

फ।सं.न.15-425/एनएमए/एचबीएल-2026

भारत सरकार
संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

सार्वजनिक नोटिस

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

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

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

ग. भारतीय पुरातत्व सर्वेक्षण, कोलकाता सर्कल www.asikolkata.in

2. किसी भी व्यक्ति को कोई आक्षेप या सुझाव हो तो वह सदस्य सचिव, राष्ट्रीय संस्मारक प्राधिकरण, 24, तिलक मार्ग, नई दिल्ली-110001 को लिखित में या ईमेल आईडी अर्थात् arch-section@nma.gov.in पर 12 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 12 सितम्बर, 2026 की अवधि समाप्त होने से पूर्व प्राप्त आपत्तियों अथवा सुझावों पर निर्णय लेगा।

सत्यसाची मारवाहा

14/08/26

(कर्नल सत्यसाची मारवाहा)

निदेशक, एनएमए

F.No. 15-425/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 **Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal** has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

- a. National Monuments Authority www.nma.gov.in
 - b. Archaeological Survey of India www.asi.nic.in
 - c. Archaeological Survey of India, Kolkata Circle www.asikolkata.in
2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. arch-section@nma.gov.in latest by **12th 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. **12th September, 2026**, in consultation with Competent Authority and other Stakeholders.


14 Aug 26
(Col. Savyasachi Marwaha)
Director, NMA



सत्यमेव जयते

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



**Draft Heritage Bye-Laws for Temple at Palpara near Chagdaha
(Chakdaha), District-Nadia, West Bengal**

**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 Heritage Bye-Laws for the Protected Monument **“Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal”**, prepared by the Competent Authority and in consultation with Kalinga Institute of Technology, Bhubaneswar, as required by sub-rule 2 of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

**Heritage Bye-Laws for “Temple at Palpara near Chagdaha (Chakdaha),
Nadia, West Bengal”**

CHAPTER - 1

PRELIMINARY

1.1 Short title, extent and commencement:

- (i) This Heritage Bye-Laws may be called the National Monuments Authority Heritage Bye-Laws, 2026 of the Protected Area **“Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal”**.
- (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 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 the Protected Monument – Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal

3.1 Location and Setting of the Protected Monument:

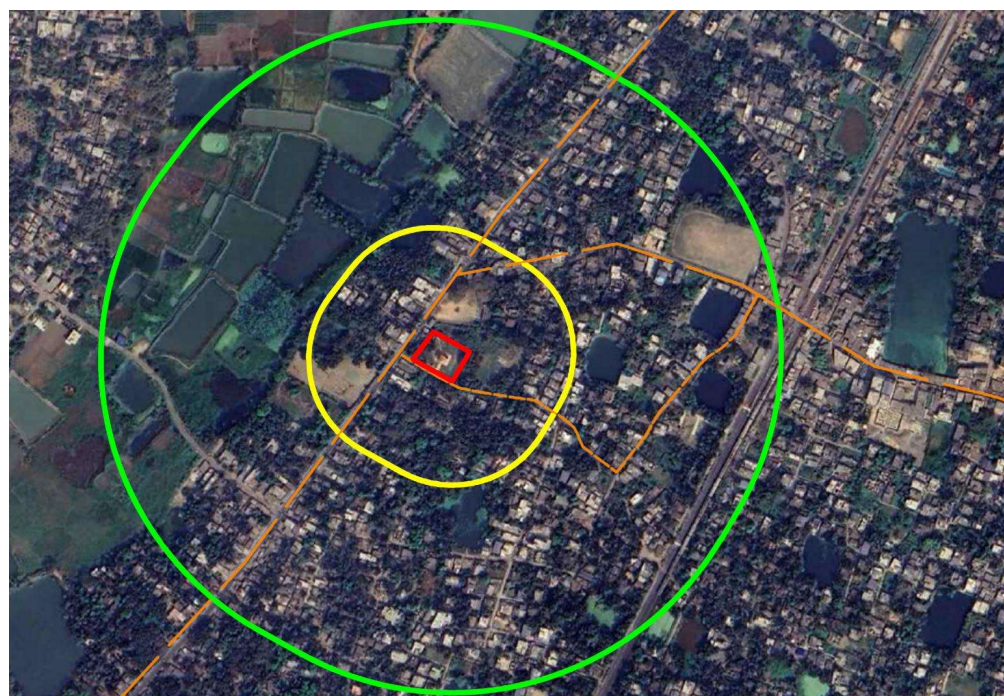
The Protected Monument, Temple at Palpara, is situated at Palpara, within Chakdaha Municipality, Kalyani Sub-Division, Nadia District, West Bengal.

The geographical coordinates of the Protected Monument are as follows:

Latitude: 23° 03' 30.4" N; **Longitude:** 88° 31' 01.1" E.

The site is accessible from Sukh Sagar Road from West side of the Protected Monument. The Sukh Sagar Road meets State Highway-2 (SH-2) at Rathtala More which further connects to National Highway-12 (NH-12) towards East at Chowmatha Bazar, total distance being approximately 4.5 Km.

The Protected Monument is encompassed by a low-rise urban development, with few buildings abutting the perimeter of the Protected Monument from West. The nearest railway station is Palpara Railway Station, which is approximately 0.5 km from the Protected Monument. Chakdaha Railway Station is situated at a distance of approximately 3.0 km from the Protected Monument. The nearest airport is Netaji Subhash Chandra Bose International Airport which is approximately 51 km from the Protected Monument.



Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal	INDEX	
	Indicative Protected Boundary	
	Indicative Prohibited Boundary	
	Indicative Regulated Boundary	

Image 1: Satellite image showing the location and setting of Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal.

3.2 Protected Boundary of the Protected Monument:

The boundary of the Protected Monument Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal may be seen at **Annexure-I** and **I (a)**.

3.2.1 Gazette Notification as per ASI records:

The copy of the Gazette Notification of Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal may be seen at **Annexure-II**.

3.3 History of the Protected Monument:

According to ASI records, this brick-built charchala temple is traditionally attributed to have been constructed by Gandharba Roy in the 17th century CE, during a period when terracotta temple architecture flourished across Bengal. Although the structure survives with considerable integrity, there is little definitive information about the original deity worshipped here. The absence of inscriptions, historical records, or surviving iconographic clues leaves the temple's earliest ritual associations uncertain.

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

The Temple at Palpara near Chagdaha (Chakdaha) is a prominent late-medieval example of Bengali Charchala architecture, characterized by a South-facing brick structure with four sloping roofs, curved cornices, and a central ridge. Standing on a raised plinth, the square main shrine measures approximately 40 feet high, 26 feet long, and 21 feet wide. It is most celebrated for its rich terracotta ornamentation; while most of the structure remains plain, the front facade and arched entrance feature intricate reliefs that blend floral, leaf, and geometric motifs with Ramayana battle scenes and divine figures. Additional terracotta medallions adorn the front and rear walls, though the temple's original historical inscription has been lost over time.

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-V**.

3.5.2 Daily footfalls and occasional gathering numbers:

The site experiences a daily footfall of approximately 50 visitors.

CHAPTER - 4

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

4.1 Existing Zoning:

The Protected Monument “**Temple at Palpara near Chagdaha (Chakdaha)**” is located in ward no. 21 of the Chakdaha Community Development Block under Chakdaha Municipality. As per Chakdaha Municipality Map, the Prohibited and Regulated Area are spread over Ward no- 1, 2, 3, 16 & 20 (**Refer Annexure-III**).

The areas on the North and West are public and semi-public with the South and East of the Protected Monument are predominantly residential.

Based on records made available during preparation of the Draft Heritage Bye-Laws, no notified statutory Master Plan, Zonal Development Plan, or Local Area Development Plan having mention of the Protected Monument could be identified.

4.2 Existing Guidelines of the Local Bodies:

The existing local building bye-laws - The West Bengal Municipal (Building) Rules - 2007 (as amended) can be seen at **Annexure-IV, IV (a), and IV (b)**.

CHAPTER - 5

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

5.1 Survey Plan of the Protected Monument:

The Survey Plan of the Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal may be seen at **Annexure-I** and **I (a)**.

5.2 Analysis of surveyed data:

5.2.1 Prohibited Area and Regulated Area details:

- i. Prohibited Area of the Protected Monument is 46,459 square metres (11.48 Acres) approximately.
- ii. Regulated Area of the Protected Monument is 2,81,404 square metres (69.53 Acres) approximately.

5.2.2 Description of built-up area:

i. North:

Within the Prohibited Area, the land parcel immediately adjacent to the Protected Monument comprises an open tract that forms part of the Durganagar Tarakdas Vidyamandir playground. Towards the North, along the Western side of Sukh Sagar Road, commercial and mixed-use developments are located.

ii. East:

On the Eastern side, a cluster of residential buildings is located within the Prohibited Area. Towards the Eastern edge of the Regulated Area, demarcated by the railway line, additional residential clusters are present. These settlements are connected by narrow lanes and are interspersed with moderate-sized water bodies, patches of vegetation, and an open space known as the Bichitra Sangha Playground.

iii. South:

Within the Prohibited Area, residential development is sparse and interspersed with ample green cover. Further South, the Regulated Area exhibits denser residential development comprising predominantly low-rise structures, interspersed with sizable ponds towards the South and South-West.

iv. West:

Immediately adjoining the Protected Area is a narrow strip of residential and mixed-use development, beyond which lies Sukh Sagar Road. To the West of the road, clusters of residential and mixed-use buildings extend through the settlement.

5.2.3 Description of green / open spaces:

i. North:

Within the Prohibited Area, a small open strip surrounds the Protected Area along its Northern and Eastern sides, beyond which lies the Durganagar Tarakdas Vidyamandir playground. In the Regulated Area, extensive agricultural and aquacultural lands are

located beyond the mixed-use and residential development situated along the Western side of Sukh Sagar Road.

ii. East:

Within the Prohibited Area, an expanse of open land adjoins the Protected Area. Beyond this lie three ponds interspersed with small vegetated clearings. The Bichitra Sangha Playground, located along Bidhan Sarani, together with a sizable pond, is situated towards the Eastern edge of the Regulated Area. Continuous green spaces also line the railway corridor, which forms the Eastern boundary of the Regulated Area.

iii. South:

Within the Prohibited Area, a dense cluster of vegetation is interspersed among the residential development. Further South, two substantial ponds are located within the Regulated Area, together with a smaller pond situated at the South-Western extremity adjacent to the railway line.

iv. West:

Within the Prohibited Area, open land is utilized for cultivation. Further West, the Regulated Area is predominantly characterized by extensive arable land used for agricultural and aquacultural purposes.

5.2.4 Area covered under circulation - roads, footpaths etc:

The Protected Monument is accessible via Sukh Sagar Road, an extension of Chakdaha Road, which runs in a North-South direction along the Western side of the temple. Bidhan Sarani serves as another important thoroughfare, connecting Sukh Sagar Road with Palpara Railway Station. A network of narrow concrete lanes and neighbourhood streets branching from Sukh Sagar Road provides access to the Protected Monument and surrounding residential areas. Palpara Railway Station is the nearest railway station, while a section of the railway corridor forms the Eastern boundary of the Regulated Area. National Highway-12 is located approximately 5 km to the East of the Protected Monument.

5.2.5 Existing Heights of Buildings:

i. North:

Building heights generally range between approximately 3.5 to 7.5 metres, with G+1 and G+2 buildings predominating. A few residential buildings at the extreme northern edge attain heights of approximately 9–10.5 metres. Durganagar Tarakdas Vidyamandir is the principal identifiable institutional building on this side. A few mixed-use buildings attain a maximum height of approximately 17.5 metres.

ii. East:

Building heights generally range between approximately 3.5 to 7.8 metres, with G+1 and G+2 buildings predominating. This side is characterized primarily by homogeneous residential and mixed-use development, beyond which lie arable lands and water bodies. A few mixed-use buildings attain heights of approximately 17.5 metres.

iii. **South:**

Building heights generally range between approximately 3 to 7.8 metres, with G+1 and G+2 buildings predominating. A few mixed-use buildings attain heights of approximately 12.5 metres.

iv. **West:**

Building heights generally range between approximately 3 to 7.5 metres, with G+1 and G+2 buildings predominating. The prevailing building height does not exceed approximately 12 metres.

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 heritage buildings listed by the local authorities are present within the Prohibited or Regulated Areas of the Protected Monument.

5.2.7 Public Amenities:

Public amenities such as community toilets, drinking water facilities, and designated parking are not available in the immediate vicinity of the Protected Monument. However, these facilities can be accessed at the nearby railway station to the North-East. Visitors generally park along Sukh Sagar Road or near the premises of Durganagar Tarakdas Vidyamandir while visiting the temple.

5.2.8 Access to the Protected Monument:

The Protected Monument is located along Sukh Sagar Road, which runs in a North-South direction along its Western side and connects Ranaghat with Kalyani. Enclosed by boundary walls on all sides, the Monument is accessed through a secured pedestrian entrance located on its Southern side. The temple remains open to visitors from dawn until dusk.

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

Piped water supply and storm-water drainage facilities are available across most parts of the Prohibited and Regulated Areas. However, underground sewerage infrastructure is absent, with most residential properties relying on individual sewage pits. Parking is generally accommodated along the Northern edge of the Durganagar Tarakdas Vidyamandir playground adjoining Bidhan Sarani.

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

At present, no statutory development plan having mention of the Prohibited and Regulated Area of the Protected Monument has been prepared or made available in the public domain by the concerned local authorities. Consequently, no statutory zoning proposals applicable to the Protected Monument and its surrounding areas are available for reference.

CHAPTER - 6

Architectural, Historical and Archaeological Value of the Protected Monument

6.1 Architectural, Historical and Archaeological Value:

The Temple at Palpara is a significant example of the late medieval brick-built Charchala temple architecture of Bengal, dating to the 17th century CE. Its architectural significance lies in its well-proportioned form and the exceptional terracotta craftsmanship displayed on the richly ornamented front façade. Decorated with terracotta medallions, lotus motifs, and intricate floral and geometric designs, the temple represents one of the finest surviving examples of seventeenth-century temple ornamentation in Bengal, reflecting the artistic excellence and technical skill of the period.

Historically, the temple is believed to have been constructed by Gandharba Roy and embodies the religious, artistic, and cultural traditions of seventeenth-century Bengal. Its terracotta panels depicting scenes from the Ramayana, including Rama with a bow and battles against Ravana and his army, illustrate the temple's role in conveying Hindu epics through architectural art. Together with the floral, geometric, and lotus motifs, these carvings reflect the devotional practices and cultural values of the period. No archaeological remains or excavated evidence associated with the Protected Monument have been reported.

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

The surrounding structures near the temple mostly consist of two or three storied residential and mixed-use buildings. Towards the East and South East, there are low-rise residential neighborhoods. While there are a few mixed-use commercial buildings with three storeys along Sukh Sagar Road, the area holds great potential for rapid development in the future, which if left unregulated, may have adverse impact on the Protected Monument.

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

Visibility from all directions of Prohibited and Regulated Area to the Protected Monument:

The temple is visible from the approach road but otherwise not visible from all the directions of Prohibited Area and Regulated Area. The views are intercepted due to presence of residences, temporary sheds and trees in the vicinity.

Visibility from the Protected Monument:

Views of the residences, unpruned landscape and trees is visible from the Protected monument.

6.4 Land use:

The land use to the North and East of the Protected Monument comprises predominantly public and semi-public uses, while the Southern and Western sides are primarily residential. Commercial and mixed-use developments are concentrated along Sukh Sagar Road on the Western side. Within the Regulated Area, residential development predominates to the East of Sukh Sagar Road, with the Eastern edge defined by the railway corridor, whereas the Western portion is largely characterized by agricultural land under cultivation.

6.5 Archaeological heritage remains other than the Protected Monument:

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

6.6 Cultural Landscapes:

No distinct cultural landscape associated with the Protected Monument has been identified within the Prohibited or Regulated Areas.

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

Dense vegetation located to the South of the Protected Monument serves as a natural buffer. In addition, the Prohibited and Regulated Areas contain several natural water bodies of varying sizes surrounded by lush vegetation, which contribute to the environmental setting of the Protected Monument.

6.8 Usage of open space and constructions:

To the north and north-east of the Protected Monument lies an open area adjoining the Durganagar Tarakdas Vidyamandir playground, which is frequently used for local festivals. Another large playground located within the Regulated Area to the north-east also serves as a venue for community events, including Durga Puja celebrations. Extensive cultivated lands dominate the Western and North-Western parts of the Regulated Area. The northern edge of the school playground along Bidhan Sarani is commonly used for parking private vehicles.

6.9 Traditional, Historical and Cultural activities:

Although no traditional or historical activities are specifically associated with the Protected Monument, a few open spaces within the Prohibited and Regulated Areas are used for community festivals, including Durga Puja.

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

Skyline as visible from the Protected Monument:

The skyline towards the North and East is characterized by a moderately dense cluster of modern residential and mixed-use buildings, predominantly ranging from two to three storeys. Towards the South, the skyline comprises mainly two- to three-storeyed residential buildings interspersed with dense vegetation.

Skyline as visible from the Regulated Area:

Views of the Protected Monument from the Regulated Area are largely screened by a continuous belt of trees interspersed with surrounding buildings on all sides.

6.11 Traditional architecture:

The Prohibited and Regulated Areas do not exhibit any predominant traditional architectural style. However, a few old two-storeyed earthen houses constructed using vernacular building techniques are sparsely distributed within the Regulated Area..

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

At present, no statutory development plan governing the Protected Monument area has been prepared or made available in the public domain by the concerned local authorities.

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 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, as amended, and Rule 6(IV) and Rule 7 of the Ancient Monuments and Archaeological Sites and Remains (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 the Ancient Monuments and Archaeological Sites and Remains (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 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:

Since no land-use plan/ master plan/ zoning regulations have been prepared by the local Authorities, the height and other building related parameters

prescribed in this Heritage Bye-Laws will be applicable for all types of construction in the Regulated Area of the Protected Monument. All the development control norms and building regulations specified in the West Bengal Municipal (Building) Rules, 2007 as and when amended shall be applicable. However, the height and other parameters specified in this document shall be applicable in the Regulated Area of the Protected Monument.

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

- i. The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **12.50 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 for Parking and services only may be permitted.

2. Usage:

- i. Since no Master Plan or Development Plan is prepared for the area, therefore the current land use may be retained as existing.
- ii. The orchards and farmlands are important part of the natural landscape of this region may be retained.

3. Façade design:

- i. New constructions should be in harmony with the existing architectural style and compatible with the surrounding historic character and streetscapes. The Vernacular architecture using traditional local building materials should be encouraged.
- ii. The façade design of 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.
- iii. Use of colored glazing should be discouraged.

4. Roof design:

- i. The roofs of new building should confirm to the characteristics of the roofs around them. They shall be visually compatible, by not creating contrast with the roof shape, orientation, and pitch of surrounding historic buildings.
- ii. Structures using temporary materials such as tin sheets, aluminium, fibre glass, polycarbonate or similar materials shall not be permitted on the roof of the building.
- iii. Erection of Structures, even of temporary nature, using materials such as aluminium, fibre glass, polycarbonate or similar materials should be discouraged on the roof of the building.
- iv. All services such as large air conditioning units, rooftop water storage tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets, louvers, jaalis or other such design elements). All of these services should be included in the maximum permissible height.

5. Building material:

- i. Consistency in building materials and colour along all street façades of the Protected Monument may be maintained as per the surrounding historic buildings and streetscapes.
- ii. Modern building materials such as aluminum cladding, glass bricks, and any other synthetic tiles or materials should not be permitted for exterior finishes. Traditional building materials such as brick and stone should be used.

6. Colour:

The exterior colour should be of a neutral tone in harmony with the Protected Monument such as buff sandstone colour, white, beige and other earth colours 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.

6.14 Visitor facilities and amenities:

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

CHAPTER - 7

Site Specific Recommendations

7.1 Site Specific Recommendations:

- i. The widening of the Sukh Sagar Road, if done, should be in the direction away from the Protected boundary of the Protected Monument as far as feasible.
- ii. Hawkers and Vendors should not be encouraged to occupy the boundary of the Protected Monument to ensure unobstructed visibility of the Protected Monument.
- iii. The area covered by moat/pond/water bodies, situated in the Prohibited and Regulated Area of the Protected Monument should be preserved in its current state and any alternations to its existing use should be discouraged as far as feasible.
- iv. LED or digital signs and signages made of plastic, fibre glass, or any other highly reflective synthetic material should not be used in the vicinity of the Protected Monuments or their immediate surrounding areas.
- v. Advertisements in the form of hoardings, bill-boards or posters should not be permitted near the Protected Monuments particularly on or along its Protected Boundary.
- vi. Use of Eco-Friendly vehicles for movement in the vicinity of the Protected Monument may be encouraged to mitigate adverse impacts of vehicular emissions.
- vii. Construction of green buildings, incorporating sustainable best practices like rainwater harvesting etc. should be encouraged.

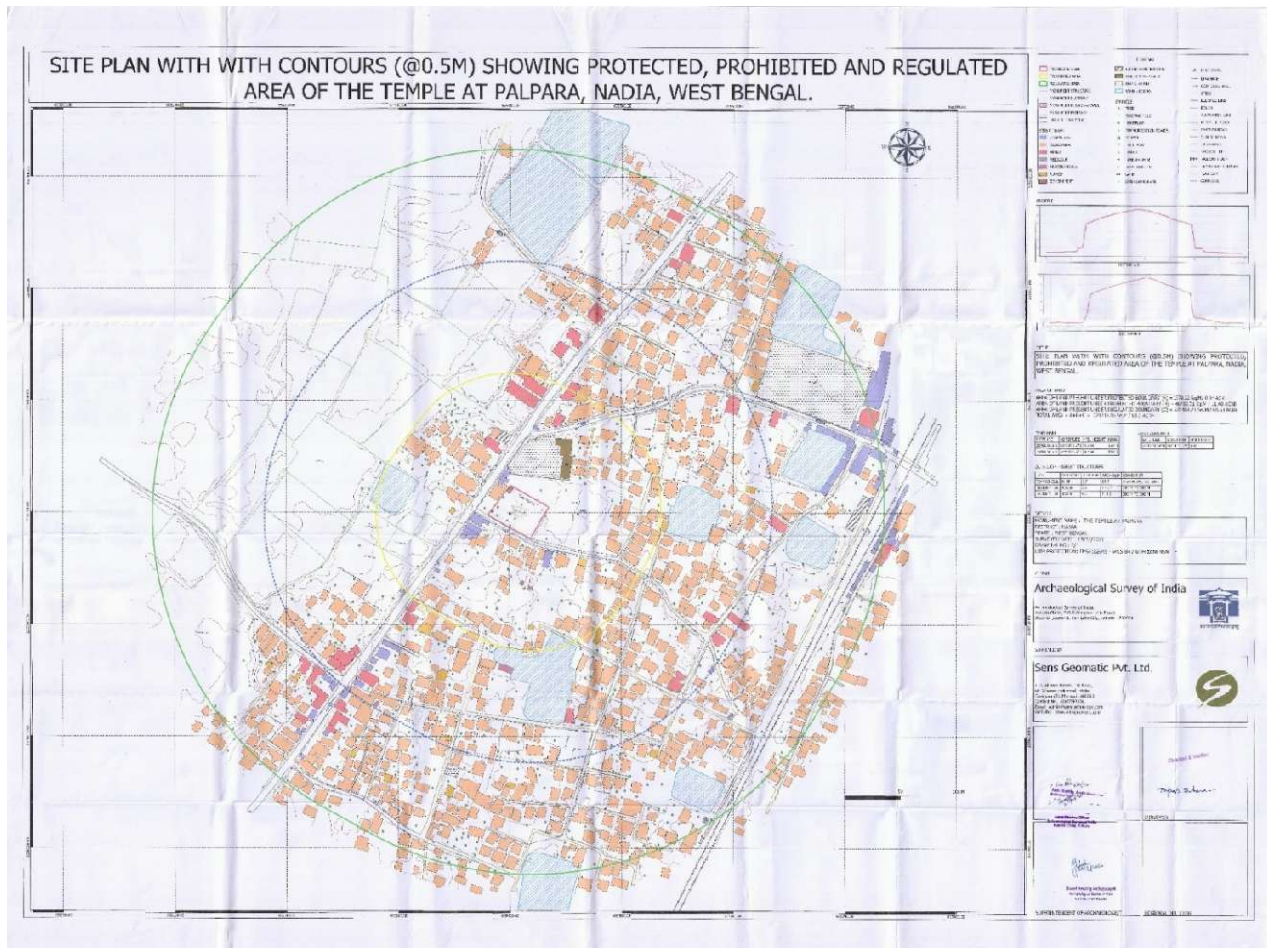
7.2 Other Recommendations:

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

ANNEXURES

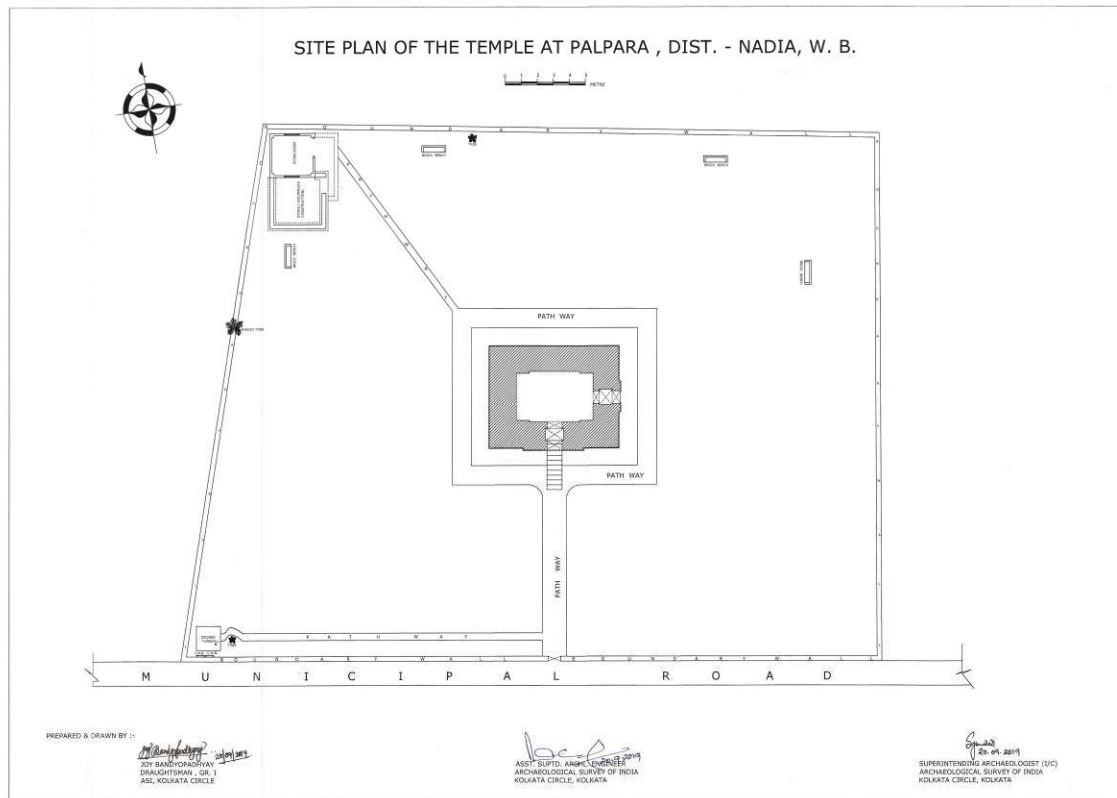
ANNEXURE-I

Survey Plan of Temple at Palpara near Chagdaha (Chakdaha), Nadia, West Bengal



ANNEXURE-I (a)

Survey Plan showing Protected, Prohibited and Regulated Area of Temple at Palpara near Chagdaha (Chakdaha), District-Nadia, West Bengal



Gazette Notification of the Protected Monument

PART I]

THE CALCUTTA GAZETTE, MAY 19, 1915.

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NOTIFICATIONS.

No. 150 Regn.—The 12th May 1915.—Under the provisions of section 7 of the Indian Registration Act (XVI of 1908), and in continuation of Notification No. 5026 Regn., dated the 5th May 1914, published at page 839, Part I, of the *Calcutta Gazette* of the 6th idem, the Governor in Council is pleased to sanction the permanent location of the office of the Second Joint Sub-Registrar of Bogra at Madla in the district of Bogra.

No. 152 Regn.—The 12th May 1915.—Under the provisions of section 7 of the Indian Registration Act (XVI of 1908) and in continuation of Notification No. 7705 Regn., dated the 10th August 1914, published at page 1549, Part I, of the *Calcutta Gazette* of the 12th idem, the Governor in Council is pleased to sanction the permanent retention of the office of the Third Joint Sub-Registrar of Bogra, in the district of Bogra, having concurrent jurisdiction with the Sadar office at Bogra.

H. F. SAMMAN,

Offg. Secy. to the Govt. of Bengal.

GENERAL DEPARTMENT.

NOTIFICATIONS.

No. 2133.—The 17th May 1915.—Dr. C. E. Callis, Professor, Presidency College, Calcutta, has been granted, by His Majesty's Secretary of State for India, extraordinary leave, without pay (not on 'medical certificate'), for six months in continuation of the leave already granted to him.

No. 2135.—The 17th May 1915.—Mr. F. Turner, Principal, Chittagong College, is appointed to act, until further orders, as Inspector of Schools, Dacca Division.

No. 2136.—The 17th May 1915.—Mr. J. R. Barrow, Professor, Dacca College, is appointed to act, until further orders, as Principal, Chittagong College.

No. 2129.—The 17th May 1915.—In exercise of the power conferred by sub-section (1) of section 3 of the Ancient Monuments Preservation Act, 1904 (Act, VII of 1904), the Governor in Council is pleased to declare the Temple at Palpara near Chakdaha and described and bounded as follows, within the jurisdiction of police-station Chakdaha, in the district of Nadia, to be a protected monument within the meaning of that Act.

The temple stands on about 2 cottahs of land in a plot of about 2 bighas in area belonging to Banamali Ray Chaudhuri and others, which is bounded on the north by the *debatlar* land of Banamali Ray Chaudhuri and others, on the south by the land of Monmohan Roy Chaudhuri and his co-sharers which is held under Khetr Pal Singha Ray of Haripal, in the district of Hinghly, on the east by the *lakhray* land of Rajani Kanta Chatarji and his co-sharers, and on the west by the Municipal Road.

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 the notification is fixed up in a conspicuous place on or near the Temple at Palpara near Chakdaha will be taken into consideration.

K. C. DE,

Offg. Secy. to the Govt. of Bengal.

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No. 3088 Regn.—*The 14th September 1915.*—Babu Kali Kumar Ain, Sub-Registrar of Kendua, in the district of Mymensingh, is granted leave, under article 260 of the Civil Service Regulations, for one month and twenty-nine days, with effect from the 25th October 1915.

No. 3091 Regn.—*The 14th September 1915.*—Maulvi Sharif-ul-Islam, Sub-Registrar of Bancharampur, in the district of Tippera, is granted leave, on medical certificate, under article 336 of the Civil Service Regulations, for three months, in extension of the leave already granted to him in Government Notification No. 6318 Regn., dated the 1st June 1915.

No. 1031 T.R.—*The 11th September 1915.*—It is hereby notified for general information that the Governor in Council has been pleased to sanction the permanent retention of the office of the Third Joint Sub-Registrar of Cox's Bazar at Nhilla, in the district of Chittagong, the retention of which up to the 31st May 1915 was sanctioned in Government Notification No. 7343 Regn., dated the 31st July 1911.

L. BIRLEY,

Offg. Secy. to the Govt. of Bengal.

GENERAL DEPARTMENT.

NOTIFICATIONS.

No. 3754.—*The 13th September 1915.*—Notification No. 2129, dated the 17th May 1915, published in the *Calcutta Gazette* of the 19th May 1915, which declared the temple at Palpara near Chagdaha, within the jurisdiction of police-station Chagdaha, in the district of Nadia, to be a protected monument, is confirmed under section 3 (3) of the Ancient Monuments Preservation Act, 1904 (VII of 1904).

No. 3758.—*The 13th September 1915.*—The Revd. W. A. H. Parker, Chaplain of S. Thomas' Church, Calcutta, is allowed combined leave for one year, viz. privilege leave for two months and twenty-seven days, under article 260 of the Civil Service Regulations, and furlough on medical certificate for the remaining period under article 583 of the Civil Service Regulations, with effect from the 1st August 1915.

K. C. DE,

Offg. Secy. to the Govt. of Bengal.

FINANCIAL DEPARTMENT.

NOTIFICATION.

No. 3549 Com.—*The 13th September 1915.*—In exercise of the power conferred by section 56 of the Indian Factories Act, 1911 (XII of 1911), the Governor in Council is pleased to exempt the Army Clothing Factory at Alipore from the provisions of sub-section (1) of section 22 of the said Act for a further period of six months with effect from the 20th September 1915, or until further orders.

J. DONALD,

Offg. Secy. to the Govt. of Bengal.

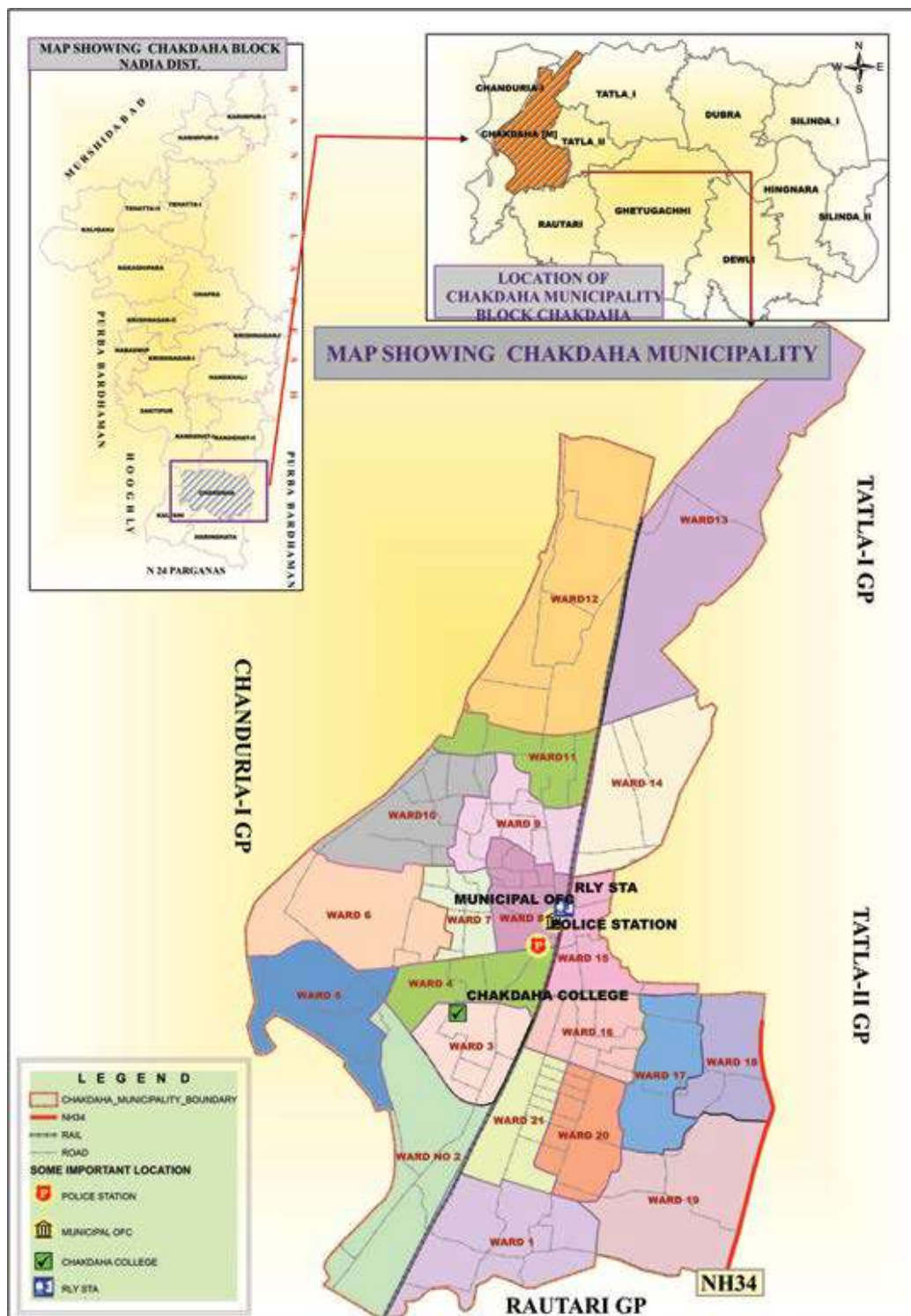
ERRATUM.

No. 3417 Com.—*The 7th September 1915.*—In Notification No. 3323 Com., dated the 31st August 1915, published at page 1461 of Part I of the *Calcutta Gazette* of the 1st September 1915, for "Military Assistant Surgeon W. M. O'Connor" in lines 3 and 4 read "Military Assistant Surgeon W. O'Connor."

J. DONALD,

Offg. Secy. to the Govt. of Bengal.

Chakdaha Municipality (Ward Map)



Excerpts from The West Bengal Municipal (Building) Rules, 2007 and respective amendments done time to time

Rule 46 - Ground coverage in respect of buildings:

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

TABLE
Maximum permissible Ground Coverage
(Plot containing a single building)

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

- (b) for any other size of the plot, in between the plot size of 201 to 500 square meters, the percentage of coverage shall be calculated by direct interpolation.
- (2) When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in rule 54.
- (3) For mercantile buildings (retail) and assembly buildings on plots measuring 5000 sqm. or more, the additional ground coverage to the extent of 15% may be allowed for car parking and building services. The additional ground coverage of 15% will be exclusively utilized for car parking, ramps, staircase, lift for upper level car parking and for building services such as Air Conditioned plant room, generator room, firefighting equipments, electrical equipments not exceeding 5% out of such 15% shall be used, subject to compliance of other relevant building rules.

Rule 49 - Permissible height of buildings:

- (1) Height of a building shall be the vertical distance measured from the average level of the centre line of the adjoining street or passage on which the plot abuts to the highest point of the building, whether with flat roof or sloped.
- (2) (a) The following appurtenant structure shall not be included in the height of the building:
- (i) stair cover not exceeding 2.40 meters in height;
 - (ii) lift machine rooms as per the latest edition of the National Building Code;
 - (iii) roof tanks and their supports, the height of support not exceeding 1.00 meter;
 - (iv) chimneys;

- (v) parapet walls not exceeding 1.50 meters in height;
- (vi) ventilating, air conditioning and other service equipments;
- (vii) height above mid-point between eaves level and ridge level;
- (viii) toilet at roof level up to a height of 3.0 mtrs. subject to maximum floor area of 3.00 sq.m.;
- (ix) garden cover with permeable material not exceeding 3.00 mtrs. in height;
- (x) equipments for communication such as Microwave Antenna, Towers, Dish Antenna as well as room for installing the said equipments or their support equipments subject to a maximum area of 20 sq.m. and further subject to permission of the same from Municipal Authority.

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

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

TABLE

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

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

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

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

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

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

Rule 50 - Open spaces for building:

- (1) (a) Every room intended for human habitation shall abut an interior open space or exterior open space or an open verandah open to such interior open space or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather-shades of not more than 0.50 metre width;
- (b) Every building shall have exterior open spaces comprising front open space, rear open space and side open spaces. The minimum width prescribed for front open space, rear open space and side open spaces shall be provided along the entire front, rear and side faces of the building respectively. For this purpose, the front of the building shall be that face of the building which faces the means of access of the building and the rear of a building shall be deemed to be that face of the building which is farthest from the means of access. These provisions shall also be applicable to each individual building separately when a plot contains more than one building. In the case of a corner plot located at the crossing of more than one street or passage, the rear of the building shall be deemed to be that face of the building which is farthest from the widest of all such streets and/or passages;
- (c) Open spaces prescribing to one side cannot be taken for another side. No building shall at any time be erected on any open space prescribed in these rules for a building and form part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these rules for any other building;
- (d) If the front open space is 3.00 meters or more in width a Gate Goomti shall not in any case exceed 3.00 sq.meters and the height of such Goomti shall not exceed 3.00 meters. The covered area of the Gate Goomti shall not be included in calculation of Ground Coverage.
- (d) **For corner plots:** In the case of any building intended to be erected at the corner of two streets, the authority in accordance with the provision of clause (d) of section 213, scrutinize every building plan, except the plan for a residential building, to be erected or re-erected on plot of land of 300 square meters or less provided the height does not exceed 12.5 meters and may accord approval:

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

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

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

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

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

(a) For residential use:

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

(b) For Educational use:

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

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

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

(d) For Industrial and Storage Building:

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

Note:

- (i) Every residential building of height not more than 8.0 metres on plot size not exceeding 65 sq.m in area shall have a minimum front space at ground level of 0.90 m.
- (ii) For plots of size not more than 65 sq. meters, minimum side open space of 0.9 meters may be allowed on each side, provided that the building height does not exceed 8.00 (eight) meters;
- (iii) Notwithstanding anything contained in clause (a) of sub-rule (2), the minimum distance across the side open space from every new building to an existing building with a door or window opening shall be 1.80 meters;
- (iii) In the case of a building more than 24.00 meters in depth on a plot abutting any street, a passage along the entire depth of the building shall be provided and the minimum width of such passage shall be 4.0 meters.

Amendments Dated 26th Day of February, 2016

(1) Open spaces for building:

(a) For residential use

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

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

(b) For educational use

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

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

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

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

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

(d) For Industrial and Storage Building

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

Rule 53 - Tall Building:

(exceeding fourteen and a half meters in height).

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

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

The certificate of structural stability is to be furnished in the following manner by the empaneled LBA, Structural Engineer and Geo-technical Engineer:

Certificate of Structural Stability

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

.....
Signature of LBA
(Name, Address and
Empanelment No.)

.....
Signature of Structural Engineer
(Name, Address and
Empanelment No.)

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

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

- (I) No building exceeding fourteen meters and a half in height shall be allowed on private or public street of not less than 10.00 meters in width;
- (II) there shall be a minimum front open space for every category of tall building at its narrowest part, as per provisions of sub-rule (2) of rule 50;
- (III) there shall be a minimum rear open space for every category of tall building along the entire width of the building forming an integral part of the site, as per provisions of sub-rule (2) rule 50;
- (IV) there shall be minimum open spaces on both sides for every category of tall building at its narrowest part, as per provisions of sub-rule (2) of rule 50;
- (V) (a) in case the whole of one side or part of at least two sides of every room excepting bath, water-closets and store-room, is not abutting either the front open space, rear open space or side open space, it shall abut an inner courtyard whose minimum width shall be 30% of the height of the building or 3 meters, whichever is more;
- (b) for ventilating water closet in bathroom, such water closet or bathroom or kitchen or any room not intended for human habitation, if not opening on to front open space, rear open space, side open space or interior open space, shall be opened up to a ventilation shaft, the size of which shall be as per provisions incorporated in Tables under rule 50;

Rule 55 - Provisions regarding existing buildings:

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

Note: Existing building, for this purpose shall mean any building which was erected before the date of coming into force of these rules in accordance with a building plan sanctioned by an authority competent to sanction such building plan under

the Bengal Municipal Act, 1932 (Ben. Act XV of 1932) or any other law for the time being in force.

(2) In the case of existing building:

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

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

- (b) the extent of the set back from the property boundary shall be such as to make the addition to the building conform to the provisions of rules 46 and 50;
- (c) if any car parking space is required to be provided under these rules and no such car parking space can be provided, the covered area allowable under the provisions of these rules shall be reduced by the area required for such car parking space which cannot be provided in the said building.

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

- (d) the height of the building shall conform to the rules as indicated in rule 49 and in no case after addition the height shall exceed 14.50 meters;
- (e) the addition to an existing building with residential occupancy shall not exceed 200.00 sq. meters in covered area;
- (f) the addition to an existing building with educational occupancy shall not exceed the total covered area of the existing building;
- (g) the addition to an existing building with other occupancies including mixed use building but excepting storage building shall not exceed 100.00 sq. meters in covered areas;
- (h) in case of partition of existing building common walls may be allowed as the partition line.

Rule 107 - Obligatory front space, minimum side spaces and back spaces for various categories of residential buildings:

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

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

- (2) In every building specified in sub-rule (2) of rule 93 there shall be a fixed front open space measuring 1.0 metre, minimum side open space of 1.22 meters and minimum back open space of 1.22 meters.

Explanation—For Block Areas the provisions of rule 153 shall apply.

- (3) For the corner plots, the width of wider side space will be reduced to counterbalance, the difficulty of planning of the building due to rounding off the frontage but the clear gap with its adjacent building shall never be less than 2.5.
- (4) A Plan showing the area that may be built up or covered can be seen by each plot holder in the office of the Authority sanctioning the building.

Rule 108 - Open spaces with respect to covered area:

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

ANNEXURE-IV(a)

Rule 72 - Parapet:

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

Rule 73 - Boundary Wall:

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

Rule 92 - Signs and outdoor display structures:

- (1) The construction of advertising signs and outdoor display structures shall be in accordance with the provisions of Signs and Outdoor Display Structures of the latest edition of the National Building Code of India.
- (2) Every building shall display in a prominent place on the front side, the premises number as assigned to it by the Municipality and the street name, so as to be conveniently visible from the street.

Rule 110 - Projection:

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

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

- (3) The cantilever verandah on the first floor and above may be constructed within the open space after keeping open the space compulsorily required to be kept open as per rule 107, provided the permissible limit of F.A.R. is not exceeded.
- (4) Weather Board may be taken down from the projected cantilever balcony at the front open space from the 1st floor level up to 8' height (2.43 m) from the plinth level.
- (5) Projections for shelves not exceeding 0.25 m (10") beyond the outer surface of external walls may be allowed within the minimum wider, narrow and back open spaces for the

purpose of making wall cupboards or alcove, provided the thickness of the wall for such projections is minimum 10" brick work or 3" thick reinforced concrete.

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

ANNEXURE–IV (b)

Rule 59 - Roofs:

- (1) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water there from by means of sufficient rain-water pipes of adequate size, wherever required, and so arranged, joined and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.
- (2) The Board of Councilors may require rain-water pipes to be connected to a drain or sewer through a covered channel formed beneath any street to connect the rain-water pipe to a road gutter or any other approved device.
- (3) Rain-water pipes shall be affixed to the outside of the walls of the buildings in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Board of Councilors.
- (4) Every terrace on the top-most storey of any building shall have a common access and shall not be sub-divided.

ANNEXURE-V

Images of the Protected Monument and its surrounding areas



Image 1: View of the Protected Monument from the main entrance (Southern Direction).



Image 2: View of the Protected Monument (Eastern Direction).



Image 3: View of the rear side of the Protected Monument (Northern Direction).

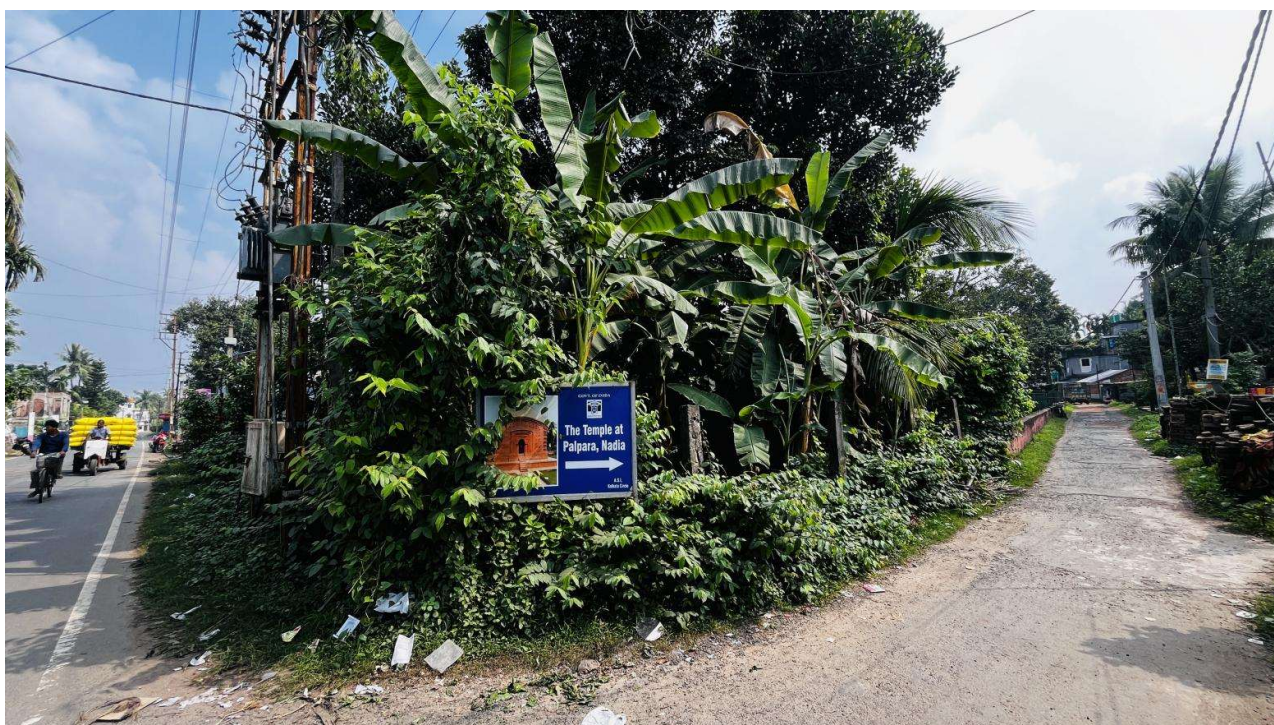


Image 4: View of the approach road in the West from Sukh Sagar Road in Prohibited Area.

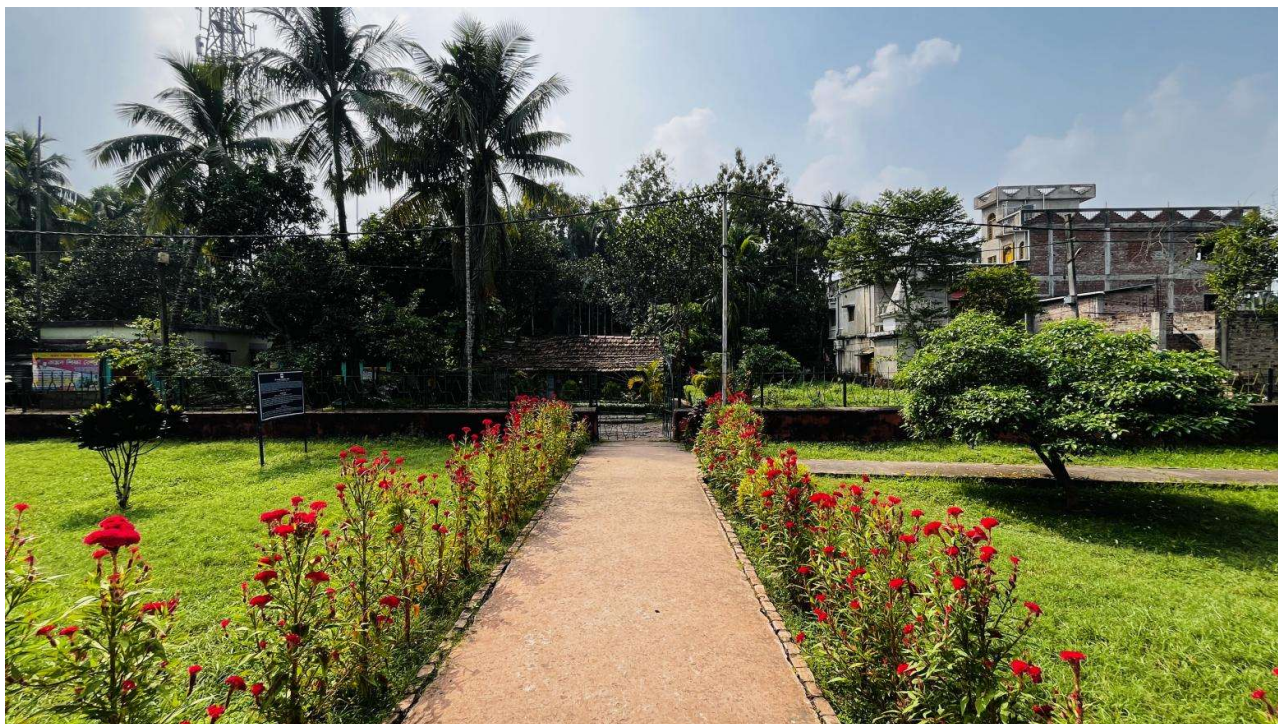


Image 5: Visibility from the Protected Monument overlooking Sukh Sagar Road to the South



Image 6: Outward View from the Protected Monument to East.



Image 7: Outward View from the Protected Monument to North.



Image 8: Outward View from the Protected Monument to West.



Image 9: View of Open ground used for festive events, situated in the Prohibited Area adjacent to the Protected Monument in the North



Image 10: View from Sukh Sagar Road to the North in the Regulated Area.



Image 11: View of built character from Sukh Sagar Road to the South in the Regulated Area.



Image 12: Road on the West of the Protected Monument leading to the arable lands in the Regulated Area.



Image 13: Residential clusters to the East in the Regulated Area.



Image 14: Arable lands to the West in the Regulated Area.



Image 15: View from Bidhan Sarani (thoroughfare) in the Regulated area overlooking towards the West where this road crosses the Railway Tracks.



Image 16: Durganagar Tarakdas Vidyamandir School to the North of the Protected Monument.



Image 17: A large pond to the North in the Regulated Area.



Image 18: Access road in the East, leading to Protected Monument from the Regulated Area