फा.सं.न.15-394/एनएमए/एचबीएल-2026

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - **बादशाही हवेली, नया बाज़ार, जिला-अजमेर, राजस्थान** का धरोहर उप-विधि का मसौदा प्राचीन संस्मारक तथा पुरातात्विक स्थल और अवशेष अधिनियम, 1958 की धारा 20(ड़) 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, जोधपुर सर्कल **www.asijodhpurcircle.in**

2. किसी भी व्यक्ति को कोई आक्षेप या सुझाव हो तो वह सदस्य सचिव, राष्ट्रीय संस्मारक प्राधिकरण, 24, तिलक मार्ग, नई दिल्ली-110001 को लिखित में या ईमेल आईडी अर्थात् **arch-section@nma.gov.in** पर 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. 15-394/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 **The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan** 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, Jodhpur Circle **www.asijodhpurcircle.in**

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. **arch-section@nma.gov.in** latest by 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 The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan

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 **"The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan"**, prepared by the Competent Authority, in Consultation with the Arvindbhai Patel Institute of Environmental Design, Vallabh Vidyanagar, Anand, 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 "The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan"

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 **"The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan."**

(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 may be, make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

(c) It is the responsibility of the applicant to submit all relevant information and abide by the 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 – The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan

3.1 Location and Setting of the Protected Monument:

The Protected Monument is situated in the Naya Bazar area of Ajmer, Rajasthan, India,

The geographical coordinates of the Protected Monument are as follows:

Latitude: 26°27'41.0" N , **Longitude:** 74°37'52.5" E.

Situated within a dense urban fabric, the Protected Monument is in close proximity to Ana Sagar Lake and Aravalli Range. Additionally, the Protected Monument is located approximately 1.8 kilometres, South-West of the "Ajmer Dargah Sharif", a site of cultural and religious importance.

The Protected Monument is well-connected by National Highway-8 (NH-8) and NH-79, linking it to cities like Jaipur and Udaipur. The Ajmer Bus Stand is about 1.8 kilometres North-East of the Protected Monument, and the Ajmer Junction Railway Station is approximately 2 kilometres, South-East from the Protected Monument. Kishangarh Airport, Kishangarh, is the nearest airport about 30 kilometres away.

The Protected Monument is located in close vicinity to several other Protected Monuments. Therefore, this Heritage Bye-Law should be read in conjunction with the Heritage Bye-Laws of, "Delhi Gate, Ajmer City, consisting of one archway, District - Ajmer, Rajasthan" and "Magazine Buildings in the Ajmer Fort, including Museum, District - Ajmer, Rajasthan".

The cluster map depicting the indicative Protected, Prohibited and Regulated Boundaries of the Protected Monuments is attached in **Figure 2**.

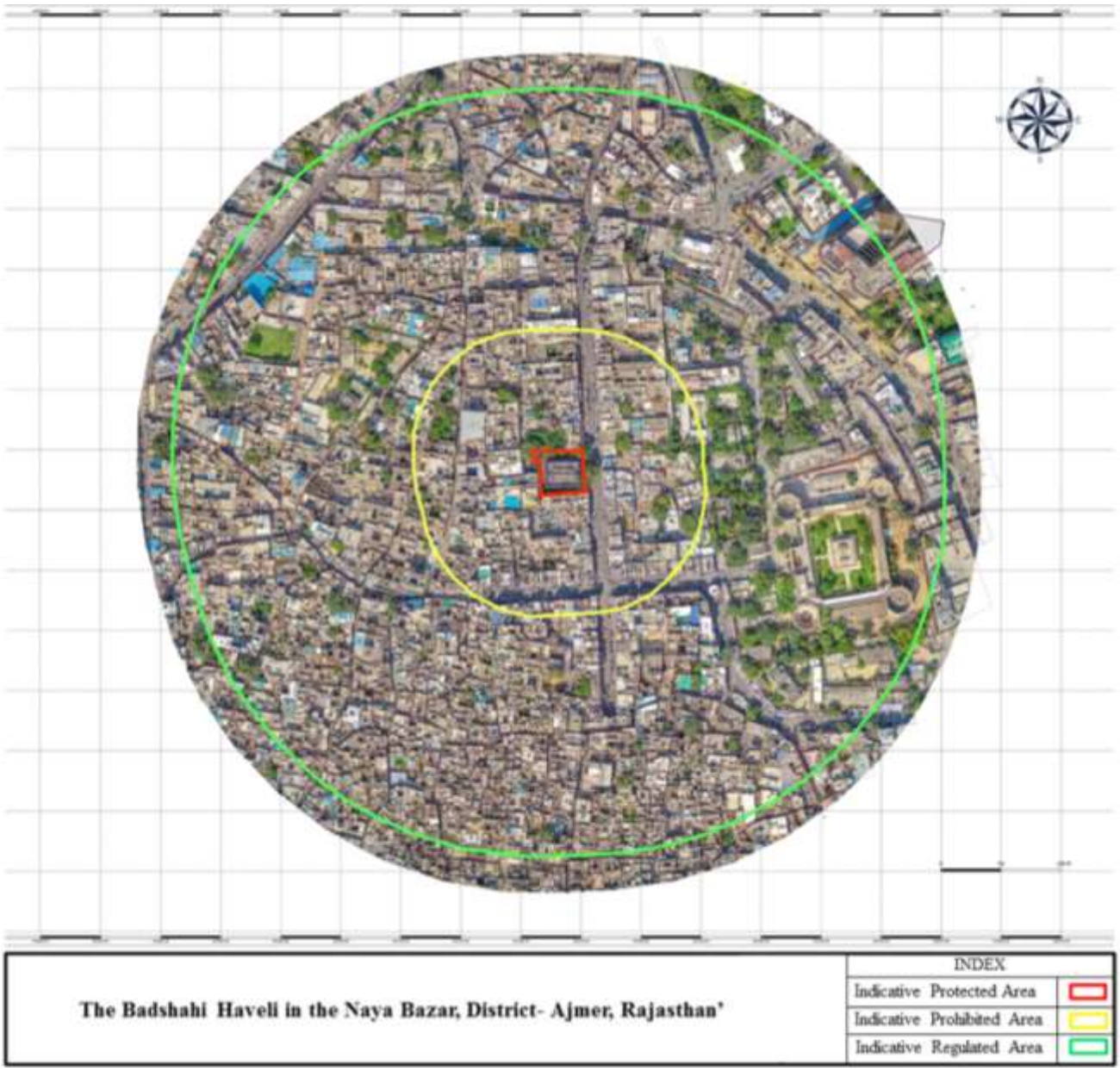


Figure 1: Satellite Imagery showing the location of The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, along with the indicative Protected, Prohibited and Regulated Areas.[1]

[1] Archaeological Survey of India, Jodhpur circle and Google Maps.

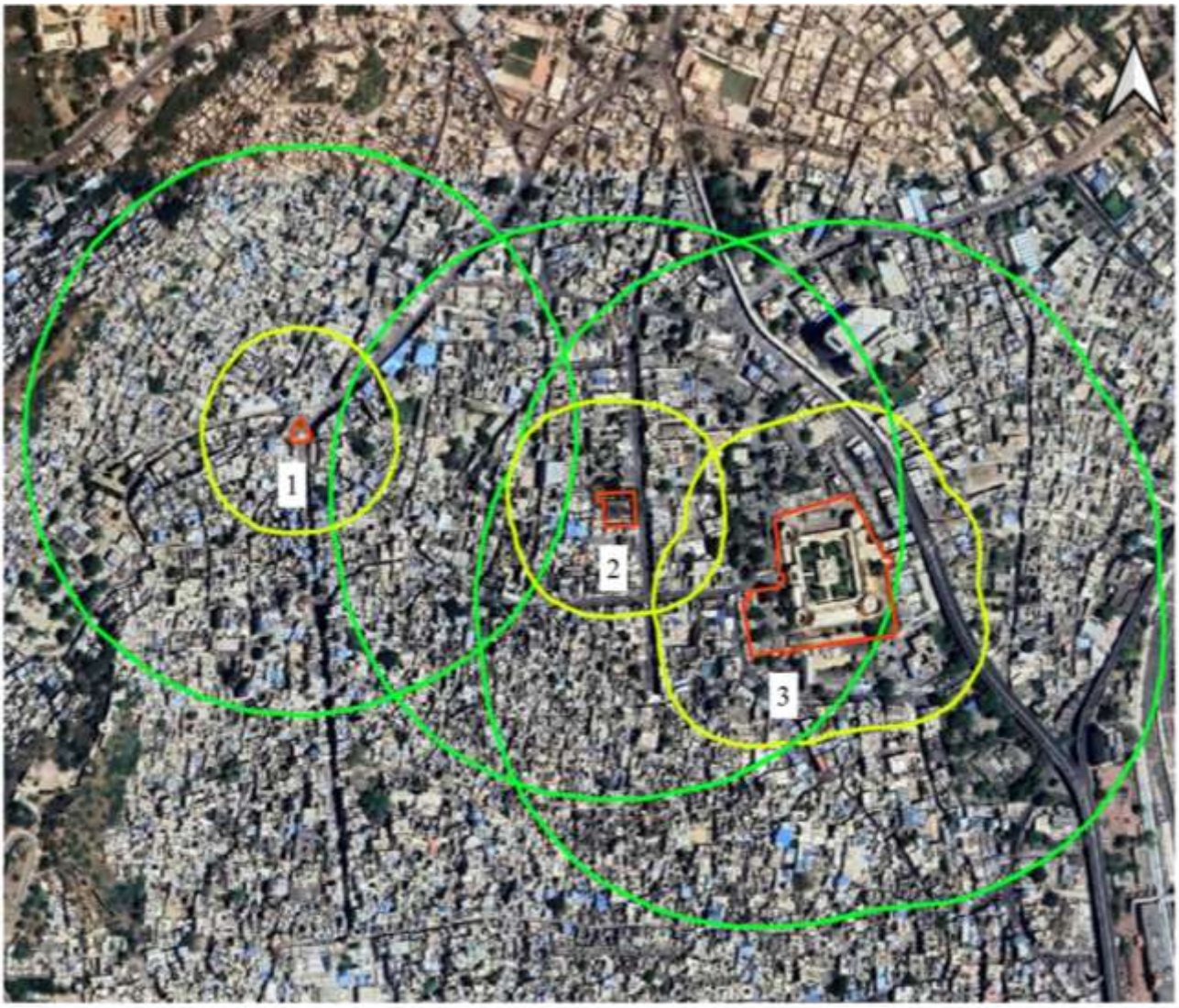


Figure 2: Cluster map showing the location of The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, Delhi Gate, Ajmer City, consisting of one archway, District - Ajmer, Rajasthan, and Magazine Buildings in the Ajmer Fort, including Museum, District - Ajmer, Rajasthan along with their indicative Protected, Prohibited and Regulated Area.[2]

3.2 Protected Boundary of the Protected Monument:

The boundary of the Protected Monument The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, may be seen at **Annexure-I**.

[2] Archaeological Survey of India, Jodhpur circle and Google Maps.

3.2.1 Gazette Notification as per ASI records:

Copy of the Gazette Notification of The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, may be seen at **Annexure–II**.

Archival map of The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, may be seen at **Annexure–II(a)**.

3.3 History of the Protected Monument:

The Protected Monument, built in 1507 CE during Emperor Akbar's reign, is a historic Mughal-era residence located in the Naya Bazar, Ajmer. Originally constructed as a home for one of Akbar's nobles, the Protected Monument reflects Mughal architectural style. Its design, featuring four corner rooms and an Eastern verandah entrance, bears similarities to the nearby Magazine Building, which once served as a Mughal treasury. As Ajmer was a key administrative and military centre under Akbar, the Protected Monument played a significant role in housing high-ranking officials.[3]

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

The Protected Monument is a rectangular structure characterized by its Mughal architectural elements. The maximum height of the protected monument is 9.9 metres. It consists of a pillared hall surrounded by a double colonnade, with wide bracket capitals that provide both structural support and aesthetic appeal. The four corners of the Protected Monument contain enclosed rooms, which were likely used as private chambers. The main entrance is located on the Eastern verandah, giving access to the central space.

The architectural detailing of the Protected Monument showcases the use of finely carved stone brackets, beams and chhajjas (overhanging eaves), which help in providing shade and protection from the elements. The structure is built using local sandstone, a material commonly found in the region, known for its durability and ability to withstand Ajmer's climate.[4]

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**.

[3] Archaeological Survey of India (ASI) Jodhpur Circle.

[4] Ibid.

3.5.2 Daily footfalls and occasional gathering numbers:

The daily footfall data is provided as follows:

(i) 10-20 visitors daily and remains consistent on weekends.

(ii) 20-30 visitors per day during festivals such as Eid, Muharram, Diwali, Shivaratri and special occasions.[5]

[5] Archaeological Survey of India (ASI) Jodhpur Circle.

CHAPTER - 4

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

4.1 Existing Zoning:

The Protected Monument lies in the area of 'Ajmer Development Authority'.

As per the 'Ajmer Land Use Plan 2033', the Protected, Prohibited and Regulated Areas of the Protected Monument encompass various land uses, as follows **(refer Annexure-III):**

a) Residential

b) Commercial

   i. Retail business and general commercial / commercial centre
   ii. Warehouse and godowns

c) Governmental

   i. Government and Semi-government offices

d) Public and semi public

   i. Allopathic / Ayurvedic / Homeopathic / Naturopathy Hospital

   ii. Social, Cultural / Religious / Historical - H

4.2 Existing Guidelines of the Local Bodies:

The existing guidelines of the local bodies, as applicable to the land uses falling in the Prohibited and Regulated Areas of the Protected Monument, may be referred from **"Ajmer Master Development Plan, Ajmer Region 2013-2033"**, as and when amended shall be applicable.

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:

Survey Plan of The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan, may be seen at **Annexure-I**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

a) The Prohibited area is approximately 46,747 square metres.

b) The Regulated Area is approximately 2,81,815 square metres.

5.2.2 Description of built-up area:

i. **North:**

The northern side comprises a highly dense urban fabric characterized by retail shops lining the main road, from which secondary streets branch into densely built residential and mixed-use developments. The area also includes prominent religious precincts such as *Soni ji ki Nasiyan Mandir*, a well-known Jain temple that acts as a significant landmark within both the Prohibited and Regulated Areas.

ii. **East:**

The eastern side exhibits a dense to moderately dense built-up character with a mix of residential, commercial, and public institutional uses. This includes public buildings such as the *Kotwali Police Station*, Police Headquarters and *Shree Ardh Chandreshwar Mahadev Mandir*. A temple with an open plaza is also located in this direction. Elements of traditional architecture remain visible in several heritage structures, notably the *Magazine Buildings within Ajmer Fort*, a Protected Monument, which forms an important visual and cultural landmark.

iii. **South:**

The southern side is predominantly characterized by dense residential and mixed-use developments. The area has narrow lanes, limited open spaces, and sparse vegetation. Naya Bazar Road transitions into a densely populated bazaar street with retail shops housed in both modern and traditional structures, some of which exhibit adaptive reuse. Traditional architectural features are intermittently visible.

The south-eastern portion includes the *Magazine Buildings within Ajmer Fort, including the Museum*, which constitute a prominent landmark. Adjoining the fort boundary, the *Central Government Senior Secondary Girls' School* occupies a substantial portion of the Regulated Area.

West:

The western side is a high-density area characterized by commercial activity at the ground floor with residential use on upper floors. The streetscape reflects a traditional urban pattern, with some buildings retaining architectural elements such as courtyards, brackets, and carved details. The *Government Oswal Jain Senior Secondary School* serves as a major landmark within this direction.

5.2.3 Description of green/open spaces:

i. **North:**

Towards the north, the Prohibited Area abuts an open plot largely overtaken by scrub vegetation, while the remainder of the area lacks significant formal open spaces. Within the Regulated Area, open spaces are more evident in the form of temple precincts that include courtyards and landscaped areas with mature trees, contributing limited but notable green cover.

ii. **East:**

The eastern side is largely dense in terms of built-up development, with very few open plots, many of which are overtaken by scrub vegetation. Within the Regulated Area, public buildings such as the Police Station, Traffic Office, and heritage structures are set within landscaped setbacks and open plazas, which contribute to the green and open character of this direction.

iii. **South:**

The southern side is predominantly densely developed with limited availability of open plots. In both the Prohibited and Regulated Areas, residential buildings commonly incorporate internal courtyards that function as private open spaces. Overall, formal green spaces are limited, and vegetation cover is sparse.

iv. **West:**

The western side is largely built up with scarce open plots and minimal green cover. However, within the Regulated Area, the playground of the Government school forms a significant open space, with large trees within its compound contributing to the greenery in this direction.

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

The Protected Monument is located along Naya Bazar Road, a primary road approximately 8 metres wide, lined with retail shops on both sides. This road extends Southward, terminating at a major crossroad known as Naya Bazaar Chauraha, while its Eastern stretch leads towards Ajmer Fort.

Several secondary roads, ranging from 3 to 4.5 metres in width, branch out from Naya Bazar Road, providing access to residential areas. Towards the North-East, National Highway-58 runs along the boundary of the Regulated Area, serving as a key regional connector.

5.2.5 Existing Heights of Buildings:

Prohibited Area:

i. **North:**

The northern side of the Prohibited Area comprises mixed-use structures with heights generally ranging from G+1 to G+4, corresponding to approximately 7.5 metres to 20 metres.

ii. **East:**

Towards the east, buildings within the Prohibited Area largely fall within the G+1 to G+4 height range (approximately 7.5 metres to 20 metres), with surrounding development forming a dense fabric adjacent to the Ajmer Fort precinct.

iii. **South:**

The southern side of the Prohibited Area is characterized by mixed-use and residential structures with heights ranging from G+1 to G+4, i.e., approximately 7.5 metres to 20 metres.

iv. **West:**

On the western side, the Prohibited Area comprises predominantly mixed-use developments, with building heights generally varying between G+1 and G+4 (approximately 7.5 metres to 20 metres).

Regulated Area:

i. **North:**

Along the northern side of the Regulated Area, residential developments along secondary roads and mixed-use buildings along main roads typically range from G+2 to G+4, corresponding to approximately 10.5 metres to 20 metres.

ii. **East:**

The eastern side of the Regulated Area includes public and heritage buildings such as the *Magazine Buildings within Ajmer Fort*, a Protected Monument, which attain heights of approximately 18 metres. Other surrounding developments generally range from G+1 to G+4.

iii. **South:**

The southern side of the Regulated Area is predominantly residential and mixed-use in nature, with building heights generally ranging from G+2 to G+4 (approximately 10.5 metres to 20 metres).

iv. **West:**

Towards the west, the Regulated Area is characterized by mixed-use developments with commercial uses at ground level and residential uses above, with heights typically ranging from G+2 to G+4, i.e., approximately 10.5 metres to 20 metres.

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

There are no State Protected Monuments or other Listed Heritage Buildings by Local Authorities are reported as yet within the Prohibited and Regulated Areas of the Protected Monument.

5.2.7 Public Amenities:

Prohibited Area:

The public amenities in the Prohibited area of the Protected Monument include a major market street for the locals, providing the public with market facilities and a few open plots used as parking spaces.

Regulated Area:

The Regulated area of the Protected monument has public amenities such as a police station and schools.

5.2.8 Access to the Protected Monument:

The Protected Monument is accessible from Naya Bazar Road and has two entrances on the East side. The main entrance is on the South-Eastern side, while a smaller secondary gate is located in the North-East.

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

Infrastructure services like water supply, storm water drainage and dustbins are available.

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

The zoning by the Local Bodies, as applicable to the land uses falling in the Prohibited and Regulated Areas of the Protected Monument, may be referred from the **"Ajmer Master Development Plan, Ajmer Region 2013-2033" (refer Annexure-III)**.

CHAPTER - 6

Architectural, Historical and Archaeological Value of the Protected Monument

6.1 Architectural, Historical and Archaeological Value:

Architectural Value:

The Protected Monument holds significant architectural value as an example of Mughal-era residential architecture. The structure's rectangular form, supported by a pillared hall with a double colonnade, showcases the Mughal emphasis on proportion, rhythm and spatial hierarchy. The use of wide bracket capitals, *chhajjas* (overhanging eaves), and finely carved stone elements reflects the craftsmanship and detailing characteristic of the Mughal Architecture dated in the early 16th century CE.

Constructed using local sandstone, it exemplifies sustainable building practices that respond to Ajmer's climate, ensuring durability and thermal comfort. The spatial arrangement, with rooms positioned at the four corners and an open central area, promotes natural ventilation and daylighting, essential in traditional Indian architecture.

Historical Value:

The Protected Monument holds significant historical value as a representation of Mughal-era urban development and residential architecture in Ajmer, a city that played a crucial role in Mughal administration, trade, and religious patronage. Its existence highlights the importance of noble residences within the city's dense urban fabric, demonstrating how the Mughal elite lived and functioned within Ajmer's administrative framework.

Archaeological Value:

The Protected Monument, *Badshahi Haveli in Naya Bazar*, holds archaeological value as a preserved historic structure retaining its original material fabric and construction evidence from the Mughal period. The surviving load-bearing stone masonry, lime-based mortar, original floor levels, and traditional construction joints provide tangible evidence of period building technology and workmanship. Located within the historic core of Ajmer and in proximity to other contemporaneous protected structures, the monument forms part of an established Mughal-period cultural layer reflecting the historic pattern of settlement continuity in the region. The authenticity of its original materials, structural system, and construction techniques constitutes its primary archaeological significance.

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

The Protected Monument is situated within a dense and continuously urbanising context, where increasing population and associated development pressures have resulted in intensified residential, commercial, and infrastructure activities in its immediate surroundings.

The ongoing redevelopment and functional intensification of the Naya Bazar area to cater to housing, commercial, and service demands heighten the risk of physical and visual encroachments within the Prohibited and Regulated Areas.

The presence of vendors and hawkers in the vicinity of the Protected Monument contributes to congestion and unmanaged use of surrounding spaces, which affects the monument's setting and orderly access. In addition, recent construction and redevelopment activities in the surrounding areas often adopt contemporary architectural styles, which are not always sympathetic to the traditional built character associated with the historic precinct.

The location of utilities such as an electric transformer in close proximity to the Protected Monument constitutes a sensitivity concern due to potential safety, maintenance, and visual implications within the protected setting.

Further, the proliferation of hoardings, billboards, and temporary posters in the vicinity of the Protected Monument poses a visual threat, detracting from its historic character and affecting the visual integrity of the monument and its immediate surroundings.

The limited visibility of the Protected Monument, Badshahi Haveli, Naya Bazar, Ajmer, during evening hours constitutes a sensitivity concern from a safety and security perspective, as it reduces passive surveillance and affects routine monitoring and management of the monument precinct.

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

Visibility from the Protected Monument:

From the Protected Monument, the dense mixed-use development is clearly visible, along with vendors and hawkers lining the roadside.

Visibility from the Regulated Area to the Protected Monument:

The Protected Monument is partially visible from the main road, "Naya Bazar Road," along the North South axis. However, in secondary streets, visibility is obstructed due to the height of buildings within the Prohibited and Regulated Areas.

6.4 Land-use:

As per the 'Ajmer Land Use Plan 2033', and as observed on site, the Regulated Boundary of the Protected Monument and its vicinity, falls primarily under mixed use land use. Other identified land uses include residential, mixed and commercial, schools, religious structures and heritage structures. **(Refer Annexure-III)**.

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 landscapes:

The Protected Monument represents a significant cultural landscape, where human intervention and the natural environment coexist to form a historical and cultural identity. Situated in Ajmer, the Protected Monument is an architectural remnant of Mughal influence.

The surrounding urban fabric, with its narrow lanes, bustling markets, and traditional water systems, contributes to its living heritage. The Protected Monument's integration with the Aravalli hills, Ajmer's historic trade routes, and religious landmarks like 'Dargah Sharif' reinforces its role in shaping the region's cultural narrative. This dynamic interaction between built heritage, natural features, and socio-economic traditions makes it a cultural landscape, illustrating the evolution of Ajmer as a historic urban settlement.

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 is in close vicinity to natural resources such as 'Ana Sagar Lake' which is about 2 kilometres North, and the Aravalli range, which helps in maintaining the ecosystem of the otherwise densely populated area.

The presence of large trees along the immediate Protected Boundary helps in regulating the harm to the structure due to vehicular emissions.

6.8 Usage of open space and constructions:

Few open plots can be observed which are either used as Parking spaces or are covered in scrub vegetation. The Public buildings in the East of the Regulated Area provide some open spaces. The area is densely packed urban fabric with residential, commercial and mixed-use buildings.

6.9 Traditional, Historical and Cultural activities:

In the Regulated Area, due to the presence of 'Magazine Buildings in the Ajmer Fort, including Museum', the historical value of the Protected Monument is celebrated in the form of exhibitions and shows that are organised in Ajmer Fort. The area otherwise is home to bustling markets selling traditional crafts, clothing and food, preserving artisanal practices. Culturally, festivals like Eid are celebrated prominently.

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

Skyline as visible from the Protected Monument:

From the Protected Monument, the mixed-use development forms the skyline.

Skyline as visible from the Regulated Areas:

From the Regulated Areas, the G+2, G+4 structures form the skyline with no visibility of the Protected Monument.

6.11 Traditional architecture:

Both in the Prohibited and the Regulated Area, there are traditional residences characterised by traditional Rajasthani elements. These include carvings, ornate windows like '*jharokhas'*, courtyards, brackets and decorative façades.

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

The **'Ajmer Master Development Plan, Ajmer Region 2013-2033'**, is applicable to the Protected, Prohibited and Regulated Areas of the Protected Monument. **(Refer Annexure-III)**

6.13 Permissible Building Related Parameters:

The Protected Monument **"The Badshahi Haveli in the Naya Bazar"** is in close vicinity to another **Protected Monument- 'Delhi Gate, Ajmer city, consisting of one archway, Rajasthan'** and **'Magazine Buildings in the Ajmer Fort, including Museum', Ajmer, Rajasthan.**

Hence, the Regulated area of the protected monument **"The Badshahi Haveli in the Naya Bazar"**overlaps with the Regulated area of the above-mentioned nearby Protected Monuments. These bye-laws should therefore be read in conjunction with one another. In the event of a site of construction falling in the Regulated area of two separate monuments, the likely adverse impact on account of the proposed construction on the Protected Monument which is closer to the site of construction shall be given precedence.

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 buildings/structures should be sympathetic and congruous with the heritage character of the Protected Monument and its surrounding areas. New cladding materials like Aluminium 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 congruent with the heritage character of the Protected Monuments and its surrounding area.

6.13.3 New Construction:

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.

Regulated Area:

All the development control norms and building regulations outlined in the **"Ajmer Master Development Plan, Ajmer Region 2013-2033"**, 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.

1. **Height of the new construction on the site (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):**

   i. The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **10.50 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. The land use should be in accordance with "Ajmer Master Development Plan, Ajmer Region 2013-2033", as amended.

   ii. Industrial or processing facilities should be discouraged as far as feasible in order to prevent the deterioration of the Protected Monument caused by pollution.

3. **Façade design:**

   i. The façade design of new construction must 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. Informal extensions of shops and residences are to be restricted for all the buildings located within the Regulated Area.

iii. Façades of all historic buildings, shops and houses need to be maintained as per original design (series of brackets, chajjas, arched doors, windows etc.).

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

v. Use of intrusive materials such as Aluminium Composite Panel (ACP), High Pressure Laminates (HPL) and any other synthetic material for exterior finishes on the exterior façade should be discouraged.

vi. Use of colored glazed façade should be discouraged.

4. Roof design:

i. Flat roof with concrete slab and sloping roof with tiles may be followed.

ii. Erection of structures, even of temporary nature, using materials such as aluminium, fibre glass, polycarbonate or similar materials should be discouraged on the roof of the building.

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

5. Building material:

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

6. Colour:

The exterior colour should be of a neutral tone and 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 any large-scale public infrastructure projects such as Mero 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. Any repair, renovation, or redevelopment activity in buildings abutting the perimeter of the Protected Monument should be undertaken under appropriate regulatory oversight to ensure that such activities do not adversely affect the monument's setting, safety, access or visual integrity.

ii. Proactive traffic management measures should be implemented to mitigate any adverse impact from vibrations on the Protected Monument. Dedicated pedestrian paths and controlled parking should be established nearby. The introduction of battery-operated or non-motorized transport (such as e-rickshaws) should be encouraged near the Protected Monument to reduce vehicular emissions and vibrations affecting the structure.

iii. The widening of the National Highway (NH 58), State Highway, if done, should be in the direction away from the Protected boundary of the Protected Monuments as far as feasible.

iv. LED or digital signs, plastic fiber 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.

v. The monument and protected boundaries are to be free from hoardings, bill boards and posters.

vi. Clear, tall signage should be installed to guide visitors to the Protected monument and nearby monuments. This signage should be provided in consonance with the monument's premises and follow heritage design guidelines to ensure it enhances visitor awareness without compromising the site's authenticity.

vii. All temporary structures along the monument such as dhabas / workshops / roadside vending kiosks etc. are to be created keeping in view of the architecture of the monument.

viii. Telephone exchanges, mobile towers, electricity transmission towers, high extension towers, chimneys and overhead water tanks within the Regulated Area should be discouraged and their relocation beyond the Regulated Area may be considered.

7.2 Other Recommendations:

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

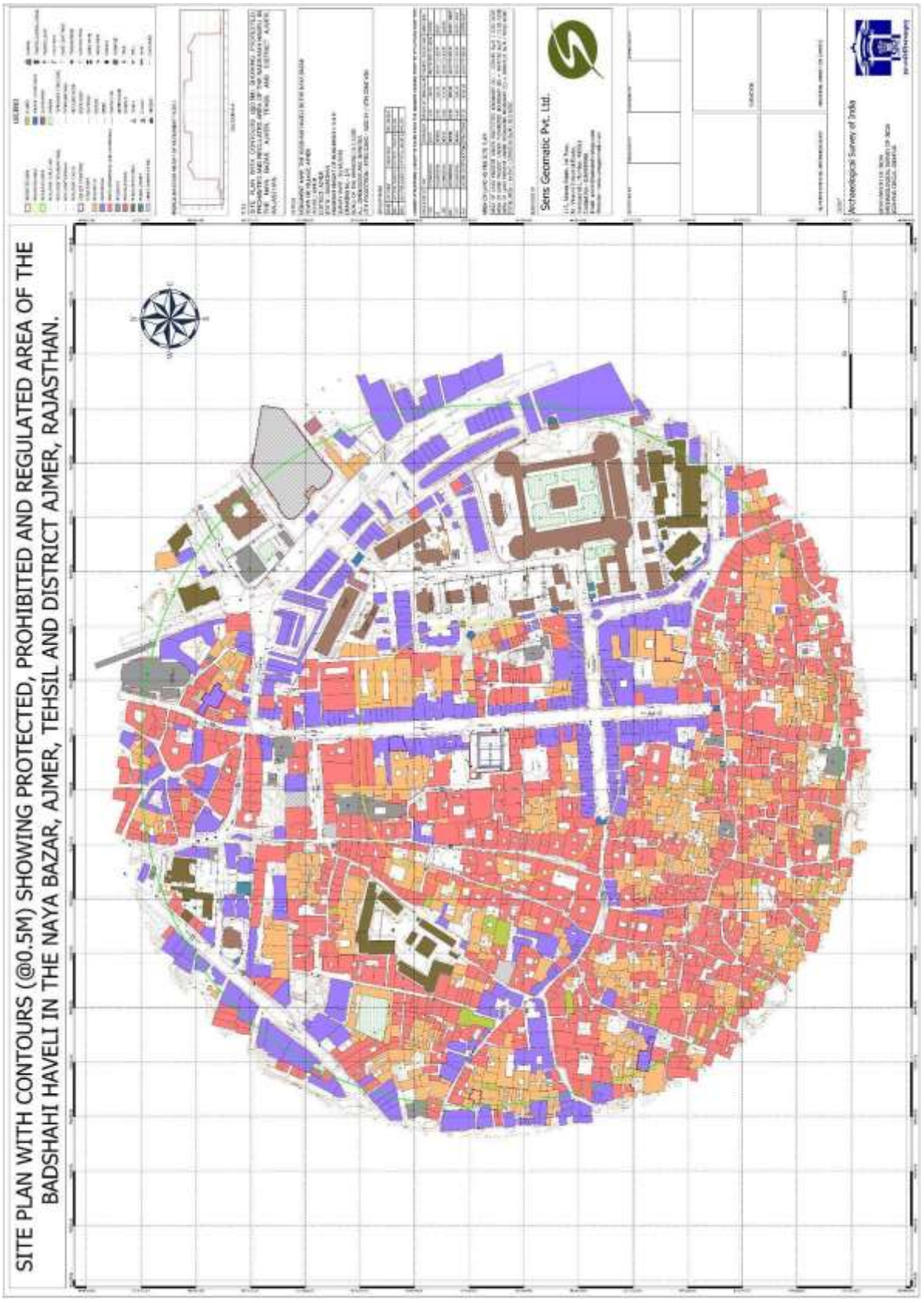
ii. Whenever the Master Plan, Zonal Plan or Development Plan is prepared or amended, it should clearly show all Protected Monument of national importance and their Prohibited and Regulated Areas.

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 The Badshahi Haveli in the Naya Bazar, District - Ajmer, Rajasthan



ANNEXURE-II

Gazette Notification of the Protected Monument

REGISTERED No. C. 696.

DEPARTMENT.

The Gazette of India.

PUBLISHED BY AUTHORITY.

CALCUTTA, SATURDAY, DECEMBER 20, 1919.

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

PART II.

Notifications by High Court, Comptroller-General, etc.

GAZETTE OF INDIA.

NOTICE.

The 8th November 1919.

On and after 15th November and until further notice, Parts I, IV, V and VI of the *Gazette of India* and the Weather and Crop Report will be published in Delhi, Parts II and III will continue to be published in Calcutta. All notifications and other matter intended for publication in those Parts should be addressed to the Publisher at Delhi and Calcutta, respectively.

Attention is invited to the following Circular Memorandum of the Government of India, Home Department, of August 1901:—

"It has been brought to the notice of this Department that matter for the *Gazette of India* is sometimes sent to the Press late on Friday evenings for publication in the next day's *Gazette* and that this involves considerable inconvenience to the Press and expense to Government. In the Circular Memorandum of this Department, No. 777—79, dated 9th February 1870, the Government of India directed that all notifications or other matter intended for insertion in the *Gazette of India* should be delivered at the Press not later than 2 P.M. on Friday, and that any papers sent thereafter must be certified to be extremely urgent in order to ensure their appearance in the next day's *Gazette*. The undersigned is directed to request that these orders may be more strictly observed in future, and that Departments will refrain from sending to the Press as extremely urgent any papers which can without harm or inconvenience be held over for the next *Gazette*.

J. P. HEWETT,
Secretary to the Government of India."

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J. J. MEIKLE,
Publisher, *Gazette of India*.

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(2167) 17 A

No. 2070-C.—In exercise of the powers conferred on him by section 12 of the Code of Criminal Procedure (Act V of 1898) the Hon'ble the Chief Commissioner is pleased to invest Seth Kundan Mal and Sah Udai Mal, Honorary Magistrates, 3rd Class, Beawar, with the ordinary powers of a Magistrate of the 2nd Class to be exercised in regard to cases generally within the Municipal limits of Beawar for the remainder of their terms of three years.

The 14th December 1919.

CORRIGENDUM.

No. 2088-C.—1106.—For the figures "Rs. 5-4-5" in this office Notification No. 1411—1106, dated the 27th September 1919, appearing at page 1743 of Part II of the Gazette of India, dated the 4th October 1919, read "5-4-0."

By order,

R. R. MACONACHIE,

First Assistant to the Hon'ble the Agent to the Governor General, Rajputana, Chief Commissioner, Ajmer-Merwara

ORDERS BY THE HON'BLE THE AGENT TO THE GOVERNOR-GENERAL, RAJPUTANA.

NOTIFICATION.

Camp Udaipur, the 9th December 1919.

No. 1940-C.—The following promotions are ordered in the Mewar Bhil Corps with effect from the 13th November 1919.

Jemadar Ramdhani to be Subadar, *vice* Subadar Bhana, pensioned.

No. 1487 Havildar Major Debidayal to be Jemadar, *vice* Ramdhani promoted.

The 14th December 1919.

No. 2084-C.—Lieutenant-Colonel C. C. H. Hogg, C.M.G., R.E., Secretary to the Hon'ble the Agent to the Governor-General, Rajputana, in the Public Works Department, held charge of the Office of the Director of Civil Supplies, Rajputana and Ajmer-Merwara, in addition to his own duties, from the 7th October 1919 to the 7th December 1919, both days inclusive.

2. Mr. W. E. G. Belcher, Secretary to the Hon'ble the Agent to the Governor-General in Rajputana in the Public Works Department, is appointed to hold charge of the office of the Director of Civil Supplies, Rajputana and Ajmer-Merwara, in addition to his own duties, with effect from the 8th December 1919.

By order,

R. R. MACONACHIE,

First Assistant to the Hon'ble the Agent to the Governor-General, Rajputana.

ORDERS BY THE HON'BLE THE CHIEF COMMISSIONER OF AJMER-MERWARA IN THE PUBLIC WORKS DEPARTMENT.

NOTIFICATION.

Mount Abu, the 9th December 1919.

No. 4552-S.—In exercise of the powers conferred by Section 3 (1) of the Ancient Monuments Preservation Act, VII of 1904, the Hon'ble the Chief Commissioner is pleased to declare as protected the ancient monuments described below :—

No.	District.	Tehsil.	Town.	Description of the monuments.
1	Ajmer	Ajmer	Ajmer	The Adhaidin-ka-Jhonpra, Ajmer.
2	Do.	Do.	Do.	The marble pavilions and balustrade on the Ana Sagar Bund and the ruins of the marble Hammam behind the Ana Sagar Bund.
3	Do.	Do.	Do.	The Badshahi Haveli in the Naya Bazar, Ajmer.

By order,

W. E. G. BELCHER,

Secretary to the Hon'ble the Chief Commissioner, Ajmer-Merwara, in the P. W. D.

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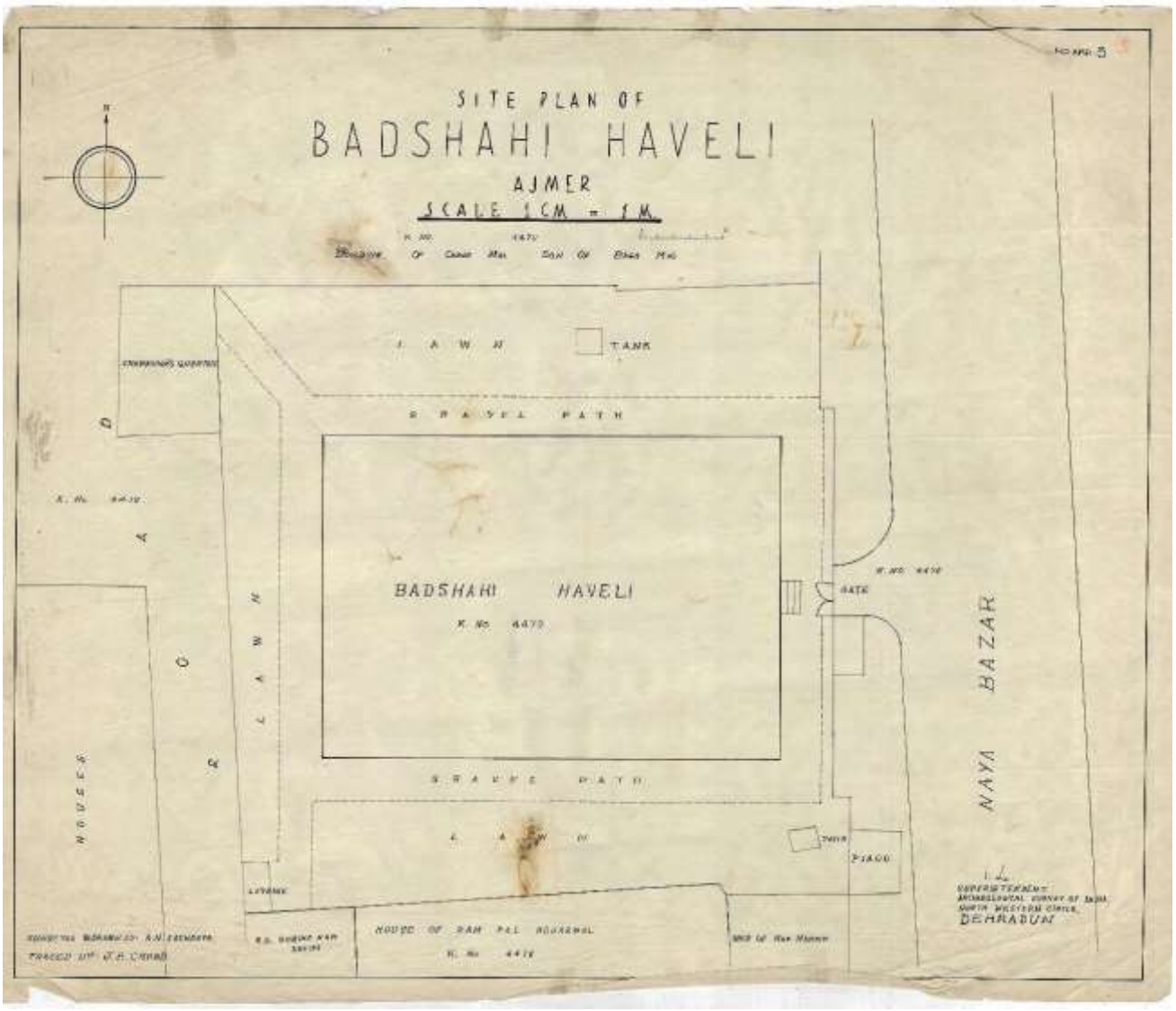
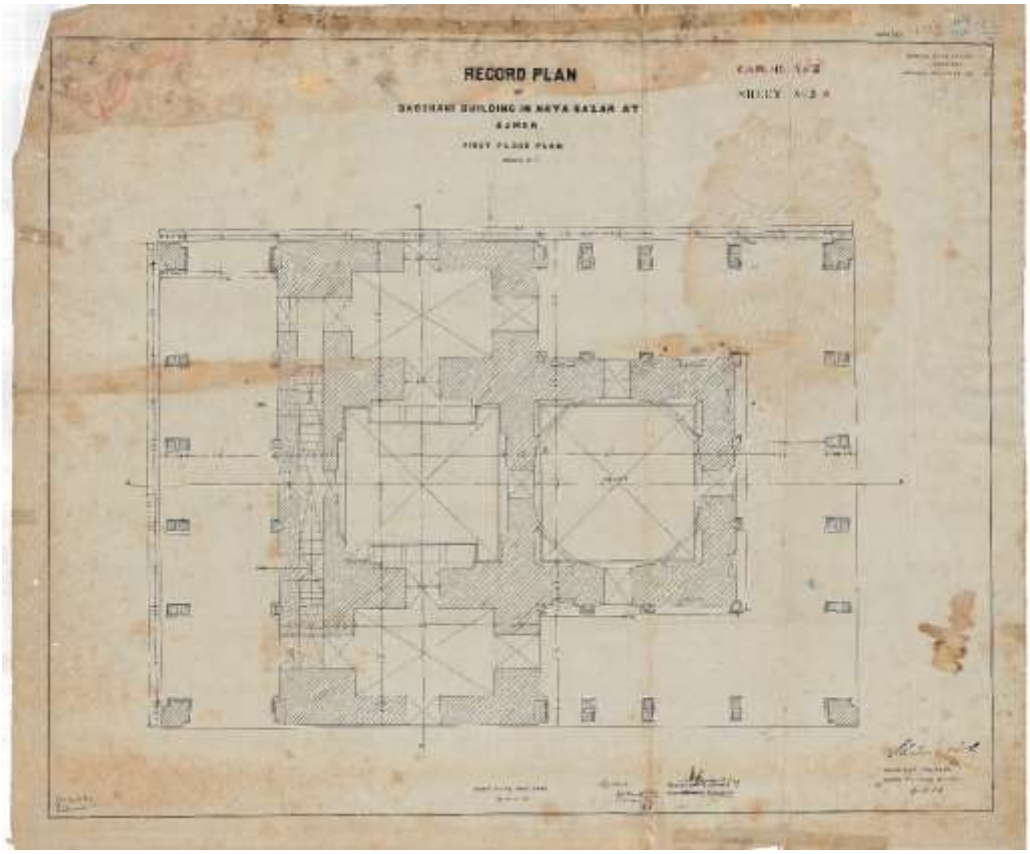
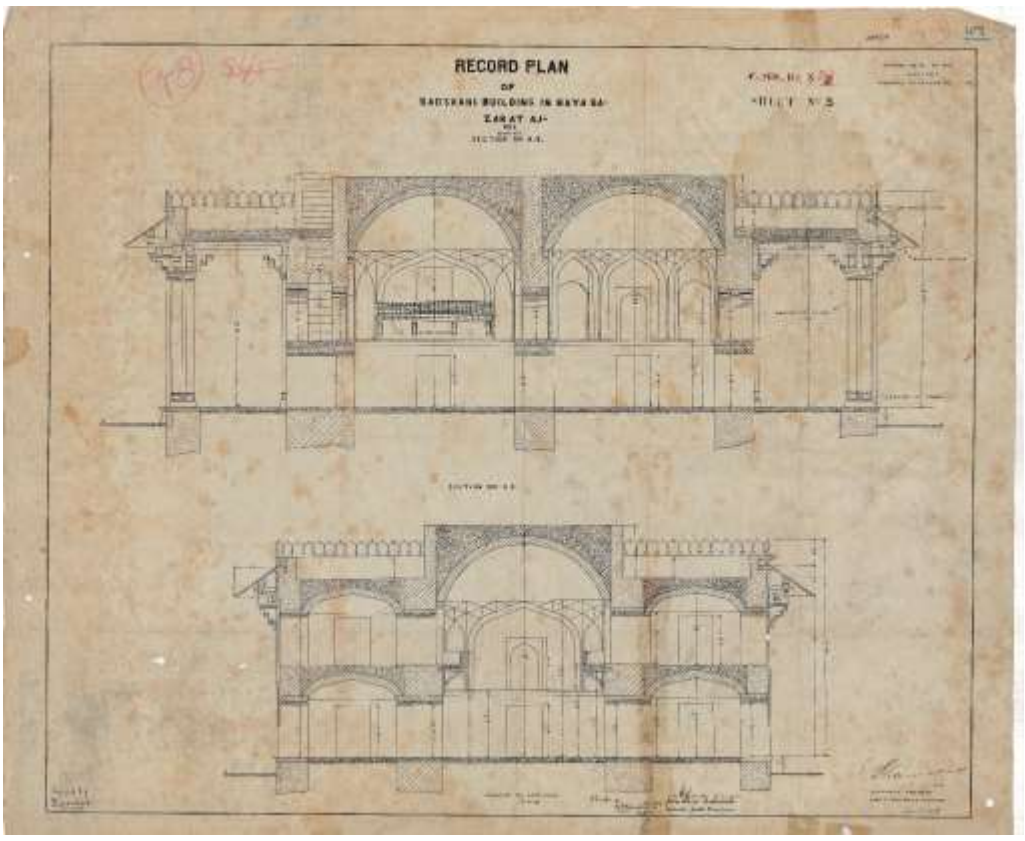
ANNEXURE-II(a)

Archival Map of the Protected Monument as per Archaeological Survey of India records



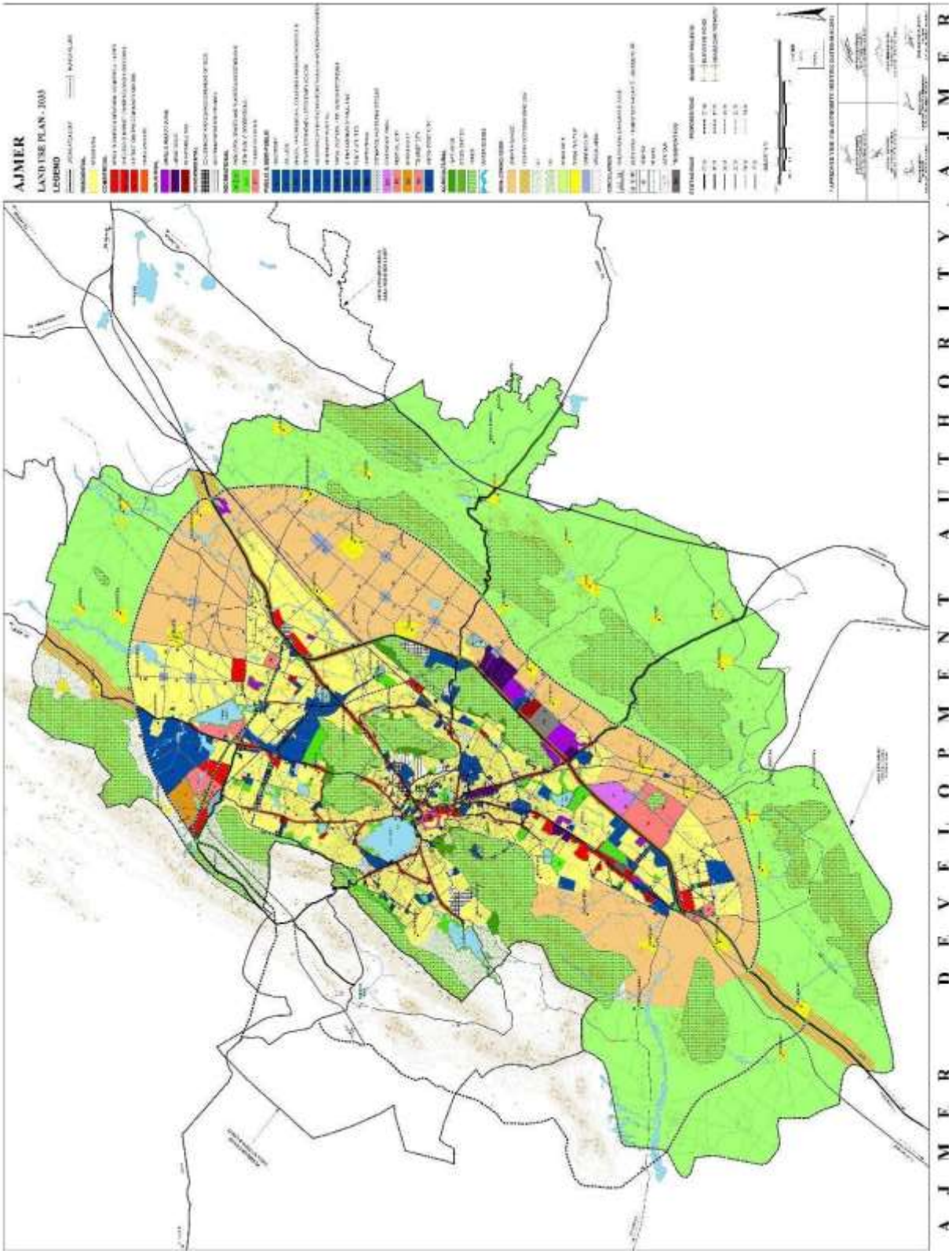
Archival Map of the Protected Monument as per Archaeological Survey of India records





ANNEXURE-III

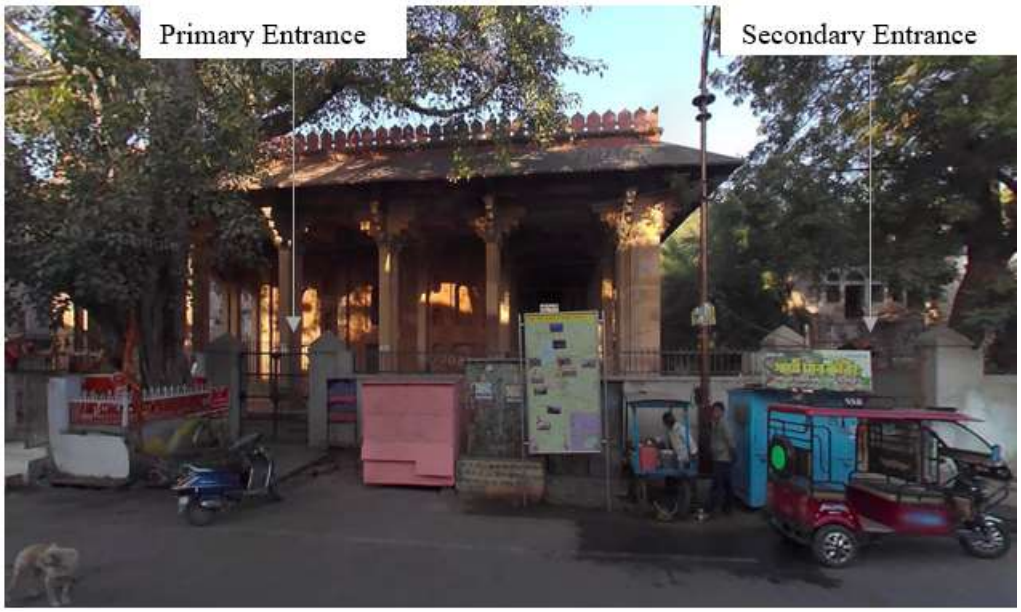
Ajmer Land Use Plan - 2033 [6]



[6] Retrieved from: https://www.lsg.urban.rajasthan.gov.in/content/raj/udh/ctp/en/master-plan.html.

ANNEXURE-IV

Images of the Protected Monument and its surrounding areas



Images 1: The Protected Monument as seen from the Eastern side of the Prohibited Area i.e. Naya Bazar road with its entrances marked.

Image 2: The Protected Monument as seen from inside viewing towards the Western side.

Image 3: View of the Prohibited Area in East from the Protected Monument (showcasing the adjoining Electrical Transformer).

Image 4: View of the adjoining Protected Monument structures within the Prohibited Area, looking towards South.

Image 5: Naya bazar Road viewing towards North of Prohibited Area with mixed use development.

Image 6: Naya Bazar Road going towards the South side in the Prohibited Area.

Image 7: The traditional structures in the East of the Prohibited area.

Image 8: The courtyards of the traditional houses in the East of the Prohibited area.

Image 9: Narrow lanes in the West of Prohibited area with traditional structures.

Image 10: Purani Mandi road in the North-west side of the Regulated area showcasing dense urban development.

Image 11: 'Patti Katla' Road in Northeast side of Regulated area showing traditional residences connected via narrow lanes.

Image 12: 'Ajmer Fort Museum' in the East of the Regulated area.

Image 13: Narrow lanes in the Regulated Area, towards the South.