फा.सं.न.15-340/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 - **मौजा कटक छावनी कस्महाल परगना कटक, हविली, थाना कटक जिसका तौजी नंबर 5458 है, में स्थित बारबाती, कटक में मस्जिद को छोडकर बारबाती किले के प्राचीन संस्मारक और सभी प्राचीन इमारतों, दीवारों, प्रवेश द्वारों आदि के खंडहर और अवशेष, जिला कटक, ओडिशा** 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**

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 **4 जून, 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 **4 जून, 2026** की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सव्यसाची भारवाह।
06/05/26

(कर्नल सव्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-340/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 **The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha** 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**

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 **4th June, 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. **4th June, 2026**, in consultation with Competent Authority and other Stakeholders.

Marwaha
06 May 26

(Col. Savyasachi Marwaha)
Director, NMA

सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY

Draft Heritage Bye-Laws for The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha

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) Rules, 2011, the following Draft Heritage Bye-Laws for the Protected Monument **"The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha"**, prepared by the Competent Authority in consultation with the Kalinga Institute of Technology, Bhuvneshwar, are hereby published, 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,

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

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

Draft Heritage Bye-Laws for "The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha"

CHAPTER - 1

PRELIMINARY

1.1 Short title, extent and commencements:

(i) This Heritage Bye-Laws may be called the National Monuments Authority Heritage Bye-Laws 2026 of the Protected Monument **"The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha"**.

(ii) It shall extend to the entire Prohibited and Regulated Area of the Protected Monument.

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

(iv) It shall come into force with effect from the date of its 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;

(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 AMASR Act, 1958, as amended, 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 Provisions 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 – The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha

3.1 Location and Setting of the Protected Monument:

Barabati Fortress is situated on the southern bank of the river Mahanadi, in the western part of the main city of Cuttack, Odisha.

The geographical coordinates of the Protected Monument are as follows:

Latitude: 20°29'4.33" N, **Longitude:** 85°51'54.46" E.

The Fortress is well connected by road, with the Ring Road located approximately 800 metres to the north-east. The Cuttack Railway Station is about 4.9 kilometres to the south-east, while the main Cuttack Bus Stand (Badambadi) lies at a distance of approximately 10.2 kilometres, also to the south-east. The nearest airport is Biju Patnaik International Airport in Bhubaneswar, which is located about 35.9 kilometres to the south of the monument.

Figure 1: Satellite imagery showing the location and setting of The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc. save and excepting the Mosque at Barabati, Cuttack.

The Fortress lies within the urban limits of Cuttack city and forms a prominent part of its historical landscape. Over time, the surrounding area has developed into a dense urban setting.

3.2 Protected Boundary of the Protected Monument:

The boundary of the Protected Monument The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha may be seen at **Annexure-I**.

3.2.1 Gazette Notification as per ASI records:

The copy of the Gazette Notification for The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha may be seen at **Annexure-II**.

3.3 History of the Protected Monument:

According to tradition, King Anangabhimadeva III, while crossing the Mahanadi River, observed an unusual incident on its southern bank near the shrine of Bisheswar Siva in the village of Barabati: a heron had killed a hawk. Astonished by this rare occurrence, the king interpreted it as an auspicious sign and decided to establish a fort at that location. The settlement was subsequently named Barabati Cuttack, and the king shifted his capital from Choudwar to Cuttack.

Over time, Barabati Fort witnessed the rise and decline of successive dynasties, particularly the Ganga and Suryavamsi rulers. In 1361 CE, the fort was invaded by Firoz Shah Tughlaq, who captured its reigning king. Later, the last Bhoi ruler, Raghunath Chotaray, was killed by his general Mukundadeva. Mukundadeva ruled from 1560 to 1568 CE and established his residence at Barabati Fort. He made significant additions to its structures and fortifications. The fort is described in the Ain-i-Akbari as a splendid palace complex consisting of nine courts.

During the periods of Muslim and Maratha rule, the fort continued to serve as the administrative center of Odisha. Both regimes contributed to the expansion of its buildings and the strengthening of its fortifications.

In October 1803, the British took possession of Barabati Fort, which had long been the principal seat of power for the rulers of Odisha. Under British control, the fort was converted into a prison for several prominent local leaders. Subsequently, systematic dismantling of the structure began. In 1828, following the recommendation of Commissioner Peckenham, stones from the fort were used for the repair of embankments and public roads and were also sold at nominal prices. By 1829, materials from the fort had been utilized in the construction of the lighthouse at False Point and the Cantonment Road in Cuttack.

By 1873, as observed by Toynbee, the once magnificent fort had been reduced to “an unsightly series of earthen mounds and a wilderness of stone pits.” Today, only a few remnants remain, including an earthen mound, the mosque of Fateh Khan Rahim, the gateway, and portions of the road revetment, which stand as silent testimony to its former grandeur.

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

The excavations of Barabati Fortress started from the 1st December, 1989 and continued till the 31st May, 1990 when the work was suspended due to the rainy season. After the rainy season, excavation works were resumed from the 15th November, 1990 to the 31st May, 1991. The aims of the excavations were:

i. To establish a cultural sequence at the site.

ii. To conduct an area excavation at the mound in order to expose the remains of various periods.

Excavations revealed structures of three periods with each period showing evidence of different phases. The periods can be described as:

1) Early Medieval period circa 13th- 14th century A.D.
2) Medieval period circa 15th-16th century A.D.
3) Late Medieval period circa 17th century onwards.

1) Period I-Early Medieval period (13th-14th century AD):

Remains of this period have been found, in the form of structural remains, in the north-eastern part of the mound. Over the sandy deposit was found a six course laterite foundation over which six courses of whitish sandstone formed three mouldings of the temple base. On the inner side, laterite courses formed the floor associated with the temple. It appears that, at a later date, the temple flooring was raised and repaired. Sometime later a beautiful 12 cm thick lime flooring measuring 1.80 cm has survived, the rest has been destroyed by the foundation trenches of subsequent period. The remains were covered with debris which included, architectural fragments used in the temple and a good number of fragments of mouldings akin to those found in the temple, the material being similar. However, a small portion of a laterite wall found in the lower levels behind the citadel wall and running parallel to it, indicated the possibility of the former being associated with the temple and thereby datable to circa 13th century A.D.

2) Period II- Medieval period (15th – 16th century AD):

The remains are sitting directly over the temple. It appears that a fairly long gap i.e., more than one hundred years existed between the destruction of the temple of the earlier period and the construction of the structures of this period. This period is represented by three structures namely: (a) the pillared hall or the Durbar hall, (b) the southern courtyard, and (c) the citadel wall.

The most magnificent and impressive looking structure of this period is the Durbar hall or the pillared hall. The hall has a width of 20 metres north-south and is available to a length of 30 metres east-west. Its total length could not be ascertained as its western extremes fall below a structure of later period and hence could not be excavated. Till now 321 pillars built of laterite blocks have been found and these have varying heights, the tallest being 7 metres above from the bottom course. These pillars, on plan, form a central hall having two rows of eight pillars, with seven openings placed in between each row in northern and southern wings and two rows of four pillars (only eastern side available) with three openings placed in each row on the northern and southern sides. The central hall thus formed measures 20x8

metres with approximately 20 openings. Around the central pillared hall, on all sides were corridors, possibly colonnades on eastern, western and southern sides and a plastered wall on the fourth i.e., northern side. A pillar excavated upto the bottom course showed 35 courses and stood 6 metres above the working level. In the northern corridor traces of laterite flooring were found, the floor being completely damaged. The colonnade on the southern side showed ten pillars, while in the one on the eastern side six pillars could be found. From the filling in the hall, tiles with remains of plaster, plain tiles, areca-nut shaped beads, Chinese porcelain datable to around 16th century and chunks of plain lime plaster as well as plaster showing polychrome designs were recovered.

The Citadel Wall:

Excavations at the base of the mound on the southern and eastern sides revealed the existence of a wall, built of laterite blocks. The wall shows at least four building bases and has been traced upto a total length of 50 metres on the southern side, running east-west and upto 20 metres running north-south on the eastern side. At the base of the wall on the other side was found 1 metre wide strip of stone flooring having lime plaster over it; this may well have served as a foot to the citadel wall. An earlier phase of the wall was seen running just parallel and about 50 cm behind the wall, and it seems that the later wall has been built over the earlier wall. From the deposits just outside the citadel wall, seven iron arrow-heads and one iron cannon ball was recovered. Some architectural fragments and pieces of stone sculptures were recovered from the deposit overlying the citadel wall. In the citadel wall of the later phase architectural fragments of the temple have been used.

3) Period III-Late Medieval period (17th century AD onwards):

In the south-western corner of a mound filled with sand and malba, sometimes in the late medieval period, a square structure was built of dressed khondolite stones recovered from the temple of the earliest period. This structure was available upto a height of over 3 metres with one side measuring 20 metres. The structure had two phases, in the first phase, it was a simple square structure 18 metres on the side in which offsets were used to decorate the exterior. In the second phase, an addition of about 2 metres was made on all the four sides and ramp was added on the northern side. The total thickness of the structure was 4.10 metres of each side and the central area had a filling of greenish compact earth. The inner side was exposed on all the four sides along with a portion of the filling in the centre. The structure in the second phase was approached by a gentle ramp from the northern side. The ramp was inter-locked with the second phase of the structure and was available to a length of 25 metres north-south, the walls of the ramp measured 1 metre in width and the central area, consisting the filling, had a width of 7.6 metres. Traces of dressed stone paving and lime flooring were found on all sides of the structure hinting at the possibility of the structure being a Samadhi or a memorial of some sort, around which the paved area and the lime floorings were meant for congregations. From the deposit over the paved area on the eastern side, one silver coin of Mughal emperor Shah Jahan, minted at Surat, was recovered.

The Fortress area and its surroundings:

The Fortress, roughly trapezoidal in plan, covering an area of over 100 acres, is surrounded on all sides by a stone lined moat having a width of 20 metres on its northern, southern and eastern sides and 40 metres on the western side. The Fortress wall, with the exception of the gate, on the eastern side, is missing. The entire area of the Fortress was declared protected vide a notification in the year 1915.

However, in spite of the notification in 1940, the sate P.W.D. constructed staff quarters and workshop in the northern part of the Fortress, while the entire southern part of the Fortress has been occupied by Satyabrata Stadium and Jawaharlal Nehru In-door stadium.

In the centre of the Fortress existed a high mound, to the west of which is a tank. The area covering the high mound and some flat area around it measures about 15 acres. Part of the high mound on its northern side is encroached by kitchen gardens belonging to the inhabitants residing in Government quarters. Towards the east of the high mounds stands a mosque known as Fateh Khan's Mosque, while to the west, across the tank, is the mazar of Hazrat Ali Bukhari.

On the western side of the Fortress, stands *the tomb of Bukhari Shah*, a Muslim saint. The tomb is a flat-roofed wooden structure of about 5.5x4.5m and consists of two rooms, the rear one containing the grave.

The moat which was under pisciculture by the Central Inland Fisheries Research Institute, measures about 30m wide and 3.5 feet deep.

The gateway consists of an arched opening of 2.8m wide and 4.8m high. A few years back, eight large-sized cannons were recovered from a place close to the entrance gate of the Fortress and taken to the Orissa State Museum, Bhubaneswar for preservation and display.

The Fateh Khan mosque has also undergone repairs by the Orissa State Archaeology, Bhubaneswar.

Close to the newly constructed Cuttack Club, building foundations of magazine houses and arsenals could be traced. Parts of these fallen buildings have been remodelled for other purposes.

Some years back, two sculptures were recovered from the moat during renovation for pisciculture. Of the two sculptures, one depicts swinging of a couple seated on a jhula similar to the Jhulana ceremony observed for Radha-Krishna in many parts of Orissa. The figures are adorned with rich decorative costumes and ornaments. The second piece is depicted with a scene of marching of the royal army consisting of elephant forces and infantry soldiers. Stylistically, both the sculptures can be assigned to a date in Gajapati period which might have adorned a temple located in the vicinity of the Fortress.

The high mound inside the Barabati Fortress presented a strange or rather curious appearance. From the surrounding plane a steep rise of about 7 metres leads to an area which has a flat appearance on top, barring the ravines created by down rushing rain waters. In the south-western corner of this flat area, there was again a steep rise from three sides, i.e. east, west and south of about 10 metres, while in the northern

side existed a gentle slope, suggestive of ramp leading to the highest point wherein set a benchmark recording 40.6 metres above mean seal level.

The Fortress area now contains the Cuttack Club, residential quarters, Government offices, playground, indoor stadium, old Barracks and a newly built temple dedicated to Goddess Gadachandi.

3.5 Current Status:

3.5.1 Condition of the Protected Monument - condition assessment:

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

3.5.2 Daily footfalls and occasional gathering numbers:

The average numbers of visitors at the monument are 1000 to 1500 persons daily. However, during Balijatra festival in the months of November (in the Balijatra fair ground to the east of the monument in the prohibited and regulated area); and any sports activity in the Jawahar Lal Nehru indoor stadium (to the south of the Barabati Fortress in the protected area), the average number of visitors visiting the monument increases to around 5000 persons daily.

CHAPTER - 4

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

4.1 Existing Zoning:

i. The Protected Monuments lies in the area of "Cuttack Municipal Corporation".

ii. Comprehensive Development Plan for Cuttack Development Plan Area, 2030 is prepared for Cuttack.

iii. As per the, Comprehensive Development Plan for Cuttack Development Plan Area, 2030: In the 'Proposed land use plan for Barabati kila Mouza (Zone No. 07: Old Cuttack)' – the monument is placed under:

a. 'Special Heritage' zone:

   i. Protected Monuments and Precincts

   ii. Residential within Special Heritage

   iii. Public and semi-public within Special Heritage

b. 'Land Use':

   i. Recreational

c. 'Water bodies':

   i. Ponds, lakes and lagoons.

iv. As per the, Comprehensive Development Plan for Cuttack Development Plan Area, 2030: In the 'Existing Landuse of Cuttack Development Plan Area'– the monument has area under:

   i. Residential-Urban

   ii. Recreational

   iii. Public/ Semi-public/ Institutional

   iv. Vegetation/ forest land

   v. Water bodies/ wetland

   vi. Vacant land within developed area

   vii. Vacant land under development

   viii. Other

Refer Annexure-III.

4.2 Existing Guidelines of the Local Bodies:

The existing guidelines of the Local Bodies, as applicable to the land uses falling in the Prohibited and Regulated Areas of the Protected Monument, may be referred from:

a. Comprehensive Development Plan for Cuttack Development Plan Area, 2030, as amended.

b. Cuttack Development Authority (Planning and Building Standards) Regulations, 2010. Refer **Annexure-IV**.

CHAPTER - 5

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

5.1 Survey Plan of the Protected Monument:

Survey Plan of The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc. save and excepting the Mosque at Barabati, Cuttack situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha may be seen at **Annexure-I**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

i. Prohibited Area approximately 2,79,967 square metres (69.18acres).

ii. Regulated Area approximately 7,53,945 square metres (186.30 acres).

5.2.2 Description of built-up area:

Prohibited Area:

i. **North:**

The Mahanadi river guard wall, library, police station, bus stop, temple, picnic spot and community toilet. Numerous makeshift sheds are also located along the major roads.

ii. **South:**

Bunglow, ashram, Barabati stadium and indoor hall, Residential buildings having mixed use in ground floor, temple, hotels, restaurants, doctor's clinic, St. Joseph girls' high school, water supply sub-division, ATM and overhead water tank.

iii. **East:**

Barabati stadium, Balijatra fair ground, temple, restaurant and temporary shops.

iv. **West:**

Anand bhavan museum and learning centre, Tulsipur sub-post office, Wellbeing nursing home, Odisha water supply and sanitation parishad office, Power Grid, residences with stilt parking, overhead water tank, restaurants, drain, street side vendors and tea stalls.

Regulated Area:

i. **North:**

Mahanadi river guard wall, Mahanadi river view ghat, temporary makeshift sheds, residential buildings, and other small temples.

ii. **South:**

Officers' bungalow, residential office of collector, Cuttack, All India radio staff quarters, Cambridge school, St. Joseph girl's high school, Sri Satya Sai school, St. Xavier's High school, Christ college, Barabati stadium, Badminton academy, Cathedral, library, pharmacy, drain.

iii. **East:**

Barabati stadium, stadium square, Balijatra fair ground with entrance gate, bus stop, Shri Gadgadeshwar temple and other small temples, drain, statue of humanity, overhead tank, street side vendors and tea stalls.

iv. **West:**

School, temple, nursing home, guest house, shops, overhead tank, residential buildings, street side vendors and tea stall.

5.2.3 Description of green / open spaces:

Prohibited Area:

i. **North:**

In the Prohibited area, Mahanadi River bank forms the major open land parcel also having picnic spot. Marshy land along the moat, road setback with vegetation, Deer Park, open spaces around temple are also available. In the Regulated Area, Mahanadi River occupies the major portion with its bank marked as Picnic spot in the north-east.

ii. **South:**

In the Prohibited area, Barabati sishu Udyan, marshy land along the moat, Barabati stadium. In the Regulated Area, ponds, multipurpose areas within schools and institutions are located.

iii. **East:**

In the Prohibited area, garden along the moat, Balijatra fair ground and Barabati stadium in the south-east are located. In the Regulated Area, Balijatra fair ground extends with sparse vegetation growth.

iv. **West:**

In the Prohibited area, Tulsipur park, Deer park; Madhukunj garden and marshy land along the moat is available. In the Regulated Area, smaller open land parcels with vegetation growth are available as local parks and garden within residential neighbourhood.

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

In both prohibited and regulated limits of the monument, cantonment road, Stadium road (bitumen road), Kala Vikash Kendra road, Ring road (bitumen road), Mahanadi road (bitumen road), Tulsipur road (bitumen road), various other major city roads are present providing connectivity to the monument with the nearby places. The roads are in good condition ranging from bitumen road, concrete road, footpaths, earthen roads, etc.

5.2.5 Existing Heights of buildings:

i. **North:**

The building heights range from G to G+1 floors, however majority buildings are of height upto 3 metres.

ii. **South:**

The building heights range from G+1 to G+2 floors, with a very few exceptions of G+6 structures in south-west which are part of stadium complex, reaching upto height of 21 metres.

iii. **East:**

The building heights range from G to G+1 floors, however majority buildings are of height upto 6 metres.

iv. **West:**

The building heights range from G to G+6 floors, however there are few buildings with maximum height of 18 metres.

5.2.6 State Protected Monument and listed heritage buildings by local authorities, if available, within the Prohibited / Regulated Area:

No State Protected Monument and listed heritage buildings by Local Authorities is present in the Prohibited and Regulated Area of the Protected Monument.

5.2.7 Public Amenities:

Public amenities like banks, well-integrated public transport, local buses to airports and bus stands, restaurants, public toilets, parking, public parks and gardens, informal vendors, footpaths, well connected roads, communication tower, drain, lamp posts etc. are present in the close vicinity of the monument.

5.2.8 Access to the Protected Monument:

The monument is accessible from the Barabati Fortress road (east), as well as from a bitumen road from west. After entering the protected area from either side, the main Barabati Fortress is then accessible through a bitumen road leading to the monument, and the main entry to the Fortress being from the west.

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

Infrastructure services (water supply, storm water drainage, sewage, parking, etc.) are present within the protected area of the monument.

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

The zoning by the Local bodies, as applicable to the land uses falling in the Prohibited and Regulated Areas of the Protected Monument, may be referred from the following. Refer **Annexure-III** for details.

a. Comprehensive Development Plan for Cuttack Development Plan Area, 2030.
b. Odisha Development Authority Act, 1982.
c. Cuttack Development Authority (Planning and Building Standards) Regulations, 2010

CHAPTER - 6

Architectural, Historical and Archaeological Value of the Protected Monument

6.1 Architectural, Historical and Archaeological Value:

The Barabati Fortress at Cuttack holds immense significance as a symbol of political power, architectural evolution, and cultural continuity in eastern India. Its foundation is traditionally attributed to Anangabhimadeva III, who, inspired by an auspicious incident near the Mahanadi River, established a new capital called "Abhinava Varanasi Kataka" or present-day Cuttack and built the Fortress of Barabati in 1229 A.D. Over the centuries, the Fortress became the centre of administration for successive dynasties, including the Somavamshi rulers and eastern Ganga dynasty, witnessing both their prosperity and decline. It experienced significant historical events such as the invasion of Firoz Shah Tughlaq in 1361 and later the rule of the Chalukya King, Mukundadev Harichandan who strengthened its Fortifications. With reference from Ain-i-Akbari, he built a nine-storey building in the precincts of Barabati Fortress in 1560 A.D. In the fifteenth and sixteenth centuries, Barabati Fortress was defended by two rings of Fortresss on either side of the Mahanadi and the Kathajodi rivers.

Barabati Fortress continued to function as an administrative centre under the Mughals and Marathas. However, its decline began after the British occupation in 1803, when it was converted into a prison and gradually dismantled for construction materials. Archaeological excavations conducted between 1989 and 1991 revealed a rich cultural sequence from the 13th century onwards, uncovering temple remains, a grand pillared Durbar hall, citadel walls, and later medieval structures. The archaeological remains provides the evidences of past construction built in khondalite stones, rhodolite stones, laterite stones in lime mortars. About four hundred fragments of mouldings and some mutilated pieces of sculptures have been recovered so far. Over the past few decades, the protected area under ASI has undergone various alterations accomodating development of the social infrastructure and amenities. Most of its open land is used for social gatherings and events such as sports and Balijatra. These findings highlight the Fortress's layered architectural development and its enduring role as a centre of governance, defence, and ceremonial life, making it a site of great historical, architectural and archaeological significance.

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

The monument is surrounded with dense and ongoing construction activities all around its protected area, except to the north and to the east. In the prohibited and in regulated area the constructions are in the form of residential, commercial, institutional, public and semi-public, and recreational activities.

The historic fortress moat, once an effective defensive feature, has deteriorated due to inadequate sanitation and maintenance. Unregulated human activities in the surrounding open areas, along with indiscriminate waste disposal, have disrupted its ecological balance. The accumulation of silt and algal growth has led to foul odours, indicating declining water quality. During the monsoon season, if left unmanaged and its water remains in use, the moat may pose significant public health risks. The dust

laden winds from the dry exposed sandy bed of Kathajodi are an additional cause of air pollution, especially during the summers. In recent years, instances of unauthorized construction within the protected area have also been observed. The natural landscape features in the vicinity, including the tanks and the mound, have diminished its importance and are gradually being repurposed as informal public spaces for picnics and routine recreational activities such as morning walks.

Cuttack falls under Moderate Damage Risk Zone (MSK VII), as stated in the Vulnerability Atlas of India 1997.

i. In the Municipal Map of Cuttack indicating Flood, Cyclone, Earthquake and Fire, the Barabati Fortress area lies under moderate risk zone.

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 monument is not visible from any direction of prohibited or regulated areas due to vegetation surrounding it.

Visibility from the Protected Monument:

Since the protected area of the monument is spread over a hundred acres of land, different views can be seen from different locations of the protected limit. From the main Fortress area, medium heighted trees can be seen all over the place, surrounding the Fortress area.

6.4 Land use:

As per Part III (Zoning Regulations), Section 25, (Table 1), of the 'Cuttack Development Authority (Planning and Building Standards) Regulations, 2010'; mention has been made for various 'Land uses permitted/prohibited in different use zones'.

The land being occupied by construction is mostly under residential, commercial, religious, institutional, public utility buildings, water bodies and recreational areas.

As per Chapter 11 (Heritage and Conservation), Section 11.3 (Significant Heritage Areas), of the 'Comprehensive Development Plan for Cuttack Development Plan Area (CDPA) (Vision 2030)'; Barabati Fortress has been placed under Zone 7, as mentioned below:

(2) Zone 7: Barabati Fortress- The area comprises of the famous Barabati Fortress (1229 A.D), Gada Gadia temple and the Balijatra ground. With Barabati stadium, the area serves as a city level open place.

6.5 Archaeological heritage remains other than the Protected Monument:

Other than a small rock cut cell with a niche and inscription if Santikara Devi which is ASI protected, no other archaeological heritage remains other than the protected monuments are present within the prohibited and regulated area.

6.6 Cultural landscapes:

Although the monument is located on a mound, there is no substantial evidence to suggest any associated cultural practices or habitation. The surrounding cultural landscape is gradually losing its significance and is increasingly threatened by expanding infrastructure development and urbanization.

The Barabati Fortress is surrounded by vegetation and trees extending several metres on all sides. Given its location within an urban area, pollution levels around the monument are considerably high. This vegetation therefore plays a crucial role in protecting the structure, acting as a natural buffer against the impacts of urban activities. Furthermore, the moat encircling the monument which once protected the fort from invasion, is progressively deteriorating with portions being used as a dumping ground or drainage channel.

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

The Barabati Fortress, is surrounded by vegetation growth and trees on all sides upto few metres. Since the monument is located in the city area, pollution levels near the monument is very high. Hence, they help in protecting the monument and act as buffer from developmental activities.

6.8 Usage of open space and constructions:

The prohibited and regulated areas to the west and to the south, are densely populated with multi storied building, low heighted building, apartments, small shops, etc. To the east and the north-east is the Balijatra fair ground; and to the south-east is the Barabati stadium.

6.9 Traditional, Historical and Cultural activities:

No such traditional, historical and cultural activity is associated with the monument. However, the monument attracts a large number of visitors during Balijatra festival in the months of November in the Balijatra fair ground (in the prohibited and regulated area to the east of the monument).

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

Skyline as visible from the Protected Monument:

Since the protected area of the monument is spread over a hundred acres of land, different views can be seen from different locations of the protected limit. The medium heighted trees can be seen all over the place, surrounding the Fortress area restricting clear outward views in all directions. High rise buildings can be seen to the west of the monument, and vast flat open land along with vegetation growth and glimpse of stadium can be seen to the east of the monument (Pictures attached in annexure VI). To the north of the monument, is the Mahanadi river. From the top of the mound, towards north and West, only dense vegetation can be seen. Towards south-west the Jawaharlal Nehru Indoor Stadium is visible. Towards its east, the three domes of Fateh Khan’s Mosque can be seen.

Skyline as visible from the Regulated Areas:

The ruins of the Fortress (mound area) are not visible from any direction of the Regulated area. The views of the moat along with its surrounding open area, boundary wall and vegetation can be seen from all directions but not clearly. Towards the western direction, views of high rise buildings can be seen (Pictures attached in annexure VI).

6.11 Traditional architecture:

The british era buildings inside the protected area, eg. The Museum of justice and some other government official residences still show traces of british colonial architecture, even though they have been altered. There are some Govt. Residential units towards south west in the regulated area near Kala Vikas Kendra, having similar architectural character.

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

It may be seen at **Annexure-V**.

6.13 Permissible Building related parameters:

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

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

The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the Protected Monument and its surrounding areas. New cladding materials like Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing are to be discouraged as far as feasible. The use of locally available building materials should be encouraged in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958, as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20C(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 Comprehensive development plan of Bhubaneswar Development Plan Area, 2030, Bhubaneswar Development Authority (Planning and Building standard) Regulation 2017, Odisha Development Authorities (Planning and Building Standards) Rules 2020, 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 Monuments.

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/alterations to existing buildings shall not exceed **7.5 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. Present land use may be retained as far as feasible.

   ii. Any conversion of land within the Prohibited Area and Regulated Area of a Protected Monuments or Protected Areas should be done after prior consultation with the National Monuments Authority.

3. **Façade design:**

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

4. **Roof design:**

   i. Roof designs should adhere to the local characteristics, reflecting the vernacular architecture of the region. In cases where flat roofs are used, care should be taken to avoid reflective or visually intrusive materials that could detract from the heritage setting.

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

5. **Building material:**

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

6. **Colour:**

   The exterior colour should be of a neutral tone and in harmony with the Protected Monument, which does not create a harsh contrast with the Protected Monument and its immediate surroundings.

7. **Other Regulations:**

   Proposals for the construction of 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 the 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.

   While undertaking construction in the Regulated Area, if any artefacts and archaeological remains are discovered or found, then the construction will be immediately stopped and the artefacts and archaeological remains shall be handed over to Puri Circle, Archaeological Survey of India. Further construction shall commence only with the prior permission of Circle.

6.14 Visitor facilities and amenities:

The monument has toilet, drinking water facilities, well connected footpaths and benches within a walking distance for the visitors. For the tourism related activities, other compatible amenities and infrastructure may be provided.

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

i. There should be an appropriate addressal of unauthorized construction and encroachment within the Prohibited and Regulated boundaries of the Protected Monuments by the District Authorities.

ii. Any repair and renovation in the buildings abutting the perimeter of the Protected Monuments should be carefully supervised so that it does not have any adverse impact on the structural integrity of the Protected Monument.

iii. Use of Eco-Friendly vehicles for movement in the vicinity of the Protected Monument may be encouraged to mitigate adverse impact on the Protected Monument due to vehicular emissions and vibrations.

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 Monuments.

v. Signages should be placed in such a way that they do not block the view of any heritage structure or monument and are oriented towards a pedestrian.

vi. Hawkers and Vendors should not be encouraged to occupy areas adjacent to the boundary of the Protected Monument to ensure unobstructed visibility of the Protected Monument.

vii. It is recommended to retain the natural topographical features within the Regulated Area surrounding the Protected Monument to preserve its historical context and protect the integrity of the landscape.

viii. Activities that result in air or water pollution, or generate hazardous wastes or excessive solid waste or causing vibration in the earth's surface possibly causing cracks, damages, and collapse of the monument should not be permitted in the surrounding areas.

ix. The area covered ponds/ water bodies, in the Prohibited and Regulated Area of the Protected Monument, should be preserved in its current state, and any alterations to its existing use should be discouraged as far as feasible.

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

7.2 Other Recommendations:

i. Extensive public awareness programme may be conducted.

ii. Provisions for differently able persons shall be provided as per prescribed standards.

iii. The area shall be declared as Plastic and Polythene free zone.

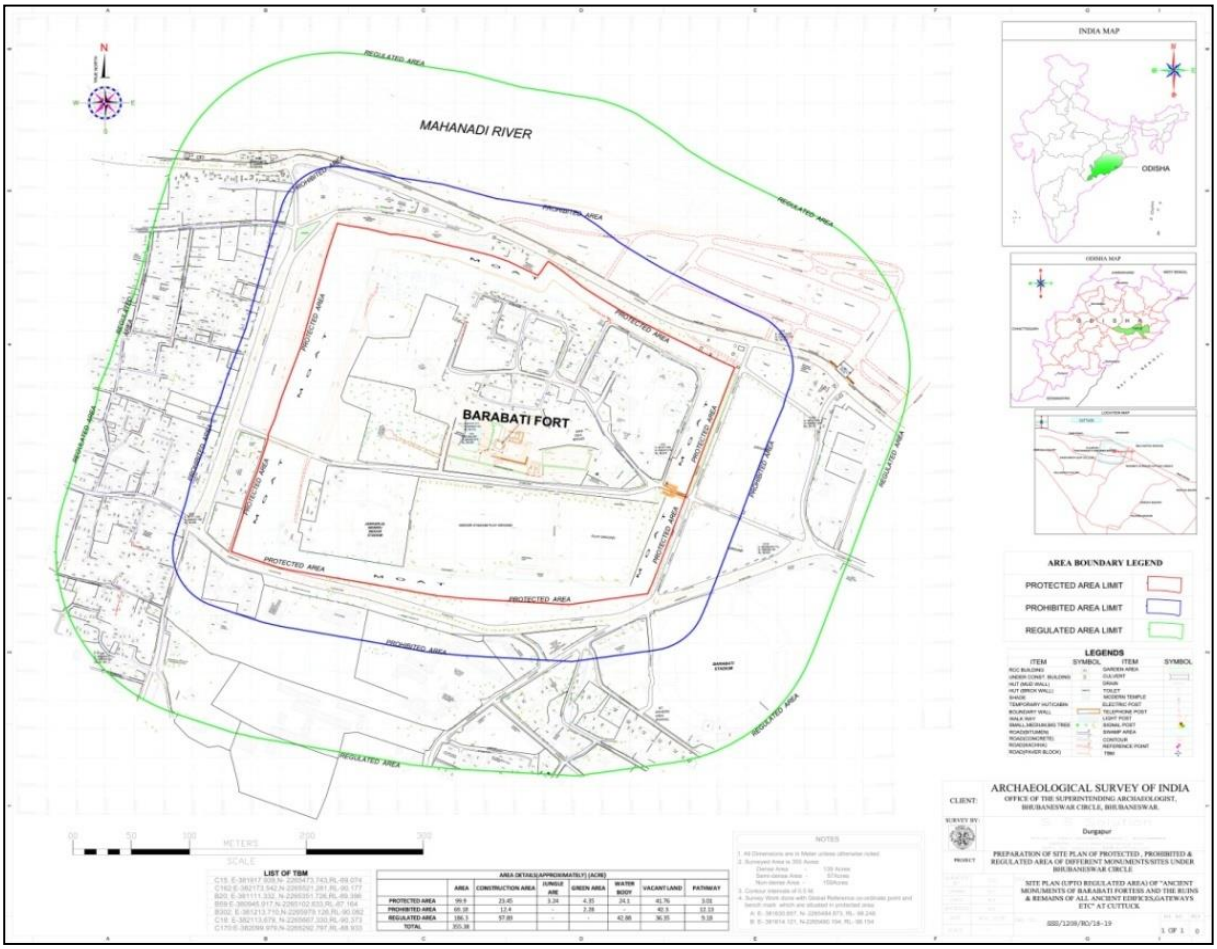
iv. An integrated Tourism Development Plan for the area should be prepared in consultation with all stakeholder agencies to promote public awareness about the historic significance of the monuments in the area and the development of support infrastructure and amenities as far as feasible.

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

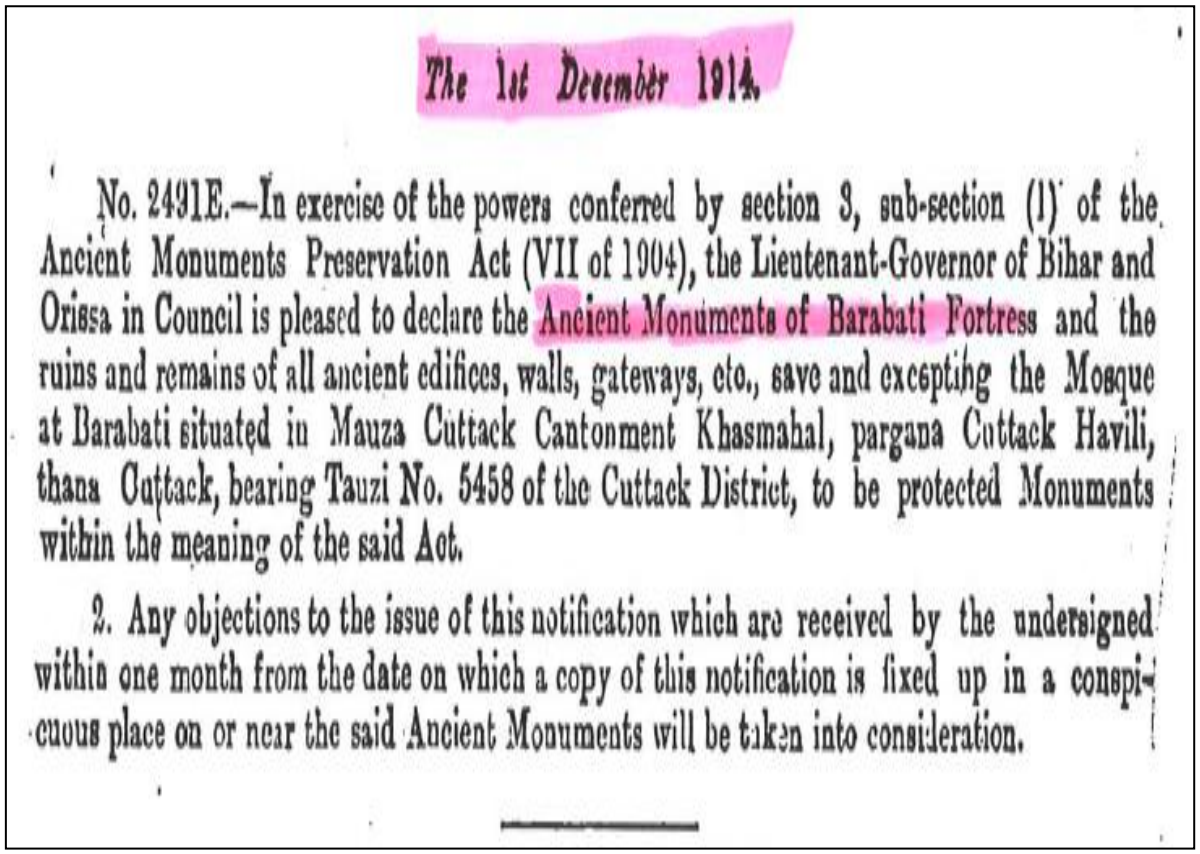
Survey Plan showing Protected, Prohibited and Regulated boundaries of The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati, situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District, Odisha



ANNEXURE–II

Gazette Notification of the Protected Monument

This monument was protected in 1915, vide notification No. 575 E, dated 22nd March, 1915, by the name of- 'The ancient monuments of Barabati Fortressress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the mosque at Barabati', situated in Mauza- Cuttack, cantonment- Khasmahal, Parganah Cuttack, Havili, Thana Cuttack, bearing Tauzi no. 5458, in the Cuttack district.



The 1st December 1914.

No. 2491E.—In exercise of the powers conferred by section 3, sub-section (1) of the Ancient Monuments Preservation Act (VII of 1904), the Lieutenant-Governor of Bihar and Orissa in Council is pleased to declare the Ancient Monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati situated in Mauza Cuttack Cantonment Khasmahal, pargana Cuttack Havili, thana Cuttack, bearing Tauzi No. 5458 of the Cuttack District, to be protected Monuments within the meaning of the said Act.

2. Any objections to the issue of this notification which are received by the undersigned within one month from the date on which a copy of this notification is fixed up in a conspicuous place on or near the said Ancient Monuments will be taken into consideration.

GOVERNMENT OF BIHAR & ORISSA
EDUCATION DEPARTMENT
EDUCATION BRANCH.

N O T I F I C A T I O N.

The 22nd March 1915.

No. 575 E. In exercise of the power conferred by sub section (3) of section 3 of the Ancient Monuments Preservation Act (Act VII of 1904), the Lieutenant Governor in Council is pleased, after considering the objections which have been raised, to confirm Notification Nos. 2491E, 2492E, and 2493E, dated Ist December 1914, which were issued under sub-section (1) of section 8 of the Act and published at page 2273 of Part II of the Bihar and Orissa Gazette of the 9th December 1914, declaring the following monuments to be protected monuments within the meaning of the said Act.

1. The ancient monuments of Barabati Fortress and the ruins and remains of all ancient edifices, walls, gateways, etc., save and excepting the Mosque at Barabati situated in Mauza Cuttack Cantonment Khasmahal Parganna Cuttack, Havili, Thana Cuttack, bearing Touzi No. 5458, in the Cuttack District.

2. The bridge of Eighteen openings over the Madhupur (alias Hul hulia) stream, known as the Athara Nala bridge, on the Jagannath Trunk Road, forming the northern boundary of the town of Puri.

3. The ancient monuments of the Black Pagoda and the ruins and remains of all ancient edifices, images, structures, basements, pillars, carvings, walls, gateways, etc. at Konarak situated in Mauza Kanarak, bearing thana No.330 of Thana Gop, Pargana Athais in The Puri District.

Sd/- H. LeMesurier.

Chief Secretary to Government.

Typed copy of Original Notification

The 1st December 1914

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Sd/- H. LeMesurier
Chief Secretary to Government

Annexure-III

Existing Zoning if any in the local area development plans

As per Chapter 11 (Heritage and Conservation), Section 11.3 (Significant Heritage Areas), of the 'Comprehensive Development Plan for Cuttack Development Plan Area (CDPA) (Vision 2030)':

i. Sub-section 11.3.1. (Special Developed Area): Barabati Fortress has been placed under Zone 7, as mentioned below:
(2) Zone 7: Barabati Fortress- The area comprises of the famous Barabati Fortress (1229 A.D), Gada Gadia temple and the Balijatra ground. With Barabati stadium, the area serves as a city level open place.

ii. Sub-section 11.3.3. (Natural heritage: River front)
Entire CDPA region is intersected by a network of rivers- Mahanadi, Kathajodi and Birupa.

Annexure-IV

Existing Guidelines of the local bodies / Status of:

i. In the "Odisha Development Authority Act 1982'', a provision was made for the preservation of objects of historical or national interest or natural beauty and of buildings actually used for religious purposes [Chapter VI, Section 22, sub-section 4 (p)].

ii. In the "Odisha Development Authority Act 1982'', provision was also made to constitute an "Art Commission" to look after the affairs of restoration and conservation of urban designing of the environment in the development area and restoration and conservation of archaeological and historical sites and sites of high scenic beauty (Chapter X, Section 88).

iii. As per Part I (Definitions), Section 2, sub-section (14), of the 'Cuttack Development Authority (Planning and Building Standards) Regulations, 2010': "Authority" means the 'Cuttack Development Authority'.

iv. [Vide Notification No. 37634-HUD/31.8.1983.] - In exercise of the powers conferred by Sub-section (3) of Section 3 of the Orissa Development Authorities Act, 1982 (Orissa Act 14 of 1982), the State Government do hereby constitute a Development Authority for the Cuttack Development Area, declared as such in the notification of Government of Orissa in the Housing and Urban Development Department No. 37633,/H.U.D., dated the 31st August, 1983 to be known as the 'Cuttack Development Authority'.

v. As per Part III (Zoning Regulations), Section 25, (Table 1), of the 'Cuttack Development Authority (Planning and Building Standards) Regulations, 2010': mention has been made for various 'Land uses permitted/prohibited in different use zones'.

vi. In Chapter 10 (Culture, Recreation and Tourism), of the 'Comprehensive Development Plan for Cuttack Development Plan Area (CDPA) (Vision 2030)', the following has been mentioned:

   (a) As per section 10.2 (Policies on Development of Recreation):

   The proposals for Augmentation and Development of Recreational Facilities of CDPA are:

      i. (2) Development of Barabati Fortress Tourist Complex with museum/ recreational area development, Barabati Haat and Balijatra Fair ground.

      ii. (4) Development of green belts, plantations, parks, ghats, plazas along the riverfront abreast the Urban set up and invite nature in harsh built environment through myriad ways.

   (b) As per section 10.3 (Policies on Tourism Development), sub-section 10.3.5. (Tourist Travel Circuits):

   Main tourist travel circuits for CDPA and its vicinity can be categorized as:

      i. (A) Regional Circuits: Garh Khurda – Barunei - Chandaka- Deras – Udaygiri-Khandagiri – Bharatpur – Nandankanan – Mundali – Naraj-Barabati Fortress-Choudwar Fortress.

(c) As per section 10.4 (Tourism and Recreational Development Proposals for the various Planning Zones), sub-section 10.4.6. (Old Cuttack: Planning Zone 7)
Restricted development is desired with augmentation of existing socio cultural and recreational activities and also new development for tourist facilities in limited parcels of land.

i. Tourist complex around historical Barabati Fortress can be developed with archaeological museum, light and sound shows, tourist-care activities, etc.

ii. Surrounding moat or water course can be revived for paddle boating, musical fountains, landscaped gardens, etc.

iii. Formal spaces can be introduced for performing traditional 'yatra' with the peripheral audience seating near the landscape gardens.

iv. Historical parks depicting chronological development of Cuttack city may be developed as special attraction for both domestic and international tourists.

v. At the Balijatra Fair Ground new services like potable water supply, toilets with sewer connections, information kiosks, and police help booths should be provided for the convenience of the tourists.

vi. Barabati Haat, an Oriya Cultural Ensemble can be planned in the line of 'Delhi Haat' where the tourist can see the glimpses of Orissa's rich traditional art and culture, cuisine, handicrafts, textile and lifestyle in one place only. This concept can make the riverfront busy with tourist and recreational activities throughout the year. Only temporary kiosks will be allowed at the Barabati Haat instead of permanent buildings.

vii. Within the core city of Cuttack, Urban Parkway System with a chained hierarchy of sector and neighbourhood parks can be established with landscape linking of the existing parks as well as the introduction of new outdoor spaces both for active and passive recreation. Corporate sponsorship may be searched for the creation and maintenance of these 'Lung Spaces' within existing densely built urban area.

viii. Along the Mahanadi and Kathajodi riverfront on both the sides, idol immersion ghats have to be provided for the seasonal festivals and other religious rites. Enlistment of the present ones, repairing and future maintenance for the same, creation of new ghats will be utmost important in attracting people towards the river.

ix. Near Gadgadia Shiva Temple, facilities for tourist care should be initiated immediately along the waterfront. Every year, thousands of religious tourists visit this temple area, necessitating the urgent development for this area.

x. Netaji's birth place can be conserved through urban conservation program with appropriate landscaping, environmental lighting, Homage offer site, etc. Youth Development Centre for inspiring power among

the youth, generating patriotic awareness and community service – may bear the scope of new allied development for this 'Veer Sthal'.

xi. Suitable River Strand Drive Program should be introduced along the entire stretch of Mahanadi from Naraj point to Jobra barrage with various parcels of development focused into different appropriate activities to offer kaleidoscopic ventures in retail-recreational front.

xii. According to the water stretches (perennial or temporal), embankment characteristics, abutting settlement or dominating activities, view potentials and accessibility, befitting uses can be brought forward for this neglected riverfront.

xiii. Roadside sculptures, outdoor murals, city gates for transition areas, roadside landscaping, outdoor lighting, innovative street furniture and street hardware, bus shelters, decorative boundary walls, information kiosks – all these elements can highlight the changing image of Cuttack city towards the tourists.

xiv. Pedestrian travel circuits or even day trip vehicular travel circuits should be worked out for the convenience of the tourists considering the major travel nodes or destinations in sequential approach with changing views and vista.

xv. Seasonal festival procession march routes should be identified and serviced accordingly.

1.1.1. Permissible Ground Coverage, FAR/FSI and Heights with the regulated area for new construction, Set Backs

The General rules of construction shall be applicable for all development schemes as per 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010', as amended from time to time:

I. As per part IV (General), Section 30 (**Minimum size of plots**), of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':

Table – 1: Category wise size of plots

Category	Minimum road width (m)	Minimum size of plot in sq. m.
Kalyan Mandaps	12	1000
Cinema, game centers, multiplex, convention centers	12	2000
Social clubs and amenities	9	1000
Multi storey car parking	9	1000
Office buildings	9	300
Primary/Upper Primary school	9	2000
High School , Residential school	9	6000
+2 College / Junior college	9	4000
Degree College	12	6000
Technical educational institution	12	10000

Petrol pumps/ filling stations	12	500
Restaurant	9	500
LPG storages	9	500
Places of congregation	9	500
Public libraries	9	300
Conference hall	12	1000
Community hall	9	500
Nursing homes/polyclinics	9	300
Hotel	9	2000
R & D Lab	12	1500

Note: *In appropriate cases the Authority may consider revising the minimum size of plot and the minimum road width on the recommendations of the Building Permission Committee.*

II. As per Part IV, Section 33 (**Floor Area Ratio**), of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':

The Floor Area Ratio (F.A.R) for residential, commercial, corporate, IT/ITES buildings shall be decided on the basis of the road width on which the plot/site abuts.

Table 2: FAR as per road width

Road width in meter	**FAR for commercial/ residential buildings**	**FAR for IT/ITES/ Corporate buildings**
Above 1.5 to 3	0.05	-
Above 3 & less than 6	1.00	-
Above 6 & less than 9	1.50	-
9 or more & less than 12	1.75	-
12 or more & less than 15	2.00	2.00
15 or more & less than 18	2.25	2.25
18 or more & less than 30	2.50	2.50
30 & above	2.75	2.75

Note: Lower minimum width of the road in the basti area/ High density area within the city and the F A R thereof shall be fixed by the authority.

i. In case of group housing, the maximum permissible FAR shall be 2.75 and maximum permissible ground coverage shall be 40%. However additional FAR equals to the FAR consume for construction of LIG/EWS units shall be allowed, subject to the ceiling of 25% of the permissible FAR. The FAR shall be calculated on the total plot area.

ii. In case of Institutional and Assembly building the maximum permissible FAR shall be 1.50 for plots up to 1000 sq. m. and 1.75 for plots above 1000 sq. m.

iii. In case of transport related activities such as; railway yards, railway station, bus stands, bus shelters, transport depot, air port, special ware housing, cargo terminals etc. the maximum permissible FAR shall be 1.00.

iv. In case of Industrial building the maximum FAR shall be 1.00.

v. In case a part of the plot is acquired / donated for public purpose like road, drain, etc., the Authority may allow additional FAR up to 0.25 in the form of TDR (Transferable Development Right) as per the modality approved by the Authority.

vi. The Authority may allow premium FAR up to 0.25 on IT/ITES buildings on payment of fees to be decided by the Authority from time to time, on roads of width 30 mt. and above. The Authority may refund the fee proportionate to 0.10 premium FAR in case of platinum/ gold certified green buildings.

vii. The benefit of unutilized FAR in respect of Apartment Buildings/ Group Housing shall be made available to the society and not to the Builder/ Developer.

viii. Exclusive multi-storey parking blocks can be provided within the required setback area without reducing the driveway for the fire tender to the extent of minimum 6 meters. This will not be included in the calculation of coverage and FAR.

ix. FAR shall not include

a) Basements or cellars and space under a building constructed on stilts and used as a parking space, and air conditioning plant room used as accessory to the principal use;

b) Electric cabin or substation, watchman booth of maximum size of 3 sq.m. with minimum width or diameter of 1.732 m., pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tank, society room of maximum 12 sq.mtr.

c) Projections and accessories buildings as specifically exempted from the open space/setback requirement.

d) Staircase room and lift rooms above the topmost storey, architectural features, and chimneys and elevated tanks of dimensions as permissible under the NBC; the area of the lift shaft shall be taken only on one floor.

III. As per Part IV (General), Section 31 (**Minimum setbacks & Height for non-high rise buildings**) of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':

The minimum setbacks and height of buildings permissible in a given size/plot for residential and commercial building in non high rising category shall be as follows:

Table 3: Plot size wise permissible setbacks and height of buildings

Plot size (In sq. m.)	Minimum front setback (in m.) Abutting road width					Minimum Setbacks other sides (In m.)	
	Less than 9 m.	9 m. and below 12 m.	12 m. less than 18 m.	18 m.& less than 30 m.	Above 30 m.	Rear side	Other Side
[1]	[2(a)]	[2(b)]	[2(c)]	[2(d)]	[2(e)]	[3]	[4]
Less than 100	1.0	1.0	2.0	2.0	3.0	--	--
100 & up to 200	1.5	1.5	2.5	2.5	3.5	1.0	--
Above 200 & up to 300	1.5	1.5	2.5	2.5	3.5	1.5	1.5
Above 300 & Up to 400	1.5	1.5	2.5	2.5	3.5	1.5	1.5
Above 400 & Up to 500	1.5	2.0	2.5	3.0	3.5	1.5	1.5
Above 500 & Up to 750	1.5	2.0	3.0	3.0	4.0	2.0	2.0
Above 750	1.5	2.0	3.0	4.0	4.0	3.0	2.5

In case of group housing/apartment buildings, the minimum distance between two buildings will not be less than 1/3rd of the height of the taller building. However the minimum width of the internal road shall be 6 meter. In all other cases, if any, open space between the buildings is intended to be used for the benefit of more than one building belonging to the same owner, the width of such open space between the buildings shall be the one specified for the tallest building abutting on such open space provided that such open space shall be not less than three meter.

IV. As per Part IV (General), Section 32 (**Minimum setbacks for high rise buildings**) of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':
For high-rise/ multi-storied buildings, the open spaces around the building shall be as given in the Table below:

Table 4: Provision of exterior open spaces around the buildings

Sl. No.	Height of the building (m)	Exterior open spaces to be left out on all sides in m (front rear and sides in each plot)
1	15 and above & up to 18	6
2	More than 18 & up to 21	7
3	More than 21 & up to 24	8
4	More than 24 & up to 27	9
5	More than 27 & up to 30	10
6	More than 30 & up to 35	11
7	More than 35 & up to 40	12
8	More than 40 & up to 45	13
9	More than 45 & up to 55	14
10	More than 55	16

Note:

(i) On sides where no habitable rooms face a minimum space of 9.0 m. shall be left for heights above 27.0 m.

(ii) In case of multi storied buildings the exterior open space around a building shall be of hard surface capable of taking load of fire engine weighting upto 45 tonnes.

V. As per part IV (General), Section 34 (**Height of a building**), of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':
   1) The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of the street facing the plot described as detailed below:
      a) The maximum height of a building shall in no case exceed 1.5 times X the width of the road on which the plot abuts + the front setback. However, higher height on account of premium FAR may be permitted with the approval of the Government.
      b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of the street.

VI. As per Part IV, Section 35 (**Off street parking space**), of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':
In all buildings including Apartment buildings/ Group Housing, Hotels, Restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/complexes etc. and all other nonresidential activities provision shall be made for parking spaces as per the following requirements:

Table 5: minimum off street parking space for different category of occupancies

Sl. No.	Category of building/activity	Minimum parking area to be provided as percentage of total built up area (sq m.)
(1)	(2)	(3)
1.	Shopping malls, shopping malls with Multiplexes/ Cineplex's, Retail shopping centre, IT/ITES complexes and hotel".	50
2.	Restaurants, Lodges, Other commercial buildings, Assembly buildings, Offices and High rise buildings	40
3.	Residential apartment buildings, Nursing Home, Hospital, Institutional and Industrial buildings	30

N:B: Parking to be provided as percentage of total built up area may be in basement/ stilt floor and setback/open spaces at ground level.

VII. As per part IV (General), Section 29 (**Means of access**), of the 'Cuttack Development Authority (Planning & Building Standards) Regulations - 2010':

1) Every building/ plot shall abut on a public/ private means of access like streets /roads of duly formed of width as specified in clause 4, Part-3 of NBC-2005.
2) In no case, development of plots shall be permitted unless it is accessible by a public/private street of width not less than 6 meters.
3) In case of institutional, administrative, assembly, industrial and other non residential and non-commercial activities, the minimum road width shall be 9 meter.
4) In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and storm water drain as required by the Local Authority, and transfer the same by way of gift to the Local Authority or handed over to the Registered Residents' Welfare Association for maintenance.
5) The Lower minimum width of the road in the basti area, shall be decided by the authority. However in the area other than basti area, the parameters as this regulation are to be followed.

1.1.2. Heritage byelaws/ regulations/ guidelines if any available with local bodies

I. As per part II (Administration), Section 18 (**Construction near protected monuments**), of the 'Cuttack Development Authority (Planning and Building Standards) Regulations, 2010':

1) No construction or re-construction of any building, within a radius of 100 meters, or such other higher distance from any archaeological site, as may be decided by the Archaeological Survey of India and Orissa State Archaeology Department from time to time, from the outer boundary of a declared protected monument shall be permitted.

2) (i) No construction above 1st floor and above 7 (seven) meters shall be allowed beyond a radius of 100 meters and within a radius of 300 meters of such monuments.

(ii) The construction or reconstruction of any building under sub-regulation (2) shall not be above 7 (Seven) meters of total height.

3) Notwithstanding anything contained in the sub-regulation (1) & (2) above, construction/re-construction/addition/alteration shall be allowed on production of clearance from A.S.I./State Archaeology Department as the case may be.

4) If a building or premises, not covered under The Ancient Monument Preservation Act, 1904, or The Ancient Monuments and Archaeological Sites and Remains Act, 1958, in the opinion of the Authority, is of historical or architectural interest, and is in danger of being demolished or altered or likely to be affected in its character by a development, the Authority shall not grant permission for construction over any land situated near the said building or premises. The matter shall be referred to the Art Commission, whose decision shall be final.

5) These provisions shall apply *mutatis mutandis* in respect of archaeological sites notified by the Art Commission.

6) An appeal against the decision under sub-regulation (3) shall lie under section 18 of the Act.

II. As per part IV (General), Section 42 (**Heritage zone**), of the 'Cuttack Development Authority (Planning and Building Standards) Regulations, 2010':

i. The Authority may notify the Heritage Zones in consultation with the Archaeological Survey of India, State Department of Archaeology, Cuttack Municipal Corporation.

ii. Conservation of Heritage Buildings, Heritage Precincts and Natural features: Conservation of buildings, artifacts, structures, areas and precincts of historic and /or aesthetic and/or architectural and /or cultural significance (Heritage buildings and heritage precincts) and/or natural features of environmental significance shall be taken up by the Cuttack Municipal Corporation in accordance with the relevant provisions in-force and those framed from time to time.

III. In **Chapter 11 (Heritage and Conservation)**, Section 11.8 (Proposal for Heritage and Conservation) of the 'Comprehensive Development Plan for Cuttack Development Plan Area (Vision 2030)' the following has been mentioned:

(a) Sub-section 11.8.1 – Special Heritage Zones:
The major heritage sites of CDPA need to be managed as Special Areas. For each of the identified Heritage Zones, Special Area Action plan be initiated that will maximize the maintenance of significance through 'management of change'. This is contrary to the purist approach of 'conservation without compromise'. Change has to be permitted but that must be decided by a systematic analysis of significance, and formulation of policy and plans. Systems of classification of heritage

zones/cultural sites have also been proposed.

It is suggested that, Zone 7: Barabati Fortress, is declared as Special Heritage Zones or Special areas: It is recommended that:

i. Identified Heritage zones and Special areas for river front development are to be declared as important cultural sites of CDPA and protected and preserved as Special Areas.
ii. In addition to enforcement of relevant acts whichever is applicable to the monuments/precincts/sites, Special Area Rules and Byelaws are to be prescribed for the identified special areas.
iii. A detail inventory of all the resources, built, natural and cultural for the Heritage sites, as well as, other heritage resources for the entire CDPA has to be prepared by proposed Heritage Committee for BCUC Metro Area. Enlisting and grading of all heritage resources are to be taken up on a priority basis for any further detail recommendation.
iv. Heritage Trails need to planned and executed to ensure proper accessibility and connectivity to the heritage areas.

(b) Sub-section 11.8.2 – Zone wise Detail Recommendations:

Zone wise proposal and recommendations are outlined below:

Zone 7: Barabati Fortress

Protected area of highest significance:

i. Within demarcated Special Area -Protected area: No constructional activity and mining operation permitted.

ii. Upto 200 meters from the moat - Prohibited and regulated area: Height and FAR Restriction.

iii. The area within the Fortress along with is rich in archaeological remains, both above and below ground, requires protection from damaging land use practices and intrusive development. Because of its immense historical potential, the status of the area as a protected site needs to be strictly adhered to.

iv. Activities proposed are Son-et-luminiere show, Historical Theme Park, Interpretation centre and museum within the Fortress; fair ground, cultural complex in the vicinity.

v. Facilities and amenities for tourists and visitors need proper planning and harmonious development. Large scale natural green area required for protecting structures from pollution. The issue of encroachment must be dealt effectively.

vi. Special guided tours for visitors and tourists who have a special interest in archaeology, architecture, art and culture of Orissa and will be willing to contribute to conservation through high entry fees.

vii. Special tours for school children to show the excavated archaeological sites.

viii. Temporary training camps and workshops for students of archaeology, art and architecture, as well as, conservation specialists.

ix. Revival of the surrounding moat which will act as a buffer, as well as, for boating as a recreational facility.

x. Activities that are permitted beyond the protected area but within 200 m are amphitheatre, fair ground, heritage interpretation centre, water front development.

(c) Sub-section 11.8.2.6 – River Front Development along Mahanadi and Kathajodi

With scenic value of highest level and in need of environmental protection, specific stretches of river front are delineated as special zones. Activities proposed are city level open spaces, parks, fair ground, recreational areas, cultural complex, commercial development, institutional areas, resorts, hotels and residential complex. Specific urban design guidelines need to be formulated to develop the river banks into attractive zones.

All these special areas designated for river front development need to be developed according to specially formulated guidelines, varying degree of development controls is necessary to ensure a proper and attractive river front. Along with a Special Area Development Plan, special bye-laws and regulations are to be formulated for River Front development area by the proposed BCUC Heritage Committee.

i. Priority for open space based water front related recreational activities. Related commercial activities, specific institutional areas and housing may be encouraged.

ii. Strict urban design guidelines and regulations must govern the design to ensure a harmonious development. Development Controls specifying maximum coverage, set back regulations, FAR, building height and maximum number of floors must be specified.

iii. Urban design guidelines eg. Built form, colour and finishes, material, ornamentation, openings, roofline must be prescribed.

iv. Restriction to be imposed on unsympathetic new construction. Any new construction, addition, alteration must be approved by the Heritage Committee.

v. All historical structures, tanks, precincts, as well as, significant secular structures within River Front special areas are to be enlisted, graded and suitable recommendations to be formulated by the proposed Heritage Committee.

vi. Scope for adaptive re-use of some underused precincts. For meaningful activities

vii. Improvement and augmentation of facilities and amenities conducive to river front activities.

viii. The issue of encroachment and polluting activities must be dealt effectively.

iii. In **Chapter 14 (Future Land Use and Zoning Regulations)**, Section 14.3 (The Proposed Plan) of the 'Comprehensive Development Plan for Cuttack Development Plan Area (Vision 2030)' the following has been mentioned:

(a) Sub-section 14.3.1 – Hubs of Specialized Activities:

The Old Cuttack zone is multifarious activity centre and has been functioning as an 'Administrative and Institutional Hub'. Various State Government offices such as Directorate of Industries, Police Headquarters, the Judiciary Complex, etc. and prestigious institutions of the CDPA, such as the Ravenshaw University, SCB Medical College and Hospital, Bose Engineering School, etc are all concentrated in this zone. The **Old Cuttack zone** also functions as the **'Heritage and Socio-cultural Hub'** due to the conglomeration of various sites and structures having historical and socio-cultural importance such as the Barabati Fortress, Barabati Stadium, the proposed 'Barabati Haat', Balijatra ground, etc.

(b) Sub-section 14.4- Future Land Use Proposals

Old Cuttack (Zone No. 7)

Old Cuttack is the traditional age old "millennium city" abundant with built, cultural and natural heritage which truly needs to be conserved. Hence, those areas which consist of an agglomeration of built heritage have been earmarked as special areas which include the Barabati Fortress Complex, Cantonment Road and Judiciary Complex. Other important historical areas have also been identified for conservation of the built heritage.

i. The river front area along the Mahanadi near the Balijatra Fair Ground has been planned as a fair and festival ground and a place for city level recreation with display kiosks of the traditional art of filigree, beautifully landscaped plazas, vending zones, boat cruises and water sport activities, in the form of Barabati Haat (similar to 'Delhi Haat'). An urban parkway system has been planned along the Taldanda Canal making it navigable. Urban renewal programmes for the community of the filigree workers with proposal for work-cum-living centres and training institute has also been proposed in the city in close proximity to the display areas of Barabati Haat.

ii. A heritage park depicting the growth of Cuttack along with the Netaji Birth Place Museum has been proposed near the Ganga Mandir tank. It has been planned to maintain all the open spaces as parks/play grounds etc. in order to provide certain lung spaces within the city.

iii. Relocation of the wholesale hub to Sikharpur zone and the bus terminal to Bidanasi has been proposed to decongest the area. Existing wholesale area can function as public/ semi-public retail commercial/mixed land use. Bus stand at Badambadi can function as city level bus stand.

iv. Conservation of major water bodies has been proposed to act as retention basins, in order to prevent water logging during monsoons. Rehabilitation of slum dwellers along Taldanda Canal has been proposed towards Sikharpur zone. The existing commercial development and transformation of the same is acceptable but no further commerce will be encouraged within the city. It has been proposed to augment the basic social infrastructural facilities within the existing neighbourhoods in order to promote balanced and integrated growth in this zone.

(c) Sub-section 14.5- Zoning Regulations

Special Heritage Use Zone:

In Special Area Use Zone 'SH' (Old Built-up Core Area, Heritage and Conservation zones and Other Areas) have been marked for general guidance.
Any development should be in conformity with special byelaws and regulations prescribed in respective zonal plan and to be approved by the Heritage Committee.
No construction/development in ASI/State Archaeology restricted area.

i. Uses/Activities Permitted:

Residential with special bye laws; public-semi public with special bye laws; commercial with special bye laws; recreational with special bye laws; theme Parks, archaeological parks/ gardens with special bye laws; amphitheatres with special bye laws; open air museums with special bye laws; restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI/State Archaeology).

ii. Uses/Activities Permissible on Application to Competent Authority (with conditions/ upto 30% area on special consideration):

Heritage interpretation centre, art galleries & sculpture complex, educational and research Institutions, social and cultural institutions, commercial activities, craft based cottage industries, hotels, guest houses, lodges, resorts, group Housing , apartments, auditorium, boating, picnic huts, camping sites, special training camps, hospitals & health centres, multi-storied parking.

iii. Prohibited Uses/ Activities:

Use/activity not specifically related to Special Heritage Use Zone not permitted herein, multi-storied building, multiplex, shopping mall, dumping ground, sewerage treatment, all uses not specifically permitted herein.

1.1.3. Open spaces

As per Part III (31) of the regulation, for the:

The setbacks/open spaces for other occupancies shall be as below:

a. Institutional (Educational) buildings- The open spaces around the building shall not be less than 3 meter for plot up to 1000 sq. mt. and 6 mt. for plots with area more than 1000 Sq. mt. of size.

b. Assembly buildings- the open space in front shall not be less than 12 meter and the other open spaces around the building shall not be less than 6 meter.

c. Commercial & Storage buildings- in case of plots with more than 500 sq.mt. area, the open spaces around the building shall not be less than 4.5 meter.

d. Industrial buildings- the open spaces around the building shall not be less than 4.5 meter for height up to 15 meter, with an increase of 0.25 meter for every increase of 1 meter or fraction thereof in height.

e. Hazardous occupancies- the open spaces around the building shall not be less than 6 meter.

f. IT, ITES and other Corporate Buildings- in case of plots up to 750 sq.mt. the minimum set backs around the building shall not be less than 3 meter. In case of plots above 750 sq.mt. the minimum set backs around the building shall not be less than 4.5 meter.

g. *In the case of plots carved out by the Authority in respect of E F & G Category of plot in the scheme area, the planning parameters shall be decided by the Authority from time to time.*

Table 6. Provision of exterior open spaces around the buildings

Sl. No.	**Height of the building (in m.)**	**Exterior open spaces to be left out on all side in m. (front, rear and sides in each plot)**
1.	15 and above & up to 18	6
2.	More than 18 & up to 21	7
3.	More than 21& up to 24	8
4.	More than 24 & up to 27	9
5.	More than 27& up to 30	10
6.	More than 30 & up to 35	11
7.	More than 35 & up to 40	12
8.	More than 40& up to 45	13
9.	More than 45& up to 55	14
10.	More than 55	16

1.1.4. Mobility with the prohibited and regulated area- road surfacing, pedestrian ways, non-motorised transport, etc.

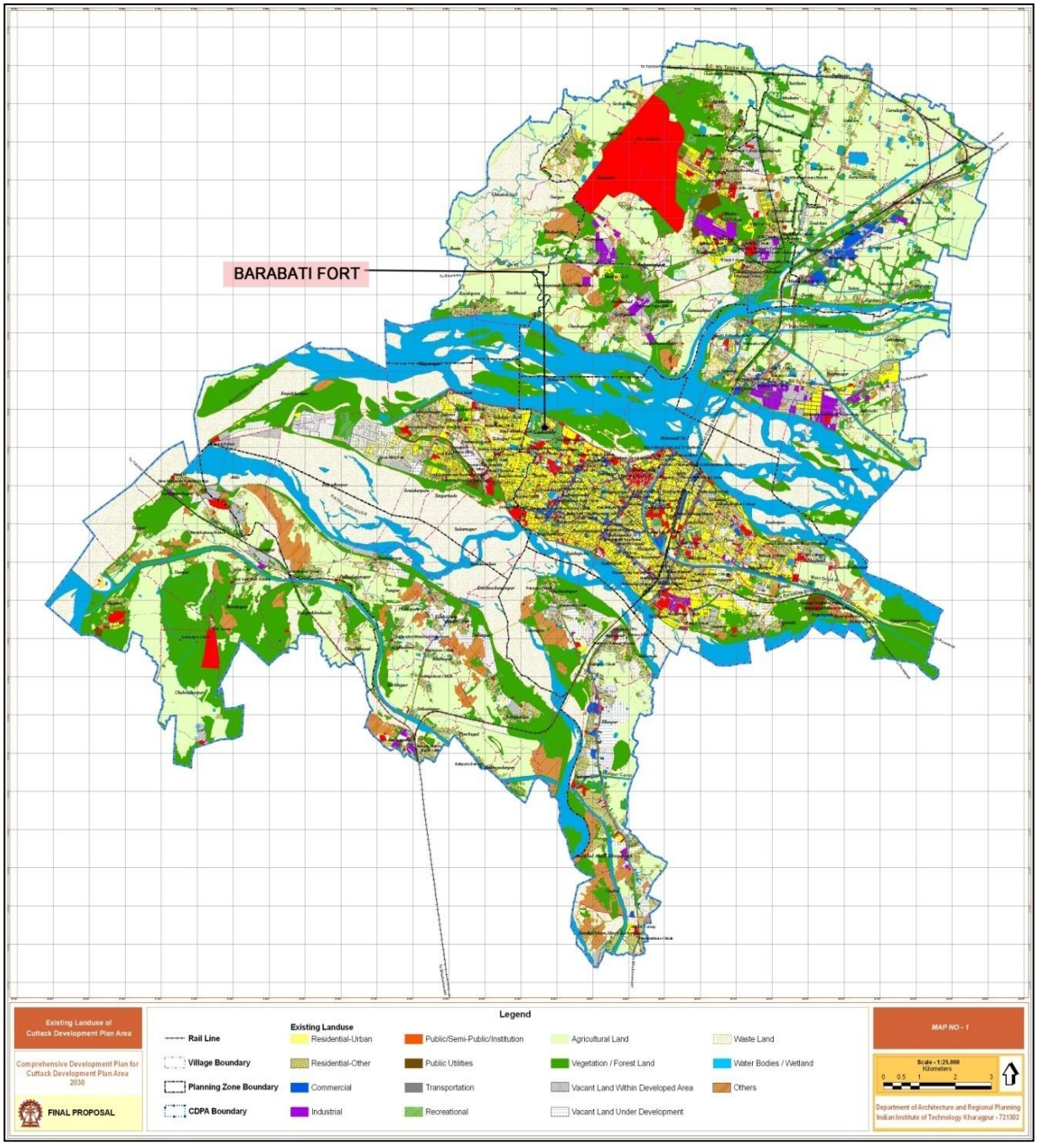
No specific guidelines are made in the above said act and regulations regarding mobility within the prohibited and regulated area- roads facing, pedestrian ways, non-motorised transport, etc. However for road widths and means of access, the details are already stated in the above paras (sub- section 3.2.1. and 3.2).

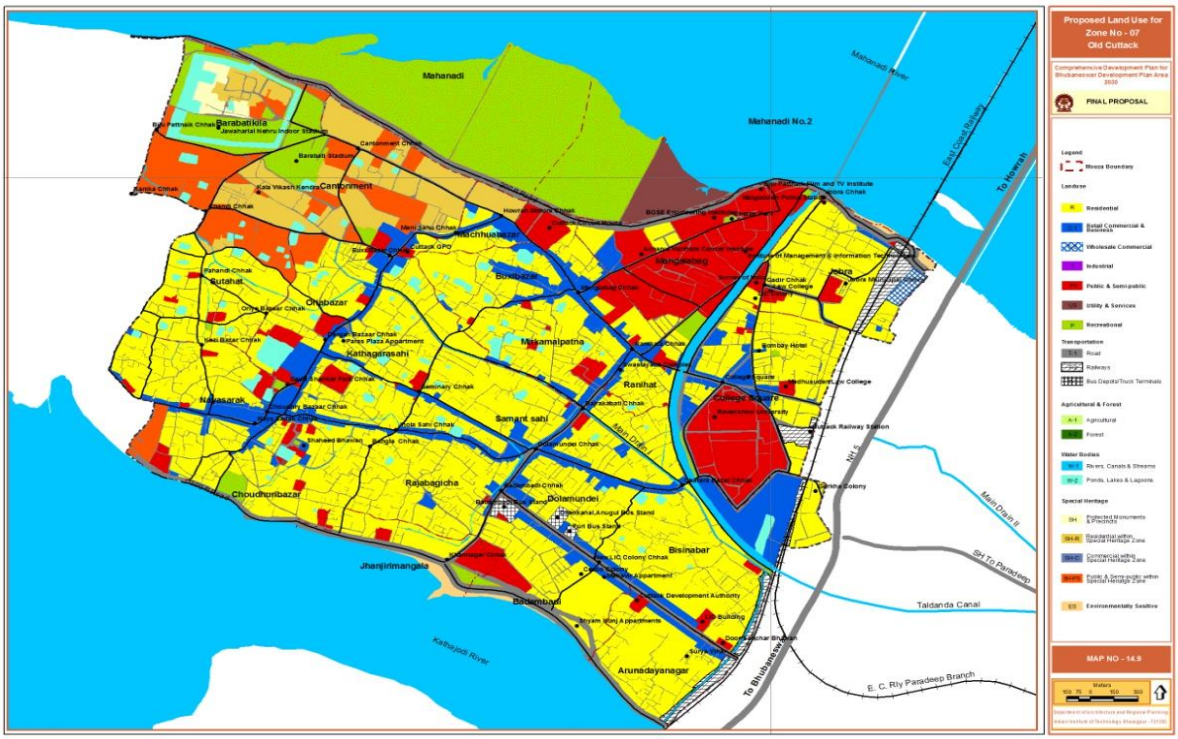
1.1.5. Streetscapes, facades and new construction.

There is no specific account made in the above said act and regulations regarding facades. However for streetscape and new construction, the details are already stated in the above paras (sub- section 3.2.1. and 3.2.3.).

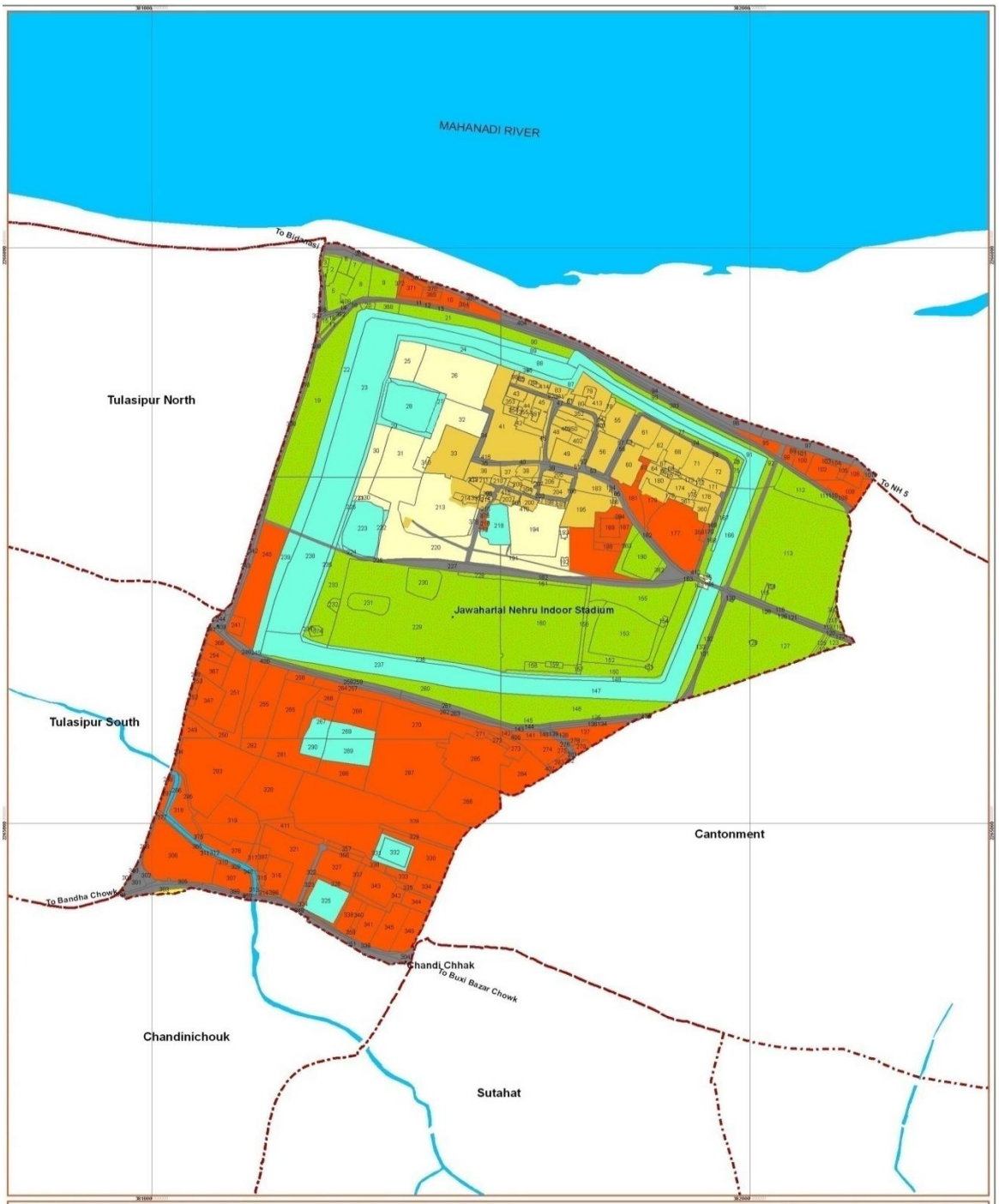
ANNEXURE-V

Development Plan as available by the local authorities




Proposed Land Use for
Zone No - 07
Old Cuttack
Comprehensive Development Plan for Bhubaneswar Development Plan Area 2030
FINAL PROPOSAL
Legend
Mouza Boundary
Landuse
R Residential
C-1 Retail Commercial & Business
C-2 Wholesale Commercial
I Industrial
PS Public & Semi-public
U&S Utility & Services
P Recreational
Transportation
T-1 Road
T-2 Railways
T-3 Bus Depots/Truck Terminals
Agricultural & Forest
A-1 Agricultural
A-2 Forest
Water Bodies
W-1 Rivers, Canals & Streams
W-2 Ponds, Lakes & Lagoons
Special Heritage
SH Protected Monuments & Precincts
SH-R Residential within Special Heritage Zone
SH-C Commercial within Special Heritage Zone
SH-PS Public & Semi-public within Special Heritage Zone
ES Environmentally Sesitive
MAP NO - 14.9
Meters
Department of Architecture and Regional Planning
Indian Institute of Technology Kharagpur - 721302
Mahanadi
Mahanadi No.2
Mahanadi River
East Coast Railway
To Howrah
Barabatikila
Cantonment
Chhatabar
Buxibazar
Ghubabazar
Kathagadasahi
Nayabazar
Choudhuribazar
Rajabagicha
Jhanjirimangala
Samant sahi
Misamalpatna
Ranihat
Bakhambadi
Dolamundei
Bisinabar
Mangalabag
Arunadayanagar
College Square
Cuttack Railway Station
Orissa Colony
Main Drain I
Main Drain II
SH To Paradeep
Taldanda Canal
Kathajodi River
To Bhubaneswar
E. C. Rly Paradeep Branch

Barabati Fort Special Area
Comprehensive Development Plan for Bhubaneswar Development Plan Area 2030
FINAL PROPOSAL
Legend
Landuse
R Residential
C Commercial
I Industrial
PS Public & Semi-public
U&S Utility & Services
P Recreational
Transportation
T-1 Road
T-2 Railways
T-3 Bus Depots/Truck Terminals
Agricultural & Forest
A-1 Agricultural
A-2 Forest
Water Bodies
W-1 Rivers, Canals & Streams
W-2 Ponds, Lakes & Lagoons
Special Heritage
SH Protected Monuments & Precincts
SH-R Residential within Special Heritage Zone
SH-C Commercial within Special Heritage Zone
SH-PS Public & Semi-public within Special Heritage Zone
ES Environmentally Sesitive
MAP NO - 11.5
Meters
Department of Architecture and Regional Planning
Indian Institute of Technology Kharagpur - 721302
CEMETERY
BUNGALOW
BARABATI FORT
KILLASAHI MOSQUE
GADA CHANDI TEMPLE
Metha Chhak
GADAGADIA TEMPLE
MOAT(GADAKHAI) AROUND BARABATI FORT
Biju Pattnaik Chhak
Stadium Chhak
RATHA KOTHI (SMITH BUNGALOW)
OLD SECRETARIATE
COLONIAL BUNGALOW 5 (COLLECTORS QUARTER)
ST. JOSEPH'S GIRLS' HIGH SCHOOL
HOLY ROSARY CATHEDRAL
CAMBRIDGE SCHOOL
MOUNT HOUSE CHURCH OF GOD
To Bhubaneswar



Proposed Land Use Plan for Barabatikila Mouza (Zone No. 07: Old Cuttack)

Comprehensive Development Plan for Cuttack Development Plan Area 2030

FINAL PROPOSAL

Legend

- Mouza Boundary
- Plot Boundary

Landuse

- R Residential
- C Retail Commercial and Business
- WC Wholesale Commercial
- I Industrial
- P Public & Semi-public
- U Utility & Services
- R Recreational

Transportation

- T-1 Road
- Railways
- Bus Depots/Truck Terminals

Agricultural & Forest

- A-1 Agricultural
- A-2 Forest

Water Bodies

- W-1 Rivers, Canals & Streams
- W-2 Ponds, Lakes & Lagoons

Special Heritage

- SH Protected Monuments & Precincts
- SH-R Residential within Special Heritage
- SH-C Commercial within Special Heritage
- SH-P Public & Semi-public within Special Heritage
- ES Environmentally Sesitive

Tahsil	Police Station	Mouza No.
Cuttack	Cantonment	02

Scale - 1:4,000
Meters
0 25 50 100 150 200

Department of Architecture and Regional Planning
Indian Institute of Technology Kharagpur - 721302
Consultant In-Charge
Professor B.P., Sengupta

Annexure-VI

Images of the Protected Monument and its surrounding areas

Image 1: View of the ancient monuments of Barabati Fortress.

Image 2: View from the Protected Monument towards the east showing moat and character of the surrounding.

Image 3: View of the Deer Park in the Prohibited Area (North-west).

Image 4: View of the entry gate of the monument in the Protected Area (East).

Image 5: View of the entry to Museum of Justice in the Protected Area.

Image 6: View of the surroundings of the Protected Monument (East).

Image 7: View of the three domes of Fateh Khan's Mosque from the Protected Monument (East).

Image 8: View of the character of the Regulated area (North-west).

Image 9: View of the character of the Regulated area (west).

Image 10: View of the Protected Monument from Prohibited Area (south-east).

Image 11: View of the Mahanadi Riverview in the Regulated area (North-west).