

फा.ई.15-427/एनएमए/एचबीएल-2026

संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

जनसाधारण के ध्यान में यह लाया जाता है कि सक्षम प्राधिकारी द्वारा संरक्षित संस्मारक - तारागढ़ पहाड़ी प्रवेशद्वार, जिला - अजमेर, राजस्थान का धरोहर उप-विधि का मसौदा प्राचीन संस्मारक तथा पुरातात्विक स्थल और अवशेष अधिनियम, 1958 की धारा 20(ड) के अनुसार तैयार कर लिया गया है। राष्ट्रीय संस्मारक प्राधिकरण (प्राधिकरण के अध्यक्ष और सदस्यों की सेवा की शर्तें और कार्य संचालन) नियम, 2011 के नियम 18(2) के अनुसार, उपरोक्त प्रस्तावित धरोहर उप-विधि जनसाधारण से आक्षेप या सुझाव आमंत्रित करने के लिए निम्नलिखित वेबसाइटों पर अपलोड किए गए हैं:

क. राष्ट्रीय संस्मारक प्राधिकरण www.nma.gov.in

ख. भारतीय पुरातत्व सर्वेक्षण www.asi.nic.in

ग. भारतीय पुरातत्व सर्वेक्षण, जोधपुर सर्कल www.asijodhpurcircle.in

2. किसी भी व्यक्ति को कोई आक्षेप या सुझाव हो तो वह सदस्य सचिव, राष्ट्रीय संस्मारक प्राधिकरण, 24, तिलक मार्ग, नई दिल्ली-110001 को लिखित में या ईमेल आईडी अर्थात् arch-section@nma.gov.in पर 25 सितम्बर, 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 25 सितम्बर, 2026 की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सत्यसाची मारवाहा

(कर्नल सत्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-427/NMA/HBL-2026
Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Protected Monument **Gateway of Taragarh hill, District - Ajmer, Rajasthan** has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws is uploaded on the following websites for inviting objections or suggestions from the Public:

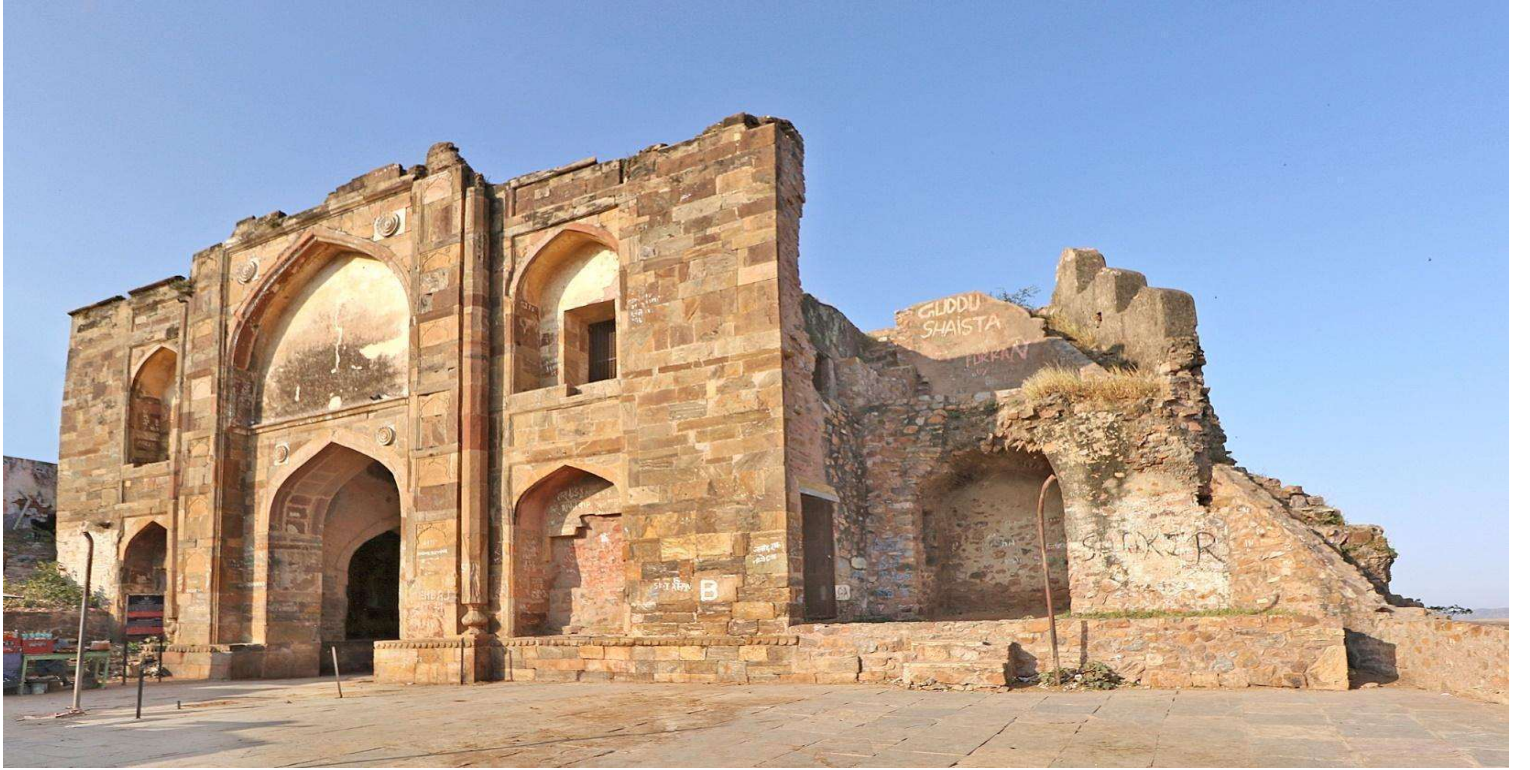
- a. National Monuments Authority www.nma.gov.in
 - b. Archaeological Survey of India www.asi.nic.in
 - c. Archaeological Survey of India, Jodhpur Circle www.asijodhpurcircle.in
2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. arch-section@nma.gov.in latest by **25th September, 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. **25th September, 2026**, in consultation with Competent Authority and other Stakeholders.


(Col. Savyasachi Marwaha)
Director, NMA



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**



**Draft Heritage Bye-Laws for Gateway of Taragarh hill,
District – Ajmer, Rajasthan**

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**

In exercise of the powers conferred by section 20E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, as amended, read with Rules 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 **‘Gateway of Taragarh hill’, District – Ajmer, Rajasthan**, prepared by the Competent Authority, in Consultation with Arvindbhai Patel Institute of Environmental Design, Vallabh Vidyanagar, Anand, Gujarat, as required Rule 18, sub-rule (2) of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

**“Draft Heritage Bye-Laws for ‘Gateway of Taragarh hill’, District – Ajmer,
Rajasthan”**

**CHAPTER-1
PRELIMINARY**

- (i) These Heritage Bye-Laws may be called the National Monuments Authority Heritage Bye-Laws, 2026 of the Protected Monument **“Gateway of Taragarh hill”, District – Ajmer, Rajasthan**”.
- (ii) These shall extend to the entire Prohibited and Regulated Area of the Protected Monument.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of 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 these bye-laws to make them consistent with any other bye-laws.
- (iv) These shall come into force with effect from the date of publication.

1.2 Definitions:

1. In these Heritage Bye-Laws, unless the context otherwise requires, -
 - (a) “ancient monument” means any structure, erection or monument, or any tumulus or place of interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes -
 - (i) the remains of an ancient monument,
 - (ii) the site of an ancient monument,
 - (iii) such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
 - (iv) the means of access to, and convenient inspection of an ancient monument;
 - (b) “archaeological site and remains” means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes-
 - (i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
 - (ii) the means of access to, and convenient inspection of the area;
 - (c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958, as amended;
 - (d) “Archaeological officer” means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
 - (e) “Authority” means the National Monuments Authority constituted under Section 20F of the Act;
 - (f) “Competent authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act:

Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of sections 20C, 20D and 20E;
 - (g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public or the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
 - (h) “Government” means the Government of India;

- (i) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a protected monument, and the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;
 - (j) “owner” includes-
 - (i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and
 - (ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;
 - (k) “prescribed” means prescribed by rules made under this Act;
 - (l) “Prohibited Area” means any area specified or declared to be a prohibited area under section 20A;
 - (m) “Protected Area” means any archaeological site and remains which is declared to be of national importance by or under this Act;
 - (n) “Protected Monument” means any ancient monument which is declared to be of national importance by or under this Act;
 - (o) “Regulated Area” means any area specified or declared 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 thereunder.

CHAPTER - 2

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958, as amended

2.1 Background of the AMASR Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300 metres in all directions of the Protected 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 mining operation in the Protected Area and Prohibited Area While, permission for repair and renovation of any building or structure—which existed in the Prohibited Area before the 16th day of June, 1992, or, which had been subsequently constructed with the approval of the 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 Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and Other Functions of the Competent Authority) Rules, 2011, specify the framing of Heritage Bye-Laws for Protected Monument. The said 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 for the 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 the details of the application process for repair and renovation in the Prohibited Area, or for construction, re-construction, repair, or renovation in the Regulated Area, as described below:

- (a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th day of June, 1992, or, which had been subsequently constructed with the approval of the Director General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- (b) Any person, who owns or possesses any building or structure or land in any Regulated Area and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case maybe, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.
- (c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

CHAPTER - 3

Location and Setting of Protected Monument – Gateway of Taragarh hill’, District – Ajmer, Rajasthan

3.1 Location and Setting of the Monument:

The Protected Monument is located in the historic city of Ajmer in central Rajasthan. Situated amidst the Aravalli Hills, the Protected Monument serves as an entrance to the renowned ‘Taragarh Fortress’, which overlooks the city of Ajmer.

Positioned at an elevation of approximately 856.6 metres above sea level, the Protected Monument offers commanding views of the Ajmer cityscape and the surrounding valleys. Historically, this strategic location played a crucial role in defence and surveillance during the medieval period.

The geographical coordinates of the Protected Monument are:

Latitude: 26°26'36.8"N, **Longitude:** 74°37'00.0"E.

The Protected Monument is well-connected through a network of major highways, including National Highway-48 (NH-48), National Highway-58 (NH-58) and State Highway-26 (SH-26), linking it to key cities such as Jaipur, Udaipur and Bhilwara, respectively. The Ajmer Bus Stand is located about 13 kilometres North East of the Protected Monument, while Ajmer Junction Railway Station is approximately 11 kilometres to the North East. The nearest airport, Kishangarh Airport, is around 45 kilometres North East of the Protected Monument.

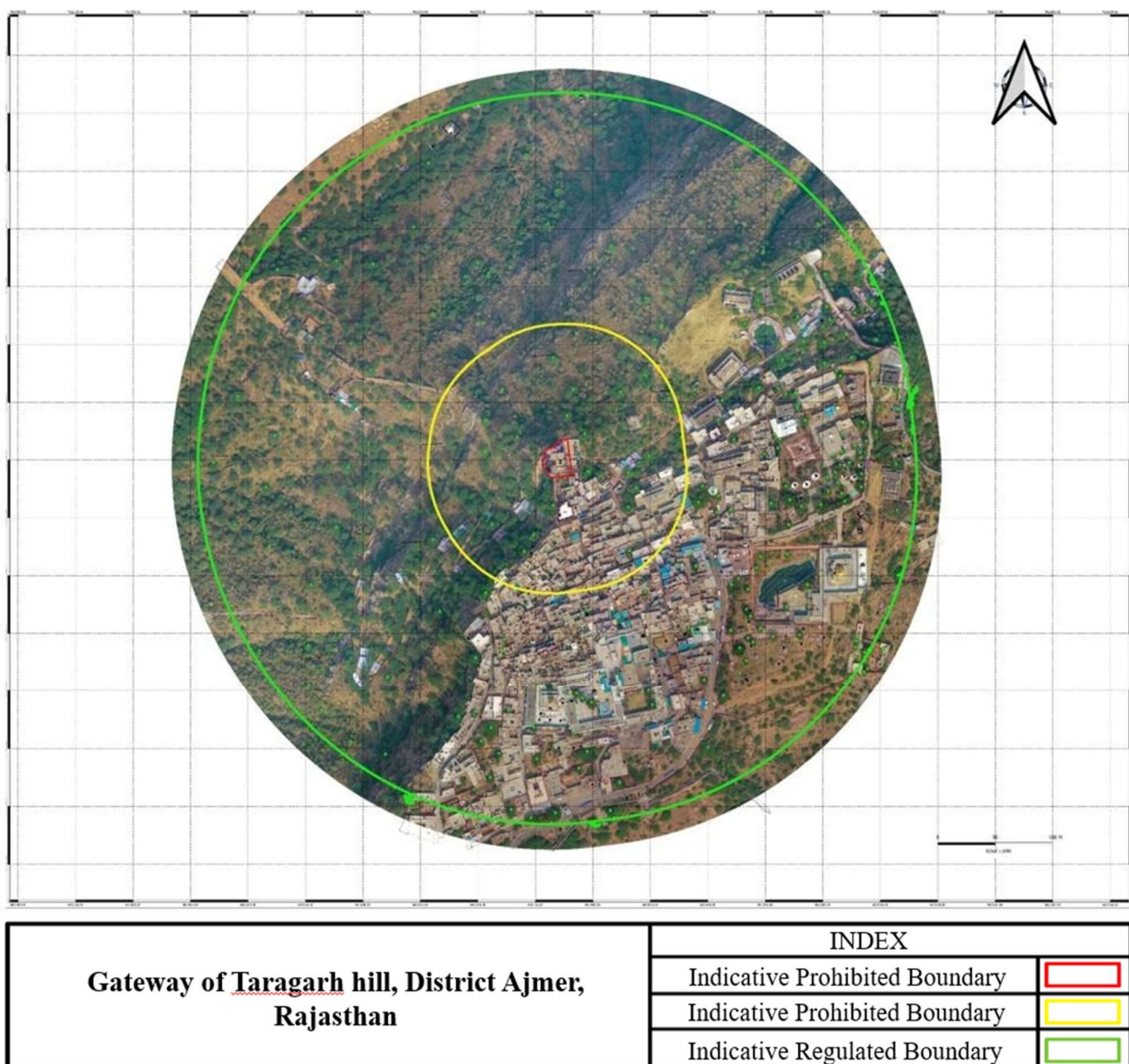


Figure 1: Satellite imagery showing the location of ‘Gateway of Taragarh hill’, District – Ajmer, Rajasthan”, along with the indicative Protected, Prohibited and Regulated boundaries.¹

3.2 Protected boundary of the Protected Monument:

The Protected Boundary map of Gateway of Taragarh hill, District – Ajmer, Rajasthan, Taragarh), District – Ajmer, Rajasthan may be seen at **Annexure - I**.

3.2.1 Gazette Notification as per ASI records:

The copy of the Gazette Notification of the Gateway of Taragarh hill’, District – Ajmer, Rajasthan, can be seen at **Annexure-II**.

The archival map of the Gateway of Taragarh hill’, District – Ajmer, Rajasthan, can be seen at **Annexure – II(a)**.

¹ Archaeological survey of India, Jodhpur circle

3.3 History of the Protected Monument:

The Protected Monument is a historical entrance gateway to one of India's most formidable fortresses. Built in the 12th century C.E., the Taragarh Fortress, originally known as Ajay-Meru Durg, was a crucial military stronghold. The Bijolia Rock Inscription of Chahamana Emperor Somesvara (1170 C.E.) confirms the use of the name Ajay-Meru for the region, indicating its long-standing significance.

The fort was known for withstanding numerous sieges and battles over the centuries. An account from 1790 CE by an army officer describes how even after 15 days of siege; no impact could be made on the fort due to its elevated position and natural defences.

Among the Gates of Taragarh Fort, the most prominent is the "Gate of Victory" (Fateh Pol), which served as the main entrance to the Taragarh Fort. Other gateways include:

- i. Lakshmi Pol (Gate of Wealth) – Possibly named for its association with prosperity.
- ii. Phuta Darwaja (Broken Gate) – A partially ruined entrance, suggesting battle damage.
- iii. Gagudi-ki-Phatak – Another defensive gate leading further into the fort.

These gateways not only functioned as entry points but were also symbolic representations of strength and prosperity. The fort and its gateways were later repaired and modified in the 17th century CE by Raja Bithaldas, a Gor Rajput general under Shah Jahan.²

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

The Protected Monument, a gateway of Taragarh Fortress is a striking example of Rajput military architecture, designed to serve both defensive and ceremonial purposes. The approximate height of the Protected Monument is 10.6 metres. As the main entrance to the fortress, it stands as a testament to the engineering and artistic excellence of its time.

The Protected Monument is built using massive dressed sandstone blocks, giving it a robust and imposing appearance. The entrance arch is intricately carved, reflecting the architectural style of the 12th century Chahamana (Chauhan) dynasty, with later modifications during the Mughal and Maratha periods. The doorway is reinforced with iron spikes to prevent attacks by elephants; a common strategy used in medieval warfare.²

² Archaeological survey of India, Jodhpur circle

3.5 Current Status:

3.5.1 Condition of the Protected Monument - condition assessment:

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

3.5.2 Daily footfalls and occasional gathering numbers:

The daily footfall data is provided as follows:

- i. Approximately 200 visitors which goes up to 300 to 400 on Friday (Jumma).
- ii. 1000 visitors per day during festivals such as Eid, Muharram and special occasions.³

³ Archaeological survey of India, Jodhpur circle

CHAPTER - 4

Existing zoning, if any, in the local area development plans

4.1 Existing zoning:

The Protected Monument lies under the “Ajmer Development Authority”.

The Ajmer Land Use Map – 2033, as prepared by the Ajmer Development Authority, in the Master Development Plan (Ajmer Region) (2013-2033), prescribes various land uses for the Prohibited and Regulated Areas of the Protected Monument, as follows (**refer Annexure III**):

- i. **Historical / Core Heritage Built-Up Area:** Gateway structure and fortification wall within the Protected Monument and the Prohibited Area, as well as the historic hill settlement footprint within the Prohibited Area.
- ii. **Forest / Green Belt Area:** The surrounding hill slopes and natural vegetation cover of Taragarh Hill within both the Prohibited Area and the Regulated Area.
- iii. **Residential Area:** Existing residential settlements adjacent to the fort wall and core area within both the Prohibited Area and the Regulated Area.
- iv. **Public & Semi-Public Facilities:** Local community shrines, places of worship, and civic amenities within the settlement falling primarily within the Regulated Area, with minor footprints in the Prohibited Area.
- v. **Circulation/Access Corridors:** Pedestrian pathways, access roads, and traditional approaches leading downhill within both the Prohibited Area and the Regulated Area.

4.2 Existing Guidelines of the local bodies:

The existing guidelines of the Local Bodies, as applicable to the land uses falling in the Prohibited and Regulated Areas of the Protected Monument, may be referred from “**Ajmer Master Development Plan, Ajmer Region 2013-2033**”, as amended from time to time shall be applicable and the **Model Rajasthan Building Regulations, 2020 (as amended)**.

CHAPTER - 5

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

5.1 Survey Plan of the Protected Monument:

The Survey Plan of Gateway of Taragarh hill', Ajmer (Taragarh), District –Ajmer, Rajasthan, may be seen at **Annexure-I**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

- i. The Prohibited Area is approximately 41,197 square metres.
- ii. The Regulated Area is approximately 2,70,839 square metres.

5.2.2 Description of built-up area:

Prohibited and Regulated Areas

i. North:

The Prohibited Area comprises no major built-up areas. A portion of the fortification wall of Taragarh Fort still stands, weathered by time, along with some small old structures.

The Regulated Area, there are temporary commercial structures along a path descending from the hill and a graveyard. Scattered remains of the fortification wall of Taragarh Fort are still visible. Towards the North East of the Regulated Area, lies remnants of Taragarh Fort, associated structures, dispersed around an octagonal water body locally known as *bawdi*.

ii. East:

The Prohibited Area primarily comprises residential structures and public amenities, including a Government Senior Secondary School and overhead water tanks. The Regulated Area contains the Rajasthan Police Telecom Center, Prasar Bharti Public Service Broadcaster of India High Power Transmitter (Doordarshan, Ajmer) and All India Radio Doordarshan Tower, along with residential structures.

iii. South:

The South of the Prohibited Area comprises the fortification wall of Taragarh Fort, mixed-use buildings including eateries and local shops, and the 'Roza-e-Imam-Hussain RA' Mosque in the South East. The Regulated Area contains 'Hatai Masjid', 'Hazrat Meeran Syed Hussain' Dargah and public conveniences including parking lots and toilets, along with residential and commercial structures.

iv. **West:**

The Prohibited Area features temporary commercial structures along a pathway leading down towards the 'Ajmer Sharif Dargah', alongside remnants of the fortification wall of Taragarh Fort.

The Regulated Area contains the continuation of this pathway and its temporary commercial structures, with the Western edge defined by the steep slope of Taragarh Hill and remaining sections of the fortification wall of Taragarh Fort.

5.2.3 Description of green/open spaces:

Prohibited and Regulated Areas

The area surrounding the Protected Monument is characterized by rock boulders and vegetation of the Aravalli hills.

i. **North and West:**

The Prohibited and Regulated Area consist of steep hill slopes with minimal development, preserving the natural terrain and forest cover. The Regulated Area towards North East substantial open spaces amidst the remnants of Taragarh Fort, associated structures, and the octagonal water body locally known as *bawdi*.

ii. **East:**

In both the Prohibited and Regulated Area, there are relatively large open spaces which further expand outward, indicating a gradual downward slope in terrain descending from the hilltop towards the base.

iii. **South:**

The Prohibited and Regulated Area comprises very few green/open spaces and amidst dense built-up growth.

There is a pond locally known as (*jhalara*) within the precincts of the 'Roza-e-Imam-Hussain RA' mosque situated towards the South East within the Prohibited Area, contributing to the green open areas.

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

The circulation network within the Prohibited and Regulated Area follows an organic layout adapted to the natural contour. It comprises 9-metre-wide asphalt and bituminous primary road, and pedestrian pathways surfaced with stone slabs, stone steps and exposed bedrock. Narrow internal lanes and pedestrian pathways, generally 2 to 3 metres wide, branch from the primary road and are surfaced with plain cement concrete (PCC), random rubble stone masonry paving, built-in stone steps and exposed bedrock.

5.2.5 Existing Heights of buildings:

Prohibited and Regulated Areas:

i. North and West:

The existing development is predominantly low-rise, with an average height of approximately 4.5 metres. However, the height varies with the natural contour of the hilly terrain.

ii. East and South:

The building height ranges from 3 to 10.5 metres, (G to G+2 storeys), in the Prohibited and Regulated Areas.

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

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

5.2.7 Public amenities:

Public amenities such as public toilets, local drinking water posts, visitor benches and information, directional and warning signages, designated vehicle parking are present in the Prohibited and Regulated Areas of the Protected Monument.

5.2.8 Access to Protected Monument:

The approach to the Protected Monument is through a steep, winding pathway, which was strategically designed to slow down advancing troops and make the entrance difficult to breach, and has now become a pilgrimage route for visitors.

The Protected Monument in Ajmer can be reached via two main routes:

Access 1: Starting near the Ajmer Sharif Dargah at the base of the hill, these 2-3 metres wide pathway provides pedestrian access to the pilgrims visiting Taragarh after their pilgrimage.

Access 2: Visitors can also drive up from Ajmer city to the Taragarh Hill. From the hilltop, a straight and easily accessible path leads directly to the Protected Monument.

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

Infrastructure services include water supply storm water drainage and solid waste management across both the Prohibited and Regulated Area. A designated vehicle parking facility is situated within the Regulated Area towards the South.

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 '**Ajmer Master Development Plan, Ajmer Region 2013-2033**'. (Refer Annexure III)

CHAPTER - 6

Architectural, Historical and Archaeological value of the Protected Monument

6.1 Architectural, Historical and Archaeological Value:

The Protected Monument holds immense architectural value as a prime example of Rajput military engineering, designed to offer both defensive strength and aesthetic appeal. Beyond its defensive role, it carries symbolic value, serving as a monumental entrance that represents power, authority, and prestige. Its grand scale and intricate design reflect the importance of 'Taragarh Fort' as a military stronghold and administrative centre. Today, Protected Monument stands as a testament to advanced medieval engineering, offering insights into the strategic and artistic considerations of Rajput-era fortifications. As an integral part of one of India's earliest hill fortresses, the Protected Monument embodies the military traditions and resilience of Rajput rule. It has witnessed countless conflicts and power shifts, demonstrating the evolving nature of warfare, defence strategies, and fortification techniques over centuries. Additionally, its association with prominent rulers and empires enhances its historical importance, making it a tangible connection to India's regional history.

6.2 Sensitivity of the Protected Monument (development pressure, urbanization, population pressure etc.):

The Protected Monument is subject to significant developmental, urbanization, population, and ecological pressures that may adversely affect its historical and architectural integrity. Rock breaking and deforestation in the Aravalli hills, along with informal extensions, temporary eateries, and street vending, pose risks to the Protected Monument, the fortification wall of Taragarh Fort, and the surrounding landscape. These activities contribute to encroachment, physical deterioration, dampness, waste accumulation, fire hazards, and visual intrusion, affecting the heritage character of the Protected Monument.

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

Visibility from the Protected Monument:

Situated on the elevated terrain of Taragarh Hill, the Protected Monument offers expansive views of the Ajmer cityscape, Ana Sagar Lake, Varun Sagar Lake, and the surrounding valleys extending from the North East to the South West. Dense urban development along the lower slopes and in the surrounding areas has resulted in modern structures being visible from the Protected Monument within the Prohibited and Regulated Area.

Visibility from Regulated Area:

The Protected Monument's height and position at the fort's elevated location ensured visibility from a great distance, making it a landmark in Ajmer's skyline. It is clearly visible from West of the Regulated Area from the pathway leading to 'Ajmer Dargah Sharif'.

But from all other directions of Regulated Areas, Protected Monument is partially visible due to commercial developments, billboards and temporary structures, obstructing certain sightlines to the Protected Monument.

6.4 Land use:

As per the ‘Ajmer Land Use Plan 2033’, and the Prohibited and Regulated Areas of the Protected Monument encompass various land uses which may be referred to in **Annexure - III**.

- i. **Historical / Core Heritage Built-Up Area:** Gateway structure and fortification wall within The Protected Monument and the Prohibited Area, as well as the historic hill settlement footprint within the Prohibited Area.
- ii. **Forest / Green Belt Area:** The surrounding hill slopes and natural vegetation cover of Taragarh Hill within both the Prohibited and Regulated Area.
- iii. **Residential Area:** Existing residential settlements adjacent to the fort wall and core area within both the Prohibited and Regulated Area.
- iv. **Public & Semi-Public Facilities:** Local community shrines, places of worship, and civic amenities within the settlement falling primarily within The Regulated Area, with minor footprints in the Prohibited Area.
- v. **Circulation / Access Corridors:** Pedestrian pathways, access roads, and traditional approaches leading downhill within both the Prohibited and Regulated Area.

6.5 Archaeological heritage remains other than Protected Monument:

No archaeological remains are present in the Prohibited and Regulated Areas.

6.6 Cultural landscape:

The Protected Monument forms the focal point of a cultural landscape in which Rajput military architecture is strategically integrated with the steep natural terrain of Taragarh Hill to maximize its defensive advantage. Within the Prohibited and Regulated Area, this fortified complex co-exists with significant religious establishments, including the Dargah of Hazrat Meeran Syed Hussain, Roza-e-Imam-Hussain (RA) Mosque, and Hatai Masjid. These sacred sites reflect the long-standing historical relationship between Taragarh Fort and Ajmer's evolution as an important pilgrimage centre, creating an enduring cultural and visual connection with the Ajmer Sharif Dargah at the foot of the hill.

As one moves through the surrounding settlement, intermittent views of the fortification walls and remnants of historic structures reinforce the continued presence of the fort within the urban fabric, contributing to the area's historic character and sense of place.

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

The Protected Monument is safeguarded by the surrounding Aravalli Hills, forested slopes, and rocky outcrops, which act as a natural buffer against dust, air pollution, and urban impacts while maintaining a favourable micro-climate. Its elevated location further reduces the risk of water stagnation, contributing to its long-term preservation.

6.8 Usage of open space and constructions:

Open spaces within the Prohibited and Regulated Area surrounding the Protected Monument are primarily utilized for religious gatherings, communal activities, pedestrian movement, and public infrastructure.

Built-up structures within the Prohibited and Regulated Area consist of low to mid-rise constructions utilized for residential, commercial, religious, and civic purposes.

6.9 Traditional, historical and cultural activities:

Within the Protected Monument, the Prohibited and Regulated Area, traditional and cultural activities are especially active during Jumma prayers, Eid, and Muharram, when the local community congregates in large numbers for religious observances and rituals.

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

Skyline as visible from the Protected Monument:

The skyline as viewed from the Protected Monument is shaped by the natural topography of Taragarh Hill and the surrounding historic urban landscape. To the North, it is defined by the crest of the Aravalli Hills and the surviving sections of the Taragarh Fort fortification wall, with expansive views extending across the descending terrain towards the Ajmer cityscape and Ana Sagar Lake. Towards the East, the skyline comprises low-lying forested hills, scattered settlements, and Varun Sagar Lake. The Southern skyline is characterized by dense low- to mid-rise urban development along the hillside, interspersed with religious precincts, while to the West, the terrain descends steeply towards the Ajmer Sharif Dargah precinct, reinforcing the visual relationship between the hilltop fort and the historic sacred landscape below.

Skyline as visible from the Regulated Areas:

The skyline as viewed from the Regulated Area reflects the relationship between the natural hillscape, the historic fort, and the surrounding urban fabric. From the North, it is framed by the elevated ridgeline of Taragarh Hill and the upper fortification walls of Taragarh Fort. From the East, the skyline is characterized by mid-rise residential buildings and telecommunications towers set against the sloping terrain. The skyline from South comprises a continuous and

densely built residential and commercial urban profile, while from the West, the Protected Monument and the prominent bastions of Taragarh Fort form the dominant visual landmark, defining the upper skyline.

6.11 Traditional architecture:

Within the Prohibited and Regulated Area, historical structures of Taragarh Fort including those currently adapted for civic use such as the police station along with traditional residential façades toward the East and South, exhibit characteristic Rajput architectural elements. These features include thick stone masonry walls, decorative stone brackets (*kahals*), pointed arches, projecting balconies (*jharokhas*), ornamental eaves (*chhajjas*), dome-headed pavilions (*chhatris*), and stone parapet battlements (*kanguras*).

6.12 Developmental plan as available by the local authorities:

The ‘Ajmer Master Development Plan, Ajmer Region 2013-2033’, the Prohibited and Regulated Areas of the Protected Monument can be referred from **Annexure III**.

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 congruent with the heritage character of the Protected Monument and its surrounding areas. New cladding materials like Aluminium Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing will not be permitted. Use of locally available building material should be encouraged in carrying out repair and renovation works.

6.13.2 Reconstruction:

Reconstruction is defined in Section 2(k) of AMASR Act, 1958, as amended. Permission for reconstruction in Regulated Area is accorded as per Section 20 C (2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 of the 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 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011.

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 façade such as glazing, metal cladding, Aluminium Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates will not be permissible. The new structure should be sympathetic and congruent with the heritage character of the Protected Monument and its surrounding area.

6.13.3 New Construction:

Prohibited Area:

In general terms, as per Section 20A(4) of the AMASR Act, 1958, as amended, no new construction including carrying out any public work or project essential to the public or other construction, shall be permitted within the Prohibited Area of the Protected Monument.

Regulated Area:

All the development control norms and building regulations outlined in “Ajmer Master Development Plan, Ajmer Region 2013-2033” and ‘Model Rajasthan Building Regulations 2020’, as and when amended will be applicable. The regulations pertaining to height and other parameters specified in this Heritage Bye-Law will apply in the Regulated Area of the Protected Monument.

1. Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof):

- i. The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **7.50 metres** (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse structures of terrace garden, etc. or any other services on the roof).
- ii. Construction of the basement should be discouraged as far as feasible.

2. Usage:

- i. The land use should be in accordance with “Ajmer Master Development Plan, Ajmer Region 2013-2033”.
- ii. The conversion of land within the Prohibited and Regulated Areas of the Protected Monument should be undertaken only after prior consultation with the National Monuments Authority (NMA).
- iii. Water bodies located within the Prohibited and Regulated Area shall be preserved in their existing state, and any alterations to its existing form and use shall be discouraged.

3. Façade design:

- i. The façade design of new construction should be minimalistic in nature, so that it does not overpower the Protected Monument.
- ii. Informal extensions of shops and residences are to be restricted for all the buildings located within the Prohibited and Regulated Area.
- iii. Façades of all historic buildings, shops and houses need to be maintained as per original design (series of brackets, *chajjas*, arched doors, windows etc.).
- iv. Plumbing and electrical services shall be concealed and not on the exterior of the building.
- v. Use of intrusive materials such as Aluminium Composite Panel (ACP), High Pressure Laminates (HPL) and any other synthetic material for exterior finishes on the exterior façade should be discouraged.
- vi. Use of colored glazed façade should be discouraged.

4. Roof design:

- i. Erection of structures, even of temporary nature, using materials such as aluminium, fibre glass, polycarbonate or similar materials should be discouraged on the roof of the building.
- ii. Flat roof with concrete slab and sloping roof with tiles may be followed.
- iii. All services such as large air conditioning units, rooftop water storage tanks or large generator sets placed on the roof to be screened using screen walls (brick/cement 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 Protected Monument may be maintained. Modern building materials such as aluminium cladding, glass bricks and any other synthetic tiles or materials should be discouraged for exterior finishes. Traditional building materials such as brick and stone should be used.

6. Colour:

The exterior colour should be of a neutral tone in harmony with the Protected Monument such as buff sandstone colour, white, beige and other earthy colours which do 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 such other development projects, and institutional buildings undertaken in the public interest or which are essential for public purposes, shall be subject to a detailed Heritage Impact Assessment (HIA). 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 and shall be exempt from the maximum height restriction prescribed above and all other development regulations contained herein.

6.14 Visitor facilities and amenities:

Visitor facilities and amenities may be considered as far as feasible.

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

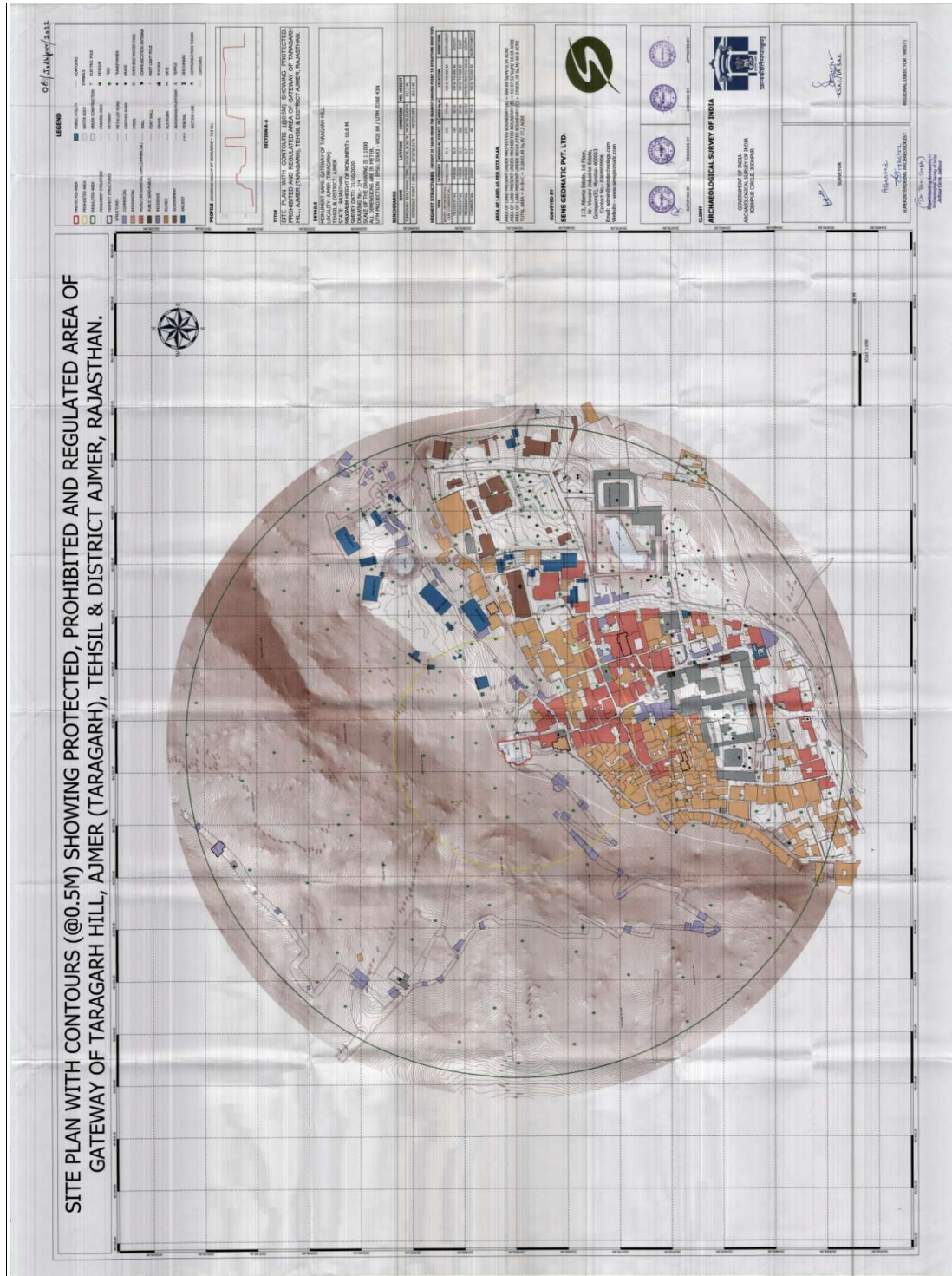
- i. The natural topographical features of the Prohibited and the Regulated Area surrounding the Protected Monument shall be retained to preserve its historical context and protect the integrity of the landscape.
- ii. The Local Authorities to proactively address reported unauthorized construction in Prohibited and Regulated areas.
- iii. The widening of the roads if done, should be in the direction away from the protected boundary of the Protected Monument as far as feasible.
- iv. All temporary structures along the road, like dhabas/ workshops/ roadside vending kiosks, etc., may be relocated away from the Prohibited and Regulated Areas of the Protected Monument.
- v. LED or digital signs, plastic fiber glass, or any other highly reflective synthetic material should not be used for signage in the vicinity of the Protected Monument or its immediate surrounding areas.
- vi. Advertisements in the form of hoardings, billboards or posters should not be permitted near the Protected Monument particularly on or along its Protected Boundary.
- vii. Telephone exchanges, mobile towers, poles for surveillance cameras, electricity transmission towers, high extension towers, chimneys, and overhead water tanks within the Prohibited and Regulated Area should be discouraged and their location beyond the Regulated Area may be considered.

7.2 Other recommendations:

- i. Whenever the Master Plan, Zonal Plan, or Development Plan is prepared or amended, it should clearly show all Protected Monuments/Areas and their Prohibited and Regulated Areas.
- ii. The area may be declared as a Plastic and Polythene free zone.
- iii. Provisions for differently-abled persons should be provided as per prescribed standards, as far as feasible.
- iv. National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://nidm.gov.in/PDF/pubs/NDMA/20.pdf>.

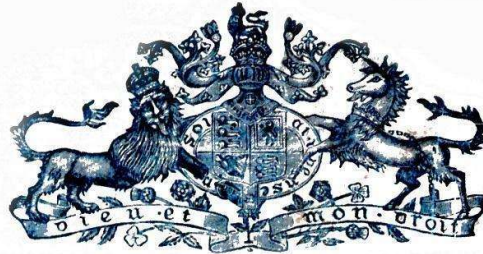
ANNEXURE I

**Survey Plan with contours - ‘Gateway of Taragarh hill’, Ajmer (Taragarh), District –Ajmer,
Rajasthan**



Gazette Notification of the Protected Monument

REGISTERED No. C. 696



The Gazette of India.

PUBLISHED BY AUTHORITY.

CALCUTTA, SATURDAY, AUGUST 20, 1921.

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

PART II.

Notifications by High Court, Comptroller-General, etc.

GAZETTE OF INDIA.

NOTICE.

The 23rd March 1921.

On and after 9th April and until further notice, Parts I, IV and V of the *Gazette of India* and the Weather and Crop Report will be published in Simla. Parts II and III will continue to be published in Calcutta. All notifications and other matter intended for publication in those Parts should be addressed to the Publisher at Simla and Calcutta, respectively.

Attention is invited to the following Circular Memorandum of the Government of India, Home Department, of 12th October 1920:—

In modification of the orders contained in the Home Department Circular Memorandum No. 4892, dated the 16th August 1901, the undersigned is directed to request that in future all Notifications and other matter intended for publication in the *Gazette of India* may be sent to the Press not later than 4 p.m. on Thursdays. Exceptions may, however, be allowed in the case of really urgent matter which cannot be held over for the next *Gazette*, but the order in such cases should be signed by an officer not below the rank of an Under Secretary or Assistant Secretary.

G. F. WINN,

Assistant Secretary to the Government of India.

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Complaints regarding non-receipt of any number of the *Gazette* should be forwarded within a week after the date on which it is due.

Part VI of the *Gazette of India* which formerly contained the Proceedings of the Imperial Legislative Council is no longer published. The Debates of the Council of State and the Legislative Assembly are now issued separately in handy book form. The price of copies of the Debates of the first Session held at Delhi during February and March 1921 varies according to the size of the publication; that of future issues has been fixed at eight annas a copy.

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

**ORDERS BY THE HON'BLE THE CHIEF COMMISSIONER,
AJMER-MERWARA.**

NOTIFICATIONS.

Mount Abu, the 10th August 1921.

No. 2048-S.—In exercise of the powers conferred by section 3 (1) of the Ancient Monuments Preservation Act (VII of 1904), the Hon'ble the Chief Commissioner is pleased to declare as protected the Ancient Monuments described below :—

No.	District.	Tehsil.	Town or village.	Description of the Monuments.
1	Ajmer	Ajmer	Ajmer (Taragarh)	Gateway of Taragarh hill.
2	"	"	1. Situated about 136' to the right of the Ajmer-Jaipur Road and in the 7th furlong of the 2nd mile. 2. Situated about 135' to the right of the Ajmer-Jaipur Road and in the 4th furlong of the 3rd mile. 3. Situated to the North-West of Ghagra village and 365' to the left of the road leading to Kair village. 4. Situated about a quarter of a mile to the North of Kair village. 5. Situated about 6 furlongs to the West of Chatri village. 6. Situated about four furlongs to the North-East of Khanpura village. 7. Situated about a mile South of Hushara village. 8. Situated about two furlongs to the North of Hushara village.	Eight Red Minars erected by Emperor Akbar.

By order,

H. C. POLLOCK, Major, R. E.,

Secretary to the Hon'ble the Chief Commissioner, Ajmer-Merwara, in the Public Works Department.

Camp Ajmer, the 9th August 1921.

No. 2201-C.—In exercise of the powers conferred on him by section 357 of the Code of Criminal Procedure (V of 1898), the Hon'ble the Chief Commissioner is pleased to direct that, in all criminal cases, of the class referred to in section 356 of the said Code, tried by Munshi Balkishan, Registrar, Co-operative Societies and Magistrate, 2nd class, the evidence of each witness shall be taken down by the Magistrate in the English language.

The 15th August 1921.

No. 2323-C—1147.—Munshi Maharaj Swarup, Extra Assistant Commissioner, 4th grade, who was placed under suspension, with effect from the 1st February 1920, having been subsequently convicted on a charge under section 161 of the Indian Penal Code, the Hon'ble the Chief Commissioner hereby orders his dismissal from Government service, with effect from the said date.

No. 2326-C—1147.—In consequence of the dismissal of Munshi Maharaj Swarup, Extra Assistant Commissioner, 4th grade, from Government service the Hon'ble the Chief Commissioner is pleased to appoint Munshi Chiman Lal, Tahsildar, 2nd grade, as sub. *pro tem.* Extra Assistant Commissioner, 4th grade, in his place, with effect from the 22nd August 1920.

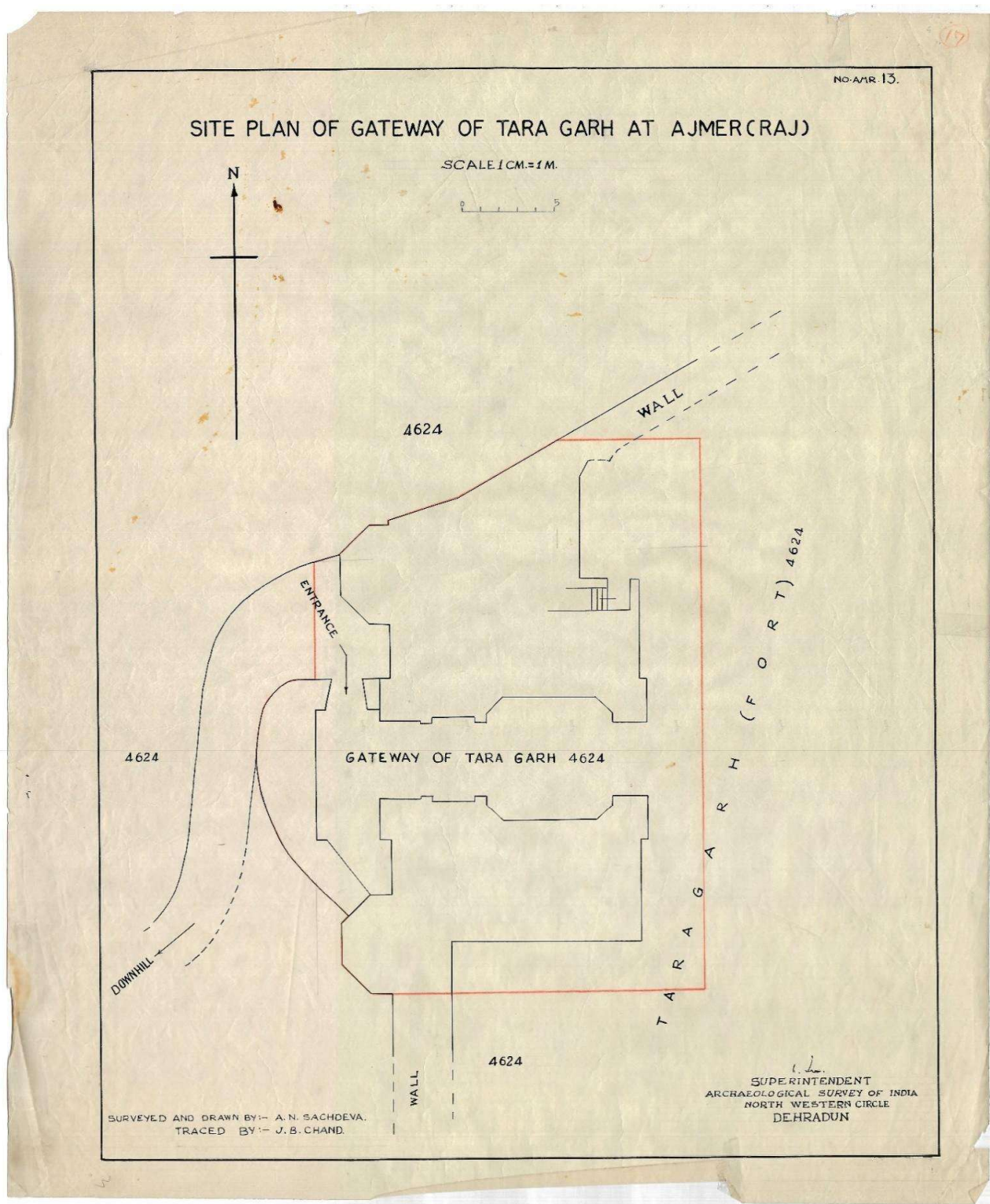
As notified in this office Notification No. 813, dated the 16th June 1921, Munshi Chiman Lal and Lala Mangi Lal Dosi will continue to hold the officiating posts of Extra Assistant Commissioner, 3rd grade, and Extra Assistant Commissioner, 4th grade, respectively, during the period of Rai Sahib Munshi Bhagwati Lal's absence on 3 months' privilege leave preparatory to retirement notified in this office Notification No. 702, dated the 14th May 1921, or until further orders.

By order,

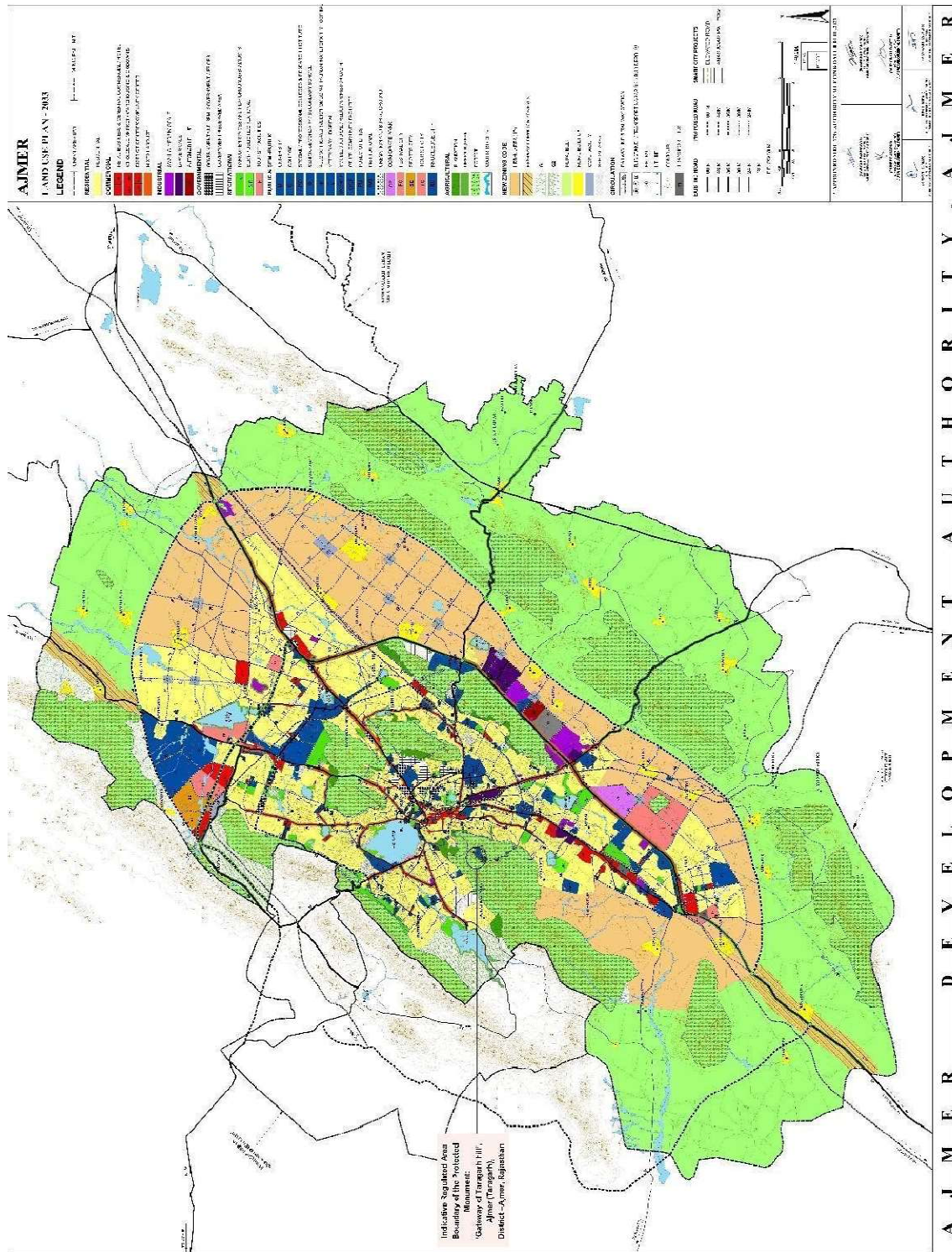
G. B. WALKER, Captain,

Secretary to the Hon'ble the Chief Commissioner, Ajmer-Merwara.

Archival Plan of the Protected Monument



The Existing Land Use Plan as per 'Ajmer Master Development Plan, Ajmer Region 2013 - 2033'.



Existing bye-laws from Model Rajasthan Building Regulations, 2020

मॉडल राजस्थान {नगरीय क्षेत्र.....(शहर का नाम)} भवन विनियम, 2020

6 भवन निर्माण स्वीकृति की प्रक्रिया :

नगरीय क्षेत्र में कोई भी भवन निर्माण सक्षम अधिकारी की पूर्व लिखित स्वीकृति अनुसार ही किया जा सकेगा एवं भूखण्ड पर निर्माण सक्षम अधिकारी द्वारा अनुमोदित भवन मानचित्र/मानचित्रों के अनुसार ही भवन निर्माण कार्य किया जा सकेगा।

परन्तु:-

- (i) विनियम-3.0 के अनुसार निर्धारित एस-2 चार दीवारी क्षेत्र एवं विनियम-10.4 व 10.5 के तहत निर्धारित विशेष क्षेत्रों एवं विशेष सड़कों को छोड़कर शेष नगरीय क्षेत्रों में 500 व.मी. क्षेत्रफल तक के सभी उपयोगों के भूखण्डों अथवा ऐसे भूखण्ड जिनमें अधिकतम 500 व.मी. निर्मित क्षेत्र प्रस्तावित हो में भवनों का निर्माण पंजीकृत वास्तुविद/तकनीकीविद द्वारा प्रमाणित निम्न दस्तावेज निर्धारित प्रारूप में प्रस्तुत करने एवं समस्त देय राशि संबंधित निकाय में जमा करने के पश्चात किया जा सकेगा-

अ- भूखण्ड के Latitude/Longitude/ भूखण्ड की Google Map पर लोकेशन।

ब- लीजडीड व साइट प्लान। (लीजडीड/स्वामित्व संबंधित दस्तावेजों का बार कॉन्सिल ऑफ इण्डिया द्वारा पंजीकृत अधिवक्ता द्वारा प्रमाणिकरण मान्य होगा)

स- साइट प्लान मय प्रस्तावित सैटबेक व भवन की प्रस्तावित ऊँचाई व मंजिलों की संख्या।

द- व्यवसायिक भूखण्डों में पार्किंग हेतु प्रावधान।

य- पंजीकृत तकनीकीविद का भवन विनियमों अनुसार प्रावधानों की अनुपालना किये जाने का प्रमाण-पत्र।

र- भवन मानचित्र अनुमोदन से संबंधित देय राशि नगरीय निकाय के बैंक खाता में ऑनलाईन/ऑफलाईन जमा होने की रसीद।

- (ii) 500 व.मी. से अधिक एवं 2500 व.मी. क्षेत्रफल तक के समस्त भू-उपयोग के भूखण्डों पर विनियम संख्या 19 व 20 के तहत पंजीकृत वास्तुविद द्वारा भवन मानचित्र अनुमोदन पश्चात देय राशि व निम्न आवश्यक दस्तावेज एवं प्रस्तावित भवन के प्रमाणित मानचित्र आदि निर्धारित प्रारूप में संबंधित नगरीय निकाय में जमा कराने के पश्चात भवन निर्माण प्रारंभ करने हेतु डीमड अनुमोदित (Deemed Approved) माना जा सकेगा।

अ-लीजडीड व साइट प्लान। (लीजडीड/स्वामित्व संबंधित दस्तावेजों का बार कॉन्सिल ऑफ इण्डिया द्वारा पंजीकृत अधिवक्ता द्वारा प्रमाणिकरण मान्य होगा)।

ब- प्रस्तावित सैटबेक।

स-भवन की ऊँचाई व मंजिलों की संख्या।

द- समस्त भू-उपयोग के भूखण्डों में पार्किंग हेतु प्रावधान।

य- प्रस्तावित भवन के सभी मंजिलों के फ्लोर प्लान, सेक्शन, एलीवेशन, पार्किंग व सर्कुलेशन प्लान, फायर/ग्रीन एरिया आदि दर्शाते हुए भवन मानचित्रों का हस्ताक्षरित मानचित्रों का सैट।

र- पंजीकृत वास्तुविद का भवन विनियमों अनुसार प्रावधानों की अनुपालना किये जाने का प्रमाण-पत्र।

ल-भवन मानचित्र अनुमोदन से संबंधित देय राशि नगरीय निकाय के बैंक खाता में ऑनलाईन/ऑफलाईन जमा होने की रसीद।

नोट:-

- उक्त डीमड अनुमोदन 1.00 लाख से अधिक जनसंख्या वाले शहर हेतु 18 मी. की ऊँचाई तथा उपरोक्त शहरों को छोड़कर शेष शहरों हेतु 15 मी. की ऊँचाई तक ही अनुज्ञेय किया

जा सकेगा। उपरोक्त से अधिक ऊँचाई प्रस्तावित होने पर नियमानुसार स्थानीय निकाय से भवन मानचित्र स्वीकृति प्राप्त किया जाना अनिवार्य होगा।

- विनियम संख्या-6(i) एवं 6(ii) के तहत प्रक्रिया का लाभ प्राप्त करने हेतु पंजीकृत वास्तुविद/तकनीकीविद से भवन मानचित्र अनुमोदन आवश्यक होगा अन्यथा भूखण्ड पर किया गया निर्माण बिना स्वीकृति निर्माण की श्रेणी में माना जाकर संबंधित नगरीय निकाय द्वारा नियमानुसार कार्यवाही की जा सकेगी।
- विनियम संख्या-6(i) एवं 6(ii) के तहत भूखण्ड पर निर्माण भवन विनियमों के अनुसार ही किया जाना होगा, अन्यथा भवन विनियमों के मानदण्डों का उल्लंघन होने पर संपूर्ण जिम्मेदारी भूखण्डधारी की होगी एवं स्थानीय निकाय द्वारा ऐसे भवन विनियमों के विपरीत निर्माण को नियमानुसार सीज अथवा ध्वस्त किया जा सकेगा।
- विनियम-6(ii) के तहत डीमड अप्रूवल पश्चात विनियम-16(i) एवं 17 के अनुसार जिस पंजीकृत वास्तुविद द्वारा भवन मानचित्र अनुमोदन किया गया है उसी वास्तुविद के माध्यम से अथवा स्थानीय निकाय के सक्षम अधिकारी से नियमानुसार पूर्णता प्रमाण-पत्र एवं अधिवास प्रमाण-पत्र भी लिया जाना अनिवार्य होगा।

iii) निम्न प्रकार के निर्माण कार्य हेतु स्वीकृति की आवश्यकता नहीं होगी यदि इन कार्यों/परिवर्तनों से भवन विनियमों के अन्य प्रावधानों का उल्लंघन नहीं हो:-

(क) भवन मानचित्र प्राप्त किये जाने के पश्चात निर्माण के दौरान आंतरिक परिवर्तन (ऐसा आंतरिक परिवर्तन यथा भवन/भवनों के ले-आउट प्लान में परिवर्तन, भवन परिसर में ब्लॉक्स की लोकेशन में परिवर्तन, पार्किंग के ले-आउट में परिवर्तन एवं ऐसे परिवर्तन जिसके कारण भवन के सकल निर्मित क्षेत्र, सैटबेक, आच्छादित क्षेत्र, भवन के बाहरी परिमाण एवं भवन विनियमों के किसी प्रावधान का उल्लंघन नहीं होता हो)

(ख) बागवानी हेतु।

(ग) सफेदी कराने हेतु।

(घ) रंगाई हेतु।

(ङ) पुनः टाइल्स अथवा पुनः छत बनवाने हेतु।

(च) प्लास्टर करने हेतु।

(छ) पुनः फर्श बनवाने हेतु।

(ज) स्वयं के स्वामित्व की भूमि में छज्जा निर्माण कराने हेतु।

(झ) प्राकृतिक विपदा के कारण नष्ट हुए भवन को उस सीमा तक जिस सीमा तक नष्ट होने से पूर्व निर्माण था, पुनः निर्माण हेतु।

(ञ) सुरक्षा की दृष्टि से 2.4 मीटर तक ऊँचाई की बाउण्ड्रीवाल तथा बाउण्ड्रीवाल पर 1 मीटर ग्रिल/फेन्सिंग हेतु।

(ट) पानी के भण्डारण हेतु टैंक/सेप्टिक टैंक/कुई आदि

(ठ) कूलिंग प्लान्ट/सोलर प्लान्ट

(ड) भवन से संबंधित सेवायें एवं सुविधायें जैसे वातानुकूलन, आग से बचाव, वर्षा जल संग्रहण, सीवेज ट्रीटमेंट प्लांट, चौकीदार कक्ष इत्यादि।

(ढ) भवन में अग्निशमन सुरक्षा/चिकित्सीय आवश्यकता हेतु आवश्यक सीढ़ियाँ/रेम्प निर्माण।

(ण) भवन में सीढ़ी/लिफ्ट का निर्माण जो कि भवन विनियमों के अनुरूप हो।

(त) विशेष परिस्थिति में अस्थायी निर्माण।

भवन निर्माण अनुज्ञा हेतु सामान्य दिशा-निर्देश:

- 7.1. विनियम (6) के अनुसार जहां सक्षम अधिकारी से पूर्व लिखित स्वीकृति अपेक्षित है वहां अनुज्ञा हेतु सक्षम अधिकारी को निर्धारित प्रपत्र में आवेदन किया जाना होगा। जहां पूर्व लिखित स्वीकृति में छूट दी गई है वहां प्रस्तावित निर्माण की सूचना सक्षम अधिकारी को विनियम 6(i) एवं 6(ii) में दिये गये अनुसार उपलब्ध करवानी अनिवार्य होगी। अन्यथा भूखण्ड पर किया गया निर्माण एवं बिना स्वीकृति निर्माण की श्रेणी में माना जावेगा एवं स्थानीय निकाय द्वारा ऐसे निर्माण हेतु नियमानुसार कार्यवाही की जा सकेगी।
- 7.2. इन विनियमों के अन्तर्गत अनुज्ञा प्राप्त करने हेतु भवन मानचित्र पंजीकृत तकनीकीविद द्वारा तैयार एवं प्रमाणित किये जाने आवश्यक होंगे। विनियम सं. 19.3 के तहत पंजीकृत तकनीकीविद की सक्षमता के अनुरूप एवं विनियम-6(ii) में वर्णित 500 वर्ग मी. से अधिक व 2500 वर्ग मी. तक के भूखण्डों हेतु डीमड मानचित्र अनुमोदन हेतु वास्तुविदों द्वारा मुख्य नगर नियोजक, राजस्थान के कार्यालय में पंजीकरण करवाया जाना आवश्यक होगा जो राज्य के सभी नगरीय क्षेत्रों में कार्य करने हेतु अधिकृत होंगे इसके अतिरिक्त स्थानीय निकाय द्वारा भी पंजीकरण किया जा सकेगा जो केवल संबंधित स्थानीय निकाय के लिए ही अधिकृत होंगे।
- 7.3. भवन निर्माण स्वीकृति की अनुज्ञा की प्रक्रिया के सरलीकरण हेतु राज्य सरकार द्वारा ऑनलाईन भवन मानचित्र अनुमोदन हेतु प्रणाली लागू की गई है। उक्त प्रणाली के तहत निर्धारित प्रक्रिया अनुसार भवन निर्माण स्वीकृति की कार्यवाही की जा सकेगी।
- 7.4. भवन निर्माण स्वीकृति हेतु ऑनलाईन भवन मानचित्र अनुमोदन सिस्टम दिनांक 01.05.2019 से राज्य में पूर्णता लागू किया जा चुका है। ऑनलाईन भवन मानचित्र अनुमोदन सिस्टम में सामान्य प्रक्रिया के अतिरिक्त **Fast Track Approval** का विकल्प भी उपलब्ध करवाया गया है। जिसके चयन पर भवन निर्माण अनुज्ञा शुल्क सामान्य दर से 1.5 गुणा तथा अन्य देय शुल्क सामान्य दर से जमा कराये जाकर निर्धारित प्रक्रिया के अनुसार अधिकतम 3 कार्यदिवस में भवन निर्माण अनुज्ञा ऑनलाईन जारी की जावेगी। **Fast Track Approval** का विकल्प निम्न प्रकार के प्रकरण हेतु ही लागू होगा :-
 - (i) प्राधिकरण/न्यास द्वारा नीलामी से विक्रय किये गये 2,000 वर्ग मी. से अधिक क्षेत्रफल के भूखण्ड।
 - (ii) कृषि भूमि पर रूपान्तरित ग्रुप हाउसिंग प्रयोजनार्थ 10,000 वर्ग मी. से अधिक क्षेत्रफल के आवासीय भूखण्ड।
 - (iii) कृषि भूमि पर रूपान्तरित वाणिज्यिक/मिश्रित उपयोग प्रयोजनार्थ 5000 वर्ग मी. से अधिक क्षेत्रफल के भूखण्ड।
 - (iv) कृषि भूमि पर रूपान्तरित होटल/रिसोर्ट/मोटल/पर्यटन ईकाई प्रयोजनार्थ सभी क्षेत्रफल के भूखण्ड।
 - (v) कृषि भूमि पर रूपान्तरित संस्थानिक प्रयोजनार्थ 8,000 वर्ग मी. से अधिक क्षेत्रफल के भूखण्ड।
- 7.5. ऑनलाईन भवन मानचित्र अनुमोदन सिस्टम के तहत **Fast Track Approval** प्राप्त किये जाने हेतु प्रक्रिया :-
 - (i) आवेदनकर्ता द्वारा संबंधित निकाय के प्राधिकृत अधिकारी को अदेय प्रमाण-पत्र जारी करने हेतु आवेदन प्रस्तुत करने पर प्राधिकृत अधिकारी द्वारा यदि कोई बकाया राशि हो तो जमा करवाकर अदेय प्रमाण-पत्र तीन दिवस में जारी करना अनिवार्य होगा।

- (ii) ऑनलाईन भवन मानचित्र अनुमोदन सिस्टम में सामान्य निर्धारित प्रक्रिया के अतिरिक्त **Fast Track Approval** का विकल्प होगा। जो कि एक अनिवार्य प्रावधान ना होकर वैकल्पिक तौर पर उपलब्ध कराया गया है। इस विकल्प के चयन पर ही इस प्रक्रिया के तहत भवन निर्माण अनुज्ञा जारी की जावेगी।
 - (iii) भवन मानचित्र का **Online Software** के तहत प्रस्तुत किया जाना होगा एवं **Online Software** द्वारा भवन विनियमों के समस्त मानदण्डों की शत-प्रतिशत पालना की जाँच अनिवार्य रूप से की जानी होगी।
 - (iv) **Fast Track Approval** हेतु सामान्य प्रक्रिया में निर्धारित सूचना के अतिरिक्त निम्न शपथ-पत्र/दस्तावेज भी ऑनलाईन सिस्टम में अपलोड किये जावेंगे।
 - (अ) भूमि का लीजडीड/पट्टा संबंधित प्राधिकरण/न्यास द्वारा ही जारी किया गया है एवं भवन निर्माण स्वीकृति के आवेदन से पूर्व समस्त देय राशि के जमा होने संबंधित आवश्यक दस्तावेज/रसीद नवीनतम अदेय प्रमाण-पत्र की प्रति प्रस्तुत किया जाना एवं अन्य किसी मद में बकाया नहीं होने बाबत शपथ-पत्र।
 - (ब) भूखण्ड का नवीनतम **Geo tagged photograph**
 - (स) भूखण्ड के स्वामित्व के संबंध में **BAR Council of India** से उच्च न्यायालय में **Practice** हेतु अधिकृत एडवोकेट से स्वामित्व की स्पष्ट रिपोर्ट प्रस्तुत किया जाना।
 - (द) भवन की ऊँचाई 15.0 मी से अधिक होने पर अग्निशमन सम्बन्धी शपथ-पत्र प्रस्तुत किया जाना।
 - (य) 20,000 वर्ग मी. से अधिक निर्मित क्षेत्र प्रस्तावित होने पर पर्यावरण संबंधी शपथ-पत्र।
 - (र) भवन के **Structural Safety** हेतु **Architect** व **Structural Engineer** से प्रमाण पत्र।
 - (ल) यदि **Airport Clearance** आवश्यक है तो भवन की ऊँचाई संबंधी एयरपोर्ट ऑथोरिटी का अनापत्ति प्रमाण पत्र प्रस्तुत किया जाना होगा।
 - (v) उपरोक्त बिन्दुओं की पूर्ति होने तथा प्रस्तुत मानचित्र **Online Software** द्वारा अनुमोदन योग्य पाये जाने पर **Software** द्वारा आवश्यक राशि की गणना की जाकर डिमाण्ड नोट आवेदक को **Online** जारी किया जावेगा। राशि आवेदक द्वारा **Online Deposit** की जावेगी।
 - (vi) उपरोक्त प्रक्रिया के पूर्ण किये जाने के पश्चात् अधिकतम तीन कार्य दिवसों में संबंधित प्राधिकृत अधिकारी द्वारा **Online** स्वीकृति जारी की जावेगी।
- 7.6. भवन निर्माण स्वीकृति ऑनलाईन सिस्टम द्वारा **Fast Track Approval** के विकल्प के तहत भवन निर्माण प्रारम्भ किये जाने के पश्चात् **Plinth Level** पर निर्माण की **Stage** आने पर संबंधित प्राधिकृत अधिकारी को सूचित कर स्थल निरीक्षण करवाना एवं **Online** रिपोर्ट प्रस्तुत किया जाना।
- 7.7. सभी प्रयोजन हेतु भवन निर्माण स्वीकृति/प्रमाण पत्र सम्बन्धित स्थानीय निकाय द्वारा वेबसाईट पर भी अपलोड किया जावेगा।
- 7.8. शैक्षणिक/चिकित्सा संस्थान परिसर/विशिष्ट उपयोग परिसर:-
- दो हेक्टेयर एवं इससे अधिक क्षेत्रफल के राजकीय/अर्द्धराजकीय/निजी शैक्षणिक/चिकित्सा संस्थान परिसर/विशिष्ट उपयोग परिसर यथा विश्वविद्यालय परिसर, महाविद्यालय परिसर, प्रोफेशनल महाविद्यालय परिसर, खेल परिसर, औद्योगिक परिसर आदि समस्त कार्य ऐसे परिसरों, जिनमें समस्त आन्तरिक सुविधाएँ प्रदान करना व रख रखाव आदि संबंधित संस्थान द्वारा ही किया जाता है तो ऐसे परिसरों में प्रस्तावित निर्माण बाबत

- (vii) पूर्व में यदि किसी नीलामी द्वारा विक्रय किये गए भूखण्ड में एफ.ए.आर./बी.ए.आर. उल्लेखित नहीं है तो मानक बी.ए.आर. एवं अधिकतम बी.ए.आर. इन विनियमों के अनुसार देय होगा।
- (viii) सर्विस पलोर, लिफ्ट वेल, शॉप्ट, गार्बेज शुट कवर, फायर टावर, रिपयूज एरिया।
- (ix) डबल हार्ट टैरेस अधिकतम 15 वर्गमीटर प्रति आवास ईकाई।
- 10.9.3 यदि सड़क की चौड़ाई बढ़ाने हेतु अथवा मास्टर प्लान/जोनल डवलपमेंट प्लान/सेक्टर प्लान में प्रस्तावित सड़क हेतु किसी भूखण्ड की भूमि/गैर रूपांतरित कृषि भूमि निशुल्क समर्पित कराई जाती है तो समर्पित करवायी जाने वाली भू-पट्टी के क्षेत्रफल के बराबर बी.ए.आर. क्षेत्रफल उस शेष भूखण्ड/रूपांतरित भूमि पर अनुज्ञेय मानक बी.ए.आर. क्षेत्रफल के अतिरिक्त बिना बेटमेंट लेवी देय होगा। यदि उक्त अतिरिक्त बी.ए.आर. का उपयोग भूखण्ड पर नहीं होता है तो इस अतिरिक्त बी.ए.आर. का उपयोग टीडीआर के प्रावधानों के अनुरूप भी किया जा सकेगा। समर्पित करवायी जाने वाली भू-पट्टी की चौड़ाई के पश्चात भवन रेखा योजना अनुसार अथवा न्यूनतम विनियम 10.7 (i) की तालिका-4 के अनुसार जो भी अधिक हो रखा जाना होगा।
- 10.9.4 पूर्व के भवन विनियमों के तहत निर्धारित मानक/अधिकतम एफ.ए.आर. उस समय के भवन विनियम में देय एफ.ए.आर. के 1.50 गुणा को मानक/अधिकतम बी.ए.आर. में परिवर्तित माना जावेगा।

10.10. ऊँचाई(Height):-

- (i) प्रस्तावित भवनों की अधिकतम ऊँचाई का निर्धारण निम्न मापदण्डों में से जो भी कम होगा उसके अनुसार देय होगी:-
- (अ) तालिका-1 में प्रस्तावित
- (ब) पूर्व में स्वीकृत टाईप डिजाइन में जहाँ ऊँचाई का उल्लेख है तथापि इन विनियमों के तहत अतिरिक्त देय ऊँचाई हेतु बेटमेंट लेवी देय होगी।
- (स) विनियम 10.2.1, 10.2.2, 10.2.3 में विभिन्न उपयोगों हेतु निर्धारित मापदण्डों में उल्लेखित ऊँचाई के मापदण्ड।
- (द) विशिष्ट क्षेत्रों एवं विशिष्ट सड़कों हेतु विनियम 10.4 व 10.5 के अनुसार निर्धारित ऊँचाई।
- (ii) किसी सड़क या विशिष्ट क्षेत्र में ऊँचाई प्रतिबंधित की गई हो तो, तदनुसार ही अधिकतम ऊँचाई देय होगी।
- (iii) भवन की ऊँचाई का निर्धारण कुर्सी तल (Plinth Level) से किया जायेगा। भवन की अधिकतम देय ऊँचाई में भवन की कुर्सी की ऊँचाई (अधिकतम 1.2 मीटर) एवं पार्किंग हेतु प्रस्तावित किये जाने की स्थिति में विनियम 11.7.2 के अनुसार अनुज्ञेय स्टील पलोर की ऊँचाई एवं सर्विस पलोर की ऊँचाई (अधिकतम 2.4 मीटर) भवन की ऊँचाई में सम्मिलित नहीं होगी एवं पार्श्व व पृष्ठ सैटबैक के निर्धारण हेतु भवन की ऊँचाई की गणना स्टील पलोर की ऊँचाई के उपरान्त से की जावेगी।
- (iv) सभी प्रकार के उपयोग एवं आकार के भूखण्डों हेतु निम्नलिखित अनुलग्न संरचनाएँ भवन की ऊँचाई में सम्मिलित नहीं की जायेंगी।

- a. छत पर पानी का टैंक और उनकी सहायक संरचनाएँ जो ऊँचाई से 3.00 मीटर से अधिक न हो, यदि पानी का टैंक सीढ़ी कक्ष की गुमटी पर बनाया जाता है तो (गुमटी को शामिल करते हुये) ऊँचाई 5.0 मी. से अधिक नहीं हो, संवातन, वातानुकूलन, लिफ्ट कक्ष और ऐसे सर्विस उपकरण, सीढ़ी, जो गुमटी से आच्छादित हो तथा जो 3.00 मीटर से अधिक ऊँची न हो, लिफ्ट कक्ष जो 7.75 मीटर से अधिक ऊँचा न हो।
 - b. चिमनी और पैरापेट वाल (मुंडेर) तथा ऐसे संरचनाएँ जो भवन की छत से 2.40 मीटर से अधिक न हो।
 - c. सौन्दर्य वृद्धि (Architectural elements) हेतु निर्मित संरचनाएँ (डोम, छतरी आदि) जिसका उपयोग केवल भवन की सौन्दर्य वृद्धि के लिए हो एवं जिसकी ऊँचाई 4.50 मीटर से अधिक न हो, भवन की अनुज्ञेय ऊँचाई के अतिरिक्त अनुज्ञेय किया जा सकेगा।
 - d. सौर ऊर्जा द्वारा पानी गरम करने का संयंत्र, अन्य मशीनरी व संयंत्र, एंटीना आदि जिनकी ऊँचाई 4.50 मीटर से अधिक नहीं हो।
- (v) जिन भूखण्डों में एक से अधिक सड़क लगती हो उनके लिए देय ऊँचाई एवं अन्य प्रावधान चौड़ी सड़क को आधार मानकर देय होंगे।
- (vi) 132 के.वी. हाईटेंशन लाईन के लिए ROW 27 मीटर अंकित किया गया है, जिसमें 13.8 मीटर सेपटी कॉरीडोर रखा जाना आवश्यक है अर्थात् शेष 13.2 मीटर में से सेपटी कॉरीडोर के दोनों ओर 6.6 मीटर चौड़ाई की पट्टी उपलब्ध सड़क के मार्गाधिकार में सड़क निर्माण हेतु प्रयोग की जा सकती है। इसी प्रकार 220 के.वी. लाईन के लिए ROW 35 मीटर अंकित किया गया है, जिसमें 18.6 मीटर सेपटी कॉरीडोर रखा जाना आवश्यक है अर्थात् शेष 16.4 मीटर में से सेपटी कॉरीडोर के दोनों ओर 8.2 मीटर चौड़ाई की पट्टी उपलब्ध सड़क के मार्गाधिकार में सड़क निर्माण हेतु प्रयोग की जा सकती है। उपरोक्तानुसार प्रस्तावित भवनों की ऊँचाई निर्धारित किये जाने के लिए निम्नलिखित प्रावधान किया जाता है:-
- "ROW of High-tension Line –Width of Safety Corridor = Width of Existing Road"
- उदाहरणार्थ :- 132 के. वी. हाईटेंशन लाईन तथा वर्तमान सड़क की चौड़ाई 12 मीटर होने की स्थिति में सड़क का मार्गाधिकार निम्नानुसार होगा।
- $$27 \text{ मीटर} - 13.8 \text{ मीटर (सेपटी कॉरीडोर)} = 13.2 \text{ मीटर (6.6 मीटर दोनों ओर) अर्थात्}$$
- $$12 \text{ मीटर} + 6.6 \text{ मीटर} = 18.6 \text{ मीटर के आधार पर इस सड़क पर स्थित भवनों की ऊँचाई निर्धारित की जा सकती है।}$$
- (vii) टाउनशिप पॉलिसी के तहत स्वीकृत योजनाओं में फ्लैट्स/गुप हाउसिंग हेतु प्रस्तावित भूखण्डों पर ऊँचाई टाउनशिप योजना की सम्पर्क सड़क की चौड़ाई के अनुसार अनुज्ञेय होगी।
- (viii) जयपुर, जोधपुर एवं अजमेर विकास प्राधिकरण/नगर निगम के क्षेत्र में 40 मीटर (स्टील सहित) से अधिक एवं नगर विकास न्यास/अन्य समस्त स्थानीय निकायों के क्षेत्र में 30 मीटर (स्टील सहित) से अधिक ऊँचाई के भवनों के मानचित्रों का अनुमोदन राज्य सरकार की स्वीकृति उपरान्त अनुज्ञेय होगा।
- (ix) मुख्यमंत्री जन आवास योजना-2015 के अंतर्गत प्राप्त प्रकरणों हेतु संबंधित जयपुर, जोधपुर एवं अजमेर विकास प्राधिकरण/नगर निगम के क्षेत्र में 40 मीटर (स्टील सहित)

Images of the Protected Monument and its surrounding areas



Image 1: The Eastern Façade of the Protected Monument.



Image 2: The Western Façade of the Protected Monument.



Image 3: View from the Protected Monument towards the North Eastern direction showcasing Ajmer City and 'Ana Sagar lake'.



Image 4: View from the Protected Monument towards the North Western direction showcasing remnants of 'Taragarh Fort Wall' visible along the hilly terrain.



Image 5: View of narrow streets with residential buildings towards the South in the Prohibited Area.



Image 6: View of the temporary structures along the South Western approach road to the Protected Monument in the Prohibited Area.



Image 7: The temporary structures along the walkway towards West in the Regulated Area.



Image 8: View of 'Taragarh Fort Wall' towards the North East in the Regulated Area.



Image 9: View of ‘Ana Sagar Lake’ and Ajmer city towards the North East in the Regulated Area.



Image 10: Character of dense settlement in Regulated Area as seen from the Protected Monument.



Image 11: View of the retail shops in the North East of the Regulated Area facilitating visitors or tourists.



Image 12: View of octagonal water body (*bawdi*) towards the North East in the Regulated Area.



Image 13: Architectural Elements showcasing Rajput Architectural style in ‘Taragarh Fort Wall’ towards the North East in the Regulated Area.



Image 14: View of walkway along the ‘Taragarh Hill’ towards the North West in the Regulated Area - Way towards ‘Ajmer Dargah Sharif’.



Image 15: View of Taragarh Police Station along Eastern road in the Regulated Area.



Image 16: View of abandoned stone structures with view of Taragarh Tower at the backdrop towards the East in the Regulated Area.



Image 17: View of approach to religious precinct- “Hatai Masjid” with narrow lanes towards South in the Regulated Area.



Image 18: View of Mosque and Dargah situated towards the Southern direction in the Regulated Area.



Image 19: View of retail shops and residences towards the South in the Regulated Area.



Image 20: View of street towards the South in the Regulated Area.



Image 21: View of pond locally known as *jhalara* inside the complex of ‘Roza-e-Imam Hussain RA’ Mosque towards the South East in the Regulated Area.



Image 22: View of “Roza-e-Imam Hussain RA” Mosque towards the South East in the Regulated Area.



Image 23: View of street along “Roza-e-Imam Hussain RA” Mosque and residential structures towards the South East in the Regulated Area.



Image 24: View of the Protected Monument from the pathway and temporary structure along the Western side of the Regulated Area.