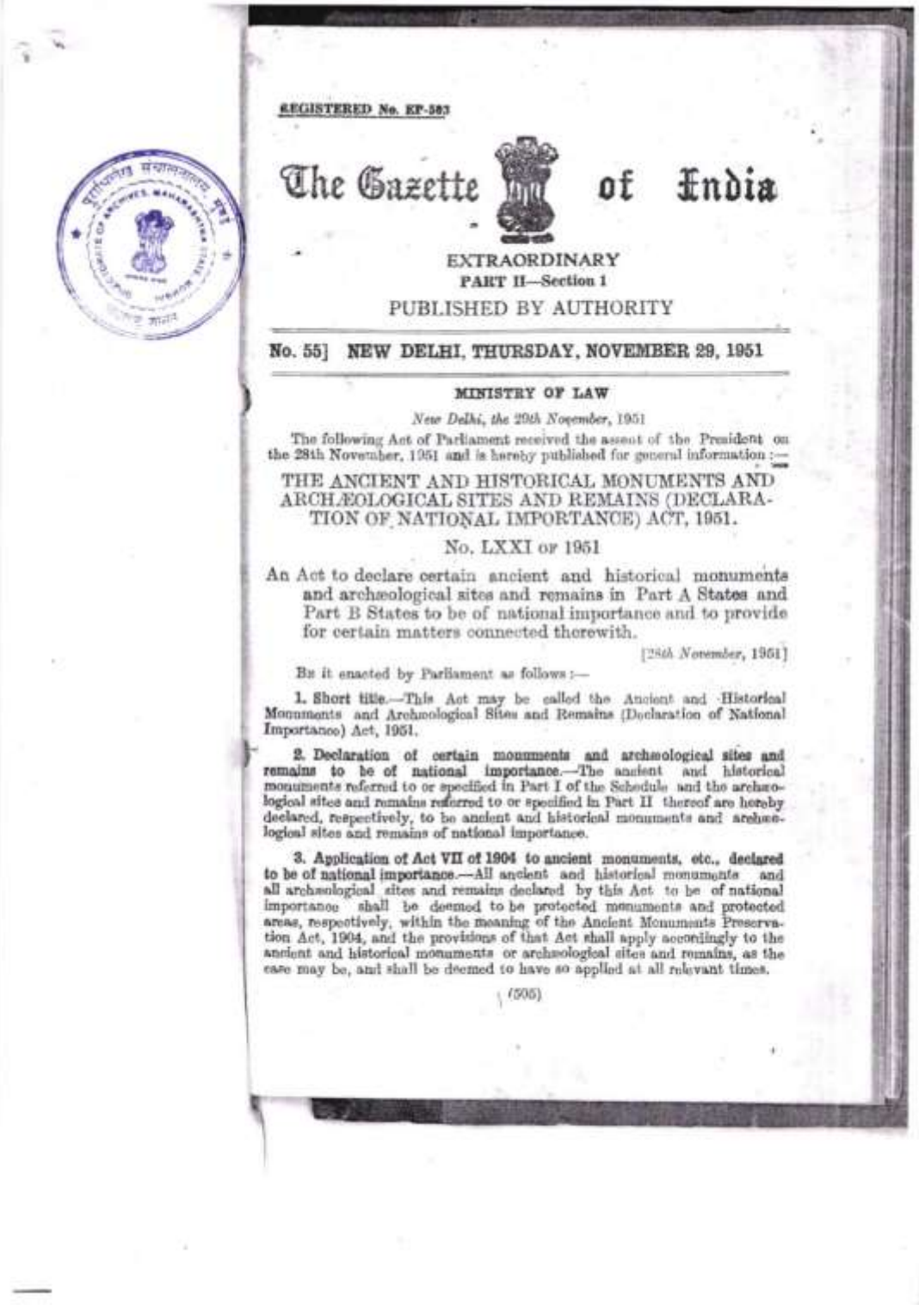
ANNEXURE-I(a)

Survey Plan with contours of Ancient mound, Paithan, District – Aurangabad (now known as Chhatrapati Sambhajinagar), Maharashtra



ANNEXURE-II

Gazette Notification of the Protected Area



REGISTERED No. EP-383

The Gazette of India

EXTRAORDINARY
PART II—Section 1
PUBLISHED BY AUTHORITY

No. 55] NEW DELHI, THURSDAY, NOVEMBER 29, 1951

MINISTRY OF LAW

New Delhi, the 29th November, 1951

The following Act of Parliament received the assent of the President on the 28th November, 1951 and is hereby published for general information :—

THE ANCIENT AND HISTORICAL MONUMENTS AND ARCHÆOLOGICAL SITES AND REMAINS (DECLARATION OF NATIONAL IMPORTANCE) ACT, 1951.

No. LXXI OF 1951

An Act to declare certain ancient and historical monuments and archæological sites and remains in Part A States and Part B States to be of national importance and to provide for certain matters connected therewith.

[28th *November*, 1951]

BE it enacted by Parliament as follows :—

1. Short title.—This Act may be called the Ancient and Historical Monuments and Archæological Sites and Remains (Declaration of National Importance) Act, 1951.

2. Declaration of certain monuments and archæological sites and remains to be of national importance.—The ancient and historical monuments referred to or specified in Part I of the Schedule and the archæological sites and remains referred to or specified in Part II thereof are hereby declared, respectively, to be ancient and historical monuments and archæological sites and remains of national importance.

3. Application of Act VII of 1904 to ancient monuments, etc., declared to be of national importance.—All ancient and historical monuments and all archæological sites and remains declared by this Act to be of national importance shall be deemed to be protected monuments and protected areas, respectively, within the meaning of the Ancient Monuments Preservation Act, 1904, and the provisions of that Act shall apply accordingly to the ancient and historical monuments or archæological sites and remains, as the case may be, and shall be deemed to have so applied at all relevant times.

(505)

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An

2. Declaration of certain monuments and archæological sites and remains to be of national importance.—The ancient and historical monuments referred to or specified in Part I of the Schedule and the archæological sites and remains referred to or specified in Part II thereof are hereby declared, respectively, to be ancient and historical monuments and archæological sites and remains of national importance.

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TM.L.

Ancient

I. All ancient and historical monuments in Part A States and Part B States which, before the commencement of this Act, have either been declared by the Central Government, to be protected monuments within the meaning of the Ancient Monuments Preservation Act, 1904, or which have been taken possession of by the Central Government as protected monuments.

Price annas 2 or 3d.

Serial No.	Name of monument	Locality
	TRAVANCORE-COCHIN STATE	
	District Trichur	
1.	Mural Paintings (16-17th Century) on the walls of the Ten-Kailasanatha temple.	Trichur
2.	Mural Paintings (16-17th Century) on the walls of the Mattancheri Palace	Mattancheri town
3.	Mural Paintings (16-17th Century) on the walls of the Siva Temple	Thiruvanchikulam
4.	Mural Paintings (17th-18th Century) on the walls of the Srikoil of the Siva Temple at Chemmanthatta.	Eyyal
5	Mural Paintings on the walls of the Srikoil of the Pallimanna temple.	Vadakkanchery
6.	Mural Paintings on the walls of the Sriramaswami temple at Triprayar.	Triprayar
7.	Mural Paintings of the 17th-18th century on the walls of the Srikoils of the Siva Temple at Peruvanam ; and wooden bracket images of a still earlier period on the Srikoils of the same shrine.	Oorakam
8	Twenty-nine wooden bracket images on the outer walls of the Srikoil of the Vishnu temple at Katavallur and other works of art in the same shrine.	Katavallur

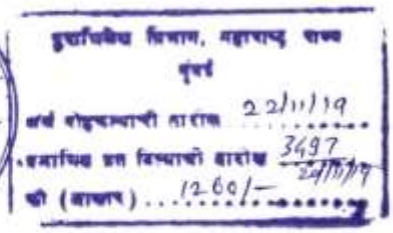
PART II

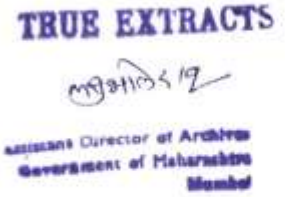
Archæological sites and remains

I. All archæological sites and remains in Part A States and Part B States which, before the commencement of this Act, have either been declared by the Central Government to be protected areas or which have been taken possession of by the Central Government as protected areas.

II. The following archæological sites and remains in Part B States not covered by Item No. I immediately preceding :—

Serial No.	Name of archæological site or remains	Locality
	HYDERABAD STATE	
	District Aurangabad	
1.	Ancient mound	Paithan
	District Gulbarga	
2.	Prehistoric site	Evathalli
3.	Ditto	Rajankallur
	District Medak	
4.	Ancient mound	Kondapur
	District Raichur	
5.	Ancient mound	Kopbal
6.	Ancient mound	Maski
7.	Prehistoric site	Benkal
	District Warangal	
8.	Prehistoric site	Janampet





पुराभिलेख संचालनालय, मुंबई
DIRECTORATE OF ARCHIVES, MAHARASHTRA STATE, MUMBAI
महाराष्ट्र शासन

पुराभिलेख विभाग, महाराष्ट्र राज्य
मुंबई
अर्थ बोधकाराची तारीख 22/11/19
प्रमाणित प्रत दिल्याची तारीख 3497 24/11/19
फी (आकार) 1260/-

TRUE EXTRACTS

Assistant Director of Archives
Government of Maharashtra
Mumbai

ANNEXURE–III

Local Bodies Guidelines - Unified Development Control and Promotion Regulations (UDCPR) for Maharashtra State

iii) For the areas depicted in red colour on CCZM, prior NOC from AAI shall be submitted.

Note-

a) The height permitted by CCZM is indicated Above Mean Sea Level i.e. AMSL.

b) Building height permitted i.e. Above Ground level (AGL) shall be calculated as CCZM height minus the site elevation of the plot.

Height of building (AGL) =CCZM height – site elevation.

c) In absence of aforesaid map, no objection certificate of Airport Authority of India shall be required.

Explanation

i) Irrespective of their distance from the aerodrome, even beyond the 20km. limit from the aerodrome reference point, no building, radio masts or similar installation exceeding 150 m. in height shall be erected without prior permission of the Civil Aviation Authorities.

ii) The location of a slaughter house/abattoir/butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km. from the aerodrome reference point.

3.1.10 Restrictions in the Vicinity of Ancient Monuments

1) The Restrictions for Development in the vicinity of the protected monuments of national importance as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 shall be observed.

2) The Restrictions for Development in the vicinity of the protected monuments of state importance as prescribed under Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

3.1.11 Restriction under the Works of Defence Act, 1903

The restrictions imposed under the Work of Defense Act, 1903 shall be applicable and no development in contravention with the notification shall be permissible.

Whether the area affected by the notification under Works of Defense Act- 1903, is earmarked in Development Plan / Regional Plan or not, it shall be permissible to treat the area under such restrictive zone as marginal distance at the time of construction of any building proposed on contiguous unaffected area.

Provided that, it shall be permissible to utilise the FSI and also the receiving potential of the land under this zone, as otherwise permissible, on the remaining contiguous unaffected land of the same land owner.

3.1.12 Distance from Natural Lake and Dam.

In Regional Plan area, no construction shall be allowed within 100 m. from the high flood line of natural lake.

In Development Plan area, development around natural lake shall be governed by the provisions made in such plan. In absence of the provisions in such plan the distance as may be specified by Irrigation Department shall be followed.

The regulation regarding clear distances from the High flood line while carrying out any development of any land around dam and foothill areas as notified and the norms regarding distance as prescribed in Government of Maharashtra, Water Resources Department Marathi

ANNEXURE-IV

Images of the Protected Area and its surrounding areas

Image 1: View of the ancient building in the Protected Area.

Image 2: Inside View of the ancient building in the Protected Area.

Image 3: View of access road towards North side of the Protected Area.

Image 4: View of the dense trees towards the East side from the Protected Area within the Prohibited Area.

Image 5: View of the dense trees and access road towards the South side from the Protected Area within the Prohibited Area.

Image 6: View of the ghat and part of the Godavari River towards the West side from the Protected Area within the Prohibited Area.

Image 7: View of the Ghat and temple towards the West side of the Protected Area within the Prohibited Area.

Image 8: View of the access road within the Regulated Area.

Image 9: View of the dense trees and access road towards the South within Regulated Area.