फा.सं.न.15-396/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 - **ढोकेश्वर गुफाएँ, ढोके, जिला - अहमदनगर (अब अहिल्यानगर 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 8 **अप्रैल, 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 8 **अप्रैल, 2026** की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सव्यसाची मारवाह
10/3/26

(कर्नल सव्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-396/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 **Dhokeshvar Caves, Dhoke, District - Ahmednagar (now known as Ahilyanagar), 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 8th **April, 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. 8th **April, 2026**, in consultation with Competent Authority and other Stakeholders.

Marwaha
10 Mar 26

(Col. Savyasachi Marwaha)
Director, NMA

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Dhokeshvar Caves, Dhoke, District - Ahmednagar (now known as Ahilyanagar), 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 Monument **"Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), Maharashtra"**, prepared by the Competent Authority, in consultation with Shri G.C. Patel Institute of Architecture Interior design & 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 "Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), Maharashtra"

CHAPTER-1

PRELIMINARY

1.1 Short title, Extent and Commencements:

i. This Heritage Bye-Laws may be called the National Monuments Authority Heritage Bye-Laws, 2026 of the Protected Monument **"Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), 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-Laws, 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 Monuments 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 and economic 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 at the 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 a distance 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 while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16th day of June, 1992, or which had been subsequently constructed with the approval of 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 function of the Competent Authority) Rules 2011, specifies framing of Heritage Bye-Laws for Protected Monuments.Ibid Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of the 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 Applicant:

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

(a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th 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 Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER - 3

Location and Setting of the Protected Monument - Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), Maharashtra

3.1 Location and Setting of the Protected Monument:

Dhokeshvar Cave is located at Dhoke, Ahilyanagar, Maharashtra. The Protected Monument is accessible by Dhokeshvar Temple Road, about 150 metres to the South-West, which further connects to Ahilyanagar - Kalyan Road, 4.6 kilometres to the South-West of the Protected Monument. The nearest bus station is Alephata Bus Station, about 42 kilometres to the West, and another is Ahilyanagar Bus Stop, about 44.5 kilometres to the East of the Protected Monument. Ahilyanagar Railway Station is about 44.5 kilometres to the East. Pune International Airport, Pune, is 111 kilometres to the South-West of the Protected Monument.

The geographical coordinates of the Protected Monument are as follows:

Latitide:19°10'38" N, **Longitude:** 74°24'44" E.

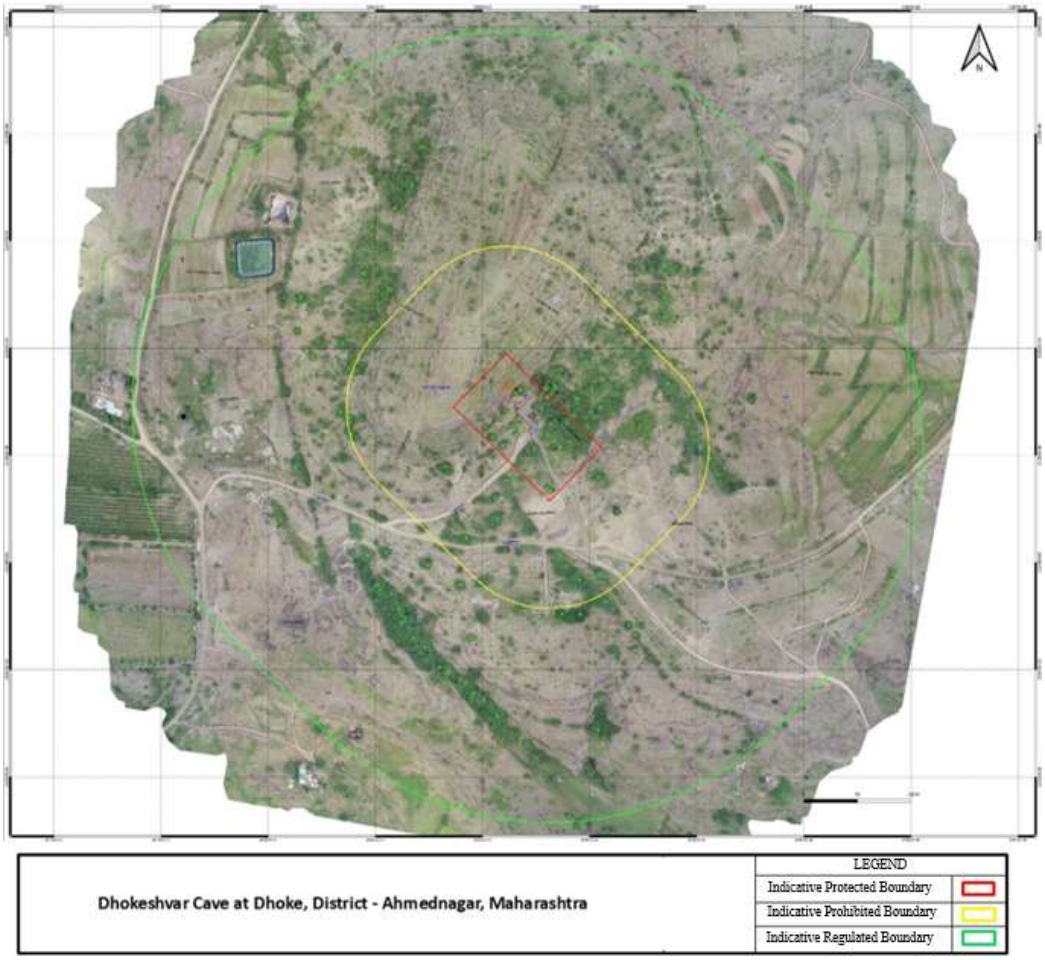

Figure 1: Satellite imagery showing the location of Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), Maharashtra along with the indicative Protected, Prohibited and Regulated Areas.

3.2 Protected Boundary of the Protected Monument:

The boundary of the Protected Monument Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), 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 Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), Maharashtra may be seen at **Annexure-II**.

3.3 History of the Protected Monument:

The Protected Monument, assignable to the 8th CE, consists of a large hall with triple cells located on the East side of one of two rugged hills that rise from a stony plateau. This positioning integrates the caves into the natural rocky landscape typical of early medieval rock-cut architecture in the Deccan region. The primary object of worship is a linga housed in the central shrine. Sculptural elements include free-standing pillars on the façade and in the mahamandapa reflect classical iconographic traditions of the period 8th CE.[1]

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

The Protected Monument is modest in scale but holds architectural and religious significance, carved into durable basalt rock common to the Deccan Plateau and suitable for rock-cut architecture. The Dhokeshvar Cave is a large hall with triple cells on the east side. The largest measures 18.28 metres deep and 13.7 metres wide, with an open front supported by two massive square pillars, two additional pillars, and two pilasters; slightly inside, another similar row supports a great architrave running across the temple. Within this is the shrine, hollowed out of a rectangular block left standing from floor to roof and surrounded by a dark passage, with the chief object of worship being a linga in the central shrine. It forms part of a hillside with a small group of chambers likely used for meditation and worship, including a main cave sanctum housing a Shiva lingam for current Hindu shrine use, plain walls, square-shaped pillars, a flat roof suggesting Buddhist vihara origins later converted to a Hindu temple, smaller adjoining cells for monks or secondary shrines, natural light via the entrance, and weathered but intact rock surfaces with minimal ornamentation typical of early cave architecture.[1]

3.5 Current Status:

3.5.1 Condition of the Protected Monument – condition assessment:

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

[1] Archaeological Survey of India, Aurangabad Circle.

3.5.2 Daily footfalls and occasional gathering numbers:

The Protected Monument receives about 50 to 100 visitors daily. However, during the special occasion such as Buddha Purnima, the number of visitors can rise to 300–500 people in a day.

CHAPTER - 4

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

4.1 Existing Zoning:

The Protected Monument is situated within the area of the 'Ahilyanagar Municipal Corporation'.

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 Monument:

The Survey Plan of Dhokeshvar Caves, Dhoke, District – Ahmednagar (now known as Ahilyanagar), 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 70,400 square metres and 17.39 Acres.

b) Regulated Area is approximately 3,29,289 square metres and 81.36 Acres.

5.2.2 Description of built-up area:

There are no structures surrounding the Protected Monuments in all directions within the Prohibited and Regulated Areas, except a prominent residential structure within the Regulated Area, which is located to the South-West.

5.2.3 Description of green/open spaces:

The Prohibited Area encompasses the rocky hillock on which the caves are carved, surrounded by sparse vegetation, including shrubs and small trees. Open spaces and scattered vegetation are within the Regulated Area on all four sides. The Northern and Eastern sections contain a few cultivated land parcels.

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

The Protected Monument is well-connected between the Prohibited and Regulated Areas. Within the immediate vicinity of the caves, stone-paved footpaths are present. However, no large paved roads exist within the Protected Area.

5.2.5 Existing Heights of buildings:

The only prominent residential structure with 3.5 meters (Ground floor) is located to the South-West within the Regulated Area.

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

No State Protected Monuments and other listed heritage buildings by Local Authorities are reported as yet within the Prohibited or the Regulated Areas of the Protected Monument.

5.2.7 Public Amenities:

Well-connected Road/footpath, Toilets, drinking water and benches are present within the Prohibited area.

5.2.8 Access to the Protected Monument:

The Protected Monument is situated on a hill and lacks direct vehicular access from the main road. Pedestrian access is provided via a series of steps connecting the main road to the Protected Monument. The approach road is typically unpaved, consisting of gravel and mud.

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

Electrical supply, street lighting, water supply and parking are present within the Prohibited and Regulated Areas of the Protected Monument. Visitor parking is available in the West within the Prohibited 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 Monument

6.1 Architectural, Historical and Archaeological Value:

Architectural Value:

The Protected Monument, carved directly from basalt rock, the Protected Monument features a complex of 14 caves, including Chaityas for prayer and Viharas for monastic living. The Chaitya Hall in Cave 3 stands out as a key milestone in the development of Buddhist rock-cut architecture across western India. An innovative drainage system, with tunnels drilled into the ceilings to collect rainwater and direct it to hidden cisterns is a unique feature. Although parts of the basalt have weathered and original pillars have been reinforced with cement to avert collapse. [1]

Historical Value:

The Protected Monument, originating in the 3rd BCE, the Protected Monument embodies early Hinayana Buddhism, later enriched by Mahayana elements in its paintings. It links to major dynasties like the Satavahanas, Kshatrapas, and Vakatakas, with ancient mentions in Ptolemy's Petrigala and the Mahamayuri chronicle confirming its antiquity. Seven inscriptions from 250 BCE to the 4th CE, inscribed in Prakrit and Brahmi script, detail donors and rulers, aiding the timeline of rock-cut caves near Ajanta-Ellora.[1]

Archaeological Value:

The Protected Monument is an early Buddhist rock-cut site dating to the 3rd BCE, which includes 14 caves with Chaityas and Viharas. Cave 3's Chaitya Hall impresses with Yaksha guardian sculptures, elephants, Prince Gautama life scenes, and a clever rainwater drainage setup. Mahayana-era paintings persist in several caves, complemented by Prakrit and Brahmi inscriptions of donors and rulers that trace the evolution of regional rock-cut architecture.[1]

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

The Protected Monument experiences no significant developmental, urbanization, or population pressure as it is remotely located.

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

Visibility from all directions of prohibited and regulated area to the Protected Monument:

The Protected Monument is clearly visible from the East and South. While, the Protected Monument is not clearly visible from the North and West, as these areas are part of a rocky mountain.

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[1]Archaeological Survey of India, Aurangabad Circle.

Visibility from the Protected Monument:

The East and South consist the surrounding open land and vegetation within Prohibited and the Regulated Area. While, the rocky mountain is visible from the monument towards the North and West.

6.4 Land use:

No development plan/ master plan is available with the local authorities.

6.5 Archaeological heritage remains other than the Protected Monument:

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

6.6 Cultural landscape:

The Dhokeshvar Cave, carved in the 8th CE, reflects the close relationship between natural terrain and religious practice in the Deccan. Its hilltop location on a rocky plateau emphasises the spiritual importance of remote and elevated landscapes for worship and retreat. As a Shaivite site centred on a linga, with representations of Natesa and the Saptamatrikas, it expresses the religious beliefs and inclusive iconographic traditions of the period. The rock-cut architecture, integrated into the natural hill with massive pillars and a monolithic shrine, demonstrates advanced craftsmanship and adaptation to the local landscape, highlighting a society that embedded cultural and spiritual values directly within its natural environment.

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

The Protected Monument occupies a rocky basalt hillside, where the cave is carved, forming a natural barrier that protects against soil erosion and urban encroachment. Sparse vegetation and tiered open rocky terrain surround the site. These elements safeguard the monument's fragile structure, and enhance the cultural landscape with a serene setting for spiritual activities.

6.8 Usage of open space and constructions:

The Prohibited Area features natural rocky terrain and sparse vegetation, including shrubs, small trees, and grass. In contrast, the Regulated Area consists primarily of agricultural fields rural access roads, and scattered vegetation, with a single residence and a water harvesting tank in the West.

6.9 Traditional, Historical and Cultural activities:

Maha Shivratri, Dussehra, and other Shiva-associated festivals are performed at the Protected Monument (Dhokeshwar Caves) as per local tradition, forming part of cultural activities.

6.10 Skyline as visible from the Protected Monument and from the Regulated Areas:

Skyline as visible from the Protected Monument:

Open spaces and sparse vegetation dominate in East and South of the Prohibited and Regulated Areas, and part of a rocky mountain towards North and the West.

Skyline as visible from the Regulated Areas:

The Protected Monument, on a distinctly elevated rocky mountain, forms a significant silhouette observable from a distance.

6.11 Traditional architecture:

The stone stairway leading to the cave entrance, located in the Prohibited Area, constructed using local materials and traditional methods, blends seamlessly with the natural rock within the Protected Area.

6.12 Developmental plan as available by the local authorities:

No zoning regulations or 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 Monument and 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 Monument.

6.13.3. B Regulated Area:

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 Monument.

However, 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.

1. **Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, generator 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 **4.50 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 present land use may be retained as existing.

   ii. The area covered by water bodies, situated in the Prohibited and Regulated Area of the Protected Monument must be preserved in its current state, and any alterations to its existing use should be discouraged.

3. **Façade design:**

   i. The façade design of new construction should be minimalistic in nature, so that it does not overpower the Protected Monuments and the overall character of the surrounding area. The façade design should be subtle, plastered and painted in earthy colours.

   ii. Vernacular architecture using local building materials to be used in exempted constructions.

   iii. Use of intrusive material such as aluminum composite panel (ACP), high pressure laminate (HPL) and any other synthetic material for exterior finishes on the exterior façade should be discouraged.

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

   v. Use of colour façade should be discouraged.

   vi. Informal extensions of shops and residences should be restricted for all the buildings located within the Regulated Area.

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, jaalis or other such design elements). All of these services should be included in the maximum permissible height.

5. **Building material:**

   Consistency in building materials and colour along all street façades of the Protected Monument may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes. 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 Monument which does not create a harsh contrast with the Protected Monument and 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 Monument or its immediate surroundings.

6.14 Visitor facilities and amenities:

Visitor facilities and amenities, may be provided in the vicinity of the Protected Monument as per feasibility.

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

i. Light during night should be provided around the Protected Monument for safety purpose.

ii. No advertisements in the form of hoardings, billboards and posters should be permitted near the Protected Monument, especially on the boundaries of the Protected Monument.

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

7.2 Other Recommendations:

i. The master plan or development plan, as and when prepared should be clearly show all monuments of national importance and the Prohibited and Regulated Areas around the Protected Monuments.

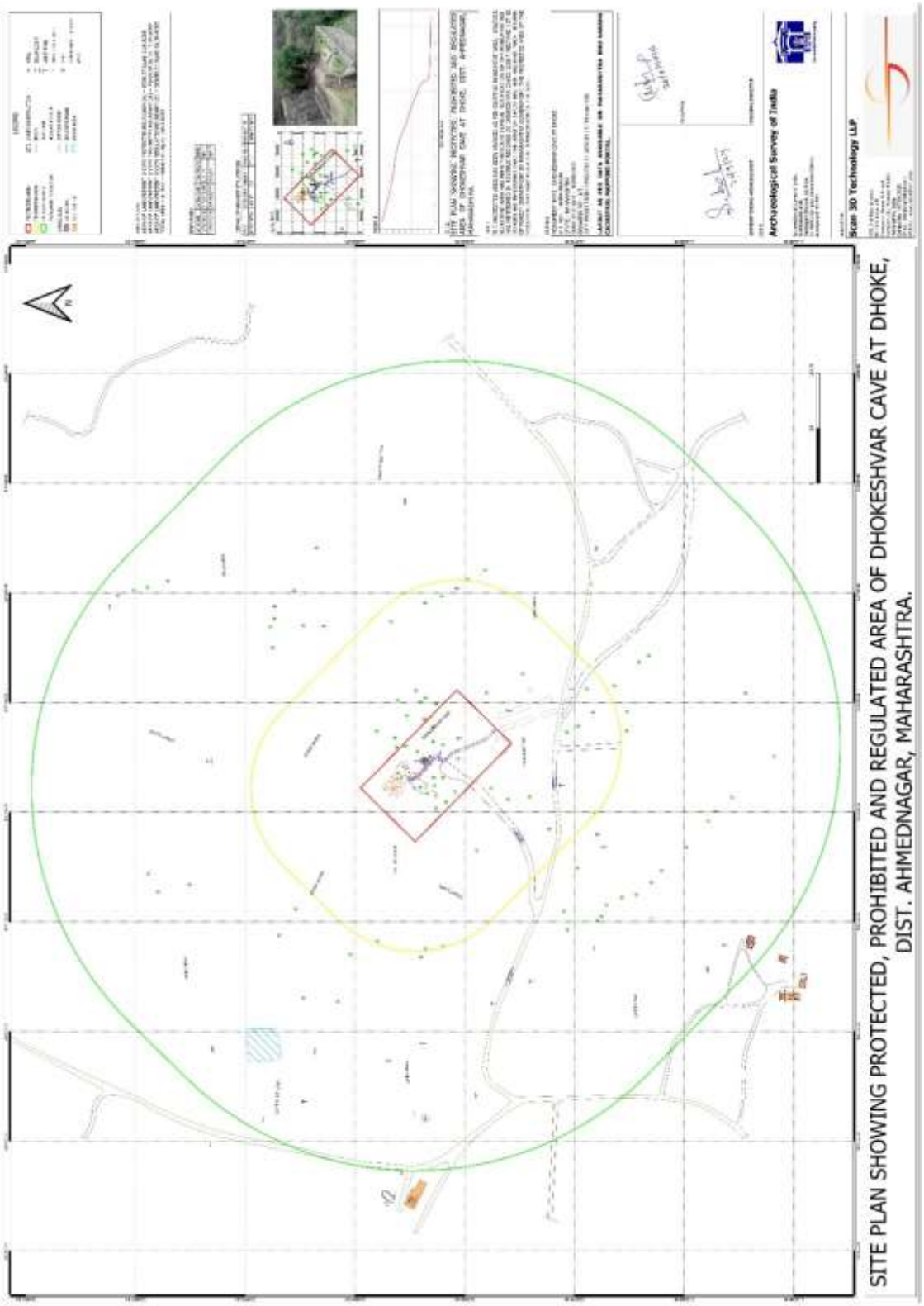
ii. The area may be declared as a plastic and polythene-free zone.

iii. "National Disaster Management Guidelines" for Cultural Heritage Sites and Precincts may be referred at https://nidm.gov.in/PDF/pubs/NDMA/20.pdf.

ANNEXURES

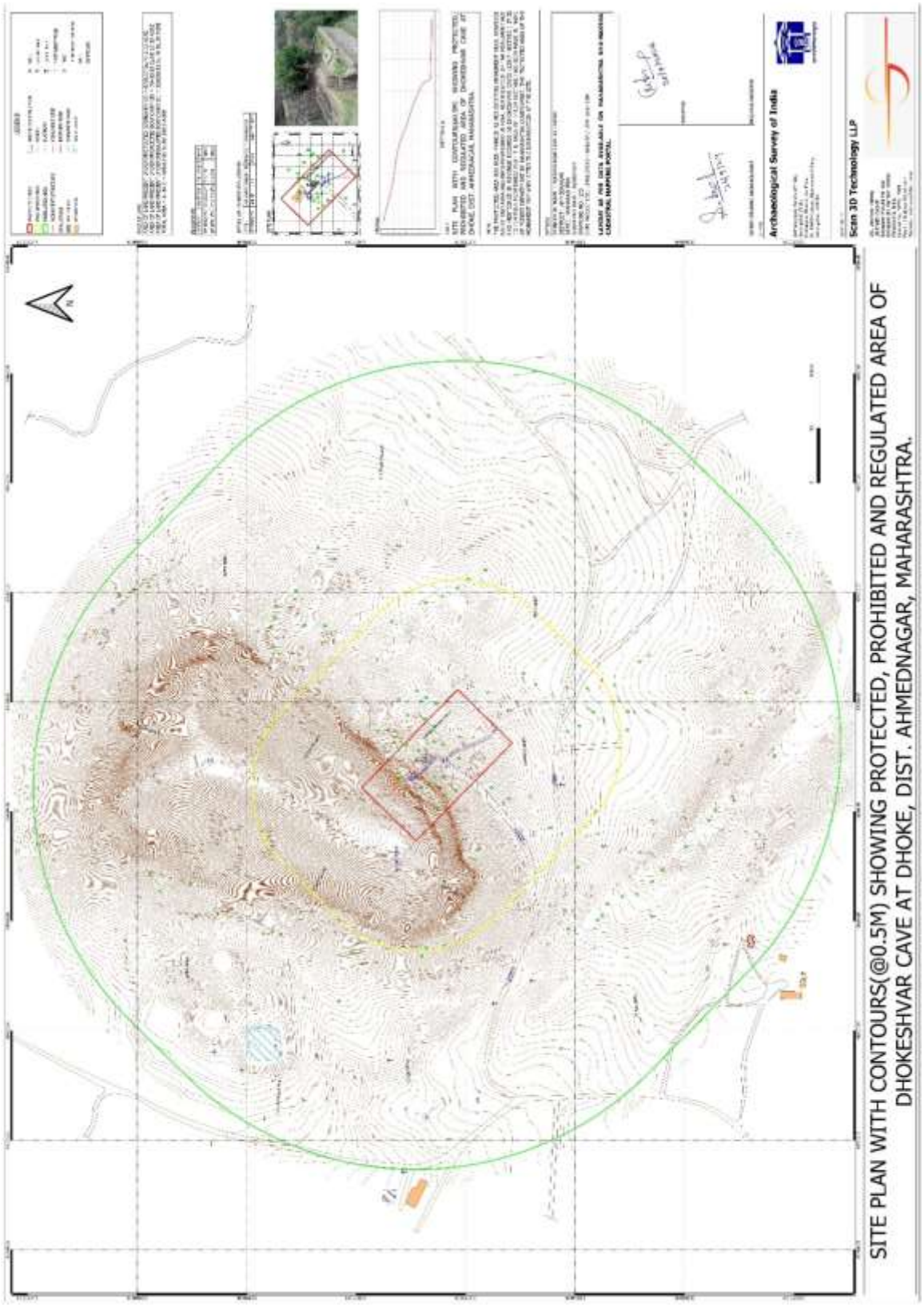
ANNEXURE-I

Survey Plan of Dhokeshvar Caves, Dhoke, District - Ahmednagar (now known as Ahilyanagar), Maharashtra



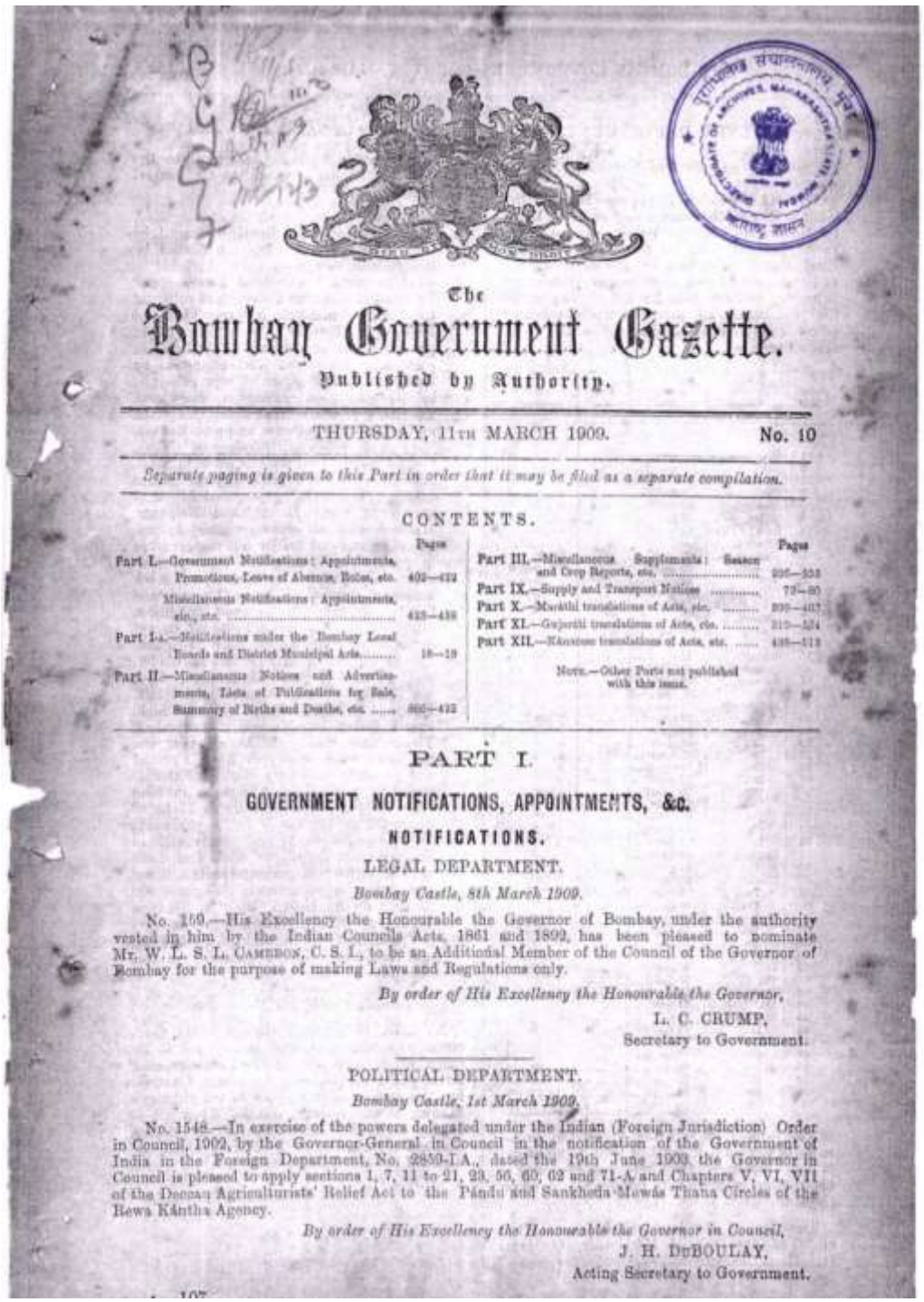
ANNEXURE–I(a)

Survey Plan with contours of Dhokeshvar Caves, Dhoke, District - Ahmednagar (now known as Ahilyanagar), Maharashtra



ANNEXURE-II

Gazette Notification of the Protected Monument



The

Bombay Government Gazette.

Published by Authority.

THURSDAY, 11TH MARCH 1909. No. 10

Separate paging is given to this Part in order that it may be filed as a separate compilation.

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NOTE.—Other Parts not published with this issue.

PART I.

GOVERNMENT NOTIFICATIONS, APPOINTMENTS, &c.

NOTIFICATIONS.

LEGAL DEPARTMENT.

Bombay Castle, 8th March 1909.

No. 159.—His Excellency the Honourable the Governor of Bombay, under the authority vested in him by the Indian Councils Acts, 1861 and 1892, has been pleased to nominate Mr. W. L. S. L. CAMERON, C. S. I., to be an Additional Member of the Council of the Governor of Bombay for the purpose of making Laws and Regulations only.

By order of His Excellency the Honourable the Governor,

L. C. CRUMP,
Secretary to Government.

POLITICAL DEPARTMENT.

Bombay Castle, 1st March 1909.

No. 1548.—In exercise of the powers delegated under the Indian (Foreign Jurisdiction) Order in Council, 1902, by the Governor-General in Council in the notification of the Government of India in the Foreign Department, No. 2859-I.A., dated the 19th June 1903 the Governor in Council is pleased to apply sections 1, 7, 11 to 21, 23, 56, 60, 62 and 71-A and Chapters V, VI, VII of the Deccan Agriculturists' Relief Act to the Pándu and Sankheda-Mewás Thána Circles of the Rewa Kántha Agency.

By order of His Excellency the Honourable the Governor in Council,

J. H. DuBOULAY,
Acting Secretary to Government.

No. 1225.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Broach District to be protected monuments within the meaning of the said Act :—

Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Broach ...	Broach ...	The Jámi Masjid ...	I (*b*).
2	Do. ...	Do. ...	The Dutch Tombs ...	II (*a*).

No. 1226.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Surat District to be protected monuments within the meaning of the said Act :—

Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Chorási ...	Surat ...	Old English and Dutch Tombs ..	II (*a*).
2	Do. ...	Do. ...	The old Armenian Tombs ...	II (*a*).
3	Olpád ...	Dhav ...	Vaux's Tomb ...	II (*a*).

No. 1227.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Thána District to be protected monuments within the meaning of the said Act :—

Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Sálsette. ...	Thána ...	Tombs of the Chief of Sálsette ...	II (*a*)
2	Do. ...	Kánori ...	The Buddhist Caves ...	I (*a*)
3	Do. ...	Kondiote ...	Caves ...	II (*a*)
4	Bassein ...	Bassein ...	Fort and old Portuguese Remains ...	I (*a*)
5	Kalyán ...	Ambarnath ...	The Temple of Ambarnath ...	I (*a*)
6	Sálsette ...	Borivli ...	A group of Memorial Stones ...	I (*b*)
7	Do. ...	Do. ...	Old Portuguese Churches, Watch Tower and Caves.	II (*b*).
8	Do. ...	Mandapeswara ...	Caves ...	II (*b*).
9	Do. ...	Amboli ...	Jogeswari Caves ...	II (*b*).
10	Bassein ...	Arnala ...	Fort ...	II (*a*).

No. 1228.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Ahmednagar District to be protected monuments within the meaning of the said Act :—

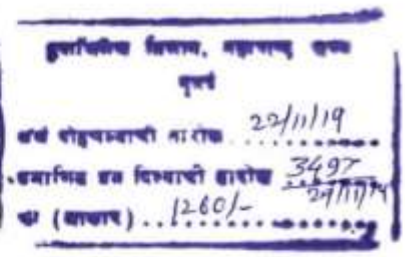
Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Ahmednagar ...	Mehekari ..	Salabatkhan's Tomb ..	I (a).
2	Do. ...	Ahmednagar ...	The Faria Bagh ...	II (a).
3	Do. ...	Do. ..	The Tomb of Nizam Ahmedshah ...	II (a).
4	Kopergaon ..	Kokumthan ..	An old Temple ...	I (a).
5	Akola ...	Ratanwadi ...	The Temple of Amriteshwar ...	I (a).
6	Do. ..	Tahakri ..	Triple shrined Temple of Bhavani ...	II (a).
7	Do. ...	Harischandragad ..	Caves and Temple .	II (a).
8	Shrigonda ...	Pedgaon ..	The Temple of Lakshmi Narayan ..	I (a).
9	Do. ..	Mandavgaon Katrabad	The Temple of Devi ...	II (a).
10	Párner ...	Dhoke ..	Dhokeshvar Cave ...	II (a).

No. 1229.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Násik District to be protected monuments within the meaning of the said Act :—

Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Sinnar ..	Sinnar ...	Gondeshvar Temple of Mahadev ...	I (a).
2	Do. ...	Do. ...	The Temple of Aeshwar ...	I (a).
3	Yeola ...	Ankai ..	Caves ..	I (a).
4	Málegaon ...	Zodga ...	The Hemadpanti Temple of Mahadeo	I (a).

No. 1230.—In exercise of the powers conferred by sub-section (*1*) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to declare the following ancient monuments in the Poona District to be protected monuments within the meaning of the said Act :—

Serial No.	Place where the monument is situated.		Name or description of the monument.	Class of monument, or other remarks.
	Táluka.	Town or Village.		
1	2	3	4	5
1	Mával ...	Kárla ...	Cave Temples and Inscriptions ..	I (a).
2	Do. ...	Bhaja ...	Do. ...	I (a).
3	Do. ...	Bedsa ...	Do. ...	I (a).
4	Junnar ...	Junnar ...	Do. ...	I (a).
5	Haveli ...	Poona ...	Old European Tombs ...	II (a).
6	Mával ...	Selarwadi ...	Excavations and Inscriptions ...	II (a).
7	Do. ...	Lohogad ..	Fort ...	II (a).
8	Do. ...	Visapur ...	Do. ...	II (a).
9	Do. ...	Rajmachi ...	Do. ...	II (a).
10	Junnar ...	Junnar ..	Fort of Shivner ..	I (a).
11	Haveli ...	Poona .	The Cave Temple of Bhámburda ...	II (a).
12	Khed ...	Khed ...	Dilawarkhan's Tomb ..	II (a).
13	Sirur ...	Koregaon ...	Monument ...	II (a).
14	Haveli ...	Singhar ...	Fort ...	II (a).
15	Junnar ...	Junnar ...	Soudagar Gumbaj ..	II (a).
16	Do. ...	Do. ...	Habshi Gumbaj ...	II (a).



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Assistant Director of Archives
Government of Maharashtra
Mumbai

No. 1239.—The following draft of certain rules, which it is proposed to make in exercise of the powers conferred by section 20 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), is published as required by section 20 (2) of the Act for the information of persons likely to be affected thereby, and notice is given that the draft will be taken into consideration by the Governor in Council on or after the 12th day of April 1909.

2. Any objection or suggestion which may be sent to the Secretary to Government, General Department, by any person with respect to the draft will be considered by the Governor in Council.

Draft Rules.

1. These rules are applicable to the areas in the Násik District described below, namely :—

(1) *Aeshwar's Temple situated in Survey No. 1281 of the village of Sinnar*, and the area comprised in the said survey number bounded as follows :

North—Saraswati river, beyond that Survey Nos. 1250 and 1249.

West—Survey No. 1251.

South—Násik-Sinnar Road, beyond that Survey Nos. 1277 and 1280.

East—Survey No. 1282.

(2) *The "Shri Mahadeo" Hemadpanti temple at Zodga, táluka Málegaon*, and the area which is included within the space of 200 feet on every side and from the corners of the said temple which is situated in Revision Survey No. 426 at Zodga.

(3) *The Ankai Caves and the Hillocks comprised in Forest No. 240 of Ankai village*, bounded as follows :—

North—Survey Nos. 218, 223, 224, 225, 226, 232, 238, 239 and the boundary of the village of Wanjarwadi.

South—Survey Nos. 8, 7, 6, 5, 4, 2, 1, village site and Survey Nos. 173, 174, 175, 179 and 180.

West—Survey Nos. 215, 216 and 217.

East—Hill of Survey No. 240 and the boundary of the village of Málegaon.

(4) *The Pandu Lena Caves and Hillock comprised in Forest No. 286 of the village of Pathardi* and the space round about bounded as follows :—

North—Survey Nos. 285, 287, 288, 230, 231, 235, 236, 237 and 238 of Páthardi.

East—Survey Nos. 239 to 240.

South—Survey Nos. 250 and 251.

West—Survey Nos. 267 to 272, and 284.

(5) The Godeshwar Mahadeo Temple with the land and compound occupied by it in Survey No. 1 of the village of Sinnar and all land within 100 yards of the temple's outer wall.

2. No person shall within any of the said areas make any sort of excavation whatever, except under a license from the Collector of the district, which will generally not be granted except so far as such excavation may be deemed necessary for the repair or improvement or protection of the temple or caves in question.

3. Any person committing a breach of the above rule shall be punishable with fine which may extend to two hundred rupees.

No. 1240.—The following draft of a direction, which the Governor in Council proposes to make in exercise of the powers conferred by sub-section (1) of section 18 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), is published for the information of persons likely to be affected thereby, and notice is given that the draft will be taken into consideration by the Governor in Council on or after the 12th day of April 1909.

2. Any objection or suggestion which may be sent to the Secretary to Government, General Department, by any person with respect to the draft will be considered by the Governor in Council.

Draft Direction.

No sculptures, carvings, images, bas-reliefs, inscriptions or other like objects shall be moved from any of the undermentioned temples or caves without the written permission of the Collector of Násik.

Temples and Caves referred to above :—

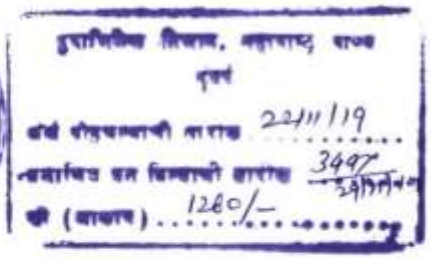
(1) Aeshwar's Temple situated in Survey No. 1281 of the village of Sinnar.

(2) The "Shri Mahadeo" Hemadpanti Temple at Zodga, táluka Málegaon.

(3) The Ankai Caves and the Hillocks comprised in Forest No. 240 of Ankai village.

(4) The Pandu Lena Caves and Hillock comprised in Forest No. 286 of the village of Páthardi.

No. 1241.—In exercise of the powers conferred by clause (3) of section 2 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to authorise all Collectors and Deputy Commissioners in the Presidency, including Sind, to perform the duties of a Commissioner under the said Act in regard to all monuments situated in their districts except those imposed by sections 7 and 18 of the said Act.



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Assistant Director of Archives
Government of Maharashtra
Mumbai

ANNEXURE-III

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

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 Monument and its surrounding areas

Image 1: North Side of the Protected Monument.

Image 2: East Side of the Protected Monument from Prohibited Area.

Image 3: South Side of the Protected Monument from Prohibited Area.

Image 4: West Side of the Protected Monument from Regulated Area.

Image 5: Open land throughout the Prohibited and Regulated Areas in the North Side of the Protected Monument.

Image 6: Open land throughout the Prohibited and Regulated Areas in the East Side to the Protected Monument.

Image 7: South side of Prohibited and Regulated Areas.

Image 8: West side of Prohibited and Regulated Areas, covered with sparse vegetation.

Image 9: Water harvesting tank in the North-West within the Regulated Area.

Image 10: Approach road to the Protected Monument from Prohibited Area.

Image 11: Public amenities in the South-East of the Protected Area.