फा.सं.न.15-405/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 - **जैन मंदिर, घोटन, 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 9 **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 9 **अप्रैल, 2026** की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सव्यसाची मारवाह
11/3/26

(कर्नल सव्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-405/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 **Jain Temple at Ghotan, 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 9th **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. 9th **April, 2026**, in consultation with Competent Authority and other Stakeholders.

Marwaha
11 Mar 26

(Col. Savyasachi Marwaha)
Director, NMA

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for Jain Temple at Ghotan, 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 **"Jain Temple at Ghotan, 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 "Jain Temple at Ghotan, 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 **"Jain Temple at Ghotan, 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 andother 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 miningoperation 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 maybe.

(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 - Jain Temple at Ghotan, District - Ahmednagar (now known as Ahilyanagar), Maharashtra

3.1 Location and Setting of the Protected Monument:

The Protected Monument is located in Ghotan, Maharashtra. The Protected Monument is accessible by Paithan Road from the South, which connects to the Paithan-Shevgaon, 100 meters to the South of the Protected Monument. The nearest bus stand is Shevgaon Bus Stop, about 9.2 kilometres to the South-West of the Protected Monument. Chhatrapati Shambhajinagar Railway Station is about 66 kilometres to the North, and Ahmednagar Junction Railway Station is 78 kilometres to the South-West of the Protected Monument. Chhatrapati Sambhaji Maharaj Airport, is 76.9 kilometres to the North of the Protected Monument.

The geographical coordinates of the Protected Monument are as follows:

Latitude: 19°24'00" N ; **Longitude:** 75°17'28" E.

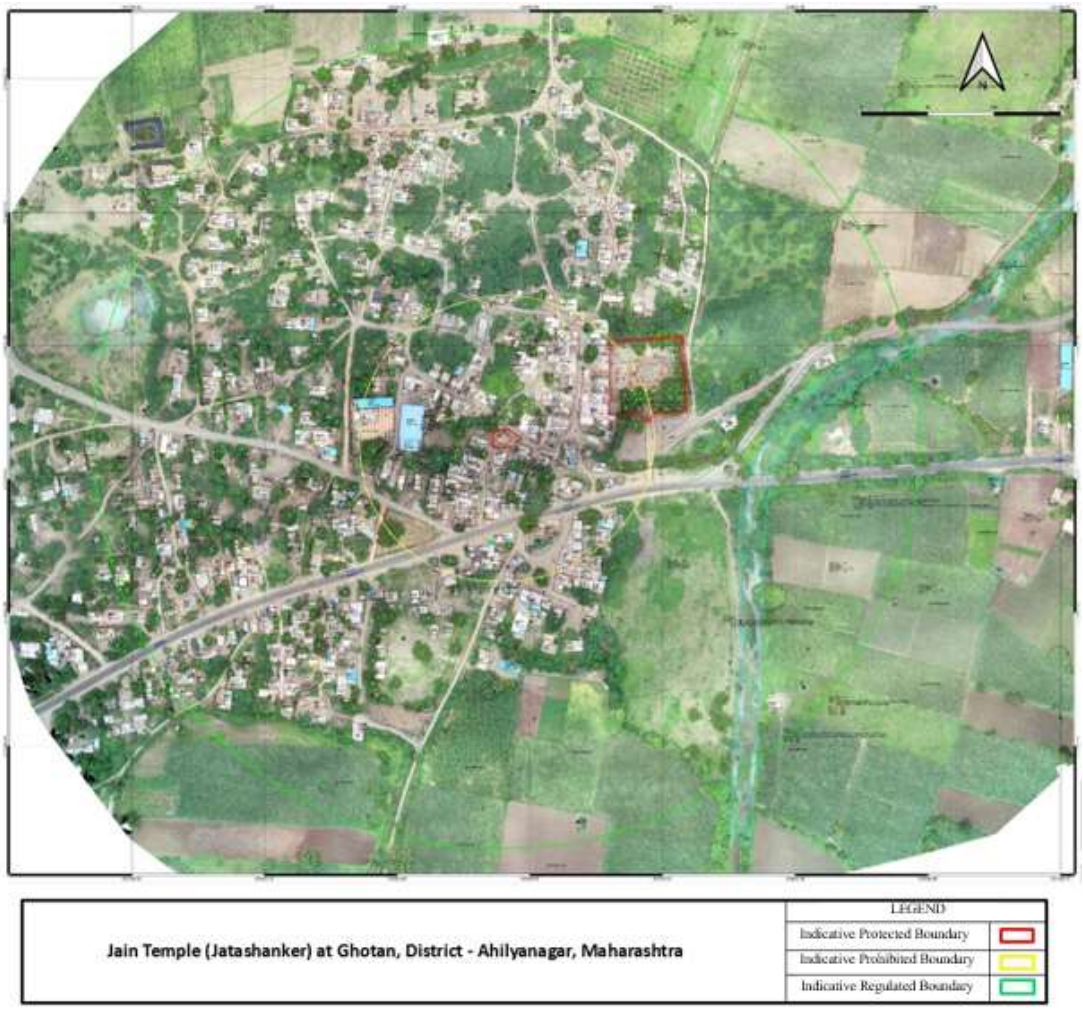


Figure 1: Satellite imagery showing the location of Jain Temple at Ghotan, District – Ahmednagar (now known as Ahilyanagar), Maharashtra along with the indicative Protected, Prohibited and Regulated Areas.

The Protected Monument is located in close vicinity of the Temple of Malikarjun, Ghotan, District - Ahilyanagar. This is located to the North-East of the Protected Monument. Refer Figure 2. The Protected Monument shares overlapping boundaries with the Temple of Malikarjuna.

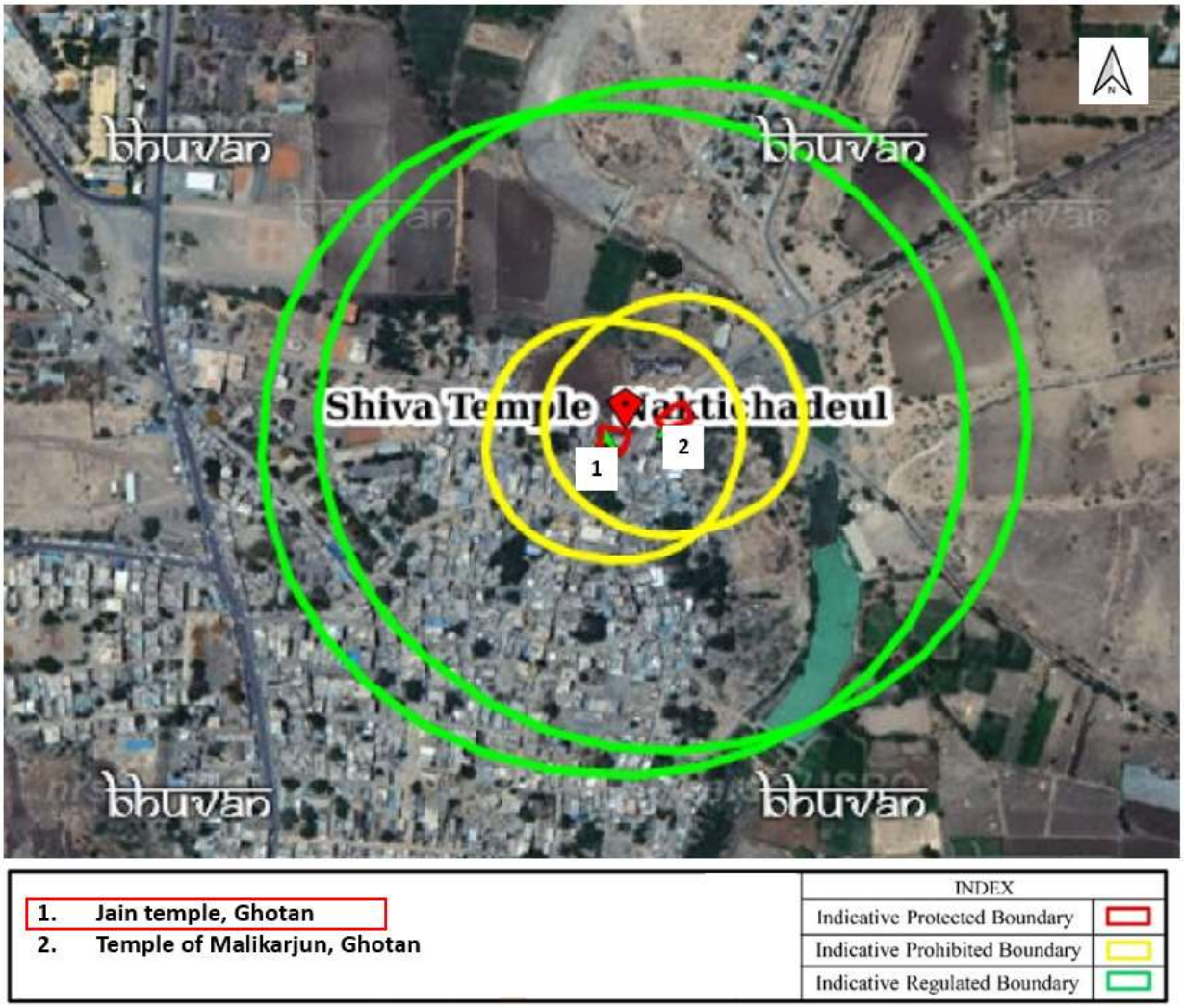


Figure 2: Satellite imagery showing the indicative Protected, Prohibited and Regulated Boundary of the Protected Monument in close vicinity of the Temple of Malikarjun, at Ghotan, District – Ahmednagar (now known as Ahilyanagar), Maharashtra.

3.2 Protected boundary of the Protected Monument:

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

3.3 History of the Protected Monument:

The Protected Monument at Ghotan is datable to the 12th –13th CE and represents an early medieval temple structure typical of its period. Historically identified as a Jain temple, it is now recorded under that designation, although a Shivalinga currently occupies the sanctum.[1]

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

The Protected Monument consists of a garbhagriha (sanctum sanctorum), an antarala (vestibule), a mandapa (hall), and a mukhamandapa (front porch). The mandapa has two projections beside the entrance, now closed, which may have originally functioned as sub-shrines. The ceilings of the mandapa and antarala, along with the sanctum doorframe, are adorned with intricate decorations.[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 in **Annexure-IV**.

3.5.2 Daily footfalls and occasional gathering numbers:

The Protected Monument receives about 50 to 100 visitors daily. However, during the special occasions such as Mahashivratri and Shravan month, the number of visitors can rise to 500–600 people in a day.

[1] Archaeological Survey of India, Aurangabad Circle.

CHAPTER - 4

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

4.1 Existing Zoning:

The Protected Monument is situated within the area of the 'Ghotan Gram Panchayat'.

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 Jain Temple at Ghotan, 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 37,314 square metres and 9.22 Acres.

b) Regulated Area is approximately 2, 63,116 square metres and 65.01 Acres.

5.2.2 Description of built-up area:

i. **North:**

Residential structures are present in the North, while the North-East and North-West contains residential and mixed-use buildings, including a few ruined structures within the Prohibited Area. Sparsely located residential buildings in the North and North-East within the Regulated Area.

ii. **East:**

The East is characterized by a mix of residential, commercial, and religious buildings in the Prohibited Area. While, a few sparsely located residential buildings are present in the Regulated Area.

iii. **South:**

Residential buildings are present in the South and South-East and South-West comprising residential, commercial and religious structures within the Prohibited Area. The South and South-West, contains several schools, religious buildings, and commercial establishments within the Regulated Area.

iv. **West:**

Residential, with the presence of a few commercial establishments and some religious buildings in the Prohibited Area. While, only residential structures are present in the Regulated Area.

5.2.3 Description of green/open spaces:

i. **North, South and West:**

Open land with scrub vegetation and large trees are present within the Prohibited Area and the Regulated Area.

ii. **East:**

Open land with scrub vegetation and a few large trees lies within the Prohibited Area. While, a stream from Sonwadi Khadi runs alongside adjoining agricultural land within the Regulated Area.

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

All surrounding roads, including access road of the Protected Monument, in both the Prohibited and Regulated Areas, are constructed in cement concrete. The internal roads within the Prohibited and Regulated Areas are well interconnected, ensuring seamless connectivity to the main road.

5.2.5 Existing Heights of Buildings:

i. **North:**

Building heights range from 3.0 to 5.5 metres (G to G+1) high within both the Prohibited and Regulated Areas.

ii. **East:**

Building heights range from 3.0 to 5.5 metres (G to G+1) high within the Prohibited Area and 3.0 to 10.5 metres, (G to G+2) high within the Regulated Areas.

iii. **South and West:**

Building heights range from 3.0 to 5.5 metres (G to G+1) high within both the Prohibited and Regulated Areas.

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 listed heritage buildings are present within the Prohibited and Regulated Area of the Protected Monument.

5.2.7 Public Amenities:

The Prohibited and Regulated Area of the Protected Monument is equipped with essential public amenities.

5.2.8 Access to the Protected Monument:

The Protected Monument is connected by a kutcha village road that links to the Paithan–Sheogaon Main Road, a reinforced concrete thoroughfare, providing a well-established transportation connection.

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

Water supply, Storm water drainage, sewage and village street lighting are present within the Prohibited and Regulated Areas of the Protected Monument.

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 showcases a classic temple plan with a garbhagriha, antarala, mandapa, and mukhamandapa. A notable feature is the mandapa's two closed projections, likely intended as sub-shrines. The intricate carvings on the ceilings of the mandapa and antarala, as well as the sanctum's door frame, highlight the high level of craftsmanship from this period.[2]

Historical Value:

Originally constructed as a Jain structure and later adapted to house a Shivlinga, the monument reflects religious change and continuity over time. Dated to the 12th–13th CE, it corresponds with regional Jain architectural traditions while illustrating the reuse and reinterpretation of sacred spaces. This transition represents an important historical process, offering material evidence of evolving religious practices and community interactions in the region.[3]

Archaeological Value:

The Protected Monument is archaeologically significant for its architectural form and evidence of religious transition. Originally a Jain structure and later adapted to house a Shivlinga, the monument, provides material evidence of religious adaptation and continuity of sacred spaces within the region. [4]

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

The Protected Monument is surrounded by narrow kutcha roads and is increasingly affected by developmental and population pressures from the growth of the settlement. Expansion in the Regulated Area has led to changes in land use, construction, and greater demand for services and roads. These pressures threaten the monument's integrity and heritage value by altering its traditional setting, disrupting visual corridors, diminishing its prominence, and weakening its historic connection.

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 moderately visible from the Prohibited Area, where surrounding buildings are mostly low-rise residential structures. It is not clearly visible from the Regulated Area in any direction due to surrounding structures.

---

[2] Archaeological Survey of India, Aurangabad Circle.
[3] Archaeological Survey of India, Aurangabad Circle.
[4] Archaeological Survey of India, Aurangabad Circle.

Visibility from the Protected Monument:

From the Protected Monument, the view is primarily composed of one to two-storey residential buildings in all directions.

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 Protected Monument is an important element of the local cultural landscape, reflecting the historical interplay of religious traditions. Its 12th–13th CE architecture situates it within a specific historical period, while its current use as a Shivalinga shrine, originally a Jain temple, demonstrates evolving religious practices. This transition highlights a historical process of syncretism and adaptation in local worship, underscoring the monument's role in the continuity and transformation of cultural and spiritual life in the region.

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 located within a village settlement, with a stream from Sonwadi Khadi flowing from the East to the South, bordered by agricultural land. This natural setting provides a balanced environment, blending open spaces with built structures.

6.8 Usage of open space and constructions:

Open spaces, including unused scrub land and scattered open spaces are present in both the Prohibited and Regulated Areas. In the Prohibited Area, notable structures include a marriage hall to the West and a temple complex to the North-East are present. While a few public buildings are present to the South-West in the Regulated Area.

6.9 Traditional, Historical and Cultural activities:

Apart from local devotees visiting the temple for daily worship, cultural activities, notably the celebration of Maha-Shivratri and Shravan month, which attracts numerous visitors in the Prohibited and Regulated Areas.

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

Skyline as visible from the Protected Monument:

The skyline from the Protected Monument is dominated by G and G+1 structures with a rural character in the North, South, and West. To the East, the view is largely open, featuring the stream surrounded by agricultural land.

Skyline as visible from the Regulated Areas:

From the Regulated Areas, the skyline is primarily composed of one to two storey buildings, which largely obstruct the view of the Protected Monument.

6.11 Traditional architecture:

Apart from the Protected Monument, only a few houses in the Prohibited Area feature the same traditional architectural style, with large stone masonry walls constructed using finely cut basalt blocks, typical of local building techniques.

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:

The Protected Monument – 'Jain temple' at Ghotan, is located in close vicinity with the other Protected Monument 'Temple of Malikarjuna'(refer to Figure 2), hence, the Prohibited and Regulated Areas of these Protected Monuments overlap. The bye-laws of these Protected Monuments should therefore be read in conjunction with one another. In the event of a site of construction simultaneously falling in the Prohibited Area of one Monument and the Regulated Area of another Monument, the site of construction shall be deemed to be falling in the Prohibited Area alone, and the building-related parameters shall be applicable accordingly. Further, if a site of construction falls in the Regulated Area of two separate Monuments, the likely adverse impact on account of the proposed construction on the 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 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 **7.50 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. Changes in facades of all existing houses having vernacular character should be discouraged.

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

   v. 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.

   vi. Use of colour façade should be discouraged.

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 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. The widening of the surrounding roads along the Protected Boundary walls, if done, should be in the direction away from the Protected boundary of the Protected Monument.

ii. The district administration should take proactive steps to prevent encroachment on the approach roads and public land.

iii. Directional signage may be provided to guide visitors, ensuring it is discreet and compatible with the monument's heritage character.

iv. 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.

v. 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. Extensive publicity programmes may be conducted to increase public awareness about the historical and architectural significance of the Protected Monument.

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 Area.

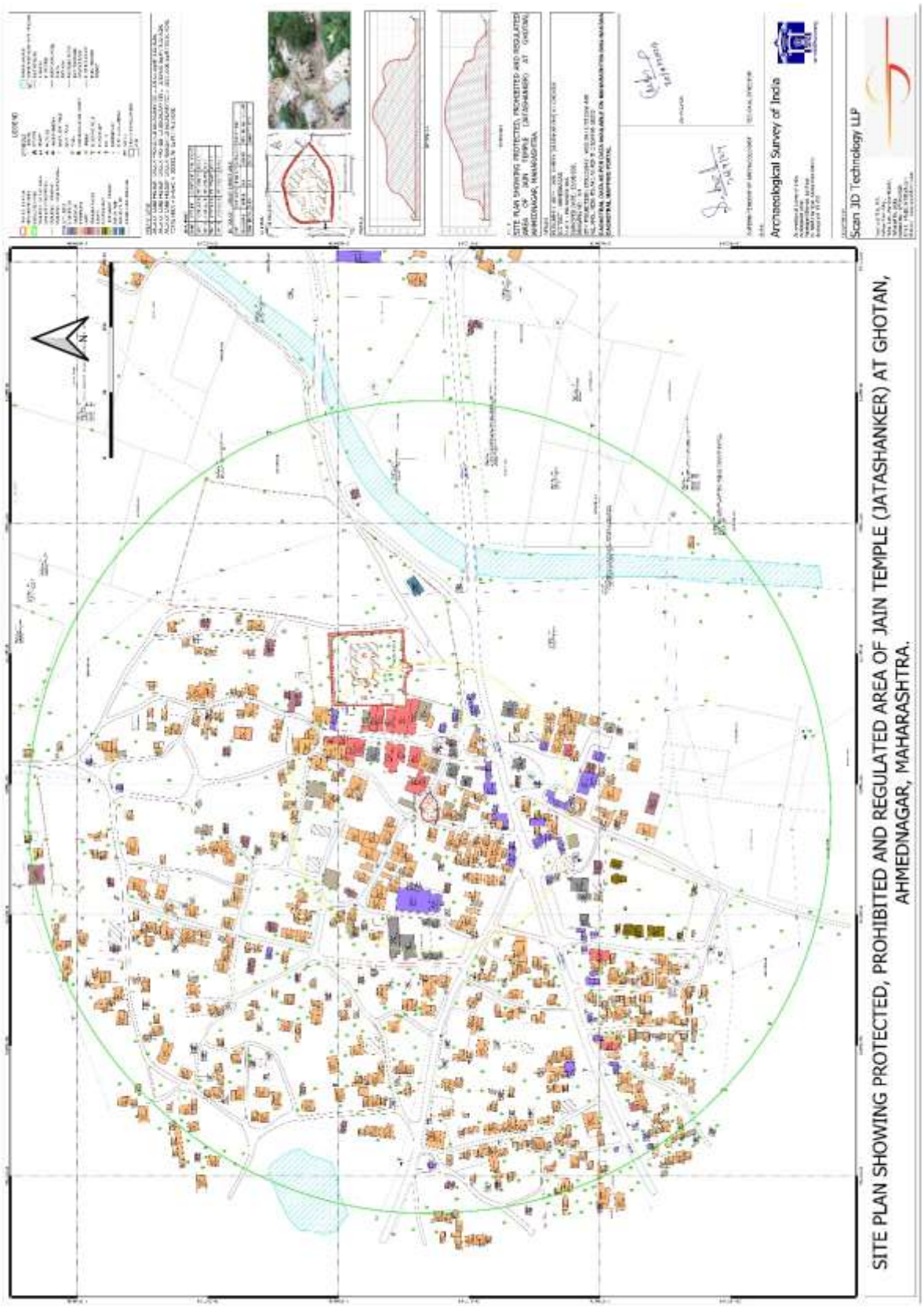
iii. The area may be declared as a plastic and polythene-free zone.

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

ANNEXURES

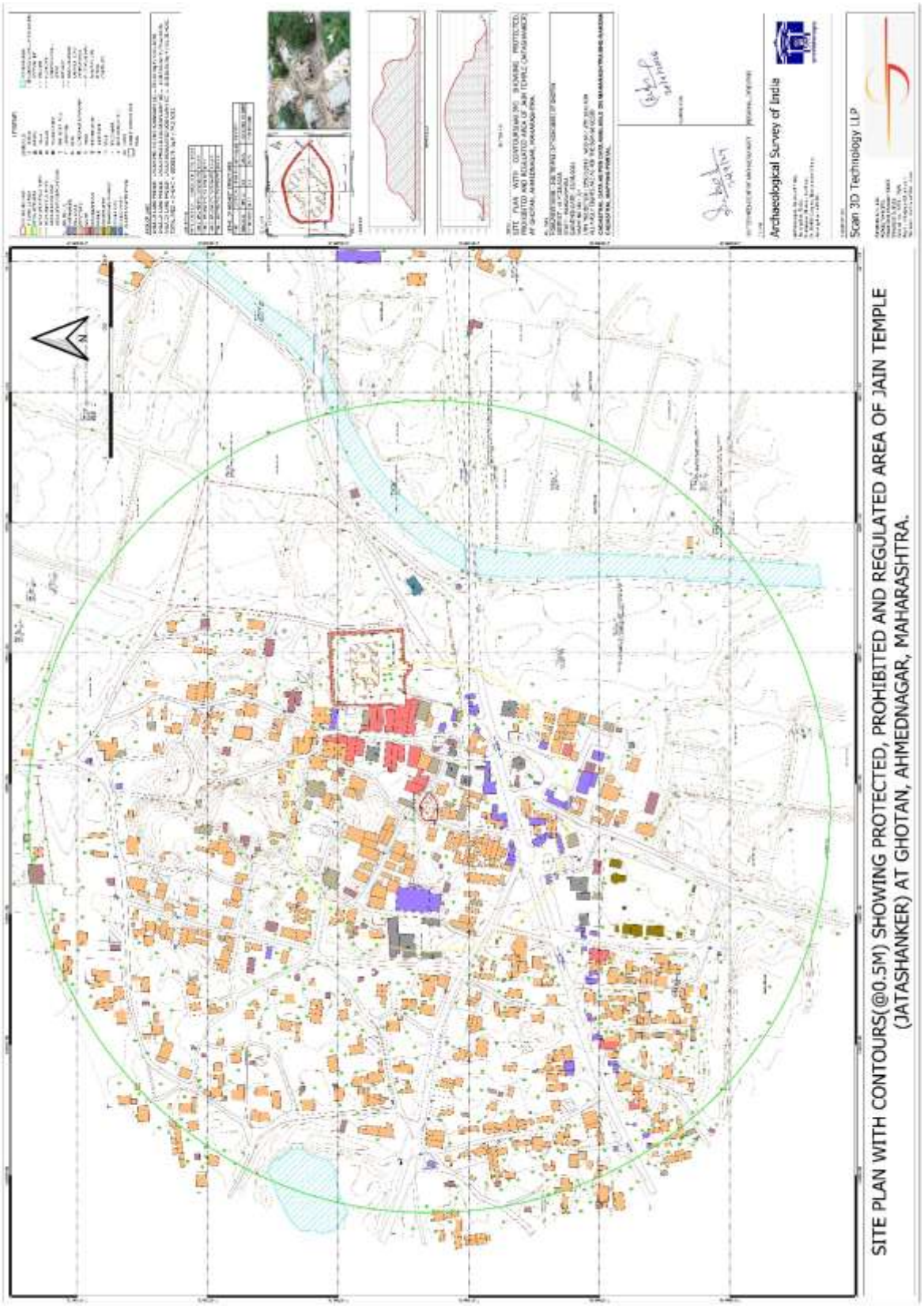
ANNEXURE-I

Survey Plan of Jain Temple at Ghotan, District - Ahmednagar (now known as Ahilyanagar), Maharashtra



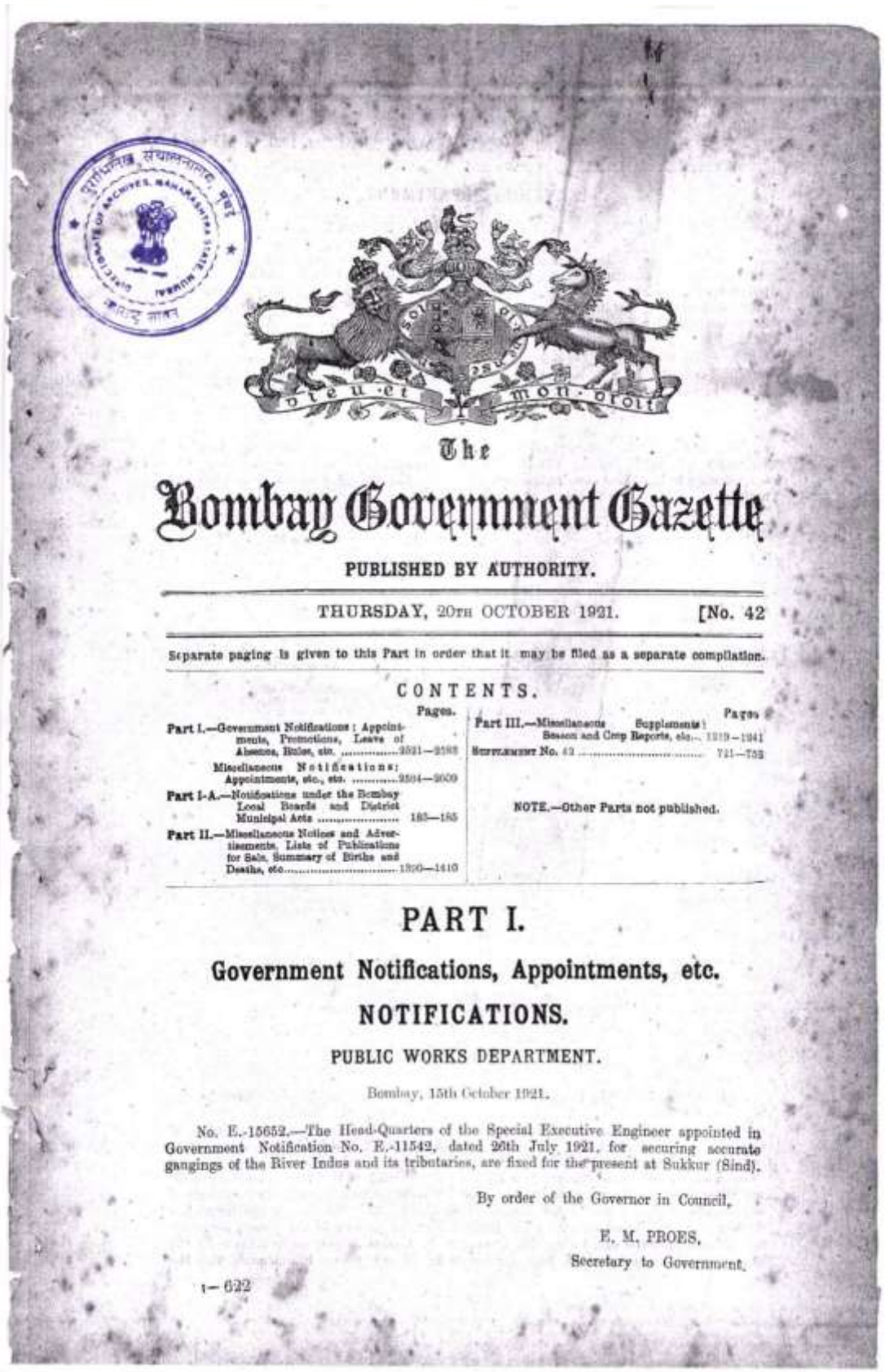
ANNEXURE–I (a)

Survey Plan with contours of Jain Temple at Ghotan, District - Ahmednagar (now known as Ahilyanagar), Maharashtra



ANNEXURE-II

Gazette Notification of the Protected Monument



The

Bombay Government Gazette

PUBLISHED BY AUTHORITY.

THURSDAY, 20TH OCTOBER 1921. [No. 42

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

CONTENTS.

	Pages.
Part I.—Government Notifications; Appointments, Promotions, Leave of Absence, Rules, etc.	2521—2588
Miscellaneous Notifications: Appointments, etc., etc.	2504—2509
Part I-A.—Notifications under the Bombay Local Boards and District Municipal Acts	183—185
Part II.—Miscellaneous Notices and Advertisements, Lists of Publications for Sale, Summary of Births and Deaths, etc.	1390—1410
Part III.—Miscellaneous Supplements: Season and Crop Reports, etc.	1319—1341
SUPPLEMENT No. 42	721—732

NOTE.—Other Parts not published.

PART I.

Government Notifications, Appointments, etc.

NOTIFICATIONS.

PUBLIC WORKS DEPARTMENT.

Bombay, 15th October 1921.

No. E.-15652.—The Head-Quarters of the Special Executive Engineer appointed in Government Notification No. E.-11542, dated 26th July 1921, for securing accurate gangings of the River Indus and its tributaries, are fixed for the present at Sukkur (Sind).

By order of the Governor in Council,

E. M. PROES,
Secretary to Government.

1—622

Secretariat, Fort, Bombay, 15th October 1921.

No. 911.—In exercise of the powers conferred by sub-section (3) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Governor in Council is pleased to confirm Government Notification No. 6875, dated the 7th June 1921, declaring the undermentioned monuments situated 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.	Classification.
	Taluka.	Village.		
1	Parner ...	.....	Temple of Shiva on the further side of the stream at Parner.	I (b)*
2	Sheogaon ...	Ghotan ...	Temple of Mallikarjuna ...	I (b)*
3	Sheogaon ...	Ghotan ...	Jain Temple ...	II (b)†
4	Karjat ...	.....	Temple of Shiva called Nakteshwar.	I (a)‡

* To be preserved in permanent good repair at the expense of the owners.
† To be preserved from further decay at the expense of the owners.
‡ To be preserved in permanent good repair at Government expense.

By order of the Governor in Council,
J. C. KER,
Secretary to Government.

FINANCIAL DEPARTMENT.

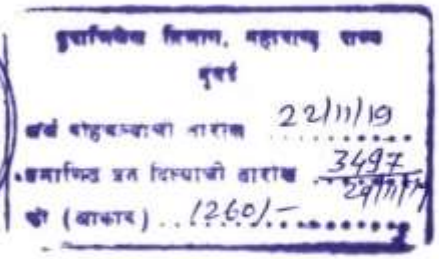
Secretariat, Fort, Bombay, 17th October 1921.

No. 822-A.—In accordance with No. 7 of the rules prescribed in the Notification of the Government of India, Finance Department, No. 1020-A., dated 10th November 1914, republished in Part I of the *Bombay Government Gazette*, dated 26th idem, under Financial Department No. 4868, dated 17th idem, the Governor in Council is pleased to publish the following application from the Commissioner of Customs, Salt and Excise for the grant of a loan of Rs. 6¼ lakhs to the Landing and Wharfage Fees Fund Committee under the provisions of the Local Authorities Loans Act, 1914 :—

Application for a loan of Rs. 3 lakhs required from Government by the Landing and Wharfage Fees Fund, in accordance with rule 4 of the rules framed under the Local Authorities Loan Act, 1914.

1 (a). Purpose for which the loan is required.	1 (a). For the construction of a wharf at Dabhol, a pier at each of the ports of Ratnagiri, Malwan and Tadri and additional steps to the Vengurla pier; repairs to the pier at Karwar; provision of a light buoy at Malwan; and construction of certain works on the harbour line which are under examination by Mr. P. Glyn Messent.
1 (b). An estimate of the cost of entire work to be carried out from the Loan Funds.	1 (b). 8,81,460.
2. The amount which it is proposed to borrow.	2. Rs. 6¼ lakhs.
3. The Fund on the security of which it is proposed to borrow.	3. The Landing and Wharfage Fees Fund.
4. The law under which the said fund is levied received or held.	4. The Landing and Wharfage Fees Act, VII of 1882, as amended by Bombay Act V of 1916.
5 (a). The date within which the money is to be borrowed.	5. One lakh during 1921-22 and 5¼ lakhs during 1922-23.
5 (b). If it is proposed to raise the loan in instalments— (i) the amount of each instalment; (ii) the dates within which the first instalment is to be taken; (iii) the years in which it is intended to take the other instalments.	

DIRECTORATE OF ARCHIVES, MAHARASHTRA STATE, MUMBAI



TRUE EXTRACTS

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.

Image 3: South Side of the Protected Monument.

Image 4: West Side of the Protected Monument.

Image 5: Residential structure with vernacular style in the East of the Prohibited Area.

Image 6: View of the internal roads in the South-East within the Regulated Area.

Image 7: Scattered open spaces covered in scrub vegetation in the North-West within the Regulated Area.

Image 8: View of the immediate surrounding in the West within the Prohibited Area.

Image 9: View of the approach road in the South-West within the Regulated Area.

Image 10: View of the settlement in the North-East within the Regulated Area.