

F.No.15-237/NMA/HBL-2023  
Government of India  
Ministry of Culture  
National Monuments Authority

24 Tilak Marg, New Delhi 110001  
Dated: 9<sup>th</sup> June, 2023

To,

The Patna Municipal Corporation  
Second Floor, Block – C,  
Maurya Lok Complex, Budh Marg  
Bihar - 800001

Subject- Stakeholder Consultation for Draft Heritage Bye-Laws of **All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar** - regarding.

Sir,

I am directed to refer to the above Subject, and to enclose the draft Heritage Bye-Laws of Centrally Protected Monument viz. **All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar** for stakeholder consultation.

2. These draft Heritage Bye-Laws have been prepared by the Competent Authority, i.e. Regional Director Eastern Region, Archaeological Survey of India. You are requested to kindly offer Comments/Suggestions in this regard, if any, as an important stakeholder. The draft Heritage Bye-Laws have also been placed on the NMA website for inviting comments /suggestions from the public, if any.

3. The preparation of Heritage Bye-Laws is a time bound document which is to be laid before both Houses of the Parliament. Therefore, you are requested to kindly get the same perused and send your Comments/Suggestions within 30 days of receipt of this letter. If no Comments/Suggestions within the stipulated period of time are received, it will be presumed that you have no comments to offer and the same will be considered as approved from your side.

Yours sincerely,

  
(Col. Savyasachi Marwaha)  
Director

Copy for information and necessary action to:

1. Office of Superintending Archaeologist, Patna Circle, Archaeological Survey of India, Graham's House, (Office-cum-Residential Complex), Judges Court Road, Anta Ghat, Patna-800 001.

2. Guard File







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



**Draft Heritage Bye-laws All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar**

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

---

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 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” **All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar**” 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;

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

**Draft Heritage Bye-Laws**

**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 “**All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar**”.
- (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 an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
- (e) “Authority” means the National Monuments Authority constituted under Section 20 F of the Act;
- (f) “Competent Authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act:  
Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;
- (g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any reconstruction, 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; FAR = Total covered area of all floors divided by 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) "preservation" 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.

## 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.

**2.1 Provision of the Act related to Heritage Bye-laws:** - The AMASR Act, 1958, Section 20E and Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other function of the Competent Authority) Rules 2011, Rule 22, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The Rule provides parameters for the preparation of Heritage Bye-Laws. The National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, Rule 18 specifies the process of approval of Heritage Bye-laws by the Authority.

**2.2 Rights and Responsibilities of Applicant:-**The AMASR Act, Section 20C, 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 16<sup>th</sup> 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:**  
**All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar**

#### **3.0 Location and Setting of the Monument:**

“All ancient structures and other monuments or remains within the areas enclosed by the said walls”

**Tehsil- Rajgir**

**District- Nalanda, Bihar**

**Google Map Coordinates: 25°0'19.36"N, 85°27'1.37"E**

The monuments lie in Rajgir. The city, Rajgir, is located 27 kms south-west of Biharsharif, and 110 kms south-east of Patna. The monuments can be reached by the Gaya-Mokhama road (NH 82), which passes through the city and reaches Gaya. There

are twelve monuments, located in different locations in the Rajgir hills and foothills. There separate locations are described below. Rajgir is surrounded by five hills namely Ratnagiri, Vipalachal, Vaibhargiri, Swarnagiri and Udayagiri, they all are called together as Rajgir hills.

On the Ratnagiri hills there are three monuments located namely: “Giriak stupa”, “Griddhakuta stupa”, and “Partially mud stupa on hill”. On the Vaibhargiri hills are “Jaina shrine” and “Mahadev temple”, located. On the foothills of the Vaibhargiri hill are “Jarasandh ka Akhada”, “Son Bhandar cave”, and “Maniyar math”. On the foothills of the Udaygiri hill are the “Chariot wheel mark and shell characters” and the “Newly excavated Stupa”. On the foothills of the Swarnagiri hill is the “Bimbisara Jail”, while on the foothills of the Ratnagiri hill is the “Jivakamravana” located.

To the extreme end among all the monuments to the east, is the “Giriak stupa” on the Ratnagiri hill; which is at a distance of 14 km from the “Mahadeva Temple” to the extreme west, on the Vaibhargiri hill.

Among the monuments on land, to the extreme south is the “Newly excavated stupa” at a distance of 2.8 km from the “Maniyar Math” to the extreme north.



Map 1: Google map showing location of — All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

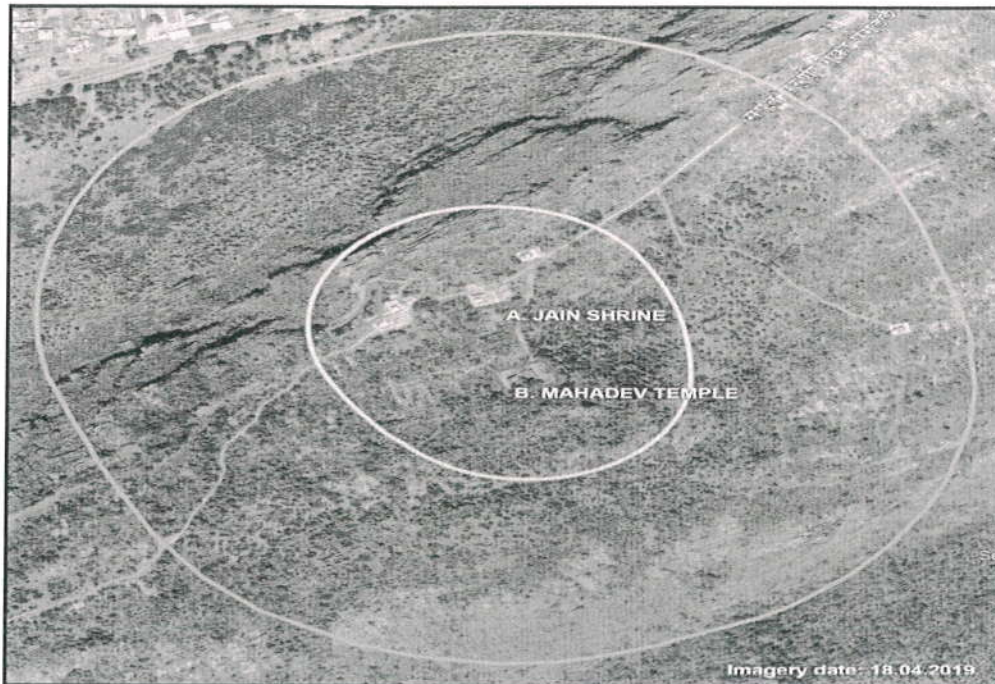
**All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir; District- Nalanda, Bihar**

**(1) Jaina shrine, & (2) Mahadeva temple:**

Jaina shrine and Mahadeva temple, are located on the Vaibhar hill. They both are at a distance of 45 meters to each other. They can be reached by walk from the road head side covering a distance of about 1.3 km. Rajgir bus stand and Rajgir railway station are at a



distance of approx. 2.5 km and 3.5 km, north-east of the monuments, respectively. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 69 km (south-west) and 109 km (north-west), from the monument, respectively.



Map 2: Google map showing location of – A. Jaina Shrine, and B. Mahadeva Temple; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

### **(3) Jarasandh ka Akhada, (4) Son Bhandar cave, and (5) Maniyar math**

On the southern foothills of the Vaibhar hill, to the south, are the three monuments located at a distance of approximately 600m from each other. To the west is the “Jarasandh ka Akhada”; to the east of which is, the “Swarna Bhandar cave”; and at the south-east corner of the “Swarna Bhandar cave”, at a distance of 600m is the “Maniyar Math”.

They can be reached by the Gaya-Mokhama road (NH 82). To the west of the National Highway lies the “Maniyar Math”. The Son “Bhandar cave” is accessible by the Swarna Bhandar road (metalled road), which is further connected to the Gaya- Mokhama road (National Highway), at a distance of 600m (east). The “Jarasandh ka Akhada” is accessible by a kuccha road, which is further connected to the Swarna Bhandar road (north-east), which is in turn connected to the Gaya-Mokhama road (National Highway), 1.3 km (east).

To reach the “Jarasandh ka Akhada” and the “Swarna Bhandar cave” one has to reach “Maniyar Math” which lies near the National Highway, and take the Swarna Bhandar road, which further goes to the other two monuments.

Rajgir bus stand and Rajgir railway station are at a distance of approx. 2.8 km and 3.8 km, north of the “Maniyar Math”, respectively. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 71.2 km (south-west) and 109 km (north-west), from the monument, respectively.

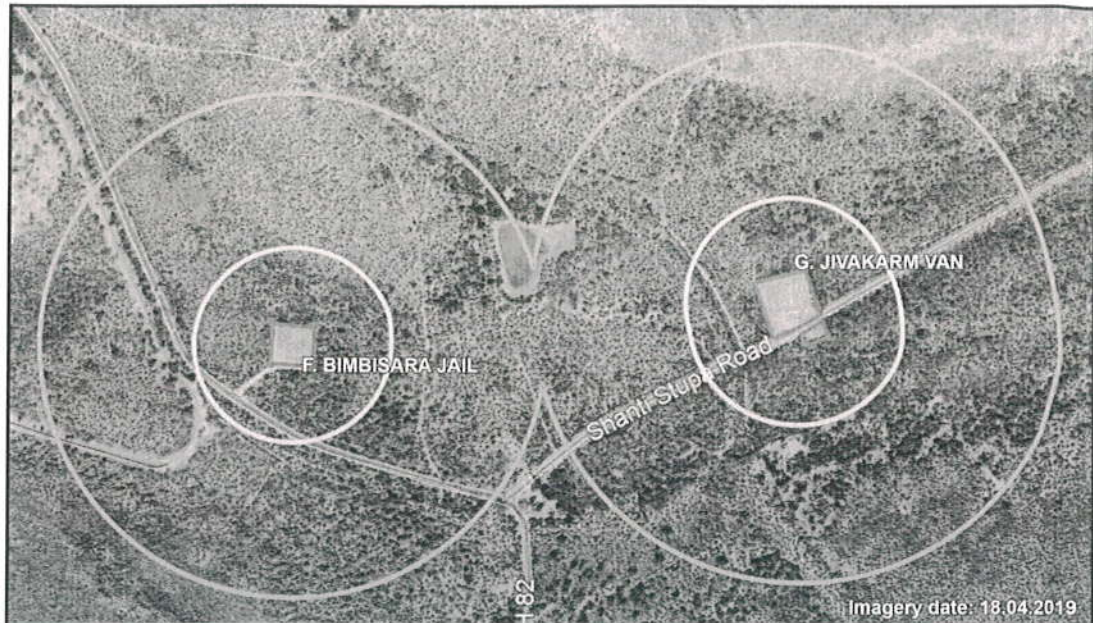


Map 3: Google map showing location of — C. Jarashandh ka akhara, D. Son bhandar cave, and E. Maniyar math; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

**(6) Bimbisara jail (Prisoner’s house), and (7) Jivakamravana (monastery / ancient hospital):**

On the southern foothills of the Ratnagiri hill lie the “Jivakamravana”; and on the north-eastern foothills of the “Swarnagiri hill”, lie the Bimbisara jail. They are at a distance of 800 m from each other. To the south of the “Bimbisara jail”, passes the Gaya-Mokhama road (National Highway), at a distance of 30m from the monument. To the south of the “Jivakamravana”, passes the Shanti Stupa trail, which is further connected to the Gaya-Mokhama road (National Highway), at a distance of 450m from the monument.

From the “Bimbisara jail”, Rajgir bus stand and Rajgir railway station are at a distance of approx. 4.9 km and 4.8 km, north, respectively. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 66.2 km (south-west) and 110 km (north-west), from the monument, respectively.

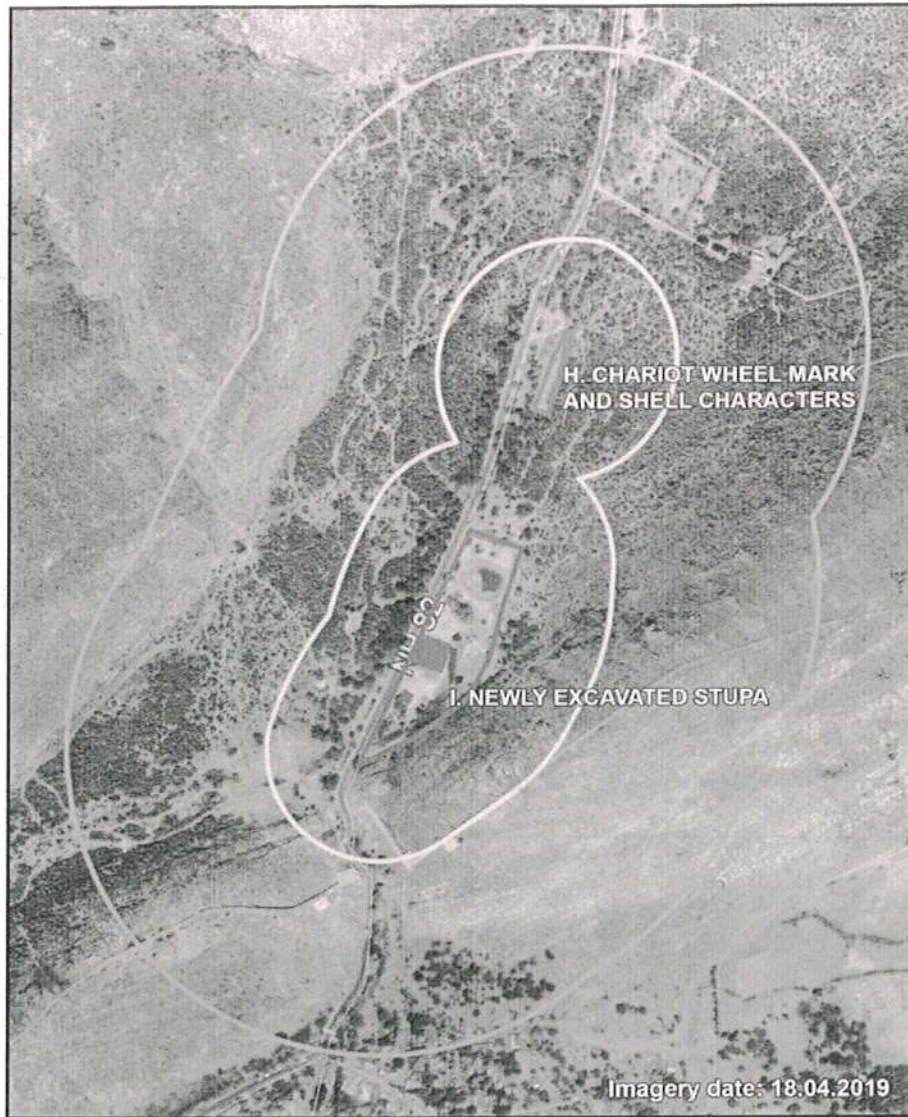


Map 4: Google map showing location of – F. Bimbisara Jail, and G. Jivakarm Van; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

**(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:**

The monuments are located on the foothills of the Udaygiri hills, at a distance of 300 m from each other. The Chariot wheel mark and shell characters lie to the extreme north of the “Newly excavated stupa”. The monuments lie to the east of the Gaya- Mokhama road (National Highway), and are directly accessible from it.

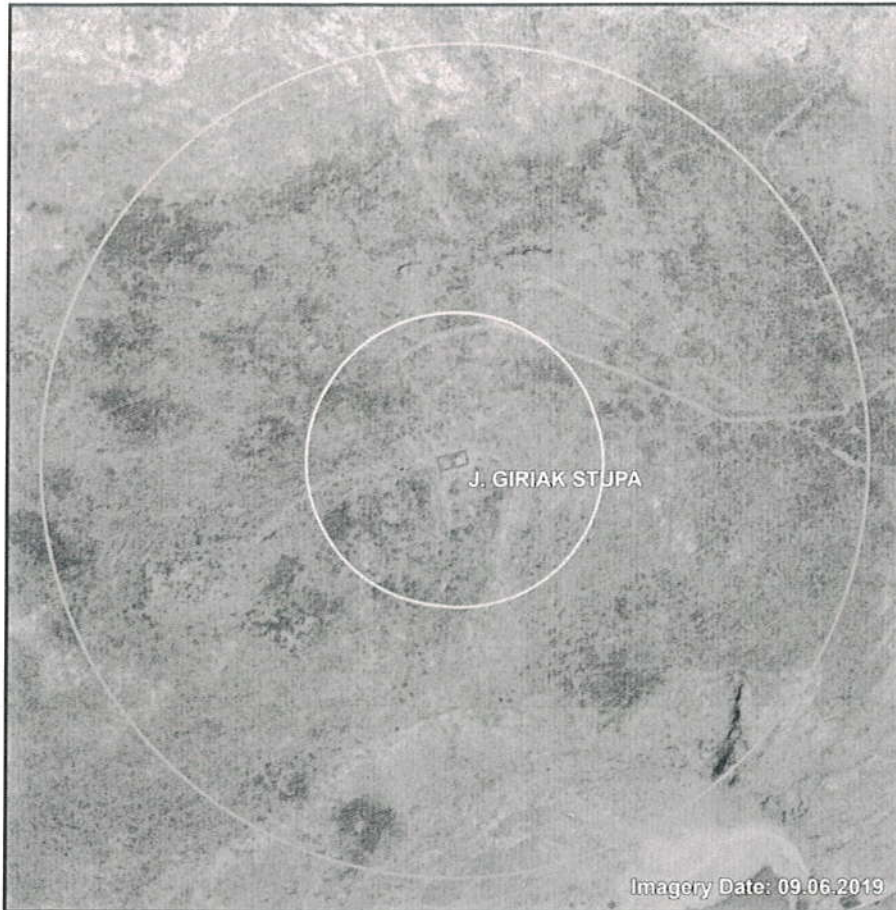
From the “Newly excavated stupa”, Rajgir bus stand and Rajgir railway station are at a distance of approx. 5.4 km and 6.4 km, north, respectively. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 74.7 km (south- west) and 112 km (north-west), from the monument, respectively.



Map 5: Google map showing location of — H. Chariot wheel mark and shell characters, and I. Newly excavated Stupa; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

#### **(10) Giriak stupa**

To the extreme end of the Ratnagiri hill, lies the Giriak stupa. It is at a distance of 1.8 km from the Bihar-Mokama Road. Rajgir bus stand and Rajgir railway station are at a distance of approx. 5.4 km and 6.4 km, north, respectively. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 74.7 km (south- west) and 112 km (north- west), from the monument, respectively.

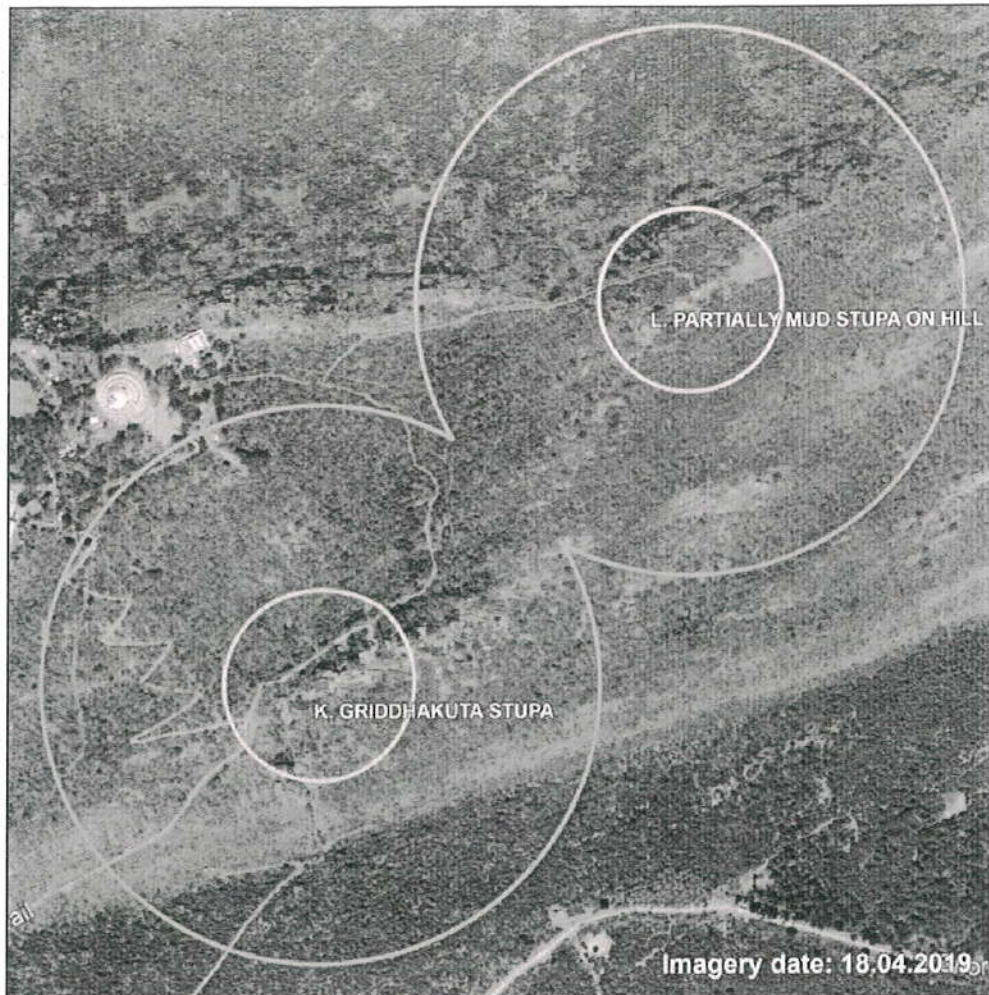


Map 6: Google map showing location of – J. Giriak stupa; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

### **(11) Griddhakuta stupa, and (12) Partially mud stupa on hill**

They are embedded on the Ratnagiri hill, at a distance of 900m from each other. Both the monuments can be approached by walk, covering a distance of about 1.1 km from the road head side, to the south-west.

Rajgir bus stand and Rajgir railway station are at a distance of approx. 5.3 km and 6.2 km, north, respectively, from the “Griddhakuta stupa”. Gaya airport and Jaya Prakash Narayan International airport (Patna) are at a distance of 66.9 km (south- west) and 111 km (north-west), from the monument, respectively.



Map 7: Google map showing location of – K. Griddhakuta stupa, and L. Partially mud stupa on hill; Tehsil- Rajgir; District- Nalanda, Bihar, along with the protected, prohibited and regulated area.

### 3.1 Protected boundary of the Monument:

The Protected boundaries Centrally Protected Monument- All ancient structures and other monuments or remains within the areas enclosed by the said walls; Tehsil- Rajgir, District- Nalanda, Bihar 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 Monument:

Rajgir was known in ancient times by more names than one of which mention may be made of Vasumati, Brihadrathapura, Girivraja, Kusagrapura and Rajagriha. The name Vasumati, found in the Ramayana probably owes its origin to the mythical King Vasu, a son of Brahma, to whom the foundation of the city is traditionally ascribed. The name Brihadrathapura, met with in the Mahabharat and the Puranas, is reminiscent of King Brihadratha, a forefather of the

famous Jarasandh. The physical conditions of the area comprising the city, viz. the hills encircling it almost on all sides, have given it, the name Girivraja. The fourth name Kusagrapura is found in the itinerary of Hiuen Tsang and in the Jaina and Sanskrit Buddhist texts. The name Rajagriha or “the royal abode” is an appropriate designation of a place that remained the capital of Magadha for centuries. Rajgir is a sacred place of pilgrimage for Hindus, Jains and Buddhists. Rajgir Hills is surrounded by five hills named Ratnagiri, Vipalachal, Vaibhagiri, Songiri and Udaygiri.

Rajgir was the capital of the mighty Magadh empire fortified by hills. Among the mythical personalities of Rajagriha King Vasu, the fourth son of Brahma supposedly the founder of the city, Brihadratha the progenitor of Barhadratha dynasty and Jarasandha a mighty king of his time are some names of great fame. Buddha & Mahavira had spent many a rainy seasons at Rajgir during the reigns of Bimbisara and Ajatsatru in sixth-fifth Century B.C. The place is very sacred for Jain community as being the birth place of Muni Suvrata, the twentieth Tirthankara.

Excavations and explorations carried out by the Archaeological Survey of India in different phases have brought to light a number of ancient sites and monuments of archaeological significance in and around the fortified city of Rajagriha.

Each monument is described as below:

1. Jaina shrine

According to the Jain tradition the hills that encircle Rajgir are Vipula, Ratna, Uday, Swarna and Vaibhar, and all of them have Jaina temples on their top. The Jaina establishments on the Vaibhar hill are certainly old. This is shown not only by the inscriptions on the images but also by the statement of Hiuen Tsang that, in his time naked ascetics (i.e. the Jainas) frequented the place in great number.



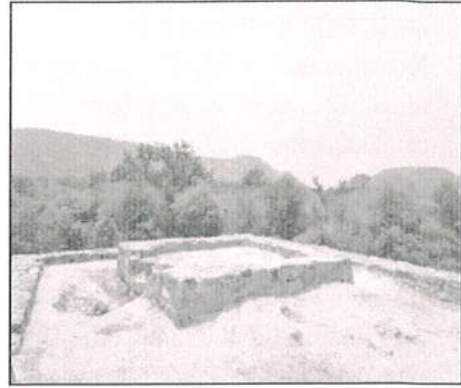
2. Mahadeva temple

The Mahadeva temple is a ruined temple dedicated to Shiva consisting of a small sanctum about 3.5 square meters internally.



3. Jarasandh ka Akhada

This site is believed to be the battle field where Bhima, one of the five Pandava brothers overpowered and killed legendary Jarasandh after 28 days of intense duel fight, traditionally called the malla yuddha. According to the great epic Mahabharata, Jarasandh was the son of Brihadrath, an extraordinary warrior and a very powerful ruler of Magadh Kingdom.



4. Son Bhandar cave

The Son bhandar, Rajgir, has an inscription in characters of c. 1<sup>st</sup> or 2<sup>nd</sup> century A.D. stating that Muni Vairadeva, jewel among teachers and of great luster, caused to have excavated two caves fit for residence of Jaina ascetics, with images of the Arhats (Jinas) installed therein. The second cave is called the Vaishnava cave. These caves,



rock-cut shrines fit for residence of Jaina monks, are of very simple design. A number of short epigraphs can be seen on the inner walls with the exception of the one on the outer wall to the left of the doorway, which is of great value of fixing the date purpose of the caves, which palaeographically belongs to third or fourth century A.D.

Son Bhandar is shrouded so deep in myths that it has attracted scholars and treasure hunters for a long time. Legends say that the treasure of Bimbisara was hidden inside this cave by his wife and then sealed with a spell. This legend became so widely accepted that during the British Raj, an effort was made to blow open the cave with cannon to get the treasure. However the effort failed and all we have now is a still standing door apparently sealed by rock and with an impression made by the cannon ball. More plausible accounts attribute these caves to the Jain Saint Vairadeva in the 1st century AD. The eastern cave has beautiful murals in stone depicting the Jain monks. There was more of that Shell script on the wall which according to a local was the key to the treasure, if it could be deciphered.

5. Maniyar math

Located almost at the centre of the old city of Rajagirha, it may be identified in the „Manimala- chaitya“ mentioned in pali texts or the shrine of „Mani- naga“ referred to in Mahabharata. From the art-style of the images, this structure seems to be of Gupta period.





The minor structures like alters, platforms and shrines etc scattered around were constructed probably for religious and ritual purpose related to serpent worship. Commarswamy thinks that it „represents“ a colossal lingam like those at Fatehpur near Baramula, Kashmir and Timparakuram near Madras. Built in the Gupta Period, Maniyar Math is a mysterious place of worship believed to be dedicated to Naga Shilbhadra, and has also been a Buddhist stupa sometime in the past. The cylindrical stupa now serves as a wishing well for the locals where they throw money and offerings to the Snake god and wish for their happy life.

6. Bimbisara jail (Prisoner’s house)

This is situated inside the inner city fortification. The structure has been identified with the prisoner’s house in which Bimbisara was confined by his son Ajatsatru. It is said that from his prison, Bimbisara was able to see Buddha on the Gridhrakuta. Partial clearance of the site brought to light stone cells in one of which was found an iron ring with a loop at one extremity, which might possibly have served the purpose of manacling prisoners.



7. Jivakamravana (monastery / ancient hospital) The

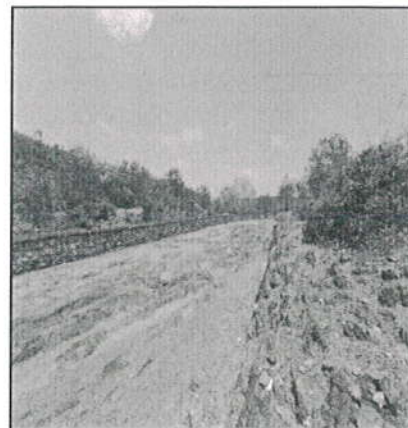
Jivakamravana, monastery of the Buddhist tradition is found on the way to the Griddhakuta hill. It was a hospital-cum- Monastery, built by the contemporary king Bimbisara & Ajatashatru and run by the famous royal physician, named Jivika, a contemporary of Lord Buddha. Later, Buddha stayed at Griddhakuta and used to go to Venu



vana to deliver his sermons. To save time and distance for Lord Buddha, as Griddhakuta and Venu vana were some miles apart, Jivak constructed a monastery in his own garden and consecrated it to Lord Buddha, who could not refuse the gift and then he began to preach from there.

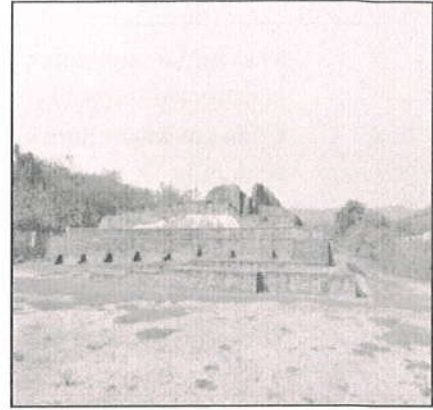
8. Chariot wheel mark and shell characters

The carriage or cart ruts which have cut deep into the rocky soil running from the north-west to the south-east corner in a portion of the old rocky highway leading from Rajgir to the Banganga.



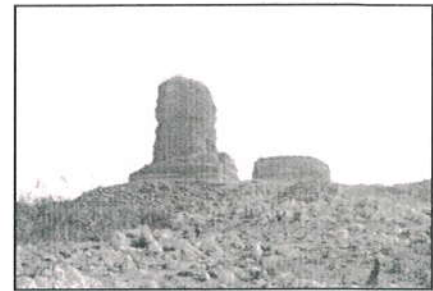
9. Newly excavated stupa

The stupa was excavated by ASI Patna Circle, Patna, to establish the cultural sequence of the stupa. A terraced brick stupa was exposed completely. The upper terrace is formed of construction of brick chambers attached to an apsidal brick structure on the west, both filled with earth and stone rubbles.



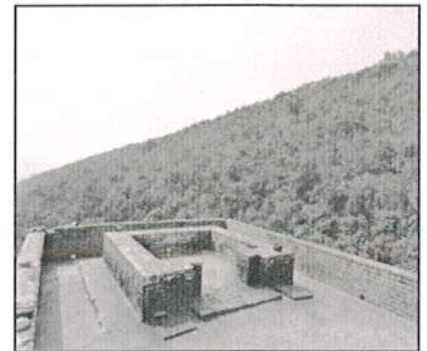
10. Giriak stupa

It is a brick built structure exposed during the clearance comprising of cylindrical stupa of solid brick work and a rectangular shrine enclosed within a compound wall. The niches were provably provided with images made of stucco or other perishable materials as similarly seen in Maniyar Math of Rajgir and temples of Nalanda located in its closed vicinity. In front of the stupa a shrine almost square in shape measuring with a central chamber is exposed. It has four projections on all sides with the provision of niche at all cardinal directions.



11. Griddhakuta

Griddhakuta (Vulture's peak) hill was a favourite resort of Lord Buddha and the scene of many of his important sermons. The whole area is studded with Buddhist monuments. The natural caves in all probability represent the „stone house“ as mentioned by the Chinese pilgrim Hiuen Tsang who visited the place during seventh century. A number of terracotta plaques depicting the figures of Buddha and Maitreya in two rows with buddhist creed in minute characters below each image, were found from one of these caves.



12. Partially mud stupa on hill

A brick stupa was opened in 1905-06. It is said that towards the end of his reign Ashoka himself assumed the yellow robe, and he died at a holy hill near Rajgir.



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

The place abounds a number of monuments and ancient remains which are mostly ruined temples, stone structures, caves, stupas, monasteries, consisting of inscriptions, sculptured stone slabs. The monuments as stated above are mostly made of Mauryan bricks, stone rubble, mud mortar, and brick jelly.

The description of the monuments is described as below:

1. Jaina shrine  
On the Vaibhar hill, Rajgir, is a ruined temple consisting of a central chamber facing east surrounded by a court which is flanked on all sides by row of cells. The central chamber and the cells are provided with niches in the walls to contain images of Parsvanatha, Mahavira, Neminatha, Sambhavanatha (all are Jaina Tirthankara).
2. Mahadeva temple  
The Mahadeva temple is a ruined temple dedicated to Shiva consisting of a small sanctum about 3.5 square meters internally. The sanctum has a flat roof and enshrines a small linga, a headless bull, and a miniature Shikhara. The doorway is flanked by two female figures and sculptured stone slabs in pot- and- foliage design.
3. Jarasandh ka Akhada  
The quadrangular stone structure accessed through steps on one side contains distinguishably soft, white bleached earth generally characterizing a wrestling place or akhada.
4. Son Bhandar cave  
Son bhandar (treasury of gold), are a group of two caves excavated in the southern scarp of the Vaibhar hill. The Son Bhandar consists of a large chamber 34' x 17' and is provided with a doorway and a window on the southern wall. The second or the eastern cave stands on an inner level than the first. There was a roofed veranda in front of the cave as is indicated by beam holes on the outer wall and platform courtyard in front, the brick pavement of which is still visible. The second storey of the cave was built of bricks and was approached by rock-cut stairs which are till now traceable. Inside the cave, on the southern wall, are six small figures of the Jaina Tirthankaras carved relief and representing Padmaprabha, Parsvanatha and Mahavira.
5. Maniyar math  
The main attraction of the Maniyar Math is a well-like structure made of 1.20 metres thick wall, with a diameter of approximately 3.00 metres. The exterior provides niches containing stucco images. A linga decorated with garland, four- armed Vishnu, Nagi image, Ganesha twisted with snakes around his body, and six-armed dancing Shiva are worth mentioning. It is unfortunate that most of these have now disappeared.

From their art-style the images seem to be of Gupta period. The minor structures like alters, platforms and shrines, etc scattered around were constructed probably for religious and ritual purpose related to serpent worship. Among antiquities a fragmentary sculpture of first- second century A.D. made of spotted Mathura sand stone carved on both the sides is quite significant which depicts Naga and Nagi figures with serpent hood and the name „Mani-naga“ below a Naga figure. Besides, a number of terracotta serpent hoods, multi-spouted pots and other minor objects related to ritualshave been found from this place.

6. Bimbisara jail (Prisoner's house)  
It is a 60 square meters fort, with stone walls of 2 meter thick and circular bastions at the corners. The structure has been identified with the prisoner's house in which Bimbisara was confined by his son Ajatsatru. Partial clearance of the site brought to light stone cells in one of which was found an iron ring with a loop at one extremity, which might possibly have served the purpose of manacling prisoners.
7. Jivakamravana (monastery / ancient hospital):  
The excavations revealed curious elliptical shaped structures with attached subsidiary rooms, oblong in plan, built of stone rubble in mud mortar, the use of bricks being made for flooring, rather sporadically at a few spots only. The elliptical halls are as long as 208 feet and nearly 34 feet wide, while, the rooms are also unusually large in size. These remains of building represent some communal buildings or monastery, but not any ordinary residential housing. It was a hospital-cum-Monastery.
8. Chariot wheel mark and shell characters  
The carriage or cart ruts which have cut deep into the rocky soil running from the north-west to the south-east corner, measure 5 feet from centre to centre.
9. Newly excavated stupa  
The stupa has a diameter of about 40m at the base and rises to a height of 6.5 m above the surrounding plain. A terraced brick stupa was exposed completely. The lower terrace measuring 29X25 m., about 2 m height, is provided with buttress wall at regular interval of 2 m to 3m. The upper terrace is formed of construction of brick chambers attached to an apsidal brick structure on the west, both filled with earth and stone rubbles. The apsidal structure measures 13.20 m X 2.40 m.
10. Giriak stupa  
It is a brick built structure exposed during the clearance comprising of cylindrical stupa of solid brick work and a rectangular shrine enclosed within a compound wall. The stupa rests on a 3.5m high square platform. The platform

is laid on burnt bricks with mud mortar. Originally the platform was ornate by a series of niches with intermediate miniature pilasters alternately made by using chiselled bricks. The niches were provably provided with images made of stucco or other perishable materials as similarly seen in Maniyar Math of Rajgir and temples of Nalanda located in its closed vicinity. The corners of the platform are elegantly shown with beautifully carved mouldings. The traces of lime plaster and finding of huge quantity of fallen plaster in the debris indicate that the entire platform crowning the cylindrical stupa was once treated with plaster and decorative pattern. Chiselling carved bricks paved on the neck in between the cornice having beautiful floral lotus petal design treated with the lime plaster  $\frac{1}{2}$  to 1 cm thick all around is another glance of the architectural beauty of stupa. The cylinder is circular on plan and raised upward vertically and the bricks are arranged in English bond pattern, outer surface of which is very smooth.

In front of the stupa a shrine almost square in shape measuring with a central chamber is exposed. It has four projections on all sides with the provision of niche at all cardinal directions. The exterior of the shrine is designed with moulding of different bands in the pattern of projection and recession. Outer surface of the shrine is finished with lime plaster over a layer of mud paste ground.

The stupa and shrine is enclosed by a 75 cm thick enclosure wall of which remains of five courses of bricks laid on mud mortar has been noticed on the southern side. The brick jelly rammed circumambulatory path about 2m wide measures all around. The pradakshina patha fashioned in such a way that one devotee can circum-ambulate both the stupa and shrine at one time or separately through the intermediary passage.

#### 11. Griddhakuta

It is a rectangular shaped exposed brick structure, with a square chamber in the middle, provided with a pradakshina path. In the square chamber, are shrine or images of Buddha area kept, and offerings are done by Buddhists.

#### 12. Partially mud stupa on hill

The structure is circular in plan, with a brick mound on top, representing a stupa. It seems that no mortar has been used to fix the bricks together, but is just kept one on top of the other.

### **3.4 Current Status:**

#### **3.4.1 Condition of the Monument- condition assessment:**

The general condition of the monuments is good. However, periodic repair and maintenance are required in all the monuments.

#### **3.4.2 Daily footfalls and occasional gathering numbers:**

The average number of visitors at the sites is 100-150 per day. During peak season the number increases to around 250.

## CHAPTER IV

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

#### 4.0 Existing zoning:

No zoning has been made in the state government acts and rules for the monuments.

#### 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 may be seen at Annexure I

#### 5.1 Analysis of surveyed data:

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

**(1) Jaina shrine, and (2) Mahadeva temple:**

Protected area (approx.): 2818 sq.m. (0.69 acres)

Prohibited area (approx.): 62945.11sq.m.(15.55 acres)

Regulated area (approx.) : 311595.06 sq.m. (77 acres)

(Information has been obtained from the Surveyor officer, Patna circle)

**(3) Jarasandh ka Akhada:**

Protected area (approx.):345.93 sq.m. (0.33 acres)

Prohibited area (approx.): 43545.6 sq.m. (10.76 acres)

Regulated area (approx. : 277261.86 sq.m. (68.51 acres)

(Information has been obtained from the Surveyor officer, Patna circle)

**(4) Son Bhandar cave:**

Protected area (approx.) : 2648.86 sq.m. (0.65 acres)

Prohibited area (approx.):47485.034 sq.m. (11.73 acres)

Regulated area (approx.) : 287076.37 sq.m. (70.93 acres)

(Information has been obtained from the Surveyor officer, Patna circle)

**(5) Maniyar math:**

Protected area (approx.): 4663.13 sq.m. (1.15 acres)  
Prohibited area (approx.): 54074.307 sq.m. (13.36 acres)  
Regulated area (approx.): 302510.8 sq.m. (74.75 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(6) Bimbisara jail (Prisoner's house):**

Protected area (approx.): 2862.26 sq.m. (0.7 acres)  
Prohibited area (approx.): 47,451.23 sq.m. (11.7 acres)  
Regulated area (approx.): 2,87,615.96 sq.m. (71.07 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(7) Jivakamravana (monastery / ancient hospital):**

Protected area (approx.): 5,313.06 sq.m. (1.3 acres)  
Prohibited area (approx.): 59,096.25 sq.m. (14.6 acres)  
Regulated area (approx.): 3,11,268.78 sq.m. (76.91 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(8) Chariot wheel mark and shell characters, and**

**Newly excavated Stupa:**

Protected area (approx.): 16,679.12 sq.m. (4.12 acres)  
Prohibited area (approx.): 1,39,276.77 sq.m. (34.41 acres)  
Regulated area (approx.): 4,84,067.17 sq.m. (119.61 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(10) Giriak stupa:**

Protected area (approx.): 134.5 sq.m. (0.03 acres) Prohibited area (approx.): 37520.33 sq.m. (9.27 acres) Regulated area (approx.): 263375.04 sq.m. (65.08 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(11) Griddhakuta:**

Protected area (approx.): 73.96 sq.m. (0.018 acres) Prohibited area (approx.): 33161.78 sq.m. (8.19 acres) Regulated area (approx.): 254989.77 sq.m. (63.01 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**(12) Partially mud stupa on hill:**

Protected area (approx.): 21.72 sq.m. (0.005 acres) Prohibited area (approx.): 31351.94 sq.m. (7.74 acres) Regulated area (approx.): 251264.59 sq.m. (62.08 acres)  
(Information has been obtained from the Surveyor officer, Patna circle)

**Salient features:**

Rajgir hills are sacred to both Buddhism and Jainism because of their association with the

religions' respective founders, the historical Gautama Buddha and Mahavira. Therefore, the hills have often been the destination of religious pilgrimage for Jains and Hindus alike. There are multiple tourist spots spread around Rajgir hills. Rajgir Hills is surrounded by five hills named Ratnagiri, Vipalachal, Vaibhagiri, Songiri and Udaygiri.

#### 5.1.2 Description of built up area:

##### **Prohibited Area:**

##### **(1) Jaina shrine, and (2) Mahadeva temple:**

##### **A. Prohibited area:**

**North:** Jain temple; Saptaparni cave trail road.

**North-East:** Digambar Jain temple; Saptaparni cave trail road.

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**North-West:** Munisuvrat Swami Kevalgyaan Jain temple; Saptaparni cave; Saptaparni cave trail road.

##### **B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**North-East:** Swetambar Jain temple

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Shalibhadra and Dhanna Sheth Jain temple

**West:** Vaibhar hill with dense forest cover and vegetation growth

##### **(3) Jarasandh ka Akhada:**

##### **A. Prohibited area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**North-East:** water body; Vaibhar hill with dense forest cover and vegetation growth

**South:** road; Vaibhar hill with dense forest cover and vegetation growth

**East:** road; Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

##### **B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Pant Wildlife Sanctuary; Vaibhar hill with dense forest cover and vegetation growth

**East:** road; Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

##### **(4) Son Bhandar cave:**



**A. Prohibited area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** parking; electric pole; Swarna Bhandar road; Jarasandh bhavan.

**East:** building; tower; road; Vaibhar hill with dense forest cover and vegetation growth

**West:** Swarna Bhandar road; electric pole; Vaibhar hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** drain; buildings; Swarna Bhandar road; electric pole; dense vegetation growth

**South-West:** hotel; drain; buildings; guest house; Swarna Bhandar road; electric pole; dense vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**(5) Maniyar math:**

**A. Prohibited area:**

**North:** Swarna Bhandar road; electric pole; dense forest cover and vegetation growth

**South:** dense forest cover and vegetation growth

**East:** Jai Prakash Udyan; electric pole; dense forest cover and vegetation growth

**West:** Swarna Bhandar road; electric pole; dense forest cover

**A. Regulated area:**

**North:** Jai Prakash Udyan; dense forest cover and vegetation growth

**South:** Rajgir wildlife and safari; dense vegetation growth

**East:** Jai Prakash Udyan; dense forest cover and vegetation growth

**West:** dense forest cover

**(4) Bimbisara jail (Prisoner's house):**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** dense and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Swarnagiri hill with dense forest cover and vegetation growth

**East:** water body; Ratnagiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

**(5) Jivakamravana (monastery / ancient hospital):**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Swarnagiri hill with dense forest cover and vegetation growth

**East:** water body; Ratnagiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

**(6) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:**

**A. Prohibited area:**

**North:** Udaygiri hill with dense forest cover and vegetation growth

**South:** Durga temple; Gaya-Mokama road (National Highway); Cyclopean wall; Udaygiri hill with dense forest cover and vegetation growth

**East:** Udaygiri hill with dense forest cover and vegetation growth

**West:** Udaygiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Udaygiri hill with dense forest cover and vegetation growth

**South:** Udaygiri hill with dense forest cover and vegetation growth

**East:** Udaygiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

**(10) Giriak stupa:**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**(11) Griddhakuta:**

**A. Prohibited area:**

**North:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**North-East:** Sugarakhata cave; Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Sujata Palace; Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Shanti Stupa trail; Ratnagiri hill with dense forest cover and vegetation growth

**(12) Partially mud stupa on hill:**

**A. Prohibited area:**

**North:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** stairs; Ratnagiri hill with dense forest cover and vegetation growth

**5.1.3 Description of green/open spaces:**

**Prohibited Area:**

- (1) Jaina shrine, and (2) Mahadeva temple:**

**A. Prohibited area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**(3) Jarasandh ka Akhada:**

**A. Prohibited area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**North-East:** water body; Vaibhar hill with dense forest cover and vegetation growth

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Pant Wildlife Sanctuary; Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**(4) Son Bhandar cave:**

**A. Prohibited area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Vaibhar hill with dense forest cover and vegetation growth

**South:** Vaibhar hill with dense forest cover and vegetation growth

**East:** Vaibhar hill with dense forest cover and vegetation growth

**West:** Vaibhar hill with dense forest cover and vegetation growth

(5) **Maniyar math:**

**A. Prohibited area:**

**North:** dense forest cover and vegetation growth

**South:** dense forest cover and vegetation growth

**East:** Jai Prakash Udyan; dense forest cover and vegetation growth

**West:** dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Jai Prakash Udyan; dense forest cover and vegetation growth

**South:** Rajgir wildlife and safari; dense vegetation growth

**East:** Jai Prakash Udyan; dense forest cover and vegetation growth

**West:** dense forest cover

(6) **Bimbisara jail (Prisoner's house):**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** dense and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Swarnagiri hill with dense forest cover and vegetation growth

**East:** water body; Ratnagiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

(7) **Jivakamravana (monastery / ancient hospital):**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Swarnagiri hill with dense forest cover and vegetation growth

**East:** water body; Ratnagiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

**(8) Chariot wheel mark and shell characters. & (9) Newly excavated**

**Stupa:**

**A. Prohibited area:**

**North:** Udaygiri hill with dense forest cover and vegetation growth

**South:** Durga temple; Gaya-Mokama road (National Highway); Cyclopean wall; Udaygiri hill with dense forest cover and vegetation growth

**East:** Udaygiri hill with dense forest cover and vegetation growth

**West:** Udaygiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Udaygiri hill with dense forest cover and vegetation growth

**South:** Udaygiri hill with dense forest cover and vegetation growth

**East:** Udaygiri hill with dense forest cover and vegetation growth

**West:** Swarnagiri hill with dense forest cover and vegetation growth

**(10) Giriak stupa:**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**(11) Griddhakuta:**

**A. Prohibited area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**North-East:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Ratnagiri hill with dense forest cover and vegetation growth

**(12) Partially mud stupa on hill:**

**A. Prohibited area:**

**North:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** Cave stairs; Ratnagiri hill with dense forest cover and vegetation growth

**B. Regulated area:**

**North:** Ratnagiri hill with dense forest cover and vegetation growth

**South:** Ratnagiri hill with dense forest cover and vegetation growth

**East:** Ratnagiri hill with dense forest cover and vegetation growth

**West:** stairs; Ratnagiri hill with dense forest cover and vegetation growth

**5.1.4 Area covered under circulation- roads, footpaths etc.:**

**(2) Jaina shrine, and (2) Mahadeva temple:**

The monuments lie on top of the Vaibhar hill, surrounded by dense forest cover and vegetation growth. In the both prohibited and regulated limits of the monument, rock cut cave stairs are present.

**(3) Jarasandh ka Akhada:**

In the both prohibited and regulated limits of the monument, kuccha road is present to the south of the monument.

**(4) Son Bhandar cave:**

In the both prohibited and regulated limits of the monument, metalled road is present to the south and south-west of the monument.

**(5) Maniyar math:**

National Highway passes near the monument, from the east. The Swarna Bhandar road (metalled road), is to the north of the monument.

**(6) Bimbisara jail (Prisoner's house):**

National Highway passes near the monument, from the south.

**5.1.5 Heights of buildings (Zone wise):**

**(3) Jaina shrine, and (2) Mahadeva temple:**

**A. 100m – 200m from prohibited limit: (first regulated area)**

**North:** The maximum height is 0 m.

**South:** The maximum height is 0 m.

**East:** The maximum height is 0 m.

**West:** The maximum height is 0 m.

**B. 200m - 300m from first regulated limit: (second regulated area)**

**North:** The maximum height is 0 m.

**South:** The maximum height is 0 m.

**East:** The maximum height is 10 m.

**West:** The maximum height is 0 m.

**(3) Jarasandh ka Akhada:**

**A. 100m – 200m from prohibited limit: (first regulated area)**

**North:** The maximum height is 0 m.

**South:** The maximum height is 0 m.

**East:** The maximum height is 0 m.

**West:** The maximum height is 0 m.

**B. 200m - 300m from first regulated limit: (second regulated area)**

**North:** The maximum height is 0 m.

**South:** The maximum height is 0 m.

**East:** The maximum height is 0 m.

**West:** The maximum height is 0 m.



(4) Son Bhandar cave:

A. 100m – 200m from prohibited limit: (first regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 7 m.  
South-West: The maximum height is 10 m.  
East: The maximum height is 7 m.  
West: The maximum height is 0 m.

B. 200m - 300m from first regulated limit: (second regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 7 m.  
South-West: The maximum height is 10 m.  
East: The maximum height is 0 m.  
West: The maximum height is 0 m.

(5) Maniyar math:

A. 100m – 200m from prohibited limit: (first regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 0 m.  
East: The maximum height is 3 m.  
West: The maximum height is 0 m.

B. 200m - 300m from first regulated limit: (second regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 3 m.  
East: The maximum height is 0 m.  
West: The maximum height is 0 m.

(6) Bimbisara jail (Prisoner's house) & (7) Jivakamravana (monastery / ancient hospital):

A. 100m – 200m from prohibited limit: (first regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 0 m.  
East: The maximum height is 0 m.  
West: The maximum height is 0 m.

B. 200m - 300m from first regulated limit: (second regulated area)

- North: The maximum height is 0 m.  
South: The maximum height is 0 m.  
East: The maximum height is 0 m.  
West: The maximum height is 0 m.

(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa.

A. 100m – 200m from prohibited limit: (first regulated area)

**North:** The maximum height is 3 m.  
**South:** The maximum height is 3 m.  
**East:** The maximum height is 0 m.  
**West:** The maximum height is 0 m.

**B. 200m - 300m from first regulated limit: (second regulated area)**

**North:** The maximum height is 0 m.  
**South:** The maximum height is 0 m.  
**East:** The maximum height is 0 m.  
**West:** The maximum height is 0 m.

**(10) Giriak stupa, (11) Griddhakuta, & (12) Partially mud stupa on hill:**

**A. 100m – 200m from prohibited limit: (first regulated area)**

**North:** The maximum height is 0 m.  
**South:** The maximum height is 0 m.  
**East:** The maximum height is 0 m.  
**West:** The maximum height is 0 m.

**B. 200m - 300m from first regulated limit: (second regulated area)**

**North:** The maximum height is 0 m.  
**South:** The maximum height is 0 m.  
**East:** The maximum height is 0 m.  
**West:** The maximum height is 0 m.

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

No state protected monuments and listed heritage buildings by local authorities, is available, within prohibited/regulated area of the above mentioned monuments, except in:

(1) Jaina shrine, & (2) Mahadeva temple: Protected area (north-east): Saptaparni caves

**5.1.7 Public amenities:**

No public amenities are present inside the protected area of the above mentioned, 12 numbers of monuments.

**5.1.8 Access to monument:**

**(4) Jaina shrine, and (2) Mahadeva temple:**

The monuments lie on top of the Vaibhar hill, surrounded by dense forest cover and vegetation growth. They can be reached by the Spataparni cave trail (Rock cut stairs), which is further connected to the Gaya-Mokhama road(National Highway), to the east.

**(3) Jarasandh ka Akhada:**

The monument is accessible by a kuccha road, which is further connected to the Swarna Bhandar road (metalled road), to the north-east.

**(4) Son Bhandar cave:**

The monument is accessible by the Swarna Bhandar road (metalled road), which is further connected to the Gaya-Mokhama road (National Highway), to the east.

**(5) Maniyar math:**

The monument lie to the west of the Gaya-Mokhama road (National Highway), and is accessible from the Swarna Bhandar road (metalled road).

**(6) Bimbisara jail (Prisoner's house):**

The monument lies to the east of the Gaya-Mokhama road (National Highway), and is accessible from a kuccha road, leading to the monument.

**(7) Jivakamravana (monastery / ancient hospital):**

The monument lies to the north of the Shanti Stupa Road, and is directly accessible from it.

**(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:**

The monuments lie to the east of the Gaya-Mokhama road (National Highway), and are directly accessible from it.

**(10) Giriak stupa:**

The monument lie embedded to the east of the Ratnagiri hill, and is accessible from the cave stairs leading to it.

**(11) Griddhakuta:**

The monument lie embedded on the Ratnagiri hill, and is accessible from the cave stairs, which is further connected to the Shanti Stupa trail (south-west), which is in turn connected to the Gaya-Mokhama road (National Highway), to the south-west.

**(12) Partially mud stupa on hill:**

The monument lie embedded on the Ratnagiri hill, and is accessible from the cave stairs, which is further connected to the Shanti Stupa trail (south-west), which is in turn connected to the Gaya-Mokhama road (National Highway), to the south-west.

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

No infrastructure services like water supply, storm water drainage, sewerage, etc, are present inside the protected area of the 12 numbers of monuments.

However, parking can be done outside, in case of the following monuments:

- (3) Jarasandh ka Akhada
- (4) Son Bhandar cave
- (5) Maniyar math
- (6) Bimbisara jail (Prisoner's house)
- (7) Jivakamravana (monastery / ancient hospital)
- (8) Chariot wheel mark and shell characters
- (9) Newly excavated Stupa

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

This area has not been included in any master plan so far. No specific zoning has been made for this monument in the local area development plans.

Few guidelines are mentioned in the above clauses (3.2.1-3.2.5) as per the:

- i. Ancient Monuments and Archaeological sites and remains Act 1958. (AMASR Act, 1958).
- ii. The Bihar Building Byelaws 2014.

Smart City Proposal for Biharsharif, stage 2, Ministry of Urban Development, Government of India.

## **CHAPTER VI**

### **Architectural, historical and archaeological value of the monument**

#### **6.0 Architectural, historical and archaeological value:**

##### **Historical value:**

Rajgir was the capital of the mighty Magadh empire fortified by hills. Among the mythical personalities of Rajagriha King Vasu, the fourth son of Brahma supposedly the founder of the city, Brihadratha the progenitor of Barhadratha dynasty and Jarasandha a mighty king of his time are some names of great fame.

Buddha & Mahavira had spent many a rainy seasons at Rajgir during the reigns of Bimbisara and Ajatsatru in sixth-fifth Century B.C. The place is very sacred for Jain community as being the birth place of Muni Suvrata, the twentieth Tirthankara.

Each monument is described as below:

1. Jaina shrine

According to the Jain tradition the hills that encircle Rajgir are Vipula, Ratna, Uday, Swarna and Vaibhar, and all of them have Jaina temples on their top. The Jaina establishments on the Vaibhar hill are certainly old. This is shown not only by the inscriptions on the images but also by the statement of Hiuen Tsang that, in his time naked ascetics (i.e. the Jainas) frequented the place in great number.

2. Mahadeva temple

The Mahadeva temple is a ruined temple dedicated to Shiva consisting of a small sanctum about 3.5 square meters internally.

3. Jarasandh ka Akhada

This site is believed to be the battle field where Bhima, one of the five Pandava brothers overpowered and killed legendary Jarasandh after 28 days of intense duel fight, traditionally called the malla yuddha. According to the great epic Mahabharata, Jarasandh was the son of Brihadrath, an extraordinary warrior and a very powerful ruler of Magadh Kingdom.

4. Son Bhandar cave

The Son bhandar, Rajgir, has an inscription in characters of c. 1<sup>st</sup> or 2<sup>nd</sup> century A.D. stating that Muni Vairadeva, jewel among teachers and of great luster, caused to have excavated two caves fit for residence of Jaina ascetics, with images of the Arhats (Jinas) installed therein. The second cave is called the Vaishnava cave. These caves, rock-cut shrines fit for residence of Jaina monks, are of very simple design.

A number of short epigraphs can be seen on the inner walls with the exception of the one on the outer wall to the left of the doorway, which is of great value of fixing the date purpose of the caves, which palaeographically belongs to third or fourth century A.D.

Son Bhandar is shrouded so deep in myths that it has attracted scholars and treasure hunters for a long time. Legends say that the treasure of Bimbisara was hidden inside this cave by his wife and then sealed with a spell. This legend became so widely accepted that during the British Raj, an effort was made to blow open the cave with cannon to get the treasure. However the effort failed and all we have now is a still standing door apparently sealed by rock and with an impression made by the cannon ball. More plausible accounts attribute these caves to the Jain Saint Vairadeva in the 1st century AD. The eastern cave has beautiful murals in stone depicting the Jain monks. There was more of that Shell script on the wall which according to a local was the key to the treasure, if it could be deciphered.

5. Maniyar math

Located almost at the centre of the old city of Rajagirha, it may be identified in the “Manimala- chaitya” mentioned in pali texts or the shrine of “Mani- naga” referred to in Mahabharata. From the art-style of the images, this structure seems to be of Gupta period. The minor structures like alters, platforms and shrines etc scattered around were constructed probably for religious and ritual purpose related to serpent worship. Commarswamy thinks that it “represents” a colossal lingum like those at Fatehpur near Baramula, Kashmir and Timparakuram near Madras. Built in the Gupta Period, Maniyar Math is a mysterious place of worship believed to be dedicated to Naga Shilbhadra, and has also been a Buddhist stupa sometime in the past. The cylindrical stupa now serves as a wishing well for the locals where they throw money and offerings to the Snake god and wish for their happy life.

6. Bimbisara jail (Prisoner’s house)

This is situated inside the inner city fortification. The structure has been identified with the prisoner’s house in which Bimbisara was confined by his son Ajatsatru. It is said that from his prison, Bimbisara was able to see Buddha on the Gridhrakuta. Partial clearance of the site brought to light stone cells in one of which was found an iron ring with a loop at one extremity, which might possibly have served the purpose of manacled prisoners.

7. Jivakamravana (monastery / ancient hospital)

The Jivakamravana, monastery of the Buddhist tradition is found on the way to the Griddhakuta hill. It was a hospital-cum-Monastery, built by the contemporary king Bimbisara & Ajatashatru and run by the famous royal physician, named Jivika, a contemporary of Lord Buddha. Later, Buddha stayed at Griddhakuta and used to go to Venu vana to deliver his sermons. To save time and distance for Lord Buddha, as Griddhakuta and Venu vana were some miles apart, Jivak constructed a monastery in his own garden and consecrated it to Lord Buddha, who could not refuse the gift and then he began to preach from there.

8. Chariot wheel mark and shell characters

The carriage or cart ruts which have cut deep into the rocky soil running from the north-west to the south-east corner in a portion of the old rocky highway leading from Rajgir to the Banganga.

9. Newly excavated stupa

The stupa was excavated by ASI Patna Circle, Patna, to establish the cultural sequence of the stupa. A terraced brick stupa was exposed completely. The upper terrace is formed of construction of brick chambers attached to an apsidal brick structure on the west, both filled with earth and stone rubbles.

11. Giriak stupa

It is a brick built structure exposed during the clearance comprising of cylindrical stupa of solid brick work and a rectangular shrine enclosed within a compound wall. The niches were provably provided with images made of stucco or other perishable materials as similarly seen in *Maniyar Math* of Rajgir and temples of Nalanda located in its closed vicinity. In front of the stupa a shrine almost square in shape measuring with a central chamber is exposed. It has four projections on all sides with the provision of niche at all cardinal directions.

12. Griddhakuta

Griddhakuta (Vulture's peak) hill was a favourite resort of Lord Buddha and the scene of many of his important sermons. The whole area is studded with Buddhist monuments. The natural caves in all probability represent the "stone house" as mentioned by the Chinese pilgrim Hiuen Tsang who visited the place during seventh century. A number of terracotta plaques depicting the figures of Buddha and Maitreya in two rows with buddhist creed in minute characters below each image, were found from one of these caves.

**Architectural value:**

1. Jaina shrine

On the Vaibhar hill, Rajgir, is a ruined temple consisting of a central chamber facing east surrounded by a court which is flanked on all sides by row of cells. The central chamber and the cells are provided with niches in the walls to contain images of Parsvanatha, Mahavira, Neminatha, Sambhavanatha (all are Jaina Tirthankara).

2. Mahadeva temple

The Mahadeva temple is a ruined temple dedicated to Shiva consisting of a small sanctum about 3.5 square meters internally. The sanctum has a flat roof and enshrines a small linga, a headless bull, and a miniature Shikhara. The doorway is flanked by two female figures and sculptured stone slabs in pot- and- foliage design.

3. Jarasandh ka Akhada

The quadrangular stone structure accessed through steps on one side contains distinguishably soft, white bleached earth generally characterizing a wrestling place or akhada.

4. Son Bhandar cave

Son bhandar (treasury of gold), are a group of two caves excavated in the southern scarp of the Vaibhar hill. The Son Bhandar consists of a large chamber 34' x 17' and is provided with a doorway and a window on the southern wall. The second or the eastern cave stands on an inner level than the first. There was a roofed veranda in front

of the cave as is indicated by beam holes on the outer wall and platform courtyard in front, the brick pavement of which is still visible. The second storey of the cave was built of bricks and was approached by rock-cut stairs which are till now traceable. Inside the cave, on the southern wall, are six small figures of the Jaina Tirthankaras carved relief and representing Padmaprabha, Parsvanatha and Mahavira.

5. Maniyar math

The main attraction of the Maniyar Math is a well-like structure made of 1.20 metres thick wall, with a diameter of approximately 3.00 metres. The exterior provides niches containing stucco images. A linga decorated with garland, four- armed Vishnu, Nagi image, Ganesha twisted with snakes around his body, and six-armed dancing Shiva are worth mentioning. It is unfortunate that most of these have now disappeared. From their art-style the images seem to be of Gupta period. The minor structures like alters, platforms and shrines, etc scattered around were constructed probably for religious and ritual purpose related to serpent worship. Among antiquities a fragmentary sculpture of first- second century A.D. made of spotted Mathura sand stone carved on both the sides is quite significant which depicts Naga and Nagi figures with serpent hood and the name „Mani-naga“ below a Naga figure. Besides, a number of terracotta serpent hoods, multi-spouted pots and other minor objects related to rituals have been found from this place.

6. Bimbisara jail (Prisoner's house)

It is a 60 square meters fort, with stone walls of 2 meter thick and circular bastions at the corners. The structure has been identified with the prisoner's house in which Bimbisara was confined by his son Ajatsatru. Partial clearance of the site brought to light stone cells in one of which was found an iron ring with a loop at one extremity, which might possibly have served the purpose of manacled prisoners.

7. Jivakamravana (monastery / ancient hospital):

The excavations revealed curious elliptical shaped structures with attached subsidiary rooms, oblong in plan, built of stone rubble in mud mortar, the use of bricks being made for flooring, rather sporadically at a few spots only. The elliptical halls are as long as 208 feet and nearly 34 feet wide, while, the rooms are also unusually large in size. These remains of building represent some communal buildings or monastery, but not any ordinary residential housing.

It was a hospital-cum-Monastery.

8. Chariot wheel mark and shell characters

The carriage or cart ruts which have cut deep into the rocky soil running from the north-west to the south-east corner, measure 5 feet from centre to centre.



9. Newly excavated stupa

The stupa has a diameter of about 40m at the base and rises to a height of 6.5 m above the surrounding plain. A terraced brick stupa was exposed completely. The lower terrace measuring 29X25 m., about 2 m height, is provided with buttress wall at regular interval of 2 m to 3m. The upper terrace is formed of construction of brick chambers attached to an apsidal brick structure on the west, both filled with earth and stone rubbles. The apsidal structure measures 13.20 m X 2.40 m.

10. Giriak stupa

It is a brick built structure exposed during the clearance comprising of cylindrical stupa of solid brick work and a rectangular shrine enclosed within a compound wall. The stupa rests on a 3.5m high square platform. The platform is laid on burnt bricks with mud mortar. Originally the platform was ornate by a series of niches with intermediate miniature pilasters alternately made by using chiselled bricks. The niches were provably provided with images made of stucco or other perishable materials as similarly seen in *Maniyar Math* of Rajgir and temples of Nalanda located in its closed vicinity. The corners of the platform are elegantly shown with beautifully carved mouldings. The traces of lime plaster and finding of huge quantity of fallen plaster in the debris indicate that the entire platform crowning the cylindrical stupa was once treated with plaster and decorative pattern. Chiselling carved bricks paved on the neck in between the cornice having beautiful floral lotus petal design treated with the lime plaster  $\frac{1}{2}$  to 1 cm thick all around is another glance of the architectural beauty of stupa. The cylinder is circular on plan and raised upward vertically and the bricks are arranged in English bond pattern, outer surface of which is very smooth.

In front of the stupa a shrine almost square in shape measuring with a central chamber is exposed. It has four projections on all sides with the provision of niche at all cardinal directions. The exterior of the shrine is designed with moulding of different bands in the pattern of projection and recession. Outer surface of the shrine is finished with lime plaster over a layer of mud paste ground.

The stupa and shrine is enclosed by a 75 cm thick enclosure wall of which remains of five courses of bricks laid on mud mortar has been noticed on the southern side. The brick jelly rammed circumambulatory path about 2m wide measures all around. The *pradakshina patha* fashioned in such a way that one devotee can circum-ambulate both the stupa and shrine at one time or separately through the intermediary passage.

11. Griddhakuta

It is a rectangular shaped exposed brick structure, with a square chamber in the middle, provided with a pradakshina path. In the square chamber, are shrine or images of Buddha area kept, and offerings are done by Buddhists.

## 12. Partially mud stupa on hill

The structure is circular in plan, with a brick mound on top, representing a stupa. It seems that no mortar has been used to fix the bricks together, but is just kept one on top of the other

### **Archaeological value:**

Rajgir was known in ancient times by more names than one of which mention may be made of Vasumati, Brihadrathapura, Girivraja, Kusagrapura and Rajagriha. The name Vasumati, found in the Ramayana probably owes its origin to the mythical King Vasu, a son of Brahma, to whom the foundation of the city is traditionally ascribed. The name Brihadrathapura, met with in the Mahabharat and the Puranas, is reminiscent of King Brihadratha, a forefather of the famous Jarasandh. The physical conditions of the area comprising the city, viz. the hills encircling it almost on all sides, have given it, the name Girivraja. The fourth name Kusagrapura is found in the itinerary of Hiuen Tsang and in the Jaina and Sanskrit Buddhist texts. The name Rajagriha or „the royal abode“ is an appropriate designation of a place that remained the capital of Magadha for centuries. Rajgir is a sacred place of pilgrimage for Hindus, Jains and Buddhists. Rajgir Hills is surrounded by five hills named Ratnagiri, Vipalachal, Vaibhagiri, Songiri and Udaygiri.

Excavations and explorations carried out by the Archaeological Survey of India in different phases have brought to light a number of ancient sites and monuments of archaeological significance in and around the fortified city of Rajagriha.

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

These monuments lie mostly embedded, or on the foothills of the Rajgir hills. No development pressure, or urbanisation, or population pressure, is prevalent around this area, as can be seen below, as per the descriptions of the nearby places, monument wise:

(1) Jaina shrine, & (2) Mahadeva temple: These ruined temple lies on the Vaibhar hill with few other jain temples and caves. No other construction and development activity is prevalent around the area, and are mostly visited by tourists.

(3) Jarasandh ka Akhada: This site is located in the foothills of the Vaibhar hill, towards the south, along with few other ancient sites, towards the east. The Pant Wildlife Sanctuary is a few meters away from the monument towards the south. No other construction and development activity can be seen.

(4) Son Bhandar cave: These caves are located a few meters away from the Jarasandh ka Akhada, to the east, on the southern foothills of the Vaibhar hill. Few construction activities like hotels and Jarasandh bhavan can be seen to the south of the monument. The monument is open for tourists.

(5) Maniyar math: This site lies on the lowland, surrounded by Rajgir hills on all sides. The wildlife and safari, is to the south of the monument. The Jai Prakash Udyan, a famous park built in memory of the freedom fighter Jai Prakash Narayan, is few meters away to the north-east of the monument. Few other ancient sites surround the monument. No other construction and development activity can be seen.

(6) Bimbisara jail (Prisoner's house): This monument lies on the foothills of the Swarnagiri hills, to the north. Rajgir wildlife sanctuary is to the north-west of the monument. Few other protected monuments lie a few meters away from the monument. No other construction and development activity can be seen nearby.

(7) Jivakamravana (monastery / ancient hospital): This monument lies on the foothills of the Ratnagiri hills, to the south. Few other protected monuments lie a few meters away from the monument. No other construction and development activity can be seen nearby.

(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa: These monuments lie on the foothills of the Udaygiri hills, to the west. National Highway passes just beside the monuments, from the west. No other construction and development activity can be seen nearby.

(10) Giriak stupa: This monument lies embedded on the Ratnagiri hill, to the east. No construction and development activity can be seen nearby. The monument is open for tourists and visitors.

(11) Griddhakuta: This monument lies embedded on the Ratnagiri hill. Few other ancient temples and caves lie a few meters away from the monument to the north. No construction and development activity can be seen nearby. The monument is open for tourists and visitors.

(12) Partially mud stupa on hill: This monument lies embedded on the Ratnagiri hill. Few other ancient temples and caves lie a few meters away from the monument to the west. No construction and development activity can be seen nearby. The monument is open for tourists and visitors.

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

### (1) Jaina shrine, & (2) Mahadeva temple:

- Visibility from all directions of prohibited and regulated area to the monument- These ruined temples being low in height, are not at all visible from the regulated areas, and dense vegetation growth can be seen.
- *Visibility from the monument*- These monuments lie on top of the Vaibhar hill. Towards the north, the Rajgir city can be seen along with buildings and construction activities. From all the other directions can be seen the vast Rajgir hills, with dense vegetation growth and forest cover.

### (3) Jarasandh ka Akhada:

- Visibility from all directions of prohibited and regulated area to the monument- This monument is partially visible from the south.
- Visibility from the monument- This monument lies on the foothills of the Vaibhar hill. Rajgir hills, and the dense vegetation growth can be seen.

### (4) Son Bhandar cave

- Visibility from all directions of prohibited and regulated area to the monument- This monument is visible from the south, and dense vegetation growth can be seen at all other directions.
- Visibility from the monument- This monument lies on the foothills of the Vaibhar hill. Rajgir hills, and the dense vegetation growth can be seen.

### (5) Maniyar math:

- Visibility from all directions of prohibited and regulated area to the monument- This monument is partially visible from the approach roads.
- Visibility from the monument- Rajgir hills and the dense vegetation growth can be seen on all sides, from the monument.

### (6) Bimbisara jail (Prisoner's house):

- Visibility from all directions of prohibited and regulated area to the monument- This monument is not at all visible from the prohibited and regulated areas. This monument is only visible if one climbs on the nearby hills.
- Visibility from the monument- Rajgir hills and the dense vegetation growth can be seen on all sides, from the monument.

### (7) Jivakamravana (monastery / ancient hospital):

- Visibility from all directions of prohibited and regulated area to the monument- This monument is not at all visible from the prohibited and regulated areas. This monument is only visible if one climbs on the nearby hills.
- Visibility from the monument- Rajgir hills and the dense vegetation growth can be seen on all sides, from the monument.

(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:

- Visibility from all directions of prohibited and regulated area to the monument- This monument is not at all visible from the prohibited and regulated areas. These are partially visible when one comes near the approach roads.
- Visibility from the monument- Rajgir hills and the dense vegetation growth can be seen on all sides, from the monument. National Highway passes just beside the monuments, from the west.

(10) Giriak stupa:

- Visibility from all directions of prohibited and regulated area to the monument- This monument lies embedded on the Ratnagiri hill, and is visible from the prohibited and regulated areas.
- Visibility from the monument- Rajgir hills and the dense vegetation growth, along with vast plain agricultural lands of the nearby village, and also the Panchane river flowing to the east of the monument, can be seen.

(11) Griddhakuta, & (12) Partially mud stupa on hill:

- Visibility from all directions of prohibited and regulated area to the monument- These monuments lie embedded on the Ratnagiri hill, and are partially visible from the prohibited and regulated areas.
- Visibility from the monument- Rajgir hills and the dense vegetation growth, can be seen from all the sides of the monuments. The Shanti Stupa is partially visible.

### **6.3 Land-use to be identified:**

The land use for near and each monument are as follows:

(1) Jaina shrine, & (2) Mahadeva temple:

The area near the monument is mostly used for religious purposes. The Rajgir Hills are protected forests.

(3) Jarasandh ka Akhada:

The area nearby are protected forests of the Rajgir hills. The Pant Wildlife Sanctuary is to the south of the monument.

(4) Son Bhandar cave:

The area nearby are protected forests of the Rajgir hills. However, few commercial activities like hotels, and the Jarasandh Bhavan have come up in the recent years.

(5) Maniyar math:

The Rajgir wildlife and sanctuary is to the south of the monument. There is a park (recreational), to the north-east of the monument. The area nearby are protected forests of the Rajgir hills.

(6) Bimbisara jail (Prisoner's house):

Rajgir wildlife sanctuary is to the north-west of the monument. The area nearby are protected forests of the Rajgir hills.

(7) Jivakamravana (monastery / ancient hospital):

The area nearby are protected forests of the Rajgir hills.

(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:

The area nearby are protected forests of the Rajgir hills.

(10) Giriak stupa:

The area nearby are protected forests of the Rajgir hills.

(11) Griddhakuta:

The area near the monument is mostly used for religious purposes. The area nearby are protected forests of the Rajgir hills.

(12) Partially mud stupa on hill:

The area near the monument is mostly used for religious purposes. The area nearby are protected forests of the Rajgir hills.

#### **6.4 Archaeological heritage remains other than protected monument:**

(1) Jaina shrine, & (2) Mahadeva temple:

The heritage remains near the two temples are:

A. From Protected - 100m (prohibited area)

North: Jain temple

North-East: Digambar Jain temple

North-West: Munisuvrat Swami Kevalgyaan Jain temple

B. 200m - 300m from first regulated limit: (second regulated area)

North-East: Swetambar Jain temple

East: Shalibhadra and Dhanna Sheth Jain temple

(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa: The heritage remains near the two monuments are:

A. 100m - 200m from prohibited limit: (first regulated area)

North-East: Udaygiri Talhatti Munisubrat Nath Digambar Jain Mandir

B. 200m - 300m from first regulated limit: (second regulated area)

West: Buddhist temple

(11) Griddhakuta:

A. From Protected - 100m (prohibited area)

North-East: Sugarakhata cave

B. 200m - 300m from first regulated limit: (second regulated area)

North: Sujata Palace

There are no Archaeological heritage remains other than the protected monuments near the following given below monuments:

- (3) Jarasandh ka Akhada,
- (4) Son Bhandar cave,
- (5) Maniyar math,
- (6) Bimbisara jail (Prisoner's house),
- (7) Jivakamravana (monastery / ancient hospital)
- (10) Giriak stupa
- (12) Partially mud stupa on hill

#### **6.5 Cultural landscapes:**

There are no cultural landscapes associated with the area.

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

The monuments are located on the Rajgir hills, surrounded by dense forest cover and vegetation growth. Air pollution levels here are very low, and poses little or no risk due to it being away from the main city area.

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

No development or construction activities can be seen near the protected areas of the monument. However, the open spaces near the respective monuments are sometimes used for visitors parking, cafeteria, garden, etc. the monuments are mostly surrounded by Rajgir hills, in dense vegetation growth and forest cover.

#### **6.8 Traditional, historical and cultural activities:**

Buddhism as an active form of faith has passed away, but there are still traces of its influence. This district was the early home both of Buddhism and of Jainism. Rajgir also is of prime religious and cultural significance important to Buddhists, Jains and Hindus alike, and is dotted with numerous shrines, relics and monuments of the past. In a few protected monuments like (2) Mahadeva temple, and (11) Griddhakuta, people come for various offerings and prayers.

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

No construction activity seen near the protected monuments. However, outline of the Rajgir hill tracts can be seen.

#### **6.10 Traditional Architecture:**

No traditional architecture is prevalent around the monument.

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

It may be seen at Annexure- IV

#### 6.12 Building related parameters:

##### a) Height of the construction on the site: -

Jaina shrine, (2) Mahadeva temple, (3) Jarasandh ka Akhada,  
(6) Bimbisara jail (Prisoner's house), (7) Jivakamravana (monastery / ancient hospital),  
(10) Giriak stupa, (11) Griddhakuta, and (12) Partially mud stupa on hill:

Direction	Present Height in First Regulated Area (in Meters)	Recommended Height in First Regulated Area (in Meters)	Present Height in Second Regulated Area (in Meters)	Recommended Height in Second Regulated Area (in Meters)
North	0 m	0 m	0 m	0 m
South	0 m	0 m	0 m	0 m
East	0 m	0 m	0 m	0 m
West	0 m	0 m	0 m	0 m

Note:

The above mentioned height of the buildings excludes the height of the parapet wall, mummy and water tank which should not be more than 2.5m. Apart from this, National Monument Authority may take its final decision.

#### (4) Son Bhandar cave:

Direction	Present Height in First Regulated Area (in Meters)	Recommended Height in First Regulated Area (in Meters)	Present Height in Second Regulated Area (in Meters)	Recommended Height in Second Regulated Area (in Meters)
North	0 m	0 m	0 m	0 m
South	7 m	0 m	7 m	0 m
South-west	10 m	0 m	10 m	0 m
East	7 m	0 m	0 m	0 m
West	0 m	0 m	0 m	0 m

Note:

The above mentioned height of the buildings excludes the height of the parapet wall, mummy and water tank which should not be more than 2.5m. Apart from this, National Monument Authority may take its final decision.



(5) **Maniyar Math:**

<b>Direction</b>	<b>Present Height in First Regulated Area (in Meters)</b>	<b>Recommended Height in First Regulated Area (in Meters)</b>	<b>Present Height in Second Regulated Area (in Meters)</b>	<b>Recommended Height in Second Regulated Area (in Meters)</b>
<b>North</b>	0 m	0 m	0 m	0 m
<b>South</b>	0 m	0 m	3 m	0 m
<b>East</b>	3 m	0 m	0 m	0 m
<b>West</b>	0 m	0 m	0 m	0 m

Note:

The above mentioned height of the buildings excludes the height of the parapet wall, mummy and water tank which should not be more than 2.5m. Apart from this, National Monument Authority may take its final decision.

<b>Direction</b>	<b>Present Height in First Regulated Area (in Meters)</b>	<b>Recommended Height in First Regulated Area (in Meters)</b>	<b>Present Height in Second Regulated Area (in Meters)</b>	<b>Recommended Height in Second Regulated Area (in Meters)</b>
<b>North</b>	0 m	0 m	0 m	0 m
<b>South</b>	0 m	0 m	3 m	0 m
<b>East</b>	3 m	0 m	0 m	0 m
<b>West</b>	0 m	0 m	0 m	0 m

Note:

The above mentioned height of the buildings excludes the height of the parapet wall, mummy and water tank which should not be more than 2.5m. Apart from this, National Monument Authority may take its final decision.

**(8) Chariot wheel mark and shell characters, & (9) Newly excavated Stupa:**

Direction	Present Height in First Regulated Area (in Meters)	Recommended Height in First Regulated Area (in Meters)	Present Height in Second Regulated Area (in Meters)	Recommended Height in Second Regulated Area (in Meters)
North	3 m	0 m	0 m	0 m
South	3 m	0 m	0 m	0 m
East	0 m	0 m	0 m	0 m
West	0 m	0 m	0 m	0 m

Note:

The above mentioned height of the buildings excludes the height of the parapet wall, mummy and water tank which should not be more than 2.5m. Apart from this, National Monument Authority may take its final decision.

**(b) Floor Area:-**

No construction activity seen nearby, for the following 8 numbers of monuments:

- (1) Jaina shrine,
- (2) Mahadeva temple,
- (3) Jarasandh ka Akhada,
- (6) Bimbisara jail (Prisoner's house),
- (7) Jivakamravana (monastery / ancient hospital),
- (8) Chariot wheel mark and shell characters,
- (9) Newly excavated Stupa:
- (10) Giriak stupa,
- (11) Griddhakuta,
- (12) Partially mud stupa on hill:

However, for the following 2 monuments floor area as per the nearby constructions are:

- (4) Son Bhandar cave: 20 sq. m. to 535 sq. m. approximately.
- (5) Maniyar Math: 8 sq. m. to 133 sq. m. approximately.

However, for the following 2 monuments floor area as per the nearby constructions are:

- (6) Son Bhandar cave: 20 sq. m. to 535 sq. m. approximately.
- (7) Maniyar Math: 8 sq. m. to 133 sq. m. approximately.

**(c) Usage: -**

No construction activity nearby. In a few places the area nearby are used for religious and recreational purposes. There is also the Rajgir wildlife and safari, spread out in a large area. The area nearby are protected forests of the Rajgir hills.

However, in case of Son Bhandar cave, the area nearby (to the west) are used for hotels and guest houses.

**(d) Façade design:-**

No construction activity nearby for the 11 protected monuments mentioned above. However, in case of Son Bhandar cave, modern facades have been made in the nearby modern constructions.

**(e) Roof design**

No construction activity nearby for the 11 protected monuments mentioned above. However, in case of Son Bhandar cave, flat concrete slab have been used in the roof of the nearby modern constructions.

**(f) Building material**

No construction activities are in extant nearby the 11 protected monuments mentioned above. However, in case of Son Bhandar cave, modern building construction materials have been used in the hotel nearby the monument.

**(g) Colour**

There are no construction activities nearby the monuments as mentioned above (11 monuments). However, in case of Son Bhandar cave, variety of colours has been used in the modern structures nearby.

**6.13 Visitors facilities and amenities:**

No visitor facilities are available at the monuments.

## 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.
- National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf>

# ANNEXURES

## ANNEXURE-1

Provided 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.

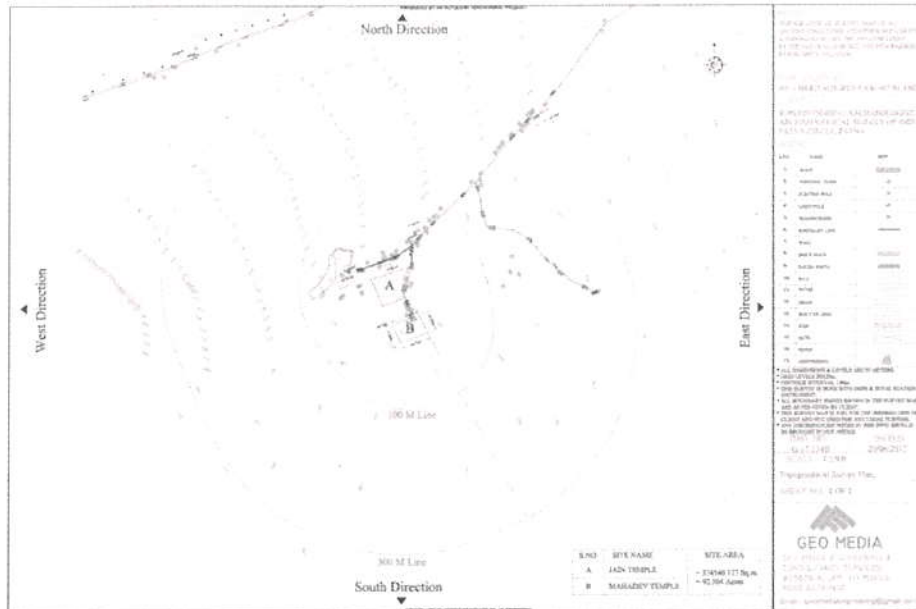


Figure 1: Survey plan showing Protected, Prohibited and Regulated boundaries for – A. Jain Shrine, and B. Mahadev Temple; Tehsil- Rajgir; District- Nalanda, Bihar.

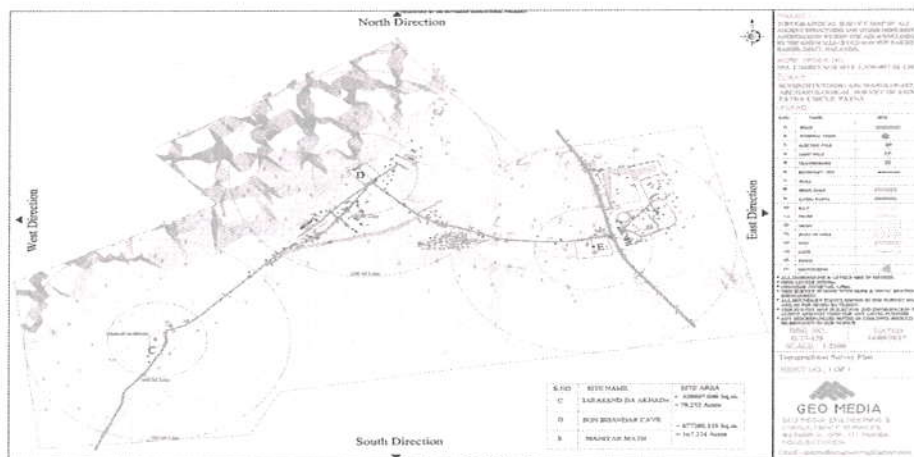


Figure 2: Survey plan showing Protected, Prohibited and Regulated boundaries for – C. Jarashandhka akhara, D. Son bhandar cave, and E. Maniyar math; Tehsil- Rajgir; District- Nalanda, Bihar.



Figure 3: Survey plan showing Protected, Prohibited and Regulated boundaries for – F. BimbisaraJail, and G. Jivakarma Van; Tehsil- Rajgir; District- Nalanda, Bihar.

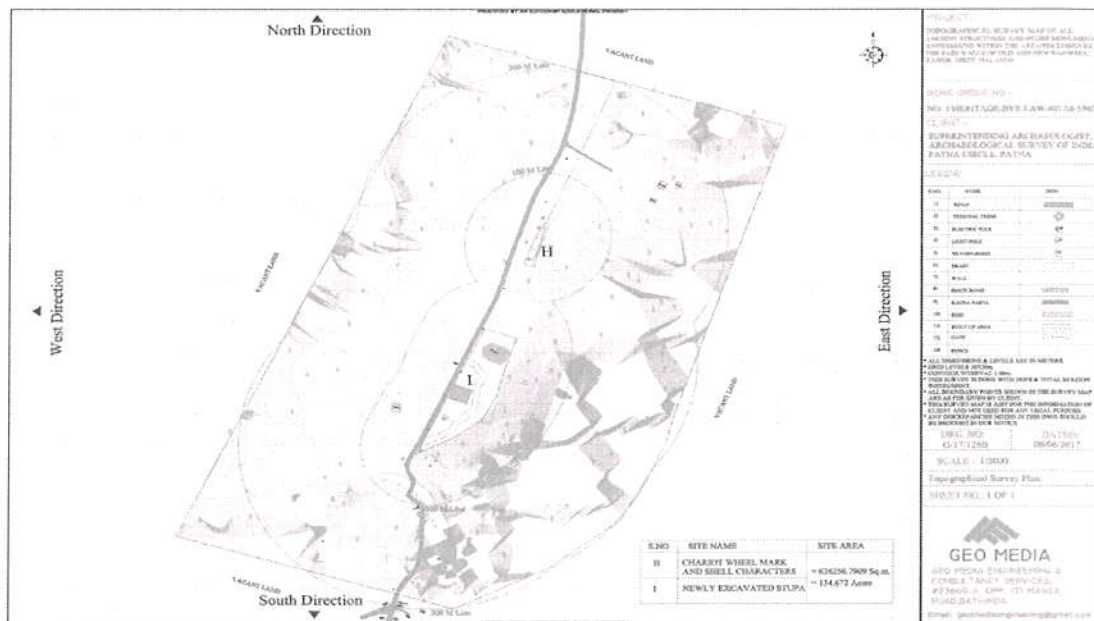


Figure 4: Survey plan showing Protected, Prohibited and Regulated boundaries for – H. Chariot wheelmark and shell characters, and I. Newly excavated Stupa; Tehsil- Rajgir; District- Nalanda, Bihar.



Figure 5: Survey plan showing Protected, Prohibited and Regulated boundaries for – J. Giryak stupa;Tehsil- Rajgir; District- Nalanda, Bihar.

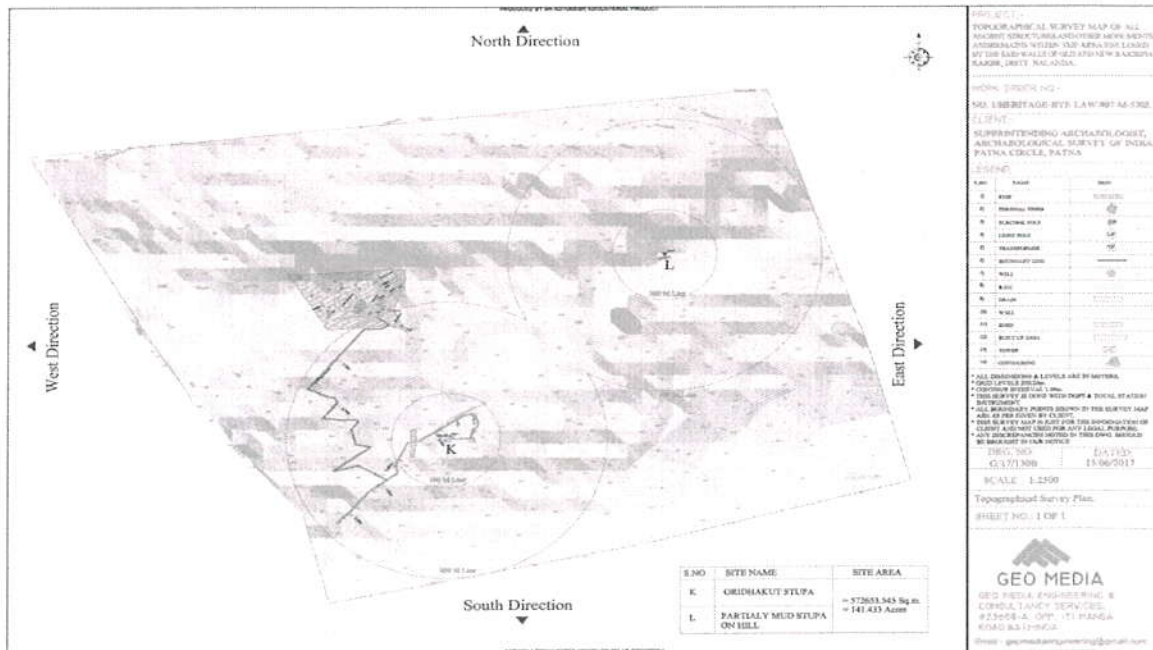


Figure 6: Survey plan showing Protected, Prohibited and Regulated boundaries for – K. Griddhakuta stupa, and L. Partially mud stupa on hill; Tehsil- Rajgir; District- Nalanda, Bihar.

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

As per the notification, the name of the monument is described as- "All ancient structures and other monuments or remains within the areas enclosed by the said walls". Accordingly, the monuments and remains preserved by the ASI, since its protection, in January 1909, are as below:

1. Jaina shrine
2. Mahadeva temple
3. Jarasandh ka Akhada
4. Son Bhandar cave
5. Maniyar Math
6. Bimbisara jail
7. Jivakamravana
8. Chariot wheel mark and shell characters
9. Newly excavated stupa
10. Giriak stupa
11. Griddhakuta stupa
12. Partially mud stupa on hill

Although these monuments are located in different direction and distance, but during notification they all were notified by a single notification as stated below.



## Notification map as per ASI records - definition of Protection Boundaries

### Original Notification

These monuments were protected in 1909; vide notification no. 4, dated 2<sup>nd</sup> January, 1909, by the name of- All ancient structures and other monuments or remains within the areas enclosed by the said walls, in the vicinity of the village of Rajgir, in the Bihar subdivision of the Patna district. (Now, the monument comes under the district- Nalanda).

#### GENERAL DEPARTMENT.

##### NOTIFICATIONS.

✓ No. 2836 — *The 7th July 1908.*—In exercise of the power conferred by section 3, sub-section (1), of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Lieutenant-Governor is pleased to declare the ancient monuments described below, in the vicinity of the village of Rajgir, in the Bihar subdivision of the Patna district, to be protected monuments within the meaning of the said Act:—

- (1) The walls of the two ancient cities known as old and new Rajgriha,
- (2) All ancient structures and other monuments or remains within the areas enclosed by the said walls, and
- (3) All ancient structures and all artificial caves and mounds containing ancient remains which are situated within a distance of half a mile of the said two ancient cities known as old and new Rajgriha.

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

✓ No. 4.—*The 2nd January 1909.*—In exercise of the power conferred by sub-section (3) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Lieutenant-Governor is pleased to confirm Notification No. 2836, dated the 7th July 1908, which was issued under sub-section (1) of that section and published at page 1248 of Part I of the *Calcutta Gazette* of the 8th July 1908.

Typed copy of the original notification

GENERAL DEPARTMENT  
NOTIFICATIONS

*No. 2836, Patna- The 7<sup>th</sup> July 1908.* - In exercise of the power conferred by section 3, sub-section (1), of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Lieutenant-Governor is pleased to declare the ancient monuments described below, in the vicinity of the village of Rajgir, in the Bihar subdivision of the Patna district, to be protected monuments within the meaning of the said Act:

- (2) All ancient structures and other monuments or remains within the areas enclosed by the said walls.

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

-----  
*No. 4. - The 2<sup>nd</sup> January 1909.* - In exercise of the power conferred by sub-section

(3) of section 3 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Lieutenant Governor is pleased to confirm Notification No. 2836, dated the 7<sup>th</sup> July 1908, which was issued under sub-section (1) of that section and published at page 1248 of Part I of the *Calcutta Gazette* of the 8<sup>th</sup> July 1908.

-----

**Existing Guidelines of the local bodies / Status of:**

Although there are no specific guidelines framed in the state acts/rules/heritage bye-laws/master plan/city development plan, etc., nevertheless provisions are made regarding the heritage in the Bihar Building Byelaws 2014.

As per the Bihar Building Byelaws 2014:

In chapter II (Administration), Section 19 (Art Commission), the following has been mentioned:

- 1) The Urban Art and Heritage Commission shall be constituted by the government. In areas and zones specified by the Urban Art and Heritage Commission, where the building plan accompanying the application seeking permission, requires the clearance of the Urban Arts and Heritage Commission, Bihar, constituted under section 77 of the Bihar Urban Planning and Development Act, 2012, the authority shall grant the permission only after the clearance is given by the said commission. In all other cases, architectural control shall be regulated according to the provisions of these bye laws. The commission may impose such conditions and restrictions as it may think necessary including enforcement of specific colour code and architectural features.
- 2) The Authority, on the recommendation of the Urban Arts and Heritage Commission, may issue public notices, from time to time, prescribing the architectural norms in different zones.

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

The general rules of construction shall be applicable for all developmental projects as per the Bihar Building Byelaws 2014.

A. As per chapter IV (General Requirements), Section 38 (Floor Area Ratio), of the Bihar Building Byelaws 2014, the following has been mentioned:

- i. The Floor Area Ratio (F.A.R) for buildings shall be decided on the basis of the road width on which the plot/site abuts as per Table 1 and 2.

Table 1: Road width and FAR table for (OLD AREA)

Category	Road Width (in meter)	FAR		Floor	Maximum Height (in meter)	Conditions
		Residential I	Non Residential			
O-I	3.60 (12 ft.)	1.5	Nil	G+2	10	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any other purposes. Mezzanine floors or any floor partition shall be computed under FAR and counted as a floor.
O-II	4.80 (16 ft.)	1.8	Nil	G+2	10	
O-III	6.10 (20 ft.)	2.0	Nil	G+3, S+3	12	
O-IV	9.10 (30 ft.)	2.5	Nil	S+5	18	
O-V	12.20 (40ft.)	2.5	2.0	Maximum Height 24 meter		
O-VI	18.30 (60ft.) and above	2.5	2.5	No restriction on height and number of floors however it may be regulated by the master plan/ development plan/ zonal plan.		

Table 2: Road width and FAR table (NEW AREA)

Category	Road Width (in meter)	FAR		Floors	Maximum Height (in meter)	Conditions
		Residential	Non Residential			
N-I	6.10 (20 ft.)	2.0	Nil	G+3, S+3	12	Parking shall be allowed on any floor. Under no circumstances the parking floors or provision for parking shall be used for any
N-II	9.10 (30 ft.)	2.5	Nil	S+5	18	
N-III	12.20(40 ft.)	2.5	2.0	Maximum Height 24meter		
N-IV	18.30(60 ft.)	2.5	2.5	No restriction on height and number		
N-V	24.40(80 ft.)	3.00	2.5			

				of floors however it	other purposes. Mezzanine floors
N-VI	27.40(90 ft.)	3.25	3.0	may be regulated by the master plan/ development plan/ zonal plan	or any floor partition shall be computed under FAR and counted as a floor.
N-VII	30.50 (100ft.)	3.50	3.5		

- i. While sanctioning the plans on building with a road width of 12 feet and 16 feet, the Authority shall ensure that enough parking spaces for vehicles have been made within the building and that the vehicles shall not be parked on the road. Provisions related to length of the road in Table 6 shall be adhered to.
- ii. Additional FAR up to 10% upto a maximum of 0.25 shall be allowed for dwelling units meant exclusively for LIG/EWS in a group housing scheme.
- iii. In case of Educational, Institutional and Assembly building the maximum permissible FAR shall be 1.50 for plots up to 1000 sq. m. and 1.75 for plots above 1000 sq. m.
- iv. In case of transport related activities such as; railway yards, railway station, bus stands, bus shelters, transport depot, airport, special warehousing, cargo terminals etc. the maximum permissible FAR shall be 1.50.
- v. In case of Industrial buildings the maximum FAR shall be 0.5 for polluting and hazardous industries. In case of non-polluting and household industries the maximum FAR shall be 1.5.
- vi. The FAR and Height of the building may also be regulated by the master plan/development plan or the zonal plan.

- vii. While sanctioning the plans on building with a road width of 12 feet and 16 feet, the Authority shall ensure that enough parking spaces for vehicles have been made within the building and that the vehicles shall not be parked on the road. Provisions related to length of the road in Table 6 shall be adhered to.
- viii. Additional FAR up to 10% upto a maximum of 0.25 shall be allowed for dwelling units meant exclusively for LIG/EWS in a group housing scheme.
- ix. In case of Educational, Institutional and Assembly building the maximum permissible FAR shall be 1.50 for plots up to 1000 sq. m. and 1.75 for plots above 1000 sq. m.
- x. In case of transport related activities such as; railway yards, railway station, bus stands, bus shelters, transport depot, airport, special warehousing, cargo terminals etc. the maximum permissible FAR shall be 1.50.
- xi. In case of Industrial buildings the maximum FAR shall be 0.5 for polluting and hazardous industries. In case of non-polluting and household industries the maximum FAR shall be 1.5.
- xii. The FAR and Height of the building may also be regulated by the master plan/development plan or the zonal plan.
- xiii. In case the plot is affected by a road widening and the owner of the plot voluntarily surrenders the affected portion of his land to the Authority without any claim of compensation or through a TDR (Transferable Development Right) scheme implemented by the Government the owner shall be entitled to build on the remaining plot an area, calculated on the basis of the FAR as applied to the total area prior to such surrender. Provided that the surrender of the land shall be affected by a deed of transfer to be executed by the owner in favor of the Authority for widening of road.
- xiv. Exclusive multistory parking blocks can be provided within the required setback area without reducing the driveway for the fire tender to the extent of minimum 6 meters. This will not be included in the calculation of FAR.
- xv. FAR shall not include

- a. Basements or cellars and space under a building constructed on stilts and used only as a parking space, and air conditioning plant room used as accessory to the principal use;
- b. Stilt Parking
- c. Exclusive Multi Storey Parking made only for the purpose of parking vehicles and not put to any other use.
- d. Electric cabin or substation, watchman booth of maximum size of 3 sq.m. with minimum width or diameter of 1.732 m., pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tank, society room of maximum 12 sq.mtr.
- e. Projections and accessories buildings as specifically exempted from the open space/setback requirement.
- f. Staircase room and lift rooms above the topmost storey, architectural features, and chimneys and elevated tanks of dimensions as permissible under the NBC; the area of the lift shaft shall be taken only on one floor.
- g. 50% of the area of projected balcony as per bye laws 45(4) shall not include.

Additional FAR may be allowed for Government Buildings/ Government Projects with the prior approval of the Government.

**B.** As per chapter IV (General Requirements), **Section 39 (Height of a building)**, of the Bihar Building Byelaws 2014, the following has been mentioned:

The height of the building shall be governed by the limitations of Floor Area Ratio, open space (setbacks), and the width of the street facing the plot described as detailed below:

- a. The maximum height of a building shall in no case exceed (1.5 times X the width of the road on which the plot abuts) + the front setback. It shall be applicable only in case of unused permissible FAR for plots abutting on road of average existing width not less than 9.10 m wide.
- b. If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of the street. Provided that the roads on the other side shall also conform to provisions made under bye law 33.

**C.** As per chapter IV (General Requirements), **Section 33 (Means of Access)**, of the Bihar Building Byelaws 2014, the following has been mentioned:

- i. Every building/ plot shall abut on a public/ private means of access like streets /roads of duly formed of width as specified in these byelaws or specified in the Master Plan/ Development/Zonal Plan/Scheme. The minimum width of the road/street required for access to building in an existing colony not developed by any authorized agency such as

Regional Development Authority, Municipality, Housing Board, Co- operative societies, Government and Semi government organization shall be as per the following table:

Table 3: Length of road limitation

<b>Old Area</b>		
<b>Sl. No.</b>	<b>Maximum Length of the road in Meter</b>	<b>Minimum width of road of street in Meter</b>
(i)	(ii)	(iii)
1	Upto 25 meter	3.6 meter or 12 feet
2	Exceeding 25 meter and upto 100 meter	4.8 meter or 16 feet
3	Exceeding 100 meter	6.10 meter or 20 feet
<p>Note-On less than 20 feet wide roads the encroachment from both sides will be removed by measuring 10 feet from the centre line of the width of roads declared by or belonging to Road Construction Department. Patna Municipal, Authority, Housing Board, Co-operative Societies, Government and Semi-Government Organizations. In other cases maximum 10 feet land from such revenue plot on either side will be taken into account to make it 20 feet wide road and the construction falling in between the said width of road will be removed as an encroachment. Similarly 6 feet and 8 feet land from each Revenue plot on either side will be taken into account to make it 12 feet and 16 feet wide road correspondingly.</p>		
<b>New Area (Residential)</b>		
1	75	6.10 (20 ft.)
2	250	9.10 (30 ft.)
3	400	12.20 (40 feet)
4	1000	18.30 (60 ft.)
5	Above 1000	24.40 (80 ft.)
<p>Note- If the developments only on one side of the means of access, the prescribed widths maybe reduced by 1.0 meter each case. In no case, development on plots shall be permitted unless it is accessible by a public street of width not less than 6 m.</p>		
<b>New Area (Non residential)</b>		
1	200	12.20 (40 ft.)
2	400	15.00 (50 ft.)
3	600	18.30 (60 ft.)
4	Above 600	24.40 (80 ft.)



Further, in no case the means of access shall be lesser in width than the internal access ways in layouts and subdivision.

- ii. No building construction activity shall happen on a road with a width of less than 12 ft. (Including Road Widening) in old area.
- iii. In case of areas notified as New Areas by the authority with the approval of the department, no construction shall be allowed where the means of access is less than 20 feet.
- iv. Unless and otherwise specified, development of plots shall not be permitted unless it is accessible by a public/private street with the width specified in these bye laws. The width of the road may be increased in a master plan/development plan/zonal plan but under no circumstance the provisions for width of road shall be less than the provisions made under these bye laws.
- v. In case of institutional, administrative, assembly, industrial and other non-residential and commercial activities, the minimum road width shall be 12.20 meters.
- vi. In case public land is not available for the road, the plot owners on both sides of the road shall equally surrender their right over the land to the authority to accommodate the road width. The centre line of the road shall be taken as reference for such surrenders.
- vii. While calculating the width of the street for the purpose of sanctioning the building plan, the average width will be taken into consideration. The building plan shall be approved on the basis of the average width of the road as notified by the authority.
- viii. In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and stormwater drain as required by the Local Authority, and transfer the same to the Registered Residents' Welfare Association for maintenance.

**D. As per chapter IV (General Requirements), Section 34 (Minimum size of plots and road width), the following has been mentioned:**

Table 4: Category wise size of plots

Category	Minimum road width (m)	Minimum size of plot (sq. m.)
Marriage Halls	12.20	1000
Cinema, Multiplex, Shopping Malls, Convention centers, Game centers	18.30	2000
Social clubs and amenities	12.20	1000
Multi storey car parking	12.20	1000
Office buildings	12.20	300

Primary/Upper Primary school	12.20	2000
High School , Residential school	12.20	6000
+2 College / Junior college	12.20	4000
Degree College	12.20	6000
Technical educational institution	12.20	10,000
Petrol pumps / Filling stations	12.20	500
Restaurant	12.20	500
LPG storages	12.20	500
Places of congregation	12.20	500
Public libraries	12.20	300
Conference hall	18.30	1000
Community hall	12.20	500
Nursing homes/polyclinics	12.20	300
Hotel (below three star)	12.20	2000
Hotel (three star and above)	18.30	2000
R&D Lab	18.30	1500
Group Housing	12.20	4000

Note:

- i. In exceptional cases the Authority may consider revising the minimum size of plot with the approval of the Government.
- ii. The above (requirement) area of minimum size of the plot may be relaxed by 5% while sanctioning the plan.
- iii. No high rise building (building with a height of 15 meters and above) shall be allowed on a plot size less than 800 sq. meters.

**E.** As per chapter IV (General Requirements), **Section 35 (Minimum setbacks & Height for non-high rise buildings)**, of the Bihar Building Byelaws 2014, the following has been mentioned:

The minimum setbacks and height of buildings permissible in a given size/ plot for residential in non-high rising category shall be as per Table 5 and 6. The minimum setback for commercial and mercantile buildings shall be as per Table 7 and 8.

Table 5: Minimum setbacks and height of residential buildings

Sl. No.	Average depth of plot (in meters)	Building Height Upto G+2 Maximum-10m		Building Height Upto G+3 Maximum-12m		Building Height Upto G+4 Maximum-15m	
		Minimum Front set back (m)	Minimum Rear Set back(m)	Minimum Front set back (m)	Minimum Rear Set back (m)	Minimum Front set back (m)	Minimum Rear Set back (m)
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)
1	Upto 10m	1.5	0.90	No construction shall be permitted		No construction shall be permitted	
2	Exceeding 10m & upto 15 m	1.5	1.2	2.5	1.8	No construction shall be permitted	
3	Exceeding 15m & upto 21 m	1.8	1.5	3.6	2.0	4.0	3.0
4	Exceeding 21m & upto 27 m	2.5	1.8	4.0	2.5	4.5	3.6
5	Exceeding 27m & upto 33m	3.0	2.5	4.0	3.0	5.0	4.0
6	Exceeding 33m & upto 39m	3.0	3.0	4.5	4.0	5.5	4.0
7	Exceeding 39m & upto 45m	4.0	4.0	5.0	4.0	6.0	4.0
8	More the 45m	4.0	4.0	6.0	4.0	6.0	4.5

**Table 6- Minimum side setbacks for residential buildings**

Sl. No.	Average width of plot (in meters)	Building Height Upto G+2 Maximum-10m		Building Height Upto G+3 Maximum-12m		Building Height Upto G+4 Maximum-15m	
		Minimum Front set back (m)	Minimum Rear Set back(m)	Minimum Front set back (m)	Minimum Rear Set back (m)	Minimum Front set back (m)	Minimum Rear Set back (m)
(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)
1	Upto 10m	NIL	NIL	No construction shall be permitted		No construction shall be permitted	
2	Exceeding 10m & upto 15 m	0.75	0.75	1.5	1.5	No construction shall be permitted	

3	Exceeding 15m & upto 21 m	1.0	1.0	1.5	1.5	2.0	2.0
4	Exceeding 21m & upto 27 m	1.5	1.5	2.0	2.0	2.5	2.5
5	Exceeding 27m & upto 33m	1.5	1.5	2.5	2.5	3.0	3.0
6	Exceeding 33m & upto 39m	2.0	2.0	3.0	3.0	3.66	3.66
7	Exceeding 39m & upto 45m	3.0	3.0	3.66	3.66	4.00	4.00
8	More the 45m	3.66	3.66	4.00	4.00	4.00	4.00

Table 7- Minimum front and rear setback for commercial/ mercantile buildings

Sl. No.	Average Depth of plot (in meters)	Building Height upto 15 m	
		Minimum Front set back (m)	Minimum Rear set back (m)
(i)	(ii)	(iii)	(iv)
1	Upto 10 m (height of the building shall be restricted to 10m)	4.5	2.0
2	Exceeding 10 m and up to 15 m	4.5	3.0
3	Exceeding 15m and up to 21 m	5.5	4.0
4	Exceeding 21 m and upto 27 m	6.0	4.0
5	Exceeding 27 m and upto 33 m	6.5	4.0
6	Exceeding 33 m and upto 39 m	7.0	4.5
7	Exceeding 39 m and upto 45 m	7.5	4.5
8	More than 45 m	8.0	4.5

Table 8- Minimum side setbacks for commercial/ mercantile buildings

Sl. No.	Average Width of plot (in meters)	Building Height upto 15 m	
		Minimum Left set back (m)	Minimum Right set back (m)
(i)	(ii)	(iii)	(iv)
1	Upto 10 m (height of the building shall be restricted to 10m)	NIL	NIL
2	Exceeding 10 m and up to 15 m	2.0	2.0
3	Exceeding 15m and up to 21 m	2.5	2.5
4	Exceeding 21 m and upto 27 m	3.0	3.0
5	Exceeding 27 m and upto 33 m	4.0	4.0
6	Exceeding 33 m and upto 39 m	4.0	4.0
7	Exceeding 39 m and upto 45 m	5.0	5.0
8	More than 45 m and upto 45 m	5.5	5.5

F. As per chapter IV (General Requirements), **Section 40 (Off Street ParkingSpace)**, of the Bihar Building Byelaws 2014, the following has been mentioned:

- i. In all buildings including Apartment buildings/ Group Housing, Hotels, Restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multistoried buildings/complexes etc. and all other non- residential activities provision shall be made for parking spaces as per the requirements mentioned in Table 9.
- ii. The parking spaces may be provided in (for all schemes)
  - a. Basements or cellars
  - b. on stilt floor
  - c. open parking area
  - d. exclusive multi-level parking or
  - e. Roof top parking in case of commercial/IT/ITES and corporate building
  - f. A combination of any or all of the above.

Any provision made for parking shall not be included in the FAR calculation.

Table 9: Parking space for different category of occupancies

Sl. No.	Category of building/ activity	Parking area to be provided as percentage of total built up area
(1)	(2)	(3)
1	Shopping malls, Shopping malls with Multiplexes/ Cineplexes, Cinemas, Retail shopping centre and marriage halls and banquet halls	35
2	IT / ITES complexes, Hotels, Restaurants, Lodges, Nursing Homes, Hospitals, Institutional and other commercial buildings, Assembly buildings, offices, and Industrial buildings and High-rise buildings and complexes.	30
3	Residential Building, Residential apartment buildings, Group Housing, Clinics and small offices upto 50 sqm.	25

- iii. Off-street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
- iv. If the total off-street parking space required under these bye laws is provided by a group of property owners at a place for their mutual benefit, such parking spaces may be construed as meeting the off-street parking requirement, however, subject to the approval of the Authority. The Authority may also decide to develop such parking spaces and charge property owners to bear proportionate cost.
- v. Garage with locking facilities shall be included in the calculation of floor space for determining the requirement of parking space, unless this is provided in the basement of a building or under a building constructed on stilts with no external walls.
- vi. The parking spaces to be provided shall be in addition to the open spaces (setback) required around a building under these bye laws.
- vii. Misuse of the area specified for parking of vehicles for any other use shall be summarily removed / demolished by the Authority.
- viii. For parking spaces in basements and upper storey of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and in maximum 1:10 slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving 3.60 meter space for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts. The slab over which

the fire tender shall be capable of taking the load of fire engine, fire vehicle of at least 45 tonnes.

- ix. Up to 10% of cellar may be utilized for utilities and non-habitation purpose like A/C plant room, Generator room, Electrical installations, laundry etc.
- x. At least 15% of the parking space in group housing, apartment buildings shall be earmarked for visitors. Such parking space shall be indicated by painting "Visitor's parking" on the floor. The Visitors parking facility shall be open to all visitors and shall not be settled with any occupant.
- xi. All buildings with a height of 15 m and above will have parking space earmarked for ambulance, fire tender and physically challenged persons. Such spaces shall be clearly indicated by painting on the floor the purpose for which the parking space is reserved.
- xii. Apart from use of Basement for Services/Parking/ Storage, it may be used for other activities like library, Study Room, Games Room and Laundry only in case of Residential and Institutional Buildings.

### **Heritage byelaws/ regulations/ guidelines if any available with localbodies**

- A. In the India smart city mission, **Smart City Proposal for Bihar sharif**, stage 2, Ministry of Urban Development, Government of India, the following has been mentioned:
  - i. As per, Part A (City Profile), sub-part 4 (Strategic blueprint): Strategic Blueprint for Bihar Sharif is based upon SWOT analysis and aspirations of its citizens. City will focus on the following prime areas:
    - Strategic focus 3: taking pride in its heritage, culture and history. City will boast of its natural, built and cultural heritage by conserving, developing and promoting its assets. City and its people will feel pride in City's history and heritage. Heritage and religious structures will be conserved and blended with urban fabric, natural assets will be developed with utmost eco-sensitivity, and cultural heritage shall be promoted through cultural events, annual fairs.
  - ii. As per, Part A (City Profile), sub-part 5 (City vision and goals): Goal 4: SANDHARNIYA- Preserve natural and cultural heritage.
    - a. Sub Goal 1: Natural assets like river front, ponds and hillocks will be developed with utmost eco-sensitivity and use as recreational spaces.
    - b. Sub Goal 4: All buildings of heritage importance will be conserved, woven in urban fabric and made accessible to citizen. Special architecture characteristics will be highlighted in new buildings, road junctions and in streetscapes, where they are visible to all.
    - c. Sub Goal 5: Cultural heritage will be promoted through fairs, cultural events and festivals. Adequate facilities will be provided to pilgrims and tourist.

**B. As per the Bihar Building Byelaws 2014:**

Here, the Urban Art and Heritage Commission, refers to the same commission, as stated above in sub-section 3.2, as per the Bihar Urban Planning and Development Act, 2012.

i. In chapter II (Administration), Section 20 (Construction near protected monuments), the following has been mentioned:

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

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

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

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

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

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

6) An appeal against the decision under sub-byelaw (4) shall lie with the respective Tribunal under the Act or the Municipal Act.

iii. In chapter IV (General Requirements), Section 49 (Heritage Zone), the following has been mentioned:

1) The Authority may notify the Heritage Zones in consultation with the Archaeological Survey of India, State Department of Art Culture and Youth and the Art Commission.

2) Conservation of Heritage Buildings, Heritage Precincts and Natural features: Conservation of buildings, artifacts, structures, areas and precincts of historic and /or aesthetic and/or architectural and /or cultural significance (Heritage buildings and heritage precincts)



and/or natural features of environmental significance shall be taken up by the Authority in accordance with the relevant provisions in- force and those framed from time to time.

iv. In chapter V (Additional Requirements for safety and services)), Section 57 (**Restriction on construction of Multi-storied building**), the following has been mentioned:

(3) Before commencement of these bye laws, where permission has been granted conditionally, such cases shall be dealt with under corresponding provisions of these Bye laws without any major change, or removal of construction, subject to the condition where violation of Heritage Zone conditions has occurred, this relaxation shall not apply.

### **Open spaces**

A. As per chapter IV (General Requirements), **Section 36 (Minimum setbacks for high rise buildings)**, of the Bihar Building Byelaws 2014, the following has been mentioned:

Table 10- Minimum exterior open spaces around the buildings for all type of high rise Buildings unless otherwise specified

Sl. No.	Height of the Building (m.)	Exterior open spaces to be left out on all sides in m.	
		front setback	Side and back
1	More than 15 and upto 18	6.5	4.5
2	More than 18 and upto 21	7.5	4.5
3	More than 21 and upto 24	8.0	5.0
4	More than 24 and upto 27	9.0	6.0
5	More than 27 and upto 30	10.0	7.0
6	More than 30 and upto 35	11.0	7.0
7	More than 35 and upto 40	12.0	8.0
8	More than 40 and upto 45	13.0	8.0
9	More than 45 and upto 50	14.0	9.0
10	More than 50	15.0	9.0

- 2) In no case the minimum setbacks shall be less than those specified in Bye Law 37 for high rise buildings in the mentioned category.
- 3) In case of multi storied buildings the exterior open space around a building shall be of hard surface capable of taking load of fire engine weighting up to 45 tonnes.

- B. As per chapter IV (General Requirements), **Section 37 (General Conditions for Setback)**, of the Bihar Building Byelaws the following has been mentioned:
1. The minimum distance between two buildings will not be less than 1/3rd of the height of the taller building or 18m whichever is lower. However the minimum width of the internal road shall not be less than 4.5 meters. In all cases, the width of such open space between the buildings on a plot shall not be less than the setback specified for the tallest building subject to a minimum of three meters within a plot.
  2. The setbacks/open spaces for other occupancies shall be as below;
    - a. **Educational buildings** - In case of educational buildings the open spaces around the building shall not be less than 6 meter. The frontset back shall be 9 meters.
    - b. **Institutional buildings** - The open spaces around the buildings shall not be less than 6 m. The front setback shall be 9m.
    - c. **Assembly buildings**- The open space in front shall be not less than 12m and the other open spaces around the building shall not be less than 6m.
    - d. **Malls and Multiplex**- The front set back shall not be less than 12m, the rear set back shall not be less than 7 m and the side setback shall not be less than 7m.
    - e. **Commercial & Storage buildings** - In case of plots with more than 1000 sq.mtr. area, the open spaces around the building shall not be less than 6.0m. The front setback shall be 9m. In all other cases it shall be as per Table 10.
    - f. **Industrial buildings** -The setbacks shall be as per Table 12 and 13.
    - g. **Hazardous occupancies** - the open spaces around the building shall not be less than 9 m. The front set back shall be 12m.
    - h. **Slum Improvement**-The setback norms shall not apply to slums taken up under an approved programme of the Government subject to the specific sanction of the Government.
    - i. **IT, ITES Buildings**-Abutting on 12 m R/W or more R/W the setback, height, number of floors and FAR shall be applicable as per commercial building in respect of corresponding road width.
  - 1) The setbacks shall be calculated on the basis of highest provision of setback mentioned either in the above table or mentioned in these Bye Laws.
  - 2) The setbacks are to be left after leaving the affected area of the plot/site, if any, for road widening.
  - 3) Where a site abuts more than one road, then the front setback should be insisted towards the bigger road width and for the remaining side or sides, Side and rear setback shall be insisted.

- 4) For Plots above 300 sq.m a minimum 1m wide continuous green planting strip in the periphery sides are required to be developed and maintained within the side or rear setback.
- 5) For narrow plots having extent not more than 400 sq.m and where the length is 4 times of the width of the plot, the setbacks on sides may be compensated in front and rear setbacks so as to ensure that the overall aggregate setbacks are maintained in the site, subject to maintaining a minimum of side setback of 1m in case of buildings of height up to 10 m and minimum of 2m in case of buildings of height up to 12 m without exceeding overall permissible plinth area.
- 6) The master plan/development plan/zonal plan shall also specify a building line for various areas. The setbacks shall accordingly be changed without reducing the minimum required setbacks under these bye laws.

C. As per chapter IV (General Requirements), **Section 45 (Exemption in Open space)**, of the Bihar Building Byelaws the following has been mentioned:

- 1) Every open space provided either in the interior or exterior in respect of any building shall be kept free from any erection thereon and shall be open to the sky and no cornice, roof, or weather shade of more than 0.75 m. in width shall overhang or project over such open space.
- 2) A portico of up to 2.5 m. width and 4.6 m. length with a minimum height of 2.4m from the plinth level may be permitted within the side setback. A garage is permissible at the rear end of side open space provided no openings are located on the side and rear boundary. Access to the top of the portico/garage should not affect the privacy of the neighboring plot.
- 3) The portico provided as above should not rest on the boundary wall and should be open to provide through access to the rear. In case the Portico is not a cantilevered one and supported by pillars the area shall be included in the FAR.
- 4) No projected balcony shall be allowed on setback less than 1.5 meters. Projected balcony shall be allowed with a width of 0.6 meters where the setback is between 1.5 meters to 2.5 meters. For setback more than 2.5 meters projected balcony shall be allowed with a width of 0.9 meters. Projected balcony shall only be allowed on the second floor and above floors. It may be allowed on first floor subject to condition that it shall not obstruct the clear vehicular and pedestrian movement around the building including movement of fire tender. 50% of the area on the projected balcony shall be taken into account for calculation of floor area.

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

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

**Streetscapes, facades and new construction.**

As per the **Bihar Building Byelaws 2014**, chapter IV (General Requirements), Section 31 (Distance from Electric lines) the following has been mentioned:

As provided in clause-6.4 of National Building Code-2005 no verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distances quoted below in accordance with the Indian Electricity Rules between the building and any overhead electric supply line.

Table - 5: Minimum distance from electric line

	<b>Vertical distance in meters</b>	<b>Horizontal distance in meters</b>
Low and medium voltage lines and service lines	2.5	1.2
High voltage lines upto and including 11,000 volt	3.7	1.2
High voltage lines above 11,000 volt and upto and including 33,000 volt.	3.7	2.0
Extra high voltage line beyond 33,000 volt	3.7 (Plus 0.3 meters for every additional 33,000 volts or part thereof)	2.0 (Plus 0.3 meters for every additional 33,000 volts or part thereof)

i. In chapter IV (General Requirements), Section 32 (Plantation) the following has been mentioned:

In every building area, at least 5 % of the land shall be covered by plantation (tree cover), but in case of multi-storied buildings/ Group Housing / Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover). Internal gardens within the building shall be encouraged.

The Jaina establishments on the Vaibhar hill are certainly old. This is shown not only by the inscriptions on the images but also by the statement of Hiuen Tsang that, in his time naked ascetics (i.e. the Jainas) frequented the place in great number.

10. Mahadeva temple

The Mahadeva temple is a ruined temple dedicated to Shiva consisting of a small sanctum about 3.5 square meters internally.

11. Jarasandh ka Akhada

This site is believed to be the battle field where Bhima, one of the five Pandava brothers overpowered and killed legendary Jarasandh after 28 days of intense duel fight, traditionally called the malla yuddha. According to the great epic Mahabharata, Jarasandh was the son of Brihadrath, an extraordinary warrior and a very powerful ruler of Magadh Kingdom.

12. Son Bhandar cave

The Son bhandar, Rajgir, has an inscription in characters of c. 1<sup>st</sup> or 2<sup>nd</sup> century A.D. stating that Muni Vairadeva, jewel among teachers and of great luster, caused to have excavated two caves fit for residence of Jaina ascetics, with images of the Arhats (Jinas) installed therein. The second cave is called the Vaishnava cave. These caves, rock-cut shrines fit for residence of Jaina monks, are of very simple design.

A number of short epigraphs can be seen on the inner walls with the exception of the one on the outer wall to the left of the doorway, which is of great value of fixing the date purpose of the caves, which palaeographically belongs to third or fourth century A.D.

Son Bhandar is shrouded so deep in myths that it has attracted scholars and treasure hunters for a long time. Legends say that the treasure of Bimbisara was hidden inside this cave by his wife and then sealed with a spell. This legend became so widely accepted that during the British Raj, an effort was made to blow open the cave with cannon to get the treasure. However the effort failed and all we have now is a still standing door apparently sealed by rock and with an impression made by the cannon ball. More plausible accounts attribute these caves to the Jain Saint Vairadeva in the 1st century AD. The eastern cave has beautiful murals in stone depicting the Jain monks. There was more of that Shell script on the wall which according to a local was the key to the treasure, if it could be deciphered.

13. Maniyar math

Located almost at the centre of the old city of Rajagirha, it may be identified in the „Manimala- chaitya“ mentioned in pali texts or the shrine of „Mani- naga“ referred to in Mahabharata. From the art-style of the images, this structure seems to be of Gupta period. The minor structures like alters, platforms and shrines etc scattered around were constructed probably for religious and ritual

purpose related to serpent worship. Commarswamy thinks that it „represents“ a colossal lingum like those at Fatehpur near Baramula, Kashmir and Timparakuram near Madras. Built in the Gupta Period, Maniyar Math is a mysterious place of worship believed to be dedicated to Naga Shilbhadra, and has also been a Buddhist stupa sometime in the past. The cylindrical stupa now serves as a wishing well for the locals where they throw money and offerings to the Snake god and wish for their happy life.

14. Bimbisara jail (Prisoner's house)

This is situated inside the inner city fortification. The structure has been identified with the prisoner's house in which Bimbisara was confined by his son Ajatsatru. It is said that from his prison, Bimbisara was able to see Buddha on the Gridhakuta. Partial clearance of the site brought to light stone cells in one of which was found an iron ring with a loop at one extremity, which might possibly have served the purpose of manacled prisoners.

15. Jivakamravana (monastery / ancient hospital) The Jivakamravana, monastery of the Buddhist tradition is found on the way to the Gridhakuta hill. It was a hospital-cum-Monastery, built by the contemporary king Bimbisara & Ajatashatru and run by the famous royal physician, named Jivika, a contemporary of Lord Buddha. Later, Buddha stayed at Gridhakuta and used to go to Venu vana to deliver his sermons. To save time and distance for Lord Buddha, as Gridhakuta and Venu vana were some miles apart, Jivak constructed a monastery in his own garden and consecrated it to Lord Buddha, who could not refuse the gift and then he began to preach from there.

16. Chariot wheel mark and shell characters

The carriage or cart ruts which have cut deep into the rocky soil running from the north-west to the south-east corner in a portion of the old rocky highway leading from Rajgir to the Banganga.

17. Newly excavated stupa

The stupa was excavated by ASI Patna Circle, Patna, to establish the cultural sequence of the stupa. A terraced brick stupa was exposed completely. The upper terrace is formed of construction of brick chambers attached to an apsidal brick structure on the west, both filled with earth and stone rubbles.

13. Giriak stupa

It is a brick built structure exposed during the clearance comprising of cylindrical stupa of solid brick work and a rectangular shrine enclosed within a compound wall. The niches were provably provided with images made of stucco or other perishable materials as similarly seen in *Maniyar Math* of Rajgir and temples of Nalanda located in its closed vicinity. In front of the stupa a shrine almost square in shape measuring with a central chamber is exposed. It

has four projections on all sides with the provision of niche at all cardinal directions.

14. Griddhakuta

Griddhakuta (Vulture's peak) hill was a favourite resort of Lord Buddha and the scene of many of his important sermons. The whole area is studded with Buddhist monuments. The natural caves in all probability represent the „stone house“ as mentioned by the Chinese pilgrim Hiuen Tsang who visited the place during seventh century. A number of terracotta plaques depicting the figures of Buddha and Maitreya in two rows with buddhist creed in minute characters below each image, were found from one of these caves.

15. Partially mud stupa on hill

A brick stupa was opened in 1905-06. It is said that towards the end of his reign Ashoka himself assumed the yellow robe, and he died at a holy hill near Rajgir.

PHOTOGRAPHS

(1) Jaina shrine



Views of the monument



(North)



(East)

Views of the regulated area, from the monument

(2) Mahadeva temple



(1) Views of the monument





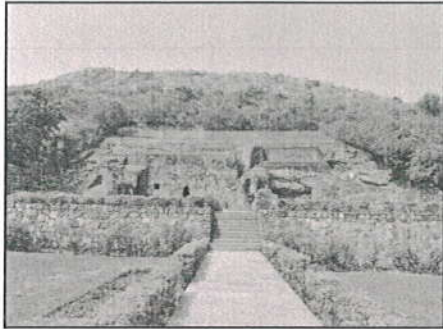
(North)



(East)

Views of the regulated area, from the monument

**(4) Son Bhandar cave**



Views of the monument



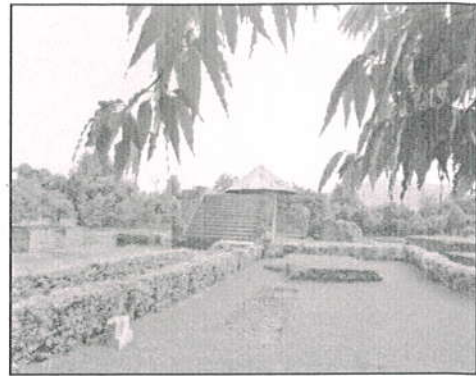
(West)



(East)

Views of the regulated area, from the monument

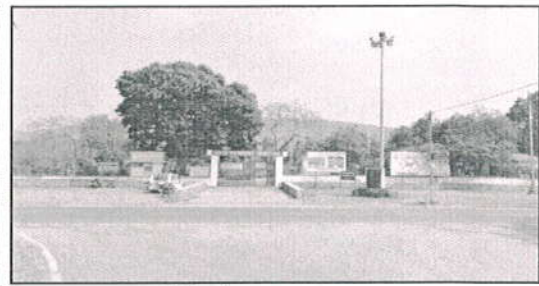
**(5)Maniyar math**



Views of the monument



(West)



(East)

Views of the regulated area, from the monument

**(6)Bimbisara jail (Prisoner's house)**



(West)

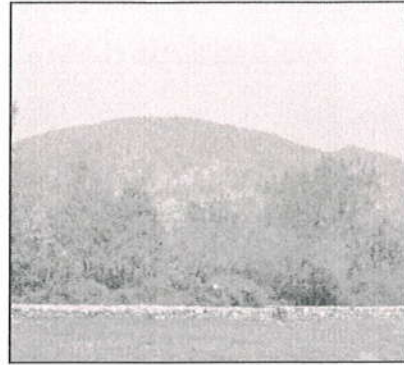


(East)

Views of the regulated area, from the monument



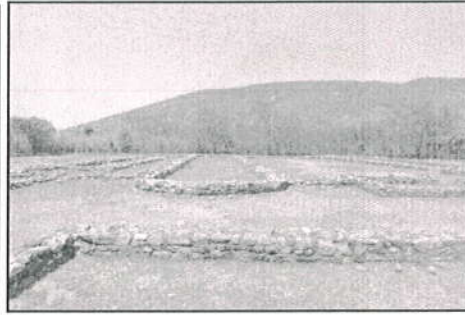
(West)



(East)

Views of the regulated area, from the monument

**(7) Jivakamravana (monastery / ancient hospital)**



Views of the monument



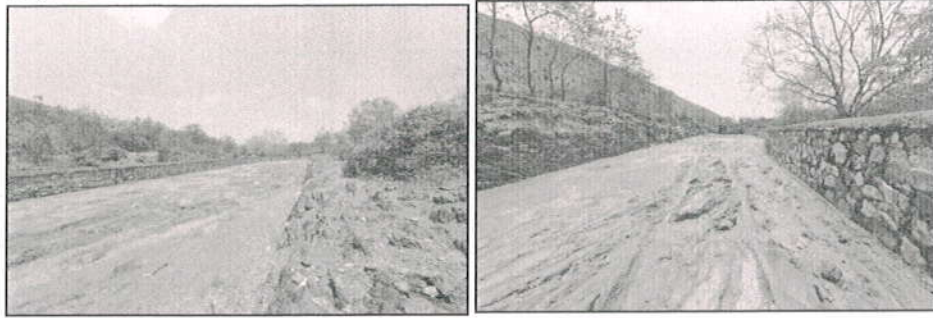
(West)



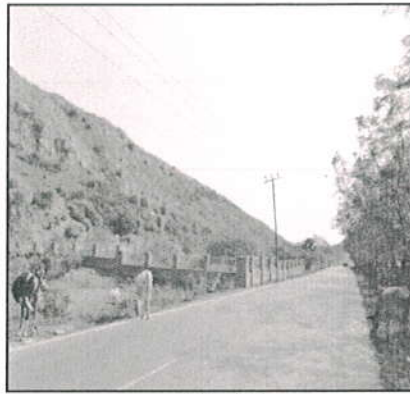
(North)

Views of the regulated area, from the monument

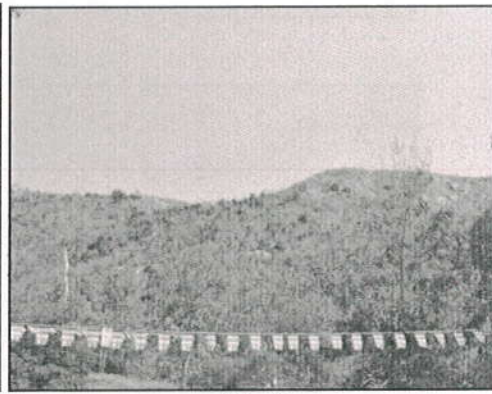
**(8) Chariot wheel mark and shell characters**



Views of the monument



(South)



(East)

Views of the regulated area, from the monument

**(9) Newly excavated Stupa**

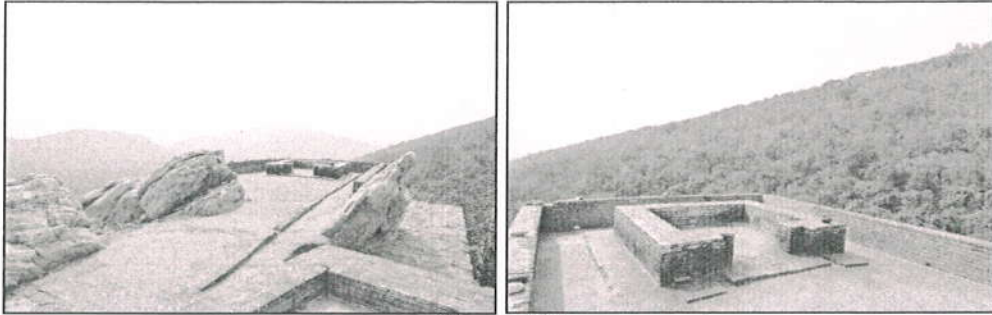


Views of the monument

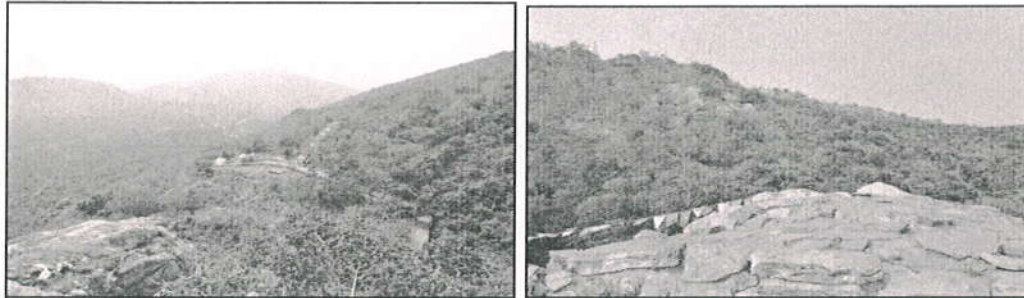


Views of the regulated area (west)

11) Griddhakuta



Views of the monument



(West)

(North)

Views of the regulated area, from the monument

