फा.सं.न.15-364/एनएमए/एचबीएल-2025

भारत सरकार

संस्कृति मंत्रालय

राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - **"तामलुक राजबाड़ी, तामलुक, जिला - पुरबा मेदिनीपुर, पश्चिम बंगाल"** 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, कोलकाता सर्कल www.asikolkata.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 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. 15-364/NMA/HBL-2025
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 "**Tamluk Rajbati, Tamluk, District - Purba Medinipur, West Bengal**" has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

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

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

c. Archaeological Survey of India, Kolkata Circle **www.asikolkata.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 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 Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, 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 **"Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal"** prepared by the Competent Authority and in consultation with Kalinga Institute of Industrial Technology, Bhubaneswar, as required by Rule 18, sub-rule (2) 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 "Tamluk Rajbati, Tamluk, District - Purba Medinipur, West Bengal"

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 **"Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal"**.

(ii) They shall extend to the entire Prohibited and Regulated Area of the monuments.

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

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

1.2 Definitions:-

1. In this Heritage Bye-Laws, unless the context otherwise requires:

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

(i) the remains of an ancient monument,

(ii) the site of an ancient monument,

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

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

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

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

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

(c) "Act" means the Ancient Monuments and Archaeological Sites and Remains Act, 1958, 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 20 F of the Act;

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

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

(g) "construction" means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public

latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) "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 of this Act;

(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 thereunder.

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 Monuments. 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 16 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 AMASR Act, 1958, as amended and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for the Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-laws by the Authority.

2.3 Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958, 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 June, 1992, or, which had been subsequently constructed with the approval of the Director General, ASI and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.

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

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

CHAPTER - 3

Location and Setting of the Protected Monument – Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal

3.1 Location and Setting of the Protected Monument:

The Tamluk Rajbati is a monument of national importance situated in the Ward No.6 of Tamluk, the ancient city of Tamralipta.

The geographical coordinates of the Protected Monument are as follows:

Latitude: 22º 17’ 40” N; **Longitude:** 88º 55’ 40” E.

The Monumnent is situated in the suburban of Tamluk Municipality of Sub-Division and District Purba Medinipur. The site is accessible from Tamluk-Srirampur road from South side of the monument. The Tamluk-Srirampur road connects SH-4 at Tamluk Maniktala More about 1.1 kms from the Protected Monument.

Figure 1: Satellite image showing the location of the Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal.

The site is encompassed by a low scale urban development, with few buildings abutting the perimeter of the Protected Monument from North.

The nearest railway station is Saheed Matangini Railway Station, which is approximately 1.7 kms from the Protected Monument. Tamluk Railway Station is situated at a distance of approximately 5.2 kms from the Protected Monument. The nearest airport is Netaji Subhash Chandra Bose International Airport which is approximately 95 kms from the Protected Monument.

3.2 Protected Boundary of the Protected Monument:

The boundary of the Protected Monument Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal may be seen at **Annexure-I**.

3.2.1 Gazette Notification as per ASI records:

Gazette Notification of Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal may be seen at **Annexure-II**.

3.3 History of the Protected Monument:

The Tamluk Rajbati in East Medinipur holds immense historical significance, particularly for its role in India's freedom movement. The Rajbati served as a refuge for freedom fighters and was instrumental during key events such as the Salt Satyagraha in 1930 and Netaji Subhas Chandra Bose's visit in 1938, where Raja Surendra Narayan Roy boldly facilitated a public meeting despite British opposition. The Rajbati also played a vital role in the formation of the Tamralipta National Government in 1942, hosting swearing-in ceremonies and important meetings.[1]

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

The main palace building is a double-storied mansion constructed in a hybrid Indo-European architectural style. The rectangular structure faces east and includes a central courtyard with double-storied cells on three sides, while the West side features a basement and a high pavilion. The western portion is particularly elaborate, with single-story, arched cells supported by massive pillars and walls decorated with false ogee arches and trefoiled window designs. The Northern section, likely used for miscellaneous purposes, has long cells with wooden beams and terracotta tiles. The palace once had a grand entrance with tall European-style pillars, of which only the bases remain. The building is in a totally distressed state.

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 is appended at **Annexure–VI**.

3.5.2 Daily footfalls and occasional gathering numbers:

The building, now in ruins, no longer attracts daily visitors. Only a few visitors come during the winter fair.

[1] https://amritmahotsav.nic.in/district-reopsitory-detail.htm?26147.

CHAPTER - 4

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

4.1 Existing Zoning:

The Protected Monument "Tamluk Rajbati" is located in ward no. 6 as per City Development Plan Tamluk Municipality. However the prohibited and regulated zone is spread over Ward no-5, 6, 8 & 9.

As per the draft development plan of Tamluk Municipality the land-use of the Protected Monument is mentioned as public/Semi-public use category. However the Prohibited and Regulated zone is predominantly residential and mixed use. Along the Panskura-Tamluk road which is the main access road for the Monument as well there are land parcels that are commercial, industrial and public/Semi-public use category.

4.2 Existing Guidelines of the local bodies:

The existing local building bye-laws - The West Bengal Municipal (Building) Rules - 2007 (as Amended from time to time) can be seen at **Annexure-V, V(a) and V(b).**

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 Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal may be seen at **Annexure-I**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

i. Prohibited Area of the monument is 53676.9 Square metres (13.26 Acres).

ii. Regulated Area of the monument is 295790.58 Square metres (73.09 Acres) approximately.

5.2.2 Description of built-up area:

i. **North:**

In the Prohibited area, there are small residential patches. A small old temple is also located here adjacent to the Protected Monument with shared boundary. In the Regulated area the envelopment is sparse and entirely residential in small patches along internal roads. This road width is less, non-motorable and only be accessed by pedestrian and motorbikes/ para transit.

ii. **East:**

Because of the large waterbody called “Khat Pukur” the development on the Eastern side of the protected monument is significantly less compared to other sides. The South-Eastern edge contains a few residential structures within the prohibited area. Beyond the waterbody, within the regulated area, there exists a dense cluster of mixed-use buildings predominantly.

iii. **South:**

In the prohibited area on the Southern side there is an old gate structure approximately 8 metres high, adjacent to this there is a statue of Kavi Nazrul Islam. The remaining portion of the prohibited area till Panskura Tamluk Road there are no construction due to presence of an open mela ground. On the Southern side of the road, a dense cluster of residential and mixed-use developments is present within the regulated area. Tamluk police station is also located in this area and can be considered as a local level landmark.

iv. **West:**

On the Western side, a small cluster of residential buildings ranging from 6.5 m to 9.5 m in height exists within the Prohibited area. Beyond this, up to the edge of the Regulated area, additional small residential settlements comprising structures of 6.5 m to 9.5 m in height can be observed. These patches are connected to each other through narrow non motor-able neighborhood roads and is segregated by small and medium size water-bodies and large patches of dense green vegetation and open field.

5.2.3 Description of green/open spaces:

i. **North:**

There is a large open space within the Prohibited area beyond a small patch of residential urban fabric. It is partly covered with dense green vegetation and accommodates multiple water-bodies. In the regulated area there are multiple patches of such green open space along with many small and medium scale ponds.

ii. **East:**

A large water-body called "Khat Pukur" is present on the Eastern side covering majority of the Prohibited and Regulated area. Dense vegetation is present along the edge of the water-body.

iii. **South:**

There is a large open mela ground named "Tamluk Raj Maidan" on the Southern side of the Protected Monument. The access to the Monument from Panskura Tamluk Road happen through an earthen road passing through this mela ground. Beyond Panskura Tamluk Road in the Regulated area there are open green patches of land filled with dense vegetation and water-bodies situated within residential pockets.

iv. **West:**

Both in the prohibited & regulated area there are multiple patches of green open space along with many small and medium scale ponds. The open space compared to the developed area is significantly large in this part.

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

The Protected Monument can be accessed from Panskura Tamluk Road by an earthen road passing through Tamluk Raj Maidan. The Protected Monument is protected by a boundary wall on the East, West and South and a gate that mostly remains closed. There are roads on either side of the boundary wall however no footpath is present in any of the roads. The Panskura Tamluk Road is the main access corridor for the entire regulated area which leads to State highway 4 - Haldia Tamluk Mecheda road. All public/Semi-public building in the area are connected through this road and buildings on either side is predominantly mixed use. Footpath is not present on either side of this road. All neighborhood roads are opening up here. College road and Arka sarani road are among the prominent neighborhood road.

5.2.5 Existing Heights of buildings:

North:

The northern direction is characterized primarily by G+1 and G+2 buildings, with heights ranging from 6.5 metres to 9.5 metres and a maximum observed height of 10.5 metres.

East:

The Eastern direction is characterized primarily by G+1 and G+2 buildings, with heights varying from 6.5 metres to 9.5 metres and a maximum height of 10.5 metres.

South:

The Southern direction is primarily characterized by G+1 and G+2 buildings, with heights ranging between 6.5 metres and 9.5 metres and a maximum height of 10.5 metres.

West:

The buildings in the Western direction predominantly comprise G+1 and G+2 structures, with heights ranging from 6.5 metres to 9.5 metres. The maximum height recorded in this area is 15.5 metres attained by the S.P. Apartment building located near the 55 Bengal NCC office.

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

No State Protected Monuments and listed heritage buildings specified by local authorities are present, within the Prohibited or Regulated Area of the monument.

5.2.7 Public Amenities:

Public amenities like toilets (dilapidated structure is present), drinking water facilities, and designated parking facilities around the monument are absent.

5.2.8 Access to the Protected Monument:

The Protected Monument can be accessed from the Panskura Tamluk Road by an earthen road passing through Tamluk Raj Maidan, entering from the South side of the monument. The Monument is protected by a boundary wall on the East, West and South and a gate that mostly remains closed. To visit the Monument because of the dilapidated nature of its existing structure special permission is required from local municipality. There used to be access from the adjacent Radhamadhab temple but those access are now closed.

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

Infrastructure services like piped water supply, storm water drainage, sewage system were absent in the Prohibited and Regulated Area. Provision for designated parking area is absent. Tamluk raj maidan is presently being used for parking within the prohibited zone of the Protected Monument.

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

No development plan prepared or available in public domain by 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 Rajbati is constructed with burnt brick masonry using lime–surkhi mortar, with roofs supported on wooden beams and rafters overlaid with brick tiles and lime–surkhi concrete. Various types of brick arches, including flat, semi-circular, and ogee arches, are used in the openings of doors and windows. Together with Khat Pukur and the Tamluk Raj Maidan, the complex serves as an important public open space and a vital lung area for the town. Before being brought under the protection of the Archaeological Survey of India in 2004, the brick-built palace was in a highly distressed state. The original walled enclosure with a central courtyard is now mostly lost due to modern encroachments, except for the main entrance gate. The main palace, a double-storied east-facing mansion built in a hybrid Indo-European style, is rectangular in plan with double-storied wings around a central courtyard. The western part contains a basement and a high pavilion-like structure with two long arched chambers supported on massive composite pillars and decorated with false pointed ogee arches and trefoiled window motifs reminiscent of colonial architecture. The Northern section, consisting of long chambers with wooden beams and terracotta tiles, was likely used for ancillary functions. The palace once featured a grand entrance with tall European-style pillars, of which only the bases remain. The site also holds historical importance, having been visited by Mahatma Gandhi and Netaji Subhas Chandra Bose during the freedom movement. A spiral brick staircase at the North-West corner connects to the basement and is presently in a dilapidated condition. The roofing system, composed of lime–surkhi concrete over brick tiles and timber rafters, has partially collapsed, while the flooring is completely damaged and its original pattern untraceable. The gate structure at the entrance, though not protected by ASI, is also of burnt brick construction and remains in a deteriorated state.

Historical Value:

Since ancient times, Tamralipta (present-day Tamluk) has been renowned as a prominent port town and trade centre, as well as a significant seat of Jainism and Buddhism. The historical importance of Tamluk Rajbati, located in East Medinipur district, is profound and closely linked to the region's freedom movement legacy. Serving as a refuge for many freedom fighters, the Rajbati played a vital role in supporting India's struggle for independence. During the Salt Satyagraha of 1930, Raja Surendra Narayan Roy extended his support to the movement by allocating a portion of the palace to the satyagrahis. In 1938, when Netaji Subhas Chandra Bose became President of the Indian National Congress and planned to hold a meeting in Tamluk, the British authorities attempted to obstruct the event. Responding to the situation, freedom fighters Ajay Mukherjee and Sushil Dhara sought help from Raja Surendra Narayan Roy, who boldly ordered the felling of the Rajbati's mango orchard to make space for Netaji's meeting. The event was successfully conducted within the Rajbati premises, where Raja Roy personally welcomed and escorted Netaji into the palace. The Rajbati later became a pivotal site for the formation of the Tamralipta National Government in 1942, where key meetings and swearing-in ceremonies were held. It stood as a symbol of hope and resistance, providing shelter to revolutionaries during the freedom struggle, until it faced severe reprisals from the British police following the government's suppression.

Archaeological Value:

History associated with the site dates back to 2,500 years. The Mayura-dhwaja (Peacock) Dynasty had been named in Mahabharata, Bhagvat, Bramhabaibarto Puran etc. as a very rich and wealthiest one in that region. The 'Tamluk Rajbati', which is presently under ruin, was built during the period in between 1821 and 1857. Just east of the Rajbati in central Tamluk is a large large waterbody called Khat Pukur (pond), which probably dates from the 15th century. Different types artifacts found during a survey led by T.N.Ramachandran in the 1940s indicates long-distance cultural contact due to maritime trade, as would be expected at a major port of that time. No such Archaeological evidences/records found related to the 'Tamluk Rajbati'.

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

The area around Tamluk Rajbati is characterized by low-rise residential neighborhoods to the North, NorthWest, and West, while the main road frontage accommodates low- and mid-rise commercial, educational, institutional, and mixed-use developments. New constructions within the prohibited area are regulated under the West Bengal Municipal (Building) Rules 2007 with oversight from Tamluk Municipality, taking into account the Rajbati's status as an ASI-protected monument. However, constructions in the Regulated area largely lack heritage-sensitive considerations, and a few five- to six-storied buildings have emerged, posing potential threats to the monument's visual integrity, heritage context, and surrounding open spaces.

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

The Rajbati has good visibility from the adjacent plots or buildings. The two to three storied height residential buildings in the vicinity are such oriented that the Rajbati or the Raj Maidan is fully or partly visible from the windows, balconies, terraces etc. Few buildings directly face the Rajbati or the Raj Maidan. The Rajbati and the Gate Structure is visible from the adjacent Panskura-Tamluk Road (alternately known as Tamluk-Srirampur Road) which is the major access to the Rajbati or Raj Maidan. Anyone can see while travelling through this road. Sometimes the view is obstructed due to the rickshaw stand, unregulated car and goods vehicle parking and loading-unloading activities in front of the Maidan.

From the residential neighbourhoods at the North-East, North, North-West and West side the precinct is not directly visible due to narrow alleys and vegetation. Khat Pukur (pond) is visible from North-East and North side neighbourhoods.

The main entrance on the Southern side of the Protected Monument is clearly visible, along with the Tamluk Raj Maidan, which forms a prominent open foreground to the site. On the Eastern side, the Khat Pukur waterbody is partially visible, together with the adjoining road. Buildings of 9.5m height are visible toward the Southeast and West of the Protected Monument, while on the Northern side, the Radhamadhab Temple and several 6.5m to 9.5m residential structures can be seen from the terrace of the Rajbati.

6.4 Land use:

The Tamluk Rajbati precinct is marked as a Public/Semi-Public land as per the Draft Landuse Plan of Tamluk Municipality. The area in the North, North-west of the Rajbati precinct is mostly residential. The plots or parcels in the East beyond Khat Pukur (pond) and in the South-East side are of mixed-use category. Multiple public and semi-public buildings are also present in the close vicinity of the monument. There are commercial buildings along with public/semi-public and few industrial buildings/plots along the Panskura-Tamluk Road.

6.5 Archaeological heritage remains other than the Protected Monument:

No known archaeological heritage remains are present near the monument in the Prohibited and Regulated Area.

6.6 Cultural landscapes:

'Tamralipta', historically renowned as a prominent port town, was geographically defined by its proximity to the Bay of Bengal and the rivers Rupnarayana and Subarnarekha, forming a dynamic interface between land and water. In antiquity, this region functioned as an integrated cultural landscape, where maritime trade, agrarian prosperity, religious activity, and settlement patterns evolved in close relationship with its riverine and navigational systems. Although the original configuration of this historic landscape may no longer remain fully extant due to natural and anthropogenic transformations over time, its layered cultural and economic significance continues to inform the identity of the region. Therefore, this broader historical context must be explicitly acknowledged in the narrative to reflect the area's enduring heritage value beyond its surviving physical remains.

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

There is a large pond/waterbody, locally known as 'Khat Pukur', located in the East side of the Tamluk Rajbati acts as one of the prominent natural elements in the area. Around the ponds there is a layer of foliage of trees and a micro climatic situation is created. The Prohibited and Regulated Area has multiple natural water bodies of different sizes and vegetation around them.

6.8 Usage of open space and constructions:

There is a large open ground, locally known as 'Tamluk Raj Maidan', located in the southern side of the Rajbati. The open ground (Raj Maidan) is being used for public gatherings, festivals, occasional celebrations.

The old Gate Structure located in between the Rajbati and Raj Maidan connects the open ground with the Rajbati. The open ground is majorly surrounded by two to three storied high residential and/or mixed-use buildings. This space serves as a lung space and a space for public gathering for the people of Tamluk.

6.9 Traditional, Historical and Cultural activities:

Multiple cultural activities take place in the open ground throughout the year such as house hold industry fair, handicraft fair, khadi fair etc. Each year the Independence Day and Durga Puja is celebrated in this ground.

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

The skyline as visible from the Protected Monument shows a moderately dense cluster of modern-day buildings in the North-East, North, North-West and West directions which mostly includes two to four storied high residences and apartment buildings. The skyline towards the South-East, South, South-West as visible from the monument shows a dense cluster of modern-day constructions which mostly includes two to five storied high residences, apartments, mixed use buildings, commercial buildings dotted with few schools, public-semipublic buildings and mosques.

6.11 Traditional architecture:

There is no such prevalent architectural style or element seen in the Prohibited and Regulated Area. Few old two storied vernacular houses of earthen construction techniques are sparsely found in the Regulated Area.

6.12 Developmental plan as available by the local authorities:

The Ward Map from the City Development Plan of Tamluk Municipality, Map of Ward No. 6 of Tamluk Municipality in which the Tamluk Rajbati is located may be seen at **Annexure-IV**.

6.13 Permissible Building Related Parameters:

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

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority.

The repair and renovation in 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:

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:

Since no land-use plan/ master plan/ zoning regulations have been prepared by the local Authorities, the height and other building related parametres prescribed in this Heritage Bye-Laws will be applicable for all types of construction in the Regulated Area of the Protected Monument. All the development control norms and building regulations specified in the the West Bengal Municipal (Building) Rules, 2007 as and when amended shall be applicable. However, the height and other parameters specified in this document shall be applicable in the Regulated Area of the Protected Site.

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 feasible.

2. **Usage:**

   i. Since no Master Plan or Development Plan is prepared for the area, therefore the current landuse may be retained as existing.

   ii. The orchards and farmlands are important part of the natural landscape of this region may be retained.

3. **Façade design:**

   i. New constructions should be in harmony with the existing architectural style and compatible with the surrounding historic character and streetscapes. The Vernacular architecture using traditional local building materials should be encouraged.

   ii. 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.

   iii. Use of coloured glazing should be discouraged.

4. **Roof design:**

   i. The roof(s) of new building should confirm to the characteristics of the roof(s) around them. They shall be visually compatible, by not creating contrast with the roof shape, orientation, and pitch of surrounding historic buildings.

   ii. Structures using temporary materials such as tin sheets, aluminium, fibre glass, polycarbonate or similar materials shall not be permitted on the roof of the building.

iii. 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.

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

5. Building material:

i. Consistency in building materials and colour along all street façades of the Protected Monument may be maintained as per the surrounding historic buildings and streetscapes.

ii. Modern building materials such as aluminum cladding, glass bricks and any other synthetic tiles or materials should not be permitted 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 Monument and its immediate surroundings.

7. Other Regulations:

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

6.14 Visitor facilities and amenities:

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

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

i. The Protected area must be clearly demarcated with a defined perimeter on the Northern side to avoid enchroachments.

ii. The front building edge shall strictly follow the existing street line. The minimum open space requirements need to be achieved with setbacks or internal courtyards and terraces.

iii. No steps and plinths shall be permitted into the right of way at ground level beyond the 'obstruction free' path of the street. The streets shall be provided with the 'obstruction free' path dimensions measuring from the present building edge line.

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

v. 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.

7.2 Other Recommendations:

i. Extensive public awareness programme about the Protected Monument may be conducted.

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

iii. Provisions for differently abled persons shall be provided as per prescribed standards.

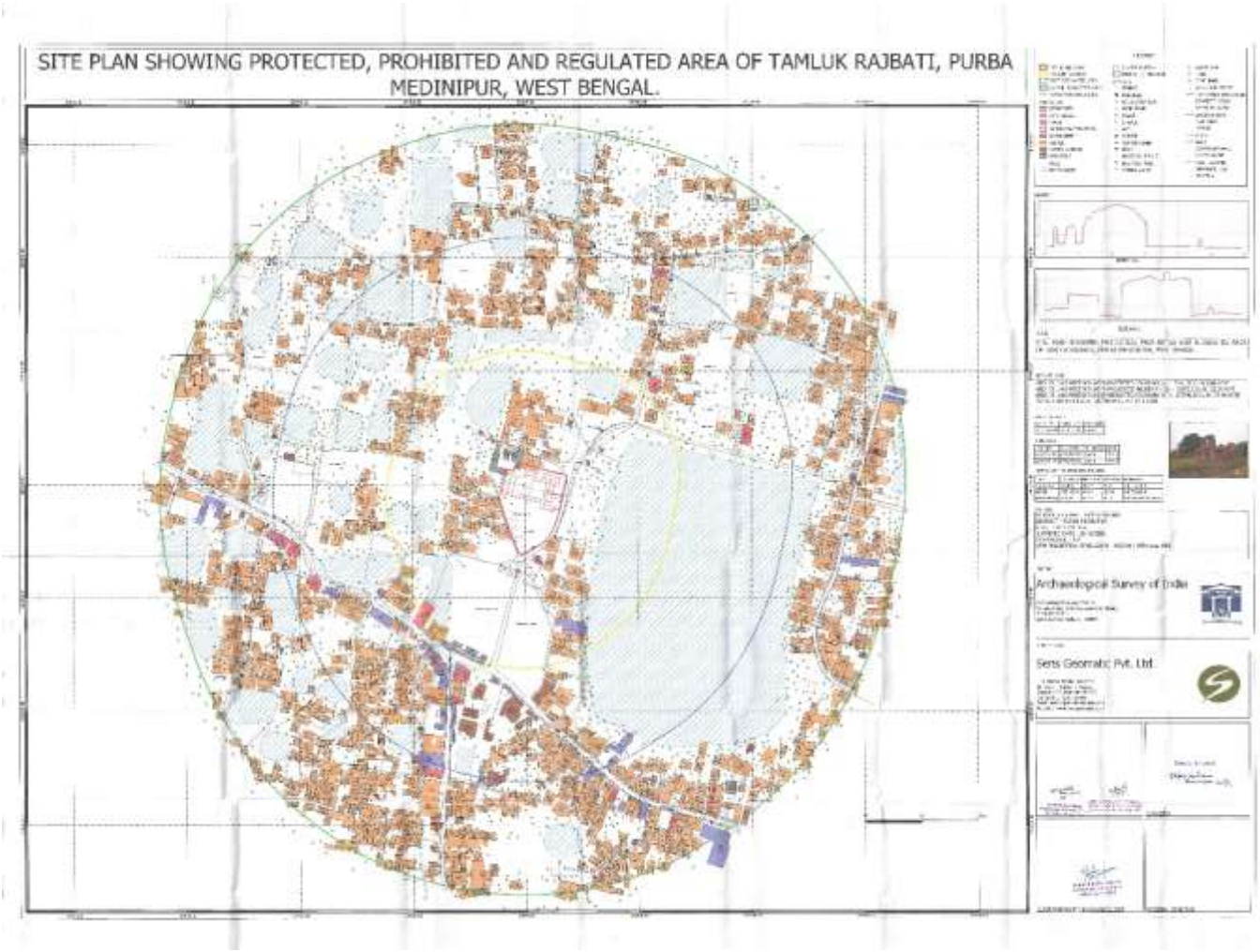
iv. The area should be declared as Plastic and Polythene free zone.

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

ANNEXURES

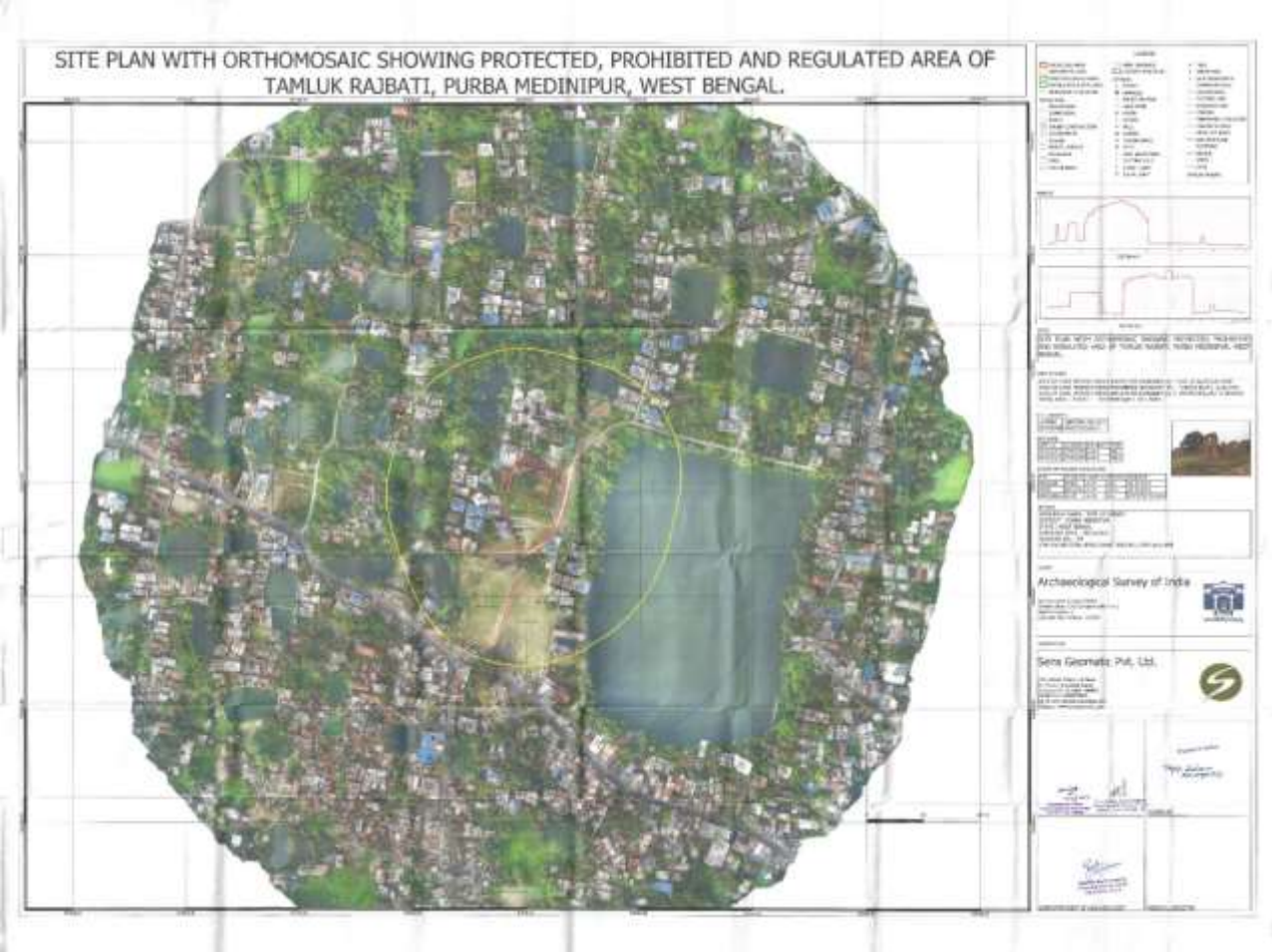
ANNEXURE-I

Survey Plan of Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal



ANNEXURE–I (a)

Site Plan with Orthomosaic showing Protected, Prohibited and Regulated Area of Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal



ANNEXURE–I(b)

Site Plan with Orthomosaic of Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal

ANNEXURE-II

Gazette Notification of the Protected Monument

DEPARTMENT OF CULTURE
(ARCHAEOLOGICAL SURVEY OF INDIA)
NOTIFICATION
New Delhi, the 26th February, 2004

S.O. 262(E).— Whereas by the notification of the Government of India in the Department of Culture (Archaeological Survey of India) number S.O. 1213(E) dated the 20th November, 2002 published in the Gazette of India Extraordinary, Part II, section 3, sub-section (ii) dated the 20th November, 2002, the Central Government gave two months' notice of its intention to declare the ancient monument specified in the Site Plan and the Schedule to the said notification to be of national importance and a copy of the said notification was affixed in a conspicuous place near the said ancient monument;

And, whereas copies of the said Gazette notification were made available to the public on the 5th December 2002;

And, whereas no objection from the public have been received to the making of such declaration and have been considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section(ii) of section 4 of the Ancient Monuments And Archaeological Sites And Remains Act, 1958(24 of 1958), the Central Government hereby declares the said ancient monument specified in the Site Plan and the Schedule annexed hereto, to be of national importance.

SCHEDULE

District	Sub-Division	Locality	Name of the monuments	Revenue plot numbers to be included under protection	Area	Ownership	Boundaries	Remarks
1	2	3	4	5	6	7	8	9
Purba Medinipur	Tamluk	Padum-basan	Tamluk Rajbati	2682 (Part) 2683 (Full)	38.60 Decimal 40.00 Decimal	Sri Birendra Narayan Roy and others.	North 2684 (Part) 2685 2686 —do— South 2663 (Road) 2681 (Road) East 2681 (Road) West 2682 (Part) 2657 2663 (Road)	

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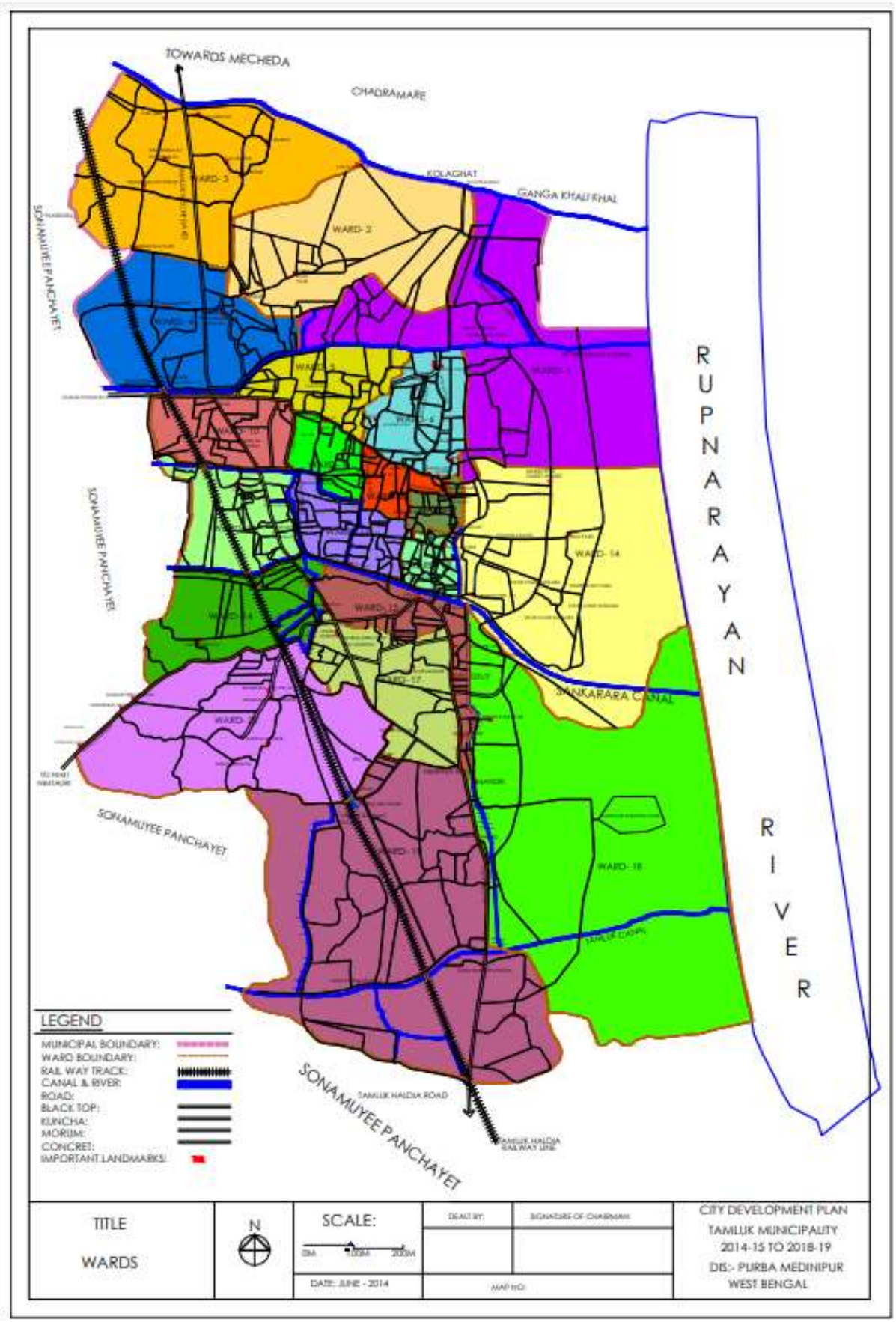
Purbo Mednipur	Tamluk	Padam-basam	Tamluk Rajbari	2682 (Part) 2683 (Full)	38.60 Decimal 40.00 Decimal	Sri Birendra Narayan Roy and others	**North** 2684 (Part) 2685 2686 **South** 2663 (Road) 2681 (Road) **East** 2681 (Road) **West** 2682 (Part) 2657 2663 (Road)	

ANNEXURE–III

Archival Map showcasing the Protected Boundary of Tamluk Rajbati, Tamluk, District-Purba Medinipur, West Bengal

ANNEXURE–IV

City Development Plan - Tamluk Municipality (Ward Maps)



ANNEXURE–V

Rule 46

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Ground coverage in respect of buildings:

(1) (a) The maximum permissible ground coverage for building, when a plot contains a single building, shall depend on the plot size and the use of the building as given in the table below:

TABLE

Maximum permissible Ground Coverage

(Plot containing a single building)

Type of building.	Maximum permissible ground coverage.
1. Residential and educational: (a) Plot size up to 200 sq. meters (b) Plot size of above 500 sq. meters;	65% 50%
2. Other uses including mixed use	40%.

(b) for any other size of the plot, in between the plot size of 201 to 500 square meters, the percentage of coverage shall be calculated by direct interpolation.

(2) When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in rule 54.

(3) For mercantile buildings (retail) and assembly buildings on plots measuring 5000 sqm. or more, the additional ground coverage to the extent of 15% may be allowed for car parking and building services. The additional ground coverage of 15% will be exclusively utilized for car parking, ramps, staircase, lift for upper level car parking and for building services such as Air Conditioned plant room, generator room, firefighting equipments, electrical equipments not exceeding 5% out of such 15% shall be used, subject to compliance of other relevant building rules.

Rule 49

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Permissible height of buildings:

(1) Height of a building shall be the vertical distance measured from the average level of the centre line of the adjoining street or passage on which the plot abuts to the highest point of the building, whether with flat roof or sloped.

(2) (a) The following appurtenant structure shall not be included in the height of the building:

(i) stair cover not exceeding 2.40 meters in height;
(ii) lift machine rooms as per the latest edition of the National Building Code;
(iii) roof tanks and their supports, the height of support not exceeding 1.00 meter;
(iv) chimneys;
(v) parapet walls not exceeding 1.50 meters in height;
(vi) ventilating, air conditioning and other service equipments;
(vii) height above mid-point between eaves level and ridge level;
(viii) toilet at roof level up to a height of 3.0 mtrs. subject to maximum floor area of 3.00 sq.m.;
(ix) garden cover with permeable material not exceeding 3.00 mtrs. in height;

(x) equipments for communication such as Microwave Antenna, Towers, Dish Antenna as well as room for installing the said equipments or their support equipments subject to a maximum area of 20 sq.m. and further subject to permission of the same from Municipal Authority.

(b) The aggregate area of the structures mentioned in clause (a) shall not exceed one-third of the area of the roof upon which these are erected;

(3) The maximum permissible height of buildings on a plot shall be as given in the table below:

TABLE

Width of means of access (in meters).	Maximum permissible height (in meters).
(a) 2.40 to 3.50	8.00
(b) above 3.50 to 7.00	11.00
(c) above 7.00 to 10.00	14.50
(d) above 10.00 to 15.00	18.00
(e) above 15.00 to 20.00	24.00
(f) above 20.00 to 24.00	36.00
(g) above 24.00	1.5 x (width of the means of access + required width of front open space).

Note: (I) There will be no restriction in height of buildings for plots abutting means of access above 10 metres in width subject to free gifting of strip of land as per prescribed street alignment. However, this increase in height as mentioned above shall be permissible provided the minimum area of the plot is 2500 sqm. and minimum frontage of the plot abutting the main road is 30.0 Metres.

(II) In case of such additional height by free gifting the strip of land as mentioned hereinabove, the applicant will get FAR of original road width only. However, the applicant will be given benefit of FAR and ground coverage of the portion gifted to the Municipality.

Explanation: This table shall be read with Rule 45. For height of building exceeding 14.5 metres, Rule 53 shall be referred.

(4) For any building to be erected or re-erected or added to in the vicinity of aerodrome, or which may affect the functioning of any microwave system for tele-communication purposes, the height of such building shall be governed by such rules or directions as may be made or issued in this behalf by the Central Government or any other concerned authority.

(5) The Board of Councillors may, if necessary, restrict the height of building in any area within the municipal area, below the permissible height provided under sub-rule (3) of this rule for reasons to be recorded in writing.

Rule 50

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Open spaces for building:

(1) (a) Every room intended for human habitation shall abut an interior open space or exterior open space or an open verandah open to such interior open space or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather-shades of not more than 0.50 metre width;

(b) Every building shall have exterior open spaces comprising front open space, rear open space and side open spaces. The minimum width prescribed for front open space, rear open space and side open spaces shall be provided along the entire front, rear and side faces of the building respectively. For this purpose, the front of the building shall be that face of the

building which faces the means of access of the building and the rear of a building shall be deemed to be that face of the building which is farthest from the means of access. These provisions shall also be applicable to each individual building separately when a plot contains more than one building. In the case of a corner plot located at the crossing of more than one street or passage, the rear of the building shall be deemed to be that face of the building which is farthest from the widest of all such streets and/or passages;

(c) Open spaces prescribing to one side cannot be taken for another side. No building shall at any time be erected on any open space prescribed in these rules for a building and form part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these rules for any other building;

(d) If the front open space is 3.00 meters or more in width a Gate Goomti shall not in any case exceed 3.00 sq.metres and the height of such Goomti shall not exceed 3.00 meters. The covered area of the Gate Goomti shall not be included in calculation of Ground Coverage.

(e) **For corner plots:** In the case of any building intended to be erected at the corner of two streets, the authority in accordance with the provision of clause (d) of section 213, scrutinize every building plan, except the plan for a residential building, to be erected or re-erected on plot of land of 300 square meters or less provided the height does not exceed 12.5 meters and may accord approval:

Provided that the corners of such plot are splayed off as under:

(i) in case of both the adjoining roads are below 3.5m width and area of land is within 200 sqm., the corner of such plot shall be splayed by 1.20m x 1.20m.,

(ii) in case any of the adjoining roads is of width 3.5m and above, the corner of such plot shall be splayed by 2.50m x 2.50m.

The land within the splayed portion shall be transferred to the Municipality by a deed of gift. However, area of land gifted to Municipality shall be considered for F.A.R. and Ground Coverage as applicable.

(2) The minimum open spaces with respect to height and Category of buildings shall be as follows:

(a) **For residential use**:

Height of building (in meter).	Front open space (in meter).	Open space on side 1 (in meter).	Open space on side 2 (in meter).	Rear open space (in meter).
Upto 8.0	1.2	1.2	1.2	2.0
Above 8.0 upto 11.0	1.2	1.2	1.2	3.0
Above 11.0 upto 14.5	1.5	1.5	2.5	4.0
Above 14.5 upto 18.0	3.5	3.5	3.5	5.0
Above 18.0 upto 24.0	5.0	**5.0**	5.0	7.0
Above 24.0 upto 36.0	6.0	6.5	6.5	9.0
Above 36.0 upto 60.0	8.0	8.0	8.0	10.0
Above 60.0 upto 80.0	10.0	15% of the height of the building	15% of the height of the building	12.0
Above 80.0	12.0	15% of the height of the building	15% of the height of the building	14.0

(b) **For Educational use:**

Height of Building.	Front Open Space (in meter).	Open Space on side 1 (in meter).	Open Space on side 2 (in meter).	Rear Open Space (in meter).
upto 11.0 meter (land area upto 500.0 square meter)	2.0	1.8	4.0	3.5
upto 11.0 meter (land area above 500.0 square meter)	3.5	3.5	4.0	4.0
Above 11.0 meter upto 14.5 meter	3.5	4.0	4.0	5.0
Above 14.5 meter upto 21.0 meter	5.0	5.0	5.0	6.0
Above 21.0 meter	20% of the height of the building or 6.0 M, whichever is more	20% of the height of the building or 5.0 M, whichever is more	20% of the height of the building or 5.0 M, whichever is more	20% of the height of the building or 8.0 M, whichever is more

(c) **For Institutional, Assembly, Business, Mercantile and Mixed-use Building:**

Height of Building.	Front Open Space (in meter).	Open Space on side 1 (in meter).	Open Space on side 2 (in meter).	Rear Open Space (in meter).
upto 11.0 meter (land area upto 500.0 square meter)	2.0	1.8	4.0	4.0
upto 11.0 meter (land area above 500.0 square meter)	3.0	3.5	4.0	4.0
Above 11.0 meter upto 18.0 meter	4.0	4.0	4.0	5.0
Above 18.0 meter upto 24.0 meter	5.0	5.0-	5.0	9.0
Above 24.0 meter upto 36.0 meter	6.0	6.5	6.5	9.0
Above 36.0 meter	8.0	9.0	9.0	10.0

(d) **For Industrial and Storage Building:**

Height of Building.	Front Open Space (in meter).	Open Space on side 1 (in meter).	Open Space on side 2 (in meter).	Rear Open Space (in meter).
upto 11.0 M	5.0	4.0	4.0	4.5
Above 11.0M upto 18.0 M	6.0	6.5	6.5	10.0
Above 18.0 M	6.0 or 20% of the height of the building whichever is more	6.0 or 20% of the height of the building whichever is more	6.0 or 20% of the height of the building whichever is more	6.0 or 20% of the height of the building whichever is more

Note:

(i) Every residential building of height not more than 8.0 m on plot size not exceeding 65 sq.m in area shall have a minimum front space at ground level of 0.90 m.

(ii) For plots of size not more than 65 sq. meters, minimum side open space of 0.9 meters may be allowed on each side, provided that the building height does not exceed 8.00 (eight) metres;

(iii) Notwithstanding anything contained in clause (a) of sub-rule (2), the minimum distance across the side open space from every new building to an existing building with a door or window opening shall be 1.80 metres;

(iv) In the case of a building more than 24.00 meters in depth on a plot abutting any street, a passage along the entire depth of the building shall be provided and the minimum width of such passage shall be 4.0 meters.

Amendments Dated 26th Day of February, 2016

(1) Open spaces for building:

(a) For residential use

"Height of building	Front Open space	Open space on side - 1	Open space on side - 2	Rear Open space
Upto 7.0m	1.2 m	1.2 m	1.2 m	2.0 m
Above 7.0m up to 10.0 m	1.2 m	1.2 m	1.2 m	3.0 m
Above 10.0 m up to 12.5 m	1.2 m	1.2 m	1.5 m	3.0 m
Above 12.5 m up to 15.5 m	2.0 m	1.5 m	2.5 m	4.0 m
Above 15.5 m up to 20.0 m	3.5 m	4.0 m	4.0 m	5.0 m
Above 20.0 m up to 25.5 m	5.0 m	5.0 m	5.0 m	6.5 m
Above 25.5 m up to 40.0 m	6.0 m	6.5 m	6.5 m	8.5 m
Abov3e 40.0 m up to 60.0 m	8.0 m	8.0 m	8.0 m	10.0 m
Above 60.0 m up to 80.0 m	10.0 m	15% of the height of building or 11.0 m whichever is less	15% of the height of building or 11.0 m whichever is less	12.0 m
Above 80.0 m	12.0 m	15% of the height of building or 14.0 m whichever is less	15% of the height of building or 14.0 m whichever is less	14.0 m"

(b) for the table under the heading "(b) For educational use :", substitute the following table:-

(b) For educational use

"Height of building	Front Open space	Open space on side - 1	Open space on side - 2	Rear Open space
Upto 10.0m (land area upto 500.0 sq. m)	*2.0 m*	*1.8 m*	*4.0 m*	*3.5 m*
Upto 10.0m (land area above 500.0 sq. m)	*3.5 m*	*3.5 m*	*4.0 m*	*4.0 m*
Above 10.0 m up to 15.5 m	*3.5 m*	*4.0 m*	*4.0 m*	*5.0 m*
Above 15.5 m up to 20.0 m	*5.0 m*	*5.0 m*	*5.0 m*	*6.0 m*
Above 20.0 m	*20% of the height of building or 6.0 m whichever is more*	*20% of the height of building or 5.0 m whichever is more*	*20% of the height of building or 5.0 m whichever is more*	*20% of the height of building or 8.0 m whichever is more"*

(c) for the table under the heading "(c) For Institutional, Assembly, Business, Mercantile and Mixed Use Building :", substitute the following table:-

(c) For Institutional, Assembly, Business, Mercantile and Mixed Use Building

"Height of building	Front Open space	Open space on side - 1	Open space on side - 2	Rear Open space
Upto 10.0m for land area upto 500.0 sq. m	2.0 m	1.2 m	4.0 m	4.0 m
Upto 10.0m for land area above 500.0 sq. m	3.0 m	3.5 m	4.0 m	4.0 m
Above 10.0 m up to 20.0 m	4.0 m	4.0 m	4.0 m	5.0 m
Above 20.0 m up to 25.5 m	5.0 m	5.0 m	5.0 m	6.0 m
Above 25.5 m up to 40.0 m	6.0 m	6.5 m	6.5 m	9.0 m
Above 40.0 m up to 60.0 m	8.0 m	9.0 m	9.0 m	10.0 m
Above 60.0 m up to 80.0 m	10.0 m	15% of the height of building or 11.0 m whichever is less	15% of the height of building or 14.0 m whichever is less	14.0 m
e 80.0 m	12.0 m	15% of the height of building or 14.0 m whichever is less	15% of the height of building or 14.0 m whichever is less	14.0 m"

(d) for the table under the heading "(d) For Industrial and Storage Building :", substitute the following table:-

(d) For Industrial and Storage Building

"Height of building	Front Open space	Open space on side - 1	Open space on side - 2	Rear Open space
Upto 12.5 m	5.0 m	4.0 m	4.0 m	4.5 m
Above 12.5 m up to 20.0 m	6.0 m	6.5 m	6.5 m	10.0 m
Above 20.0 m	20% of the height of building or 6.0 m whichever is more	20% of the height of building or 6.5 m whichever is more	20% of the height of building or 6.5 m whichever is more	20% of the height of building or 6.5 m whichever is more"

Rule 53

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Tall Building

(exceeding fourteen and a half meters in height).

(1) In Municipality the building height shall not normally be more than 14.50 meters (fourteen and a half meters). But in the case of any building exceeding 14.50 meters in height, the Board of Councillors, for reasons to be recorded in writing and with the previous approval of the Superintending Engineer of the Municipal Engineering Directorate, Government of West Bengal, having jurisdiction over the concerned municipal area may sanction those schemes as special cases if not otherwise covered by any law for the time being in force.

(2) The Superintending Engineer will make his recommendation on the basis of Structural Stability Certificate given by the empanelled LBA or Structural Engineer or Geo-technical Engineer and he will also consult the Land Use and Development Plan, if any, of the concerned municipal area before giving such approval. In such cases, the following shall be applicable in addition to other rules under the Act. The certificate of structural stability is to be furnished in the following manner by the empaneled LBA, Structural Engineer and Geo-technical Engineer:

Certificate of Structural Stability

We hereby certify that the foundation and superstructure of the building proposed for construction on Plot ..... Street ..... Ward No ..... have been so designed by me/us will make such foundation and superstructure safe in all respect including the consideration of bearing capacity and settlement of soil etc.

.....	.....	.....
Signature of LBA (Name, Address and Empanelment No.)	*Signature of Structural Engineer* (Name, Address and Empanelment No.)	*Signature of Geo-technical Engineer* (Name, Address and Empanelment No.)

Note: All such technical personnel are required to be empaneled with the concerned Municipalities. In case, the system of empanelment has not been introduced in any particular Municipality, the requisite certificate from the empaneled Structural Engineer and Geo-technical Engineer under Kolkata Municipal Corporation or any other Municipality may be asked for:

(I) No building exceeding fourteen meters and a half in height shall be allowed on private or public street of not less than 10.00 meters in width;

(II) there shall be a minimum front open space for every category of tall building at its narrowest part, as per provisions of sub-rule (2) of rule 50;

(III) there shall be a minimum rear open space for every category of tall building along the entire width of the building forming an integral part of the site, as per provisions of sub-rule (2) rule 50;

(IV) there shall be minimum open spaces on both sides for every category of tall building at its narrowest part, as per provisions of sub-rule (2) of rule 50;

(V) (a) in case the whole of one side or part of at least two sides of every room excepting bath, water-closets and store-room, is not abutting either the front open space, rear open space or side open space, it shall abut an inner courtyard whose minimum width shall be 30% of the height of the building or 3 metres, whichever is more;

(b) for ventilating water closet in bathroom, such water closet or bathroom or kitchen or any room not intended for human habitation, if not opening on to front open space, rear open space, side open space or interior open space, shall be opened up to a ventilation shaft, the size of which shall be as per provisions incorporated in Tables under rule 50;

(VI) (a) for every building exceeding fourteen meters and a half, the Floor Area Ratio shall be as specified in the table below:

Maximum Permissible Floor Area Ratios

Width of Means of Access (meters).	Residential Building		Institutional Business Building.
	Commercial zone, if any.	Other zone.	
Above 14.50 to 20.00	2.25	2.50	2.25
Above 20.00 to 24.00	2.50	2.75	2.50
Above 24.00	2.75	3.00	2.75.

(b) While calculating the floor area under this Chapter, the following shall not be included:

(i) stair cover not exceeding 2.4 meters in height and stair case with landing upto the extent of the width of the stairway in each floor including ramp if there be any,

(ii) lift machine room as per latest edition of the National Building Code. Lift Landing lobby with a maximum area of 6 sqm in all floors including roof, if any;

(iii) roof tanks and their support, the height of support not exceeding 1 metre;

(iv) chimneys, ventilating, air-conditioning and service equipment attached to the building:

Provided that the aggregate area of these structures mentioned at (i) to (iv) above shall not exceed one-third area of the roof upon which these are erected;

(v) the actual area under covered car parking space and area of basement used for car parking only in accordance with the table in rule 52(B)(1) subject to a maximum permissible limit for one car parking space as 25 sq.m for ground floor and 35 sq.m other than ground floor inclusive of all circulation spaces and ramps. However, the area actually covered by the car parking space may be allowed even if the same is more than mandatory requirement. But the covered car parking shall be within the permissible ground coverage;

(vi) areas of loft, ledge or tand and areas of cupboards or wardrobes upto a maximum extent of 3% of total floor area but shall include the area of mezzanine floor;

(vii) area of service floor as permitted in rule 67;

(viii) the areas for garden covered with permeable material, pergola, expanded or similar other materials at the roof level, up to 5% of the total roof area or 10 sqm whichever is more, subject to adoption of adequate structural safety measures;

(ix) in addition to the above provision, the exemptions in calculation of FAR shall also be permissible as per provision in rule 51.

(c) All steel towers above 14.5 metre height should be ground based ones. Minimum access to such structure should not be less than 5 metre on any part. No such structure should be constructed on the mandatory open spaces of any existing building.

Rule 55:

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Provisions regarding existing buildings:

(1) The provisions of these rules shall apply only in the case of an existing building.

Note: Existing building, for this purpose shall mean any building which was erected before the date of coming into force of these rules in accordance with a building plan sanctioned by an authority competent to sanction such building plan under the Bengal Municipal Act, 1932 (Ben. Act XV of 1932) or any other law for the time being in force.

(2) In the case of existing building:

(a) excepting storage buildings, where the open spaces required have not been provided, an addition in the number of stories, if otherwise permissible, may be allowed with a setback, provided such building continues with the same occupancy:

Provided that no formal set back may be necessary up to a height of eight meters for adding only one floor over an existing single storied residential building;

(b) the extent of the set back from the property boundary shall be such as to make the addition to the building conform to the provisions of rules 46 and 50;

(c) if any car parking space is required to be provided under these rules and no such car parking space can be provided, the covered area allowable under the provisions of these rules shall be reduced by the area required for such car parking space which cannot be provided in the said building.

Explanation: For the purpose of calculation, the area required for one car parking space shall be taken as 20.00 sq. meters;

(d) the height of the building shall conform to the rules as indicated in rule 49 and in no case after addition the height shall exceed 14.50 meters;

(e) the addition to an existing building with residential occupancy shall not exceed 200.00 sq. meters in covered area;

(f) the addition to an existing building with educational occupancy shall not exceed the total covered area of the existing building;

(g) the addition to an existing building with other occupancies including mixed use building but excepting storage building shall not exceed 100.00 sq. meters in covered areas;

(h) in case of partition of existing building common walls may be allowed as the partition line.

Rule 107:

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Obligatory front space, minimum side spaces and back spaces for various categories of residential buildings:

(1) Obligatory front space, minimum side spaces and back spaces for various categories of residential buildings shall be as follows:

Category of plot	Front (fixed) (in metre).	Narrower side (Min.) (in metre).	wide side (Min.) (in metre).	back (Min.) (in metre).
2k	1.00	0.90	2.50	2.00
3k	1.00	0.90	2.50	2.00
4k	1.00	0.90	2.50	4.00
5k	1.50	0.90	2.50	4.00
6k	2.00	1.00	3.00	6.00
7k	2.00	1.00	3.00	7.00
8k	2.00	1.20	3.00	7.00
9k	2.00	1.20	3.50	7.00
10 k	2.00	1.20	3.50	7.00

(2) In every building specified in sub-rule (2) of rule 93 there shall be a fixed front open space measuring 1.0 metre, minimum side open space of 1.22 meters and minimum back open space of 1.22 meters.
Explanation—For Block Areas the provisions of rule 153 shall apply.

(3) For the corner plots, the width of wider side space will be reduced to counterbalance, the difficulty of planning of the building due to rounding off the frontage but the clear gap with its adjacent building shall never be less than 2.5.

(4) A Plan showing the area that may be built up or covered can be seen by each plot holder in the office of the Authority sanctioning the building.

Rule 108

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Open spaces with respect to covered area:

Whenever the open spaces specified under rule 107 do not give the percentage of covered area in conformity with rule 109 the more restrictive of the two shall apply.

Rule 109

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Covered area:

(1) The maximum covered area of residential buildings shall be governed by the following:
Explanation: For Block Areas, the provisions of rule 153 shall apply.

	Category of Plot	Maximum permissible covered area
(i)	2,3 and 4 cottahs	55% of the site area
(ii)	6 and 7 cottahs	50% of the site area
(iii)	8,9 and 10 cottahs	45% of the site area
(iv)	Building specified in sub rule (2) of rule 93	60% of the site area
(v)	IT, ITES & other permissible Industrial & Commercial Sector Buildings	40% of the site area

(2) In case of existing buildings only in the wider side space (or in the back space in the case of corner plots of 4 K and above), only one motor garage up to 5.00 m (overall) in length, 15 Sq. Metre in area and 2.25 m in height from Ground Level will be allowed in the case of 2 K or 3 K corner plots, a garage may be allowed in any place outside the covered area without covering any part of the narrower side within the limits regulating the height and width). The minimum clear width and the area of this garage will be 2.25 m and 9.60 sq. meter respectively. This garage or such portions of it as would be constructed within the minimum width of the wider space will be over and above the covered area specified above and will not also be taken into consideration while calculating F. A.R. No accesses to the roof of this garage will be allowed. Garage in the wider space cannot cover the minimum width of the back space as specified in rule 107.

Rule 112

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Maximum number of floors:

(1) Maximum number of floors to be built up shall be as follows:

Area of Plot	Maximum no. of Floors allowed
2K	G Plus 1
3K	G Plus 1
4K	G Plus 2
5K	G Plus 2
6K	G Plus 3
7K	G Plus 3
8K	G Plus 4
9K	G Plus 4
10K	G Plus 7
Any plot specified in sub-rule (2) of rule 93.	G Plus 1 G means Ground floor

(2) So far as the restrictions to the number of storeys to be permitted in the buildings are concerned, the parking floor in the main building at ground level up to 2.25 m in height from garage floor level to the beam soffit will not be considered as floor, and will not be taken into consideration for the purpose of calculation of F. A.R.

(3) One mumti or a stair cover above the permissible number of storeys will be allowed in each of the buildings and this will not be covered by the rule of floor area ratio. The overall height of stair cover shall not exceed 2.85 m.

(4) The overall height of all tall buildings including the Mast should not exceed the approval accorded by the Airport Authority of India.

Note: parking space at ground level shall be provided in all buildings including co-operative buildings, on any plot of 4 cottah or above, the maximum clear floor height of such parking space shall be 2.25 m. The height shall be measured from the ground level to the beam soffit level of ground floor slab (the ground floor) being the floor just above the parking space. Such parking space shall not be taken into account to calculate the permissible floor area ratio.

Amendments Dated 26th Day of February, 2016

(2) Permissible height of buildings:

Table

"Width of Means of Access (in meter)	**Maximum Permissible height (in meter)**	**Permissible height of the building (in meters)**
		In case of gifting of strip of land having a width of 2.5 m throughout the frontage of the entire plot.
(i) Above 2.4 upto 3.00	7.0	Nil
(ii) Above 3.0 upto 5.0	10.0	12.5
(iii) Above 5.0 upto 7.0	12.5	15.5
(iv) Above 7.0 upto 9.0	20.0	25.5
(v) Above 9.0 upto 12.0	40.0	-
(vi) Above 12.0 upto 15.0	60.0	-
(vii) Above ***15.0***	No restriction	-"

ANNEXURE–V(a)

Rule 111

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Floor Area Ratio (F.A.R.)

(1) Permissible floor area ratio shall be as follows:

Area of Plot	Floor Area Ratio
2K	1.25
3K	1.25
4K	1.75
5K	1.75
6K	2.10
7K	2.10
8K	2.25
9K	2.25
10K	3.20
Permissible for institutional, industrial and Commercial Buildings	2.75

Note: For IT and ITES Buildings, FAR of 5.9 shall be permitted. However, in such building minimum 80% of the built-up space shall have to be utilized for IT or ITES activities and condition stipulated by the State Government or ULB has to be adhered to.

Exemptions in calculation of FAR should be as per provisions laid down in Rule 53 (b). Any plot specified in sub-rule (2) of rule 93, Floor Area Ratio shall be 1.35.

Explanation: Floor area ratio, for the purpose of this rule, is the ratio of the total area of all the floors including the areas of walls, passages, staircase blocks, sanitary blocks, etc. of a building and accessory buildings to the gross area of plot.

Amendments Dated 26th Day of February, 2016

(3) Permissible floor area ratio shall be as follows:

Table

Maximum Permissible Floor Area Ratio (FAR)

Sl. No.	Width of Means of Access (m)	Use Groups of Buildings			
		Residential Buildings	Educational Buildings	Industrial, Storage and Hazardous buildings	Assembly, Institutional, Business, and Mercantile Buildings including Mixed use buildings.
1.	Upto 2.4	Nil	Nil	Nil	Nil
2.	Above 2.4 to 3.5	1.25	Nil	Nil	Nil
3.	Above 3.5 to 7.0	1.75	Nil	Nil	Nil
4.	Above 7.0 to 9.0	2.00	2.00	Nil	Nil
5.	Above 9.0 to 14.5	2.25	2.25	2.00	2.00
6.	Above 14.5 to 20.0	2.50	2.50	2.00	2.25
7.	Above 20.0 to 24.0	2.75	2.75	2.00	2.5
8.	Above 24	3.00	3.00	2.00	2.75

ANNEXURE–V(b)

Rule 72

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Parapet:

A parapet wall and guardrails shall be provided on the edge of any roof terrace or balcony and it shall not be more than 1.5 meters in height

Rule 73

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Boundary Wall

No boundary wall shall exceed 2 meters in height on the road side, the solid portion of compound walls shall not exceed 1.5 meters in height. The foundation of boundary wall, below ground level, shall not encroach upon any adjacent land outside the plot area.

Rule 92

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Signs and outdoor display structures

(1) The construction of advertising signs and outdoor display structures shall be in accordance with the provisions of Signs and Outdoor Display Structures of the latest edition of the National Building Code of India.

(2) Every building shall display in a prominent place on the front side, the premises number as assigned to it by the Municipality and the street name, so as to be conveniently visible from the street.

Rule 110

(West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time.)

Projection

(1) Window chajja or cornice may project up to 0.5 m (l'-8") on all sides of the building.

(2) One cantilever verandah from first floor upward projecting upto property line may be allowed only on the frontage and side facing the roads (for corner plots only). This projection may be extended up to 0.5 m (1 '-8") on the wider and narrower side spaces also, provided that the permissible limit of FAR is not exceeded and that the width of such verandah shall not exceed 2.5 m (8'- 2"). Weather boards made either of concrete or pierced concrete or grill or glass or louvres or wood may be allowed to come down from second floor upwards up to the top level of windows in case of weather board from first floor, the clear gap between the bottom of weather board and plinth level shall be at least 8'-0". Only grills will be permitted to connect the above weather boards to the verandah railings on each of the floors and no window or solid wall shall be allowed. Verandah railings may be taken up to a maximum height of 1.25 m (4'-l"), provided that the solid part of it, if so constructed is limited to a height of 1 m (3'-4"):

Provided that in any co-operative building on any plot of 5 K or above, a cantilever verandah from ground floor and upwards projecting up to the property line may be allowed on frontage and side facing roads (for corner plot only) but under no circumstances shall any verandah projection be less than 2.4 m in clear height from ground level and that permissible limit of F.A.R. is not exceeded.

(3) The cantilever verandah on the first floor and above may be constructed within the open space after keeping open the space compulsorily required to be kept open as per rule 107, provided the permissible limit of F.A.R. is not exceeded.

(4) Weather Board may be taken down from the projected cantilever balcony at the front open space from the 1st floor level up to 8' height (2.43 m) from the plinth level.

(5) Projections for shelves not exceeding 0.25 m (10") beyond the outer surface of external walls may be allowed within the minimum wider, narrow and back open spaces for the purpose of making wall cupboards or alcove, provided the thickness of the wall for such projections is minimum 10" brick work or 3" thick reinforced concrete.

(6) Under no circumstances shall any verandah projection be less than 8' in clear height from the plinth level.

ANNEXURE–VI

Images of the Protected Monument and its surrounding areas

Image 1: View of the front façade of the Protected Monument (South Direction).

Image 2: View of the courtyard inside the Protected Monument.

Image 3: View of the internal façade from the court yard of the Protected Monument.

Image 4 & 5: View of the internal spaces of the Protected Monument.

Image 6 & 7: View of the architectural features of the Protected Monument.

Image 8 & 9: View of the staircase tower (from inside) of the Protected Monument.

Image 10: View of the Protected Monument from the main entrance (South Direction).

Image 11: View of the Protected Monument from the road (East Direction).

Image 12: View of the rear side of the Protected Monument (North Direction).

Image 13: View of the abutting buildings present on the rear side of the Protected Monument (North Direction).

Image 14: View of the Protected Monument from the adjacent temple (North-West Direction).

Image 15: View of the adjacent temple (North-West Direction).

Image 16: View of the side façade of the Protected Monument (East Direction).

Image 17: View of the side façade of the Protected Monument (West Direction).

Image 18: View of the Protected Monument through the Old Gate Structure in front (South Direction).

Image 19: View of the Protected Protected Monument through the Old Gate Structure in front (South Direction).

Image 20 & 21: View of the surrounding areas from the Protected Monument (West Direction).

Image 22 & 23: View of the surrounding areas from the Protected Monument (East Direction).

Image 24: View of the Protected Monument with closely placed built fabric (Prohibited Area).

Image 25: View from the Protected Monument with closely placed built fabric (Prohibited Area).

Image 26: Closely packed built fabric exists within the prohibited area on the Western side of the Protected Monument (Prohibited Area).

Image 27: Built fabric along with the Tamluk Raj Maidan on the Southern side of the Protected Monument (Prohibited Area).

Image 28: Khat Pukur and the built fabric on the Eastern side of the Protected Monument (Regulated Area).

Image 29: Built fabric along on the Northern side road of the Protected Monument (Regulated Area).

Image 30: The open space present in front of the Tamluk Rajbati (the Regulated Area).

Image 31: View from the junction of the internal road and the Tamluk-Srirampur Road (the Regulated Area).

Image 32: Multistorey buildings on the Tamluk-Srirampur Road towards the South West side of the Protected Monument (Regulated Area).

Image 33: SP Apartment building on the Tamluk-Srirampur Road in the Regulated Area.

Image 34: Mixed use buildings on the Tamluk-Srirampur Road in the Regulated Area towards the East of the Protected Monument.

Image 34: Mixed use buildings on the Tamluk-Srirampur Road in the Regulated Area towards the East of the Protected Monument.

Image 35: Vernacular buildings on the internal roads near Tamluk-Srirampur Road in the Regulated Area towards the East of the Protected Monument.

Image 36: Residential Neighbouhoods towards the North of the Protected Monument (Regulated Area).