F.No. 15-255/NMA/HBL-2023(C.No.28563)
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 Centrally Protected Monument “Saivite Temple and Ancient Rock Engraving, Bhojpur District Raisen, Madhya Pradesh, Bhopal” have 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:

i. National Monuments Authority [www.nma.gov.in](http://www.nma.gov.in)
ii. Archaeological Survey of India [www.asi.nic.in](http://www.asi.nic.in)
iii. Archaeological Survey of India, Bhopal Circle [www.asibhopal.nic.in](http://www.asibhopal.nic.in)

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID [ms-nma@nic.in](mailto:ms-nma@nic.in) and [arch-section@nma.gov.in](mailto:arch-section@nma.gov.in) latest by 20th August, 2023. 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. 20th August, 2023 in consultation with Competent Authority and other Stakeholders.

(Col. Savyasachi Marwaha)
Director, NMA
20th July, 2023
Draft Heritage Bye-laws for Saivite Temple and Ancient Rock Engraving, Bhojpur District Raisen
In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Centrally Protected Monument “Saivite Temple and Ancient Rock engraving, Bhojpur District Raisen” prepared by the Competent Authority, as required by Rule 18, sub-rule (2) of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

Now, therefore, in exercise of the powers conferred by clause (5) of the section 20 (E) of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 the National Monuments Authority, hereby make the following bye-laws namely:-

Draft Heritage Bye-Laws for Saivite Temple and Ancient Rock engraving, Bhojpur District Raisen

CHAPTER I

PRELIMINARY

1.0 Short title, extent and commencements:-

(i) These bye-laws may be called the National Monuments Authority bye-laws 2021 of Centrally Protected Monument “Monument “Saivite Temple and Ancient Rock engraving, Bhojpur District Raisen”.

(ii) They shall extend to the entire prohibited and regulated area of the monuments.

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

1.1 Definitions:-

(1) In these bye-laws, unless the context otherwise requires, -

(a) “ancient monument” means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes-
(i) The remains of an ancient monument,
(ii) The site of an ancient monument,
(iii) Such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
(iv) The means of access to, and convenient inspection of an ancient monument;

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

(i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
(ii) the means of access to, and convenient inspection of the area;

(c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);

(d) “archaeological officer” means and officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;

(e) “Authority” means the National Monuments Authority constituted under Section 20 F of the Act;

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

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

(g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) “floor area ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

\[ \text{FAR} = \frac{\text{Total covered area of all floors}}{\text{plot area}} \]

(i) “Government” means The Government of India;

(j) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of 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;

(k) “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;

(l) “prescribed” means maintaining the fabric of a place in its existing and retarding deterioration.

(m) “prohibited area” means any area specified or declared to be a prohibited area under section 20A;

(n) “protected area” means any archaeological site and remains which is declared to be of national importance by or under this Act;

(o) “protected monument” means any ancient monument which is declared to be of national importance by or under this Act;

(p) “regulated area” means any area specified or declared to be a regulated area under section 20B;

(q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;

(r) “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 II

Background of the Ancient Monuments and Archaeological sites and remains (AMASR) Act, 1958

2.0 Background of the Act:- The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Centrally Protected Monuments. The 300m 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 one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, 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 Rights and Responsibilities of Applicant:- Section 20C, AMASR Act, 1958, specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

(a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.

(b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, 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 III

Location and Setting of Centrally Protected Monuments/ Sites/ Group of Monuments:

3.0 Location and Setting of the Monument:
GPS location: Latitude: 23 6' N. and Longitude: 70 38' E Bhojpur is situated at the Eastern bank of Betwa river, 28 km from Bhopal, the state capital of Madhya Pradesh. The site is located on sandstone ridges typical of central India, next to a deep gorge through which the Betwa river flows. Two large dams, constructed of massive hammer-dressed stones, in the eleventh century Figure 1 Google map showing location of Saivite Temple, Bhojpur.
3.1 Protected boundary of the Monument:

It may be seen at Annexure I

3.1.1 Notification Map/ Plan as per ASI records:

It may be seen at Annexure II

3.2 History of the Monuments/Site:

The famous Saivite temple also known as Bhojpur temple is assigned such name after great Parmara King Bhoja son of Sindhuraja who assented to the throne in 1000 CE. Bhojpur is a small ancient village located about 28 km from Bhopal on South Eastern direction. This place is also famous for ruined lake still regarded as an exquisite example of ancient hydraulic engineers. According to popular belief the lake contained waters from 100 streams, which were dammed by the king’s order, where he took daily dip in a bid to get cure from an incurable disease.

3.3 Description of Monument (architectural features, elements, materials, etc.):

The great Saivite temple is made of red sand stone which stands upon a huge platform. It is interesting to note that this temple was never completed and it is evident from an earthen ramp at the back used to raise stones to the top height. The sanctum is consisting of massive pillars having tapering appearance arranged is three section. The sanctum is approached through a series of satires downwards from the doorway which is richly carved on upper portion while plain at the lower end.

The sanctum (garbhagriha) is provided by a huge shivalinga of 7 feet height and 17 feet 8 inches in circumference. It stands upon a massive square platform measuring 21 feet high decorated with moldings. The uniqueness of this temple lies in the fact that the detailed layout plans of this temple were firstly engraved on the surrounding surface by the architect which are still found in situ at the site.

At the western side of Bhojpur, there was vast lake presently no remains are found except the rooms of the magnificent old dam.

Ancient engraving

Detailed architectural plans for the finished temple are engraved on the rocks in the surrounding quarries. These architectural plans indicate that the original intention was to build a massive temple complex with many more temples. The successful execution of these plans would have made Bhojpur one of the largest temple complexes in India.

3.4 Current Status:

3.4.1 Condition of the Monument- condition assessment:

By 1950, the building had become structurally weak because of the regular rainwater percolation and removal of the stone veneers. In 1951, the site was handed over to the ASI for conservation, in accordance with during the early 1990s, the ASI repaired the
damaged steps of the platform and the sanctum, and also restored the missing ones. It also restored the facade on the north-west corner of the temple.

During 2006–07, the ASI team carried out a restoration of the monument. The team added a missing pillar to the structure. The team closed the ceiling with a new architectural component matching the original one, to stop the water percolation. This component weighs less than the original one, thus reducing unnecessary weight which could damage the structure. To further prevent the rainwater from getting in, the ASI also closed the portion between the wall and the super structure by placing slanting stone slabs. Hence now the monument is in a good state of preservation.

3.4.2 Daily footfalls and occasional gathering numbers:

The monument is non-ticketed and has a heavy footfall throughout the year. It attracts considerable number of tourists. 700 to 750 visitors visit this temple per day.

Lakhs of devotees visit the temple on special occasion like Shiv Ratri, Shrawan month, Makarsankranti, every Monday and New Year occasion.
CHAPTER IV

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

4.0 Existing zoning:

The General rules of development are invoked under the Madhya Pradesh Bhumi Vikas Niyam Rules 2012. The Act defined, under the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973). According to this the land uses shall be broadly classified as indicated below:

Table 1

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<th>S. No</th>
<th>Land Use Zone</th>
<th>Land Use Sub-Zones</th>
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<td>Commercial Zone</td>
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<td>Recreation</td>
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<td>Stadiums</td>
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<td>Oil Depots or Inflammable goods Depots</td>
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<td>Obnoxious Industries</td>
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<td>SEZ</td>
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4.1 Existing Guidelines of the local bodies:

It may be seen at Annexure III.
CHAPTER V

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

5.0 Contour Plan of:

Survey plan Annexure I(b)

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details and their salient features:

Protected Area: Approx. 271600Sqm
Prohibited Area: Approx. 234540Sqm
Regulated Area: Approx. 377540Sqm

5.1.2 Description of built up area:

The built up area (both Kachcha and pukka construction) is in the South and South east direction of the monument. The built up area falls in prohibited area comprises of small refreshment kiosks, small shops of souvenirs etc. most of them have temporary construction. While in regulated area in the South direction is a village having small school namely HTL school, kachcha and pukka houses. The Pukka houses are made from conventional building technique while the Kachcha houses are made up of vernacular architecture. These houses have sloping roofs topped with locally baked clay tile. Walls are made up of stone, plastered with mud and cow dung, white washed with locally available lime.

Protected area:

North: It comprises of Forest land
South: It comprises of Forest land
East: It comprises of Forest land
West: It comprises of Forest land

Prohibited Area:

North: A part of Betwa river flows in this direction. The North East and North West part are covered with forest land.

South: Commercial area in the form of small shops and Kiosks lies in this direction, residences also lies in this direction.
East: Kothi lies in this direction. The Jain Temple lies in the South Eastern part of the monument.

West: Forest land and a part of Betwa river flows in this direction.

Regulated Area:

North: The Betwa river passes from the North Eastern part of the monument. In North western part lies the forest land.

South: Residences of the village lies in this direction. Road going towards Ashapuri starts from this direction. Proposed land for rehabilitation lies in this direction.

East: Forest land lies in the East direction.

West: A part of Betwa river flows in this direction. The rest area is occupied by the forest land.

5.1.3 Description of green/open spaces:

Protected area:

North: Open land in the form of forest lies in this direction.

South: Open land lies in this direction.

East: ASI protected area fencing and Contoured open area lies in this direction.

West: Open forest land lies in this direction

Prohibited Area:

North: Open land in the form of forest, a part of Betwa river flows lies in this direction.

South: Open spaces between the Kiosks, Forest land in North east and North West part of the monument.

East: Forest land lies in this direction.

West: Open forest land, Betwa river flows in this direction

Regulated Area:

North: Open forest land lies in this direction and Betwa river flows in this direction

South: Open spaces between the houses of the village lies in this direction.

East: Forest land lies in the East direction.

West: Forest land lies in this direction.
5.1.4 Area covered under circulation- roads, footpaths etc.:

Bitumen road which connects Bhojpur road and the temple lies in south west direction its area is 1570.46 Sqm. 489.72 Sqm bitumen road lies in the front of the temple. 427.03 Sqm bitumen road lies in back side and the left side of the temple. Area of Pathway connecting bitumen road and leading Samadhi and cottages is 537Sqm.

5.1.5 Heights of buildings (Zone wise):

Prohibited Area:

North: It does not have any construction.

South: Small Kiosks and restaurants are found in this direction. They does not exceed height up to 4m

East: It also has no construction.

West: It also has no construction.

Regulated Area:

North: It has no construction.

South: It has village residences having height of G, G+1

East: It also has no construction.

West: It has no construction.

5.1.6 State protected monuments and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

In the prohibited boundary of the respective monument lies Jain Mandir which is not a protected monument by ASI or State department.

5.1.7 Public amenities:

Interpretation centre, drinking water, wheel chair, dustbin, approach road and fencing compound wall are found in premises of Saivite temple. The monuments have access for physically challenged persons there are information signages, brail signages are also available.

5.1.8 Access to monument:

Approach tar road up to the monument ensure vehicles to go right up to the monument.

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

- The village comes in the regulated area of the monument which has all the required infrastructure like water supply, water drainage, electrical supply etc.
• The monument is not illuminated at night though there is provision of general lighting of the access roads. The pedestrian pathway has some light poles on its edge with wires and cables routed overhead.

• Drainage is in open drains which also spill on to the street at some points.
• Bore wells and hand pumps are found to be still in use in some areas.

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

All the above clauses are taken from Madhya Pradesh Bhumi Vikas Niyam -2012.
CHAPTER VI

Architectural, historical and archaeological value of the monument

6.0 Architectural, historical and archaeological value:

The Saivite temple believed to have been built by King Bhoj of Parmar dynasty is also believed to have built the city of Bhojpur and also few dams in the nearby area. There are no dedicatory inscriptions on the temple because of the incomplete structure of the temple. All the left structures and drawings at the site have helped the architect to understand the construction style of the 11th century.

Archeological value:

The temple at Bhojpur is unique in being left unfinished, with a series of large architectural parts still located in the quarries where the stones were cut and fashioned. In addition, there are a significant number of architectural drawings engraved on the flat surfaces of the quarry showing moldings, pillars, and temple plans. Besides that large earthen ramp behind the temple which shows how medieval craftsmen raised the large blocks of stone into position. Explicitly, this temple shows the technique and methodology of construction.

6.1 Sensitivity of the monument (e.g. developmental pressure, urbanization, population pressure etc.):

The four sides of the monument are majorly occupied with the forest land in protected, prohibited and regulated boundary, except in South direction where there are eating Kiosks in prohibited boundary and village houses in the regulated boundary of the monument. A few forest land are used for cultivation of seasonal crops.

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

Since the monument lies on the hill top therefore it is visible from a distance.

6.3 Land-use to be identified:

The four sides of the monument are majorly occupied with the forest land in protected, prohibited and regulated boundary except in South direction where there are eating Kiosks in prohibited boundary and village houses in the regulated boundary of the monument. A few forest land are used for cultivation of seasonal crops.

6.4 Archaeological heritage remains other than protected monument:

Unfinished Ancient Dams at Bhojpur

Bhojpur takes its name from king Bhoja (reg. c. 1000-1055 CE). The most celebrated ruler of the Parmar dynasty. According to local legend. King Bhoja made a
vow to build a series of dams 'to arrest the streams of nine rivers and ninety-nine rivulets". A location was found in the kingdom that allowed the king to fulfil this vow and the dams were duly built at Bhojpur.

**Unfinished Jain temple at Bhojpur**

Bhojpur also has an unfinished Jain temple containing a 6-meter-tall statue of Shantinath and two statues of Parsivhanath (left) and Suparasanath (right). On the basis of one of the images is an inscription mentioning king Bhoja. The only epigraphic evidence connecting King Bhoja to the site.

**Cave of Parvati**

Immediately opposite the temple, on the west side of the Betwa river, is a rock-shelter or cave now occupied by religious Sadhus. Popularly known as Parvati’s Cave. The cave contains a number of sculptures and architectural fragments dating to the eleventh century.

**Ancient remain locally known as Kings Bhoj Palace.**

On the low plateau above the Cave of Parvati and opposite the Bhojpur temple are the remains of Bhoja's palace in the form of foundation. Only the foundations survive. The palace is a unique survival, being the only medieval building of its kind in northern India. Its association with Bhoja and its close conformity to a text ascribed to the king mark it out as a site of national and international cultural importance.

The site of the palace like the neighboring dams is unprotected. The remains of the palace are being slowly destroyed as local people collect stones for modern building purposes.

**Cultural landscapes**

The site is located on sandstone ridges typical of central India, next to a deep gorge through which the Betwa river flows. Two large dams, constructed of massive hammer-dressed stones, were built in the eleventh century to divert and block the Betwa, so creating a large lake.

**6.6 Significant natural landscapes that form part of cultural landscape and also help in protecting monuments from environmental pollution:**

The site was chosen with great skill as a natural wall of hills enclosed the whole area except for two gaps. The embankments held up an expanse of water of about 250 square miles. Perched on a small hillock with the quiet Betwa river on one side, the Bhojpur temple made for a spectacular view. Vast wheat fields added a soothing golden colour to the landscape.

**6.7 Usage of open space and constructions:**

The open spaces around the protected monuments are used as a forest and agricultural purpose.
6.8 Traditional, historical and cultural activities:

- Every Monday morning large number of devotees come to perform worship at this place.
- Every year, on the occasion of Maha Shivaratri, Makar Sankranti a big mela is organized at Bhojpur.
- A large crowd of devotees visit temple in the month of Shrawan and New Year day.

6.9 Skyline as visible from the monument and from Regulated Areas:

The Saivite temple is clearly viewed from its approaching road, because of the height and distance of the monument from the settlement below, since there is no major construction done the view is clear from a distance.

6.10 Vernacular Architecture:

The neighboring villages comprises of kachcha houses that have vernacular architecture. They have stone walls, plastered with mud and have thatched roof covered by locally available clay tiles called “Kabelus”.

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

It may be seen at Annexure-V

6.12 Building related parameters:

(a) Height of the construction

Existing provisions as under the Act – Madhya Pradesh Nagar Tatha Gram Nivesh Adhineeyam (M.P Bhumi Vikas Rules 2012) shall apply to all the buildings in the regulated area. According to Madhya Pradesh Bhumi Vikas Rules -2012 Height of construction is restricted to 12.5 m maximum. Only residences on plotted development is permitted. Group housings, high rise buildings are not permitted, but recommended height of construction in the regulated area should not be more than 6m in order to get the clear view of the monument.

(b) Floor area

Not required

(c) Usage:

The area surrounding the monument comprises of forest, agricultural land, and habitable area in form of villages. No construction comprising of residences, commercial or any other should be done in the forest and agricultural land to maintain the sanctity of the monument.

(d) Facade design:

The residence or the housings are very far off from the regulated area. So the impact of monument on the façade of these buildings is immaterial.
(e) Roof design:

The monument is surrounded by forest or habitable area. The habitable area is in the form of villages. The villages have traditional houses with sloping roofs. These roofs are covered with manmade clay tiles.

(f) Building material:

The construction material should be done by locally or easy available material at the same time it should match the ambience of the monument.

(g) Colour:

Brick and stone (White and Grey) colour.

6.13 Visitors facilities and amenities:

Situated close to the capital of Madhya Pradesh, the temple is a popular spot with tourists visiting Bhopal. There is lack of signage and direction boards for the monuments, important landmarks and streets. There is no government outlet for refreshment. There are few hawkers selling mineral water, soft drinks near the entrance to the temple. The monument has an interpretation centre. Braille information kiosks for the blind at the entrance is given to provide information to the blind.
CHAPTER VII

Site Specific Recommendations

7.1 Site Specific Recommendations:

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

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

c) Signages:
   - LED or digital signs, plastic fibre glass or any other highly reflective synthetic material may not be used for signage in the heritage area. Banners may not be permitted, but for special events/fair etc. it may not be put up for more than three days. No advertisements in the form of hoardings, bills within the heritage zone will be permitted.
   - Signages should be placed in such a way that they do not block the view of any heritage structure or monument and are oriented towards a pedestrian.
   - Hawkers and vendors may not be allowed on the periphery of the monument.

7.2 Other recommendations:

   - Extensive public awareness programme may be conducted.
   - Provisions for differently able persons shall be provided as per prescribed standards.
   - The area shall be declared as Plastic and Polythene free zone.
ANNEXURE-I

Protected boundary of Saivite temple and Ancient Rock engraving, Bhojpur District Raisen as per ASI records

Figure 2, Protected boundary of Saivite temple and Ancient Rock engraving, Bhojpur District Raisen
Annexure I(b)

Provide information as per First Schedule (Rule 21 (1))/ Total Station survey/Survey of India/Officially commissioned survey maps (whichever is available) of the Prohibited and Regulated area on the basis of boundaries defined in ASI records.
### Annexure-II

Notification map/plan as per ASI records - definition of protection boundaries

<table>
<thead>
<tr>
<th>No.</th>
<th>Material</th>
<th>Test 25&quot; 11 lbs</th>
<th>Test 25&quot; 14 lbs</th>
<th>Test 25&quot; 3 lbs</th>
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</thead>
<tbody>
<tr>
<td>52</td>
<td>12/30s</td>
<td>Egyptian Single Thread</td>
<td>Died. and Polished</td>
<td>Bleached</td>
</tr>
<tr>
<td>53</td>
<td></td>
<td>Egyptian Single Thread</td>
<td>Died. and Polished</td>
<td>Bleached</td>
</tr>
<tr>
<td>54</td>
<td>2/40s</td>
<td>African</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>55</td>
<td></td>
<td>Egyptian</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>57</td>
<td>8/40s</td>
<td>Combed</td>
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<td>58</td>
<td>0/80s</td>
<td>African</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>59</td>
<td></td>
<td>Egyptian</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>60</td>
<td>2/60s</td>
<td>Combed</td>
<td>123</td>
<td>Died. and Polished</td>
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<tr>
<td>61</td>
<td>4/60s</td>
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<td>Bleached</td>
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<tr>
<td>62</td>
<td></td>
<td>Died. and Polished</td>
<td>78</td>
<td>3</td>
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<tr>
<td>63</td>
<td>4/60s</td>
<td>Single Thread</td>
<td>Bleached</td>
<td>51</td>
</tr>
<tr>
<td>64</td>
<td>6/60s</td>
<td>Single Thread</td>
<td>Bleached</td>
<td>52</td>
</tr>
</tbody>
</table>

**Ministry of Food and Agriculture**

New Delhi, the 10th February, 1951

S.R.O. 204(20) - In exercise of the powers conferred by section 4 of the Essential Supplies (Temporary Powers) Act, 1946 (22 of 1946), and in supersession of Saurashtra Government’s Order No. F/CN/7, dated the 23rd August, 1949, the Central Government is pleased to direct that the powers conferred on it by section 3 of the said Act to provide for the matters specified in clauses (c), (f), (h), (i) and (j) of sub-section (2) thereof, shall, in relation to foodstuffs, excluding gram, pulses, edible oils, edible oilseeds, sugar and jaggery, be exercisable also by all District Magistrates in the State of Saurashtra within their respective jurisdictions subject to such directions, general or special, as the Government of Saurashtra may issue in this behalf.

**Ministry of Education**

Archaeology

New Delhi, the 12th February, 1951

S.R.O. 204(40) - In exercise of the powers conferred by sub-section (1) of section 3 of the Ancient Monuments Preservation Act, 1964 (VII of 1964), the Central Government is pleased to declare the ancient monument (Salvito temple at Bhuj) described in the annexed Schedule to be protected within the meaning of the said Act.

B. CHATTERJEE, Under Sec.
पुरातात्विक आयोजना

ब्राह्मण ने, प्राचीन संस्मारक तथा पुरातत्वीय स्थल और अन्य सम्बन्धित प्रादेशिक, 1958 (1958 का 24) सूची में इसके प्रमुख उल्लेख अधिकतम रूप से लिखा है (कि भाषा 4 की रचना (11)) को अवशेषातिरत भारत सरकार के संस्कृति मंत्रालय (भारतीय पुरातत्व सर्वेक्षण) की अधिकृतता से। का जा 3235 तारीख 12 नवम्बर, 1966 द्वारा, जो भारत के राज्य, भाव 2, स्थल 3, प्रदेश (II), तारीख: 12 नवम्बर, 1966 में प्रवक्षित को नहीं थी, अनुमा तो विभिन्न संस्थाओं को दर्शाते महत्व का भी करना करने के अनुपन आयोजन को दो नामों की सूचना दी जाती थी और उस अनुमा घर को एक अद्वैत रूप से संस्कृति की सही संख्या दृष्टि से अधिक तारीख दी गई थी।

और उसके राज्य 10 दिसंबर, 96 के नाम को उपयोग ना दिया गया था।

और ब्राह्मण सरकार को जनना से कोई आयोजन नहीं दिया गया है।

आयोजन के ब्राह्मण सरकार का उल्लेख अधिकतम की भाषा 4 की रचना (3), द्वारा प्राप्त सूचनाओं का प्रयोग करते हुए, इससे उपयोग में अनुमा तो विभिन्न संस्थाओं को दर्शाते महत्व का ही करना होता है।

<table>
<thead>
<tr>
<th>निवासी</th>
<th>विलास</th>
<th>विदेश</th>
<th>विधानशाखा</th>
<th>क्षेत्र</th>
<th>संविधान</th>
<th>स्थीरार्थ</th>
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<td>गोवर्गड</td>
<td>भोजपुर</td>
<td>प्राचीन आनंद</td>
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<td>भोजपुर, राजस्थान</td>
<td>विदेश</td>
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<td>0.92</td>
<td>0.38</td>
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<td>राजस्थान</td>
<td>क्षेत्र 819/का रोप</td>
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<td>0.49</td>
</tr>
<tr>
<td></td>
<td>(भारत)</td>
<td>राजस्थान</td>
<td>क्षेत्र 819/विधानशाखा</td>
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निवासी: 2/2/296-प्राचीन आनंद, विदेश (प्राचीन)
SCHEDULE

<table>
<thead>
<tr>
<th>District</th>
<th>Tehsil</th>
<th>Locality</th>
<th>Name of Monuments/Site</th>
<th>Klasra</th>
<th>Area Acre</th>
<th>Area Hectare</th>
<th>Ownership</th>
<th>Boundaries</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>Raisen</td>
<td>Goharganj</td>
<td>Bhuppur</td>
<td>Ancient remains rock engraving Bhuppur</td>
<td>34</td>
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<td>0.39</td>
<td>Government of Madhya Pradesh remaining part of P-819/VIII</td>
<td>North: Forest of P-819/VIII</td>
<td>The Siva Temple (Notified as Saiwite temple)</td>
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<td></td>
<td></td>
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<td>35</td>
<td>0.92</td>
<td>0.38</td>
<td>Government of Madhya Pradesh remaining part of 46/2 No. 36 Area</td>
<td>South: Remaining part of 46/2 No. 36 Area</td>
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<td></td>
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<td>37</td>
<td>5.825</td>
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<td>0.35 Acre</td>
<td>0.15 Hectare</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>38</td>
<td>1.20</td>
<td>0.49</td>
<td>Government of Madhya Pradesh</td>
<td>40 and remaining Government of Part of 38. No A2 dated</td>
<td>Protection Notification No. D.250/51</td>
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<td></td>
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<td>Total—Government Area</td>
<td>71.05</td>
<td>28.93</td>
<td>P-819/VIII Government of Madhya Pradesh and Khasra Number 38.</td>
<td>Act. 1904</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(SITE PLAN REPRODUCED BELOW)

SATYA PAL, Director Administration
Existing Guidelines of the local bodies / Status of
Permissible Ground Coverage, FAR/FSI and Heights with the Regulated area for new construction, Set Backs.

Development norms for plots i lands on which building(s) with height above 12.5 m and upto 30 m is proposed:

<table>
<thead>
<tr>
<th>S.No</th>
<th>Road Width in meters</th>
<th>Minimum plot land (area in Sqm)</th>
<th>Frontage In meters</th>
<th>FAR</th>
<th>Ground Coverage percentage</th>
<th>Building Height in meters</th>
<th>Front M.O.S in meters</th>
<th>Sides/rec in MOS in meter</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>12.0m and above</td>
<td>1000 Sqm</td>
<td>18</td>
<td>1:1.50</td>
<td>30</td>
<td>Up to 18</td>
<td>7.5</td>
<td>6.0</td>
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<tr>
<td>2</td>
<td>18m &amp; above</td>
<td>1500 Sqm</td>
<td>21</td>
<td>1:1.75</td>
<td>30</td>
<td>Up to 24</td>
<td>9.0</td>
<td>6.0</td>
</tr>
<tr>
<td>3</td>
<td>24m and above</td>
<td>2000 Sqm</td>
<td>30</td>
<td>1:2.0</td>
<td>30</td>
<td>Up to 30</td>
<td>12.00</td>
<td>7.5</td>
</tr>
</tbody>
</table>

Note:
1. Where the use premises is commercial, the ground coverage mentioned in Column 6 above shall be read as 40.

Size of plots and other norms.-

(1) Residential.

2. Each plot shall have a minimum size and frontage corresponding to the type of development as given below in table 3

<table>
<thead>
<tr>
<th>Type of Plot size (Sq. meter)</th>
<th>Frontage (meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached building above 225</td>
<td>above 12</td>
</tr>
<tr>
<td>Semi-detached building 125-225</td>
<td>8 to 12</td>
</tr>
<tr>
<td>Row type building 50-225</td>
<td>4.5 to 12</td>
</tr>
</tbody>
</table>

(2) Industrial. The size of plot shall be such as approved by the Authority.

(3) Other land uses. The minimum size of plots for buildings for other uses like business, educational, mercantile, assembly, cinema/ theatre, mangal karyalaya/ marriage garden, fuel
filling stations etc., shall be as decided by the Authority subject to the clause

(i) Assembly Halls /Theatres; The Minimum size of plot for assembly building/theatres used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 Square meters per Seat.

(ii) Cinema Halls with one screen: The norms shall be as under Table 4

| Table 4 |
|-----------------|------------------|
| 1. Minimum area of the plot | 2000 Square meter or 4 Sqm per seat whichever is more. |
| 2. Ground coverage. | 33 per cent, of the total plot area, (on ground) |
| 3. Floor Area Ratio | 1.25 |
| 4. Minimum Open Spaces | Front Minimum 15 m |
| | Both sides 6 m |
| | Rear 6 m |
| 5. Minimum width of road on which Cinema Plot should abut | 18 m |

Note: Commercial activities which is incidental to Cinema shall be permissible on 10 percent of the FAR

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

There is no specific heritage bye-laws or regulations available with the local bodies, however the building bye laws (Madhya Pradesh Bhumi Vikas Niyam 2012), rule 35 provides for Architectural control: (1) for major public buildings or complex of buildings coming up in any environmentally sensitive area or in the proximity of monuments and buildings of heritage importance, the aesthetics of the whole scheme may also have to be examined, and also its existing structures. In addition, any development which may affect the general characteristics and environment of historical, architectural, or other monuments should also be accordingly scrutinized and necessary modification in the plans made. The special areas shall be identified as old built-up areas, areas of historical or archaeological importance, areas of scenic value, area restricted for development by Government or area under other uses/ spot zone during preparation of Development plan. For protection of these areas the norms as stipulated by the respective statutory bodies such as Archaeological Survey of India and respective departments shall be applicable.

As per the Model Building Bye-laws, buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites.
Open spaces

Open Spaces (within a Plot)

General

1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such inferior or exterior open space.
2) Open spaces to cater for lighting and ventilation requirement. The open spaces inside or around building have essentially to cater for the lighting and ventilation requirements of the rooms abutting such open spaces and in the case of building abutting streets in the front, rear or sides, the open spaces provided shall be sufficient for the future widening of such streets.
3) Open spaces separate for each building or wing. The open spaces shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces for the purposes of light and ventilation of the wings.
4) Separation between accessory and main buildings of more than 7 meters in height shall not be less than 1.5 meters. For buildings up to 7 meters in height no such separation shall be required.

Residential Buildings. - Open Spaces.

Exterior open spaces for buildings having height up to 12.5 meters.

(1) Front open spaces.
   a. Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:

   Table 5

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Width of street facing the plot</th>
<th>Front open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>1.</td>
<td>Up to 9.0 meters</td>
<td>3.0 meters</td>
</tr>
<tr>
<td>2.</td>
<td>More than 9.0 meters and up to 12 meters</td>
<td>3.6 meters</td>
</tr>
<tr>
<td>3.</td>
<td>More than 12.0 meters and upto 18 meters</td>
<td>4.5 meters</td>
</tr>
<tr>
<td>4.</td>
<td>Above 18 meters.</td>
<td>6.0 meters</td>
</tr>
</tbody>
</table>

   b. In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.
(2) Front open spaces.

a. Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Width of street facing the plot</th>
<th>Front open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Up to 9.0 meters</td>
<td>3.0 meters</td>
</tr>
<tr>
<td>2.</td>
<td>More than 9.0 meters and up to 12 meters</td>
<td>3.6 meters</td>
</tr>
<tr>
<td>3.</td>
<td>More than 12.0 meters and up to 18 meters</td>
<td>4.5 meters</td>
</tr>
<tr>
<td>4.</td>
<td>Above 18 meters</td>
<td>6.0 meters</td>
</tr>
</tbody>
</table>

b. In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.

(3) Rear Open Space.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plot area in Square meters</th>
<th>Minimum Rear Open space in meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 40.00</td>
<td>Nil</td>
</tr>
<tr>
<td>2</td>
<td>Above 40.00 and up to 150.00</td>
<td>1.5</td>
</tr>
<tr>
<td>3</td>
<td>Above 150 and up to 225.00</td>
<td>2.5</td>
</tr>
<tr>
<td>4</td>
<td>Above 225.00</td>
<td>3</td>
</tr>
</tbody>
</table>

(a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below:

(b) Rear open space to extend up to the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open space shall be provided throughout the entire face of the rear wall. Such rear wall shall be the wall on the opposite side of the face of the building unless the Authority otherwise directs.

(4) Side open space.

Every semi-detached and detached building shall have a permanently open airspace on sides, forming an integral part of the site as below:

a. For detached buildings there shall be minimum side open spaces of 3 meters on both the sides. Provided that for detached residential building up to 7 meters in height on plots with a frontage less than 12 meters, one of the sides open space may be reduced to 1.5 meters.
b. For semi-detached building there shall be a minimum side open space of 3.0 meters on one side. For Semi-detached building up to 10 meters in height on plots with a frontage up to 10 meters, the side open space may be reduced to 2.5 meters.

c. For row-type buildings, no side open space is required.

(5) Notwithstanding anything contained in sub-rule (2) and (3) garage may be permitted at rear end of the side open space.

Open spaces for other occupancies.

a. Educational Buildings. Except for nursery school, the open spaces around the building shall be not less than 6 meters.

b. Institutional Building. The open spaces around the building shall not be less than 6 meters.

c. Assembly Building. The open space at front shall not be less than 12 meters and other spaces around the building shall not be less than 6 meters.

d. Business, Mercantile and Storage Buildings. The open spaces shall not be less than 6 meters in the front and 4.5 meters on other three sides. Where these are situated in purely residential zone or residential with shops line zone, the open spaces may be relaxed.

e. Industrial Buildings. The open spaces around the building shall not be less than 45 meters for heights up to 16 meters with an increase of the open spaces of 0.25 meters for every increase of 1 meter or fraction thereof in height above 16 meters.

f. Hazardous occupancies. - The open space around the building shall be as specified for industrial buildings mentioned in clause (e) above.

Limitation to open spaces.

1) Safeguard against reduction of open spaces. No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed at the time of the proposed work or to reduce further such open space if it is already less than that prescribed.

2) Additions or Extensions to a building. Additions or extensions of building shall be allowed provided that the open spaces for the additions or extensions would satisfy these rules after such additions or extensions are made.
Mobility with the prohibited and regulated area- road facing, pedestrian ways, Non-motorized transport etc.

Saivite temple (Bhojpur) has a good connectivity with Bhopal via road. Bhopal being the rail road and highway transportation hub, it has a very effective interstate road transport facilities. After reaching Bhopal, the travelers can avail the metro/radio taxi services available in plenty. Closest by railway station to Bhojpur is Bhopal Junction railway station, the closest airport being at Bhopal is at 28 km distant.

Streetscapes, facades and new construction

Streetscapes, facades:
There is no specific guidelines and provision made in the above stated rules of the State Government for streetscapes and facades.

New Construction:
Madhya Pradesh State Government has individually made the housing policy for urban and rural development therein; the rural area development plan has been prepared under Indira Awas Yojana housing scheme program for rural community. Now it has to prepare the master plan for it. Internal CC roads with drains and service ducts will be constructed under the Panch Parmeshwar Yojana. The provisions of the Panchayat Adhiniyam and rules framed therein, to make mandatory municipal functions by the Gram Panchayats.
ANNEXURE-IV

Developmental plan as available by the local authorities

Figure 4, Development Plan for Raisen – 2021

Source: -Bhumi Vikas Nivam MP-2012
Figure 5, picture showing view of Saivite temple

Figure 6. picture showing Saivite temple, Bhojpur

Figure 7, showing ancient engraving

Figure 8, picture showing ancient engraving