



महाराष्ट्र शासन राजपत्र

असाधारण प्राधिकृत प्रकाशन

नं. २९]

शनिवार, दिनांक १८ ऑक्टोबर २००३ / आश्विन २६, शके १९२५

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग ४-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषद व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखा परिक्षा अधिनियम याअन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा.; अ. क्र. ६७.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 15th October, 2003

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

RESOLUTION

No. TPS-2491-1835-CR-86-91-UD-9.—

Whereas, the Government of Maharashtra, Urban Development Departments vide its notice No. TPS 2491-1835-CR-86-91-UD-9, dated 16-2-2000 has published the draft regulation for conservation of Historical and Architectural buildings along with the list of 204 such buildings/natural features (hereinafter referred to as "the said list") in the Nagpur Municipal Corporation limit (hereinafter referred to as "the said Municipal Corporation") under Section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") for inviting suggestions/objections from the general public;

And whereas, the Deputy Director of Town Planning, Nagpur Division, Nagpur was appointed as an officer hereinafter referred to as "the said officer" under Section 31(2) of the said Act to hear the persons filed their suggestions/objections within a period of 60 days from the date of publication of said notice;

And whereas, the said officer has submitted his report and suggested certain changes to the regulation as well as proposed to delate certain properties from the said list;

And Whereas, in this matter the Vidarbha Heritage Society, Nagpur has filed a writ petition No. 2340-2001 in the High Court Bench, Nagpur;

And Whereas, the Hon'ble High Court under order dated 28-4-2003 directed to consider the entire matter and sue final notification under Section 31(2) of the said Act in respect of draft resolution published in Government Gazette on 21-2-2000;

And Whereas, after considering the Heritage Conservation Committee's proposal, report of appointed officer and Consulting Director of Town Planning, Maharashtra State, Pune and after making necessary enquiry, Government is of the opinion to sanctions the regulations with certain changes/modifications and sanctions the list of 138 properties excluding 66 properties proposed to be republished for deletion as per the Hon'ble Courts order *vide* notice No. TPS 2491-1835-CR-86-A-91-UD-9, dated 15th October 2003;

Now therefore, as per the directions of Hon'ble Court stated above and in exercise of powers confirmed by sub-section 2 of Section 31 of said act and all other powers enabling it in that behalf the Government of Maharashtra hereby—

- (a) Sanctioned the Development Control Regulation No. 34 by replacing the regulation No. 34 of the sanctioned Development Control Rules of Nagpur City as specified in the schedule appended hereto;
- (b) Sanctions the list of 138 properties as per schedule appended hereto;
- (c) Directs that copy of list of 138 properties is kept open for general public on all working days in the office of the—

(1) Municipal Commissioner, Nagpur Municipal Corporation, Nagpur;

(2) Chairman, Nagpur Improvement Trust, Nagpur;

(3) Deputy Director of Town Planning, Nagpur Division, Nagpur;

- (d) Fixes 1st November 2003 to be the date on which the said Regulation No. 34 as specified in Schedule appended herewith and the list of 138 properties as specified in schedule-B shall come into force.

By order and in the name of the Governor of Maharashtra;

RAMANAND TIWARI,
Principal Secretary.

REGULATIONS FOR CONSERVATION OF HERITAGE BUILDINGS/PRECINCTS/NATURAL FEATURES

These Regulations shall be known as Regulations for Conservation of buildings, artefacts, structures, areas and precincts of historic and/or aesthetic and/or cultural significance (heritage buildings and heritage precincts) and/or natural features of environmental significance, for the city of Nagpur.

1. Applicability:

1.1 These regulations will apply to those buildings, artefacts, structures, areas and precincts of historic and/or architectural and/or cultural significance (hereinafter referred as Listed Buildings/Heritage Buildings and listed precincts/heritage precincts) and those natural features of environmental significance including sacred groves, hillocks, water bodies (and the areas adjoining the same), open areas, wooden areas, etc., (hereinafter referred to as "Listed natural features") which are listed in a notification issued by state Government. The list issued in the notification shall be hereinafter referred to as the said list.

2. Restriction on Development/Re-Development/Repairs. etc.:

2.1 No development or re-development or Engineering operations or additions, alterations, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural features shall be allowed except with the prior written permission of the Municipal Commissioner. Before granting any such permission, the Municipal Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.

2.2 In relation to religious buildings in the said lists, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in the religious codes may be treated as permissible, subject to their being in accordance and in consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that while considering applications for such changes, repairs, additions, alternations and renovation, the Municipal Commissioner shall act on the advice of the Heritage Conservation Committee.

2.3 Provided that in exceptional cases, for reasons to be recorded in writing, the Municipal Commissioner may overrule the advice of the Heritage Conservation Committee. Provided further that the power to overrule the advice of the Heritage Conservation Committee shall not be delegated by the Municipal Commissioner to any other officer.

3. Modification to the list of Heritage Buildings. Heritage precincts and listed natural features :

3.1 The said list of buildings, artefacts, structures and precincts of historical and/or aesthetical, and/or architectural and/or cultural value and/or natural features to which this regulation applies shall not form part of this Regulation for the purpose of Section 37 of the Maharashtra Regional and Town Planning Act, 1966. This list may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Commissioner or from the said Heritage Conservation Committee, or by Government *suo moto*, provided that before the list is supplemented, altered, deleted or modified, objections and suggestions from the public be invited and duly considered by the Commissioner and/or by Government.

4. Special Regulations for Heritage Precincts in Consultation with the Heritage Committee :

4.1 The Municipal Commissioner shall frame special Regulation for the Heritage precincts in consultation with Heritage Conservation Committee.

4.2 Before finalizing the special separate regulations for precincts, the draft of the same shall be published in the *Official Gazette* and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestion and objections received within a period of 60 days from the date of publication in the *Official Gazette* shall be considered by the Municipal Commissioner.

4.3 (i) After consideration of the above suggestions and objections, the Municipal Commissioner shall submit the aforesaid draft regulations for precincts along with their recommendations to the Government for sanction.

Provided that pending consideration of suggestion and objections and pending final sanction from the Government to the above draft special regulations for precincts, the Municipal Commissioner shall have due regards to the above draft special regulations while considering applications for development/re-development etc. of heritage buildings/heritage precincts.

5. Power to alter, Modify or Relax Development Plan and Development Control Regulations :

With the view to preserve listed heritage buildings, if there are any new roads or road widening lines proposed in the Revised sanctioned Development/Master Plan of City, the Municipal Commissioner shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts/buildings.

5.1 If there are any Development Plan/Master Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Municipal Commissioner on the advice of Heritage Conservation Committee, shall move Government to get these reservations deleted/modified under Section 37 of the Maharashtra Regional and Town Planning Act, 1966.

5.2 With the approval of Government and after consultation with the said Heritage Conservation Committee and for reasons to be recorded in writing, the Municipal Commissioner may alter, modify or relax the provisions of other Regulations of the Development Control Regulations of Nagpur City (hereinafter referred to as "the said regulations") if it is needed for the conservation, preservation or retention of historic and/or aesthetic and/or cultural and/or architectural quality of any listed buildings/heritage buildings or listed precincts/heritage precincts and the preservation of any listed natural features and or environment.

6. Grant of Transferable Development Rights in cases of loss of Development Rights :

6.1 If the application for development, alteration, modification of the Heritage precincts or listed buildings is rejected under this regulation or under the Special Regulation or while granting such permission any conditions are imposed on the owner which deprives him of use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

6.2 The Owner of the Heritage Precincts/Listed Buildings shall be entitled to use the said Development Right in the city subject to conditions in the Development Right in the city subject to conditions in the Development Right Certificate and the regulations as may be prescribed by the Government from time to time. The extent of TDR certificate to be granted may be determined by the Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, if required in consultation with the Heritage Conservation Committee, and will not be awarded unless sanctioned by the Government.

7. Incentive uses for Heritage Buildings :

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner/owners agree to maintain the listed Heritage building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed, with the approval of the Heritage Conservation Committee to convert part or the whole of the non-commercial area to commercial/office use. Provided that if the heritage buildings is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Municipal Commissioner shall withdraw the permission forthwith.

Listing of heritage buildings does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct buildings.

8. Maintaining Skyline :

Buildings included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

9. Restrictive Covenants :

Restrictions existing as on date of this Regulation imposed under covenants, terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation or by NIT shall continue to be imposed, in addition to the Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said development control regulations, this regulation shall prevail.

10. Heritage Conservation Fund :

Conservation of heritage buildings is the primary responsibility of the owners/co-operative society/occupiers/housing repair board etc. with a view to give monetary help for conservation/repairs of listed heritage buildings, a separate fund is to be constituted at Municipal Corporation level. Provisions for such fund may also be made through District Planning and Development Council Budget.

11. Grading of the Listed Buildings/Listed Precincts :

In the column No. 10 of the said list of heritage buildings, heritage precincts, "grades" such as I, II, III have been indicated. The meaning of these grades and basic guidelines for development permissions are as follows :—

GRADE I

GRADE II

GRADE III

a. Scope

Heritage Grade I

comprises buildings and precincts of National or Historical importance embodying excellence in architectural style, design technology and material usage and/or aesthetics, they may be associated with a great historic event, personality movement or institution. They have been and are the prime landmarks of the city.

Heritage Grade II

(A&B) comprises buildings and precincts of regional and local importance possessing special architectural or aesthetic merit or cultural or historical significance though of a lower scale of Heritage Grade-I. They are local landmarks which contribute to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.

Heritage Grade III

Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting on a street-line, or special character of the facade and uniformity of height, width and scale.

GRADE I

GRADE II

GRADE III

b. Objective

Heritage Grade-I richly deserves careful preservation.

Heritage Grade-II deserves intelligent conservation.

Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II) and special protection to unique features and attributes.

c. Scope for development

No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part of features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original.

Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.

Grade-II (B) In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and facade.

External, internal, changes and a daptive reuse would by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage buildings/precincts.

d. Procedure

Development permission for the changes would be given by the Commissioner on the advice of the Heritage Conservation Committee to be appointed by the State Government.

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e. Vistas/Surrounding development

All developments in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mark the grandeur of, or view from Heritage Grade-I.

12. Signs and Outdoor Display Structures :

12.1 No display or advertising signs and outdoor display structures on listed buildings and/or the Heritage Precincts shall be permitted except in accordance with Part X (Signs and outdoor display structure) National Building Code of India.

12.2 Prohibition of advertising signs and outdoor display structures in certain cases :

Notwithstanding the provisions of 12.1 no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Municipal Commissioner Committee or on Government buildings, so that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said building's own purposes or related programmes.

Provided that if the Heritage Conservation Committee so advises, the Municipal Commissioner shall refuse permission for any signs or outdoor display structure.

The Municipal Commissioner may on the advice of the Heritage Conservation Committee, to add, alter or amend the provisions of sub-regulations 12.1 and 12.2 above.

13. Composition of Heritage Conservation Committee :

There shall be a Heritage Conservation Committee for the City of Nagpur, to be appointed by Government. Such proposal shall be submitted by the Municipal Commissioner, Nagpur Municipal Corporation. The Committee shall comprise of the following members.

1. Retired Secretary to Government of Maharashtra/Retired Municipal Commissioner of Nagpur Municipal Corporation/Retired Chairman, Nagpur Improvement Trust/retired Director of Town Planning.	Chairman
2. Deputy Municipal Commissioner, City of Nagpur Municipal Corporation.	1 Member
3. Structural Engineer having experience of 10 years in the field and membership of the institute of Engineers.	1 Member
4. Architects having 10 years experience and membership of the council of Architecture (i) Urban Designer ; (ii) Heritage Conservation Architect. Architects shall be those having experience in Conservation Architecture.	2 Members
5. Curator, Nagpur Museum	1 Member
6. Environmentalists having in depth knowledge and experience of 10 years of the subject matter.	1 Member
7. City Historians having 10 years experience in the field	1 Member
8. Nominee of the State Government i. e. Asst. Director of Town Planning, Nagpur Branch, Nagpur.	1 Member
9. Member nominated by the Chairman of Nagpur Improvement Trust.	1 Member
10. Assistant Director of Town Planning, Nagpur Municipal Corporation.	Member Secretary

13.2 The Committee shall have the powers to co-opt upto five additional members who may have lesser experience, but who have special knowledge of the subject. Provided that additional members may be co-opted for special purposes or on sub-committees of the Heritage Conservation Committee.

13.2.1 The tenure of the Members of Category (1), (3), (4), (6) and (7) above shall change after three years, provided however that the same person shall be eligible, for reappointment as Member.

13.3 The Heritage Committee shall come into existence with effect from the date of its publication in the *Official Gazette*.

13.4 No act of the Committee done in good faith shall be deemed to be invalid by reason only of some defect subsequently discovered in the organization of the Committee or in the Constitution of the Committee or in the appointment of the member or on the ground that such member was disqualified for being appointed.

13.5 The terms of reference of the Committee shall be, *inter alia* :

(i) to advise the Municipal Commissioner whether Development and permission should be granted under this Regulation and the conditions of such permission ;

(ii) to prepare a supplementary list of buildings, artefacts, structures, areas, precincts of historic aesthetic, architectural or cultural significance and a supplementary list of natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc., to which this Regulation would apply ;

(iii) to advise whether any relaxation modification, alteration or variance of any of the Development Control Regulations/Building Bye-laws, is called for ;

(iv) to suggest amendments, changes or special regulations or modification to special regulations for listed buildings and the Heritage Precincts regulated under these regulations and to advise the Municipal Commissioner regarding the same ;

(v) to advise on the extent of Development Rights Certificates to be granted to the owners of listed Buildings or the Heritage Precincts ;

(vi) to advise whether Development Rights Certificates may be allowed to be consumed in a heritage precinct ;

(vii) to advise whether to allow commercial/office user of any listed building or Heritage Precincts and when to terminate the same ;

(viii) to advise the Commissioner to regulate erection of outside advertisement/bill boards ;

(ix) to recommend to the Commissioner guidelines to be adopted by those private parties who sponsor beautification schemes at Public intersections and, elsewhere ;

(x) to advise the Municipal Commissioner to evaluate the cost of repairs to be given to the owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the Municipal Commissioner to raise funds through private resources ;

(xi) to prepare special designs and guidelines for listed buildings and control of height and essential facade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form in tact to the extent possible ;

(xii) to prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this regulation ;

(xiii) to advise the Municipal Commissioner on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation ;

(xiv) to prepare special regulations for heritage precincts/and to advise the Municipal Commissioner regarding the same.

13.6 Meetings of the Heritage Conservation Committee shall be conducted at least once in a calendar month and the gap between two consecutive meetings not to exceed 40 days.

13.7 The minimum quorum shall require presence of 50% members, excluding Chairman.

13.8 If the Heritage Committee does not communicate its decision (whether to grant, on condition or to refuse), regarding development permission to the Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, within 45 days from the date of receipt of reply from the applicant/Commissioner, Nagpur Municipal Corporation/Chairman, Nagpur Improvement Trust, in respect of any requisition made by the Heritage Committee, whichever is later, the Committee shall have no claim about the Heritage matter or any other aspect covering under these regulations.

SCHEDULE

ACCOMPANIMENT OF NOTIFICATION No. Tps 2491/1835/CR-86/91/UD-9, DATED 15TH OCTOBER 2003
LIST OF HERITAGE BUILDINGS AND CONSERVATION AREAS

Note :—Abbreviations of criteria (Classification) for listing and conservation of areas, artifact etc. are furnished at the end of this list.

Sr. No.	Heritage Zone	Name	Local Area	Ownership	Description	Date	Classification	Condition	Grade	Category
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1.	Ambazari	Ambazari Lake	Ambazari	NMC/Forest Deptt.	Catchment, dam structure, water supply system, Planned garden on hill.	18th & 19th Cent.	Natural B(per) (use) (sce) (Cul)	Fair	I	Lake/Tank
2.	Budhwari	Kala Ubha Maruti	Jagnath	Trust	Stone structure, large white Jings, Marble idols of Nagra, Ganesh, Annapurna, Carot in disuse. Tulsi Vrindavan/Nandi in front below Peepal Tree.	18th Cent.	A(are), B (per)	Fair	II	Temple
3.	Budhwari	Siddheshwar Ganesh Mandir	Jagnath	Public	Large sitting Ganpati, Sandur-caked 4 stone pillars and canopy over Ganesh for pradakshina, 2 dwarfels on 2 front pillars.	18th Cent.	A(are), B (per)	Fair	II	Temple
4.	Budhwari	Udaseen Math Ram Mandir	Jagnath	Trust	8 ft. metal stone plinth, central chamber has Shivalinga, 4 surrounding chambers have floral jaalis with 5 chhatris, brass carved door/frame remains, 2 watch towers, large stone Nandi at rear end facing entrance, shikhar in Bengali style.	18th Cent.	A(are), B (per)	Good	II	Temple
5.	Budhwari	(a) Shiva Temple (b) Adichlingeshwar Temple	Jagnath	Trust	Sandstone temples, main temple without mandap, intricately carved, Sandstone temple now plastered, marble newly-laid flooring, brass covered black stone pindis, brass engraved door frame, Nandi in stone chhatra, lotus Kalash.	18th Cent.	A(are), B (per)	Poor	II	Temple
6.	Budhwari	Gourahankar Temple	Jagnath	Trust	Idols of Shiva & his wife Gauri Stone temple, no mandap. Three Nandis in the Antaralaya with two Pindis. Brass plated carved door frame and window. Pyramindical plain Shikhar. New dome over & around the temple. High Compound & watch towers.	18th Cent.	A(are), B (per)	Poor	I	Temple
7.	Budhwari	Vithal Rukmini, Jagannatheshwar Devasthan and other Temples of Devi/ 2 Nos of Shiva/ Pataleshwar/ 3 Nos of Hanuman temples (Chhatris).	Jagnath	Trust	Some temples no mandap, newly laid marble flooring, Jagannatheshwar Temple has beautifully carved stone shikhar still in good condition as also stone carving panels (now oil painted) showing events in Ramayana and Mahabharata.	18th Cent.	A(are), B (per)	Poor	I	Temple
8.	Central Avenue	Poddarashwar Ram Mandir	Poddarashwar Ram Mandir	Trust	Colonial Style, stone structure, arches, key stones	1923	A(are), B (per)	Good	II	Temple
9.	Chitnavis pura	Chitnavis wada	Chitnavis wada	Gopal Krishna Deosthan Trust	Built around three chowks with attached out-buildings. Attached temple. Carved wooden arches & Columns mud and brick construction, tiled roof.	1740	A(are) (his) B (per) I	Good	II	Wada

HERITAGE BUILDINGS AND CONSERVATION AREAS (SCHEDULE) No. 2491/1835/CR-86/91/UD-9, DATED 15TH OCTOBER 2003 : 31/10/2003, 9924

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10.	Chitnavis pura	Muridhar Temple	Chitnavis wada	Gopal Krishna Deosthan Trust	Carved store garbha grha, antarlalaya, shikar white washed, carved wooden arches and columns, tiled roof over mandap.	18th Cent.	A(are), B (per)	Good	II	Temple
11.	Chitnis Park	New English High School	Mahal	Education Society	Red brick 3 story bldg. With stone plinth, arched windows, stone lintels, jack arched floors. sloping roof with timber trusses.	1922	A(are), B (per) (use)	Fair	II	Institution
12.	Civil Lines	High Court	High Court Compound	State Govt.	Imposing double storeyed structure in yellow sandstone with high ceilings, E shaped building with dome Entrance has been changed otherwise entrance was via imposing flight of steps. New addition which is in the South imitates old.	1930's	A(are), B (per)	Good	I	Institution
13.	Civil Lines	Criminal Courts	Criminal Courts	Govt. of Maharashtra	Colonial single storied bldg. In black stone with yellow sandstone used in arches and corners. Central court. Sloping roof of AC sheets.	1873	A(are), B (per)	Good	I	Institution
14.	Civil Lines	Alahabad Bank building	Alahabad Bank Building Compound	Alahabad Bank	Red painted brick two storeyed building ornamental mouldings and features in yellow sandstone. Columns, semi circular arches and pediment. Tiled sloping roof.	Late 19th Cent.	A(are), B (per)	Fair	II	Institution
15.	Civil Lines	Vidhan Sabha	Vidhan Sabha	Govt. of Maharashtra	Red brick two storeyed building with yellow sandstone Prominent feature tiled roof over arched masonry. Quoin stones in yellow sandstone. Steep sloping. AC sheet roof, Fine pointing, Addition of New wing.	Early 20th cent.	A(are), (his) B (per)	Good	I	Institution
16.	Civil Lines	Reserve Bank of India	Reserve Bank of India	Central Government	Yellow sandstone two storeyed building. Corner full height entrance with extremely large metal lamp. Columns increase entrance.	Mid 20th cent.	A(are), B (per)	Good	II	Institution
17.	Civil Lines	Institute of Science	Institute of Science Compound	Institute of Science	Red brick masonry structure with relief work in panels, columns, red tiled roof, rectangular in plan. Three arched entrance bay with circular columns. Observatory.	1829	A(are), B (per)	Good	II	Institution
18.	Civil Lines	Office of the Accountant General	Old Treasury	Central Government	Two storeyed building with yellow wash. Wood columns, in verandahs. Attached bungalow.	1887	A(are), B (per)	Good	II	Institution
19.	Civil Lines	Police Commissioner's Bungalow	Police Commissioner's Compound	State Govt.	Cream washed brick masonry single storeyed building with sloping roof. Tiled porch over masonry arches.	Early 20th Cent.	A(are), B (per)	Good	III	Bungalow
20.	Civil Lines	Masonic Lodge	Masonic Lodge Compound	Freemason's Lodge	Red brick masonry with relief work. Flat roof porch on semi circular masonry columns, pointed arches, rounded corners.	Late 19th Cent.	A(are), B (per)	Good	I	Bungalow
21.	Civil Lines	Old Revenue Building	Old treasury	State Government	Single storeyed courtyard building with yellow wash AC sheet roof. Semi circular arches with projecting keystones, high stone plinth and pediment at corner.	1887	A(are), B (per)	Fair	I	Institution

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
22.	Civil Lines	Jamsetjee Nusservanjee Tata Building (Convocation Hall)	University campus	Nagpur University	Red brick masonry with yellow sandstone in the form of horizontal bands, columns, piers, arches, ornamental keystones, entrance bay in sandstone with pediment and four sets of twin columns. Tiled roof.	1927	A(are), B (per)	Good	I	Institution
23.	Civil Lines	University Building	University campus	Nagpur University	Red brick masonry with yellow sandstone in the form of horizontal bands, columns, piers, arches, ornamental keystones, porch on western face. Tiled roof.	1927	A(are), B (per)	Good	I	Institution
24.	Civil Lines	NCC Headquarters of the 4 Maharashtra battalion.	University campus	Govt.	Red brick masonry with yellow plaster mouldings. Porch supported on circular columns, semi circular arches, keystones, single storeyed structure.	1938	B (per)	Good	III	Institution
25.	Civil Lines	Krishl Rasayan Vibhag	Krishl Rasayan Vibhag Compound	Deptt. of Agriculture	C-shaped structure around courtyard, brick work with decorative jalis and mouldings, single storied structure with tiled roof.	Early 20th cent.	A(are), B (per)	Fair	III	Institution
26.	Civil Lines	PKV Krishl Mahavidyalaya	Maharajbag	Punjabrao Deshmukh Krishl Mahavidyalaya	Red painted three storied structure with sloping tiled roof, white relief work, semi circular arches, cloistered verandah, twin towers.	1907	A(are), B (per)	Good	I	Institution
27.	Civil Lines	Police Commissioner's Office	Police Commissioner's Compound	State Govt.	Cream washed brick masonry single storeyed building with sloping roof, wooden caved board, octagonal corner rooms. The roof of the verandah has been converted in a flat roof and the verandah has been enclosed.	Early 20th Cent.	A(are), B (per)	Good	I	Institution
28.	Civil Lines	Chief Minister's Secretariat	Chief Ministers Secretariat	Govt. of Maharashtra	Single storeyed bungalow with tiled roof, porch on circular columns, semi circular arches, porch with tiled gop.	Early 20th Cent.	A(are), B (per)	Good	II	Institution
29.	Civil Lines	Central Provinces club	Central Provinces Club Compound	Central Provinces Club Pvt. Ltd.	Typical colonial bungalow style Brick Masonry on stone plinth single storeyed construction. Sandstone arches tiled roof porch on brick masonry arches. Wood flooring in ball room (now the badminton court) Colonial bungalows in.	19th Century	A(are), B (per)	Good	II	Institution
30.	Civil Lines	Old Secretariat	Old Secretariat Compound	State Government	Double storied stone work, black and beige. Architectural elements, semi circular openings, columns, pedimental feature over corner entrance. Balcony on first floor sloping roof with AC sheet roofing. Skylights on all corner blocks.	1907	A(are), (his) B (er) (des) (us-)	Good	I	Institution
31.	Civil Lines	Bishop's lodge	National Christian Council of India	NCCI	Bungalow with exposed brick. From verandah with flat roof. Chapel inside bungalow. Cornice supported with brick beveling.	1916 A.D.	A(are), (his) B (er)	Good	II	Bungalow

32.	Civil Lines	Old High Court	Old Secretariat Compound	Central Govt.	Double storied structure, courtyard planning, pointed arches, plastered surface; sloping roof with AC sheet roofing, porch on masonry arches.	1890	A(are), (his) B (per)	Fair	I	Institution
33.	Civil Lines	Fire Servicemens College	Fire Service mens College Compound	Govt.	C shaped structure in plan, red painted exposed brick work, sloping roof, semi-circular arches for gallery. Brick jail in facade. Arched masonry porch with pedimental feature, sloping AC sheet roof.	1930's	A(are), B (per)	Good	II	Institution
34.	Civil Lines	Office of Director Postal Accounts	Office of Director Postal Accounts	Govt. Offices	Red brick work; steep, sloping AC sheet roof, arches at corners. Masonry porch. White washed and flat roofed porch.	Early 20th Cent.	A(are), B (per)	Good	II	Institution
35.	Civil Lines	Akashwani Bhavan	Akashwani Bhavan Compound	Govt.	Double storied structure, sloping roof, blue washed walls, cream washed stone arches and quoin stones, green painted wood work in balcony.	Early 20th Cent.	A(are), B (per)	Fair	II	Institution
36.	Civil Lines	Museum	Museum	State Govt.	Colonial style, gothic arches, stone masonry walls, sloping tiled roof, ornamental parapet at roof level. Tiled porch on masonry arches. Walls have now been painted.	1871	A(are), B (per)	Good	I	Institution
37.	Civil Lines	Ramgiri	Ramgiri Compound	State Govt.	Typical colonial style bungalow, with front verandah, porch with flat roof pointed arches in verandah.	20th Cent.	A(are), B (per)	Good	III	Bungalow
38.	Civil Lines	Zero Mile Stone	Zero Mile Stone Compound	State Govt.	Sandstone obelisk with distance to various cities in the country. Sunstone GTS bench mark with the notation 1907.	1907 AD	B (per) Tech	Good	I	Landmark
39.	Civil Lines	Air Commander's bungalow	Air Commander's Compound	Central Govt.	Typical colonial bungalow sloping red tiled roof. White washed brick masonry Tiled porch on masonry arches.	20th Cent.	A(are), B (per)	Good	III	Bungalow
40.	Civil Lines	Divisional Commissioner's Bungalow	Divisional Commissioner's bungalow Compound	State Govt.	Typical colonial bungalow type, steep sloping roof over single storied structure. Tiled sloping roofed verandah on timber columns, tiled steep sloping roof on timber columns.	Early 20th Cent.	A(are), B (per)	Good	III	Bungalow
41.	Civil Lines	General Post Office	General Post Office	Govt. of Maharashtra	Red brick two storied building tiled roof yellow sandstone columns and arches. Special feature-yellow sand stone tower.	Early 20th Cent.	A(are), B (per) (des)	Good	I	Institution
42.	Civil Lines	Sales Tax Office	Old treasury	Central Govt.	Colonial bungalow with steep sloping roof, white washed walls with porch. Arches with projecting keystones.	Early 20th Cent.	A(are), B (per)	Good	II	Institution
43.	Civil Lines	Collector's Bungalow	Collectors bungalow Compound	State Govt.	Typical colonial style bungalow with sloping tiled roof, front porch and verandah.	Early 20th Cent.	B (per) F	Good	III	Bungalow
44.	Gorewara	Gorewara lake	Gorewara	NMC/ Forestry department	Large unurbanised reserved forest in a catchment, long embankment with elaborate dam gates built during British regime, water treatment plants (2 nos) built during the same period that are still in use.	Early 20th Cent.	Natural (use) (are) (per) (cu)	Good	I	Lake/tank

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
39.	Indora	Shiva Temple (Bada Indora)	Shiva Temple (Bada Indora)	Trust	Stone temple with large carved pillars and Nandi, 4ft. Pinda with bronze Nagraj encircling the phallus. Alcoves in the shikhar with statues of Gods. Mandap has arched ceiling. Well and Maruti temple adjacent.	Late 18th Cent.	A (are), B (per)	Good	I	Temple
40.	Jumma Talao	Jumma Talao	Jumma Talao	NMC	Gond period talao with retaining wall on three sides. At one time was twice its size today. Gradual Pollution and filling up has reduced the size.	17th Cent.	A (are), (his) B (per) (sce) (cul)	Fair	II	Waterbody
47.	Jumma Talao	Ganes Mandir	Jumma Talao	Public	Garbha griha, mandap, temple built in 1940 but also is old.	Idol Mid 18th Cent. Temple rebuilt in 1947	A (are), B (per)	Good	II	Temple
48.	Jumma Talao	Parsi / gary	Jumma Talao	Parsi Trust	Sandstone building on a raised plinth.	1940's	A (are), (cul) B (per) (use)	Good	I	Agriary
49.	Jumma Talao	J. N. T. ta Parsi Girl's High School	Jumma Talao	Nagpur Trust	Colonial style building around courtyard. Exposed brick masonry painted red with sandstone columns.	Early 20th Cent.	A (are), B (per)	Good	II	Institute
50.	Jumma Talao	Shiva Temple	Jumma Talao	Trust	Saoner stone temple with carvings. Front sandstone courtyard demolished and being replaced by RCC brick. Walls Mandap with stone columns and carved stone shikhar.	19th Cent.	A (are), B (per)	Fair	I	Temple
51.	Juni Mangalwari	Manakameshwar Shiva Mandir	Manakameshwar	Shri Panchdhamnam June akhada Varanasi	Old temple with carved Shikhar and small side Shikhars as in South Indian temples, sandstone carved pillars, huge well.	Mid 18th Cent.	A (are), B (per) (des)	Good	I	Temple
52.	Juni Mangalwari	Gond Cemetery	Gond Cemetery	Private Shah family	Graves of Gond rulers.	17th Cent.	A (his), B (per) (des)	Poor	I	Funerary
53.	Kingsway	St. Joseph's Convent Residency	Kasturchand Park	Sister of St. Joseph of Chanberry	Typical Bungalow type. Sloping tiled roof front porch with sloping tiled roof on circular masonry columns and arches with projecting keystones. Verandah on ground floor. Hexagonal bay window at entrance and east corner of.	1975 A.D.	A (are), B (per) (des)	Good	III	Bungalow
54.	Kingsway	Provincial Automobile building	Kingsway	Automobile Showroom and garage	Yellow sandstone facade with carved pilasters and central arched ventilator. High ceiling.	1932	A (are), B (per)	Good	III	Shop
55.	Kingsway	St. Joseph's Convent	Kasturchand Park	Sister of St. Joseph's Convent.	Brick construction with long arched corridors.	1875 A. D.	A (are), B (per)	Good	II	Institution.
56.	Mahal	Old library building or McDowell Town hall	Municipal Corporation	NMC	Carved sandstone columns and arches, like Maratha style built in red brick work and yellow sandstone. Has a tower like brick structure on one side.	18th Cent.	A (are), (his) B (per) (des)	Fair	II	Institution.
57.	Mahal	Kala Talao	Mahal Road	Shivale Court of	Two small shrines on common stone platform as in the darwaza. Most of the darwaza have an	1779	A (are) B (per)	Good	I	Temple

57.	Mahal	Kala Nag Temple	Mahal Road	Bhonsale Court of Ward	Two small shrines on common stone platform associated with the darwaza. Most of the darwazas have an attached shrine.	1779	A (are), P (per)	Good	I	Temple
58.	Mahal	Kalyaneshwar quadrangle	Mahal Road	Public	Rectangular space with room around, originally housed the palace guard.	19th Cent.	A (are), (his) B (per)	Good	I	Open space
59.	Mahal	Jumma Darwaza	Mahal Road	Public	Stone construction, arched roof entrance, vaulted roof. The principal gateway into the city from the west. Has been painted grey with orange pointing.	18th Cent.	A (are), (his) B (per)	Good	I	Gateway
60.	Mahal	Gol Bangla	Mahal Road	Trust	Colonial style bungalow. This was built in Maharani Bakabai as a reception room for meeting with the British resident. While the wada is a synthesis of colonial and Maratha elements, this structure is designed as a colonial.	19th Cent.	A (are), (his) B (per)	Good	III	Bungalow
61.	Mahal	Pataleshwar Dwar	Mahal Road	Public	Gateway between Juna Rajwada and the pataleshwar temple.	1776 A.D.	A (are), (his) B (per)	Good	I	Gateway
62.	Mahal	Hanuman Khirki	Mahal Road	Bhonsale	Stone garbha griha, shikhar, at one time facing palace "Khirki" a secondary exit in the northern wall of of Rajwada, opening into the Mahal Road. Considerably altered.	18th cent.	A (are), B (per)	Fair	I	Temple
63.	Mahal	Rukmini Temple	Rukmini Temple Complex	Bhonsale family (Court of Wards).	Stone plinth, garbha griha, shikhar. Carved wooden columns, arches in mandapa, exquisite stone carving mirror on ceiling. Marble Temple of Garuda. Marble tank, stone well. Enclosed on sides by stone walls, partly demolished.	19th Cent.	A (are), (des) B (per)	Poor	I	Temple
64.	Mahal	Mahadev Temple	Rukmini Temple Complex	Bhonsale (Court of Wards).	Rectangular encl. Stone plinth, garbha griha, shikhar. Carved wooden columns, arches in mandap. Exquisite stone carving and marble chhatra in front.	19th Cent.	A (are), (des) B (per)	Poor	I	Temple
65.	Mahal	Kajibagh Temple Complex	Nawa Rajwada	Bhonsale family	Stone carved garbha griha, shikhar, carved wooden arches & columns in mandap, a complex of three temples, part of Nawa Rajwada.	1791 A.D.	A (are), (des) B (per)	Poor	I	Temple
66.	Mahal	Bhonsale Temple	Bhonsale Wada	Private Bhonsale Family	Carved stone garbha griha, mandap shikhar. A part of the original Bhonsale Wada.	18th Cent.	A (are), B (per)	Fair	II	Temple
67.	Mahal	Kotwall	Nawa Rajwada	Public Police Station	Brick construction, carved stone columns, arches and chhatris. Late Maratha style. Functional as the Maratha Kotwall & subsequently as British Kotwall. Presently police station.	1778	A (are), (des) B (per)	Good	I	Institution
68.	Mahal	Bankabai Wada	Nawa Rajwada	Education Society	Two chowks in Wada (originally 3 chowks) Carved wooden columns, pitched roof, carved arches, columns and gallery in durbar hall & daoghar. Many additions made.	19th Cent.	A (are), (his) (des) B (per)	Good	I	Institution
69.	Mahal	Kothi	Kothi Compound	Trust	Stone construction, arched entrance, pitched roof. At one time this was the Royal Mint. Extremely thick stone walls.	18th Cent. 1820 with British	A (are), (his) (use) B (per)	Good	II	Institution

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
70.	Mahal	Dharmaji Bhonsale Wada	Mahal Road	Private Binjani Mahila Mahavidyalaya	Wada belonged to illegitimate son of Raghoji I	18th Cent.	A(ara), B (per)	Good	II	Wada
71.	Mahal	Ayachit Mandir	Ayachit Mandir Compound	Private Ayachit Family	Rectangular enclosure with arched gateway on eastern side. Three shrines within. Carved wooden columns in mandap, stone garbha griha & Shikhar. This devasthan is associated with the cultural life of the city. Rath yatra during Dasara.	1778 to 1818 A.D.	A(ara), (cul) B (per)	Good	I	Temple
72.	Mahal	Bhonsale Wada (Junior)	Bhonsale Wada Junior	Private	Built around 4 chowks. Carved wooden arches and columns, in slopping roof. Arched entrance to precinct. Attached temple, stables etc. This wada built on the site of the original Bhonsale palace was burnt down in 1853 A. D. partly.	18th Cent.	A(ara), (his) B (per)	Fair	II	Wada
73.	Mahal	Gujar Gateway & Mosque	Mahal	Public	Carved stone (gray) gateway. The mosque was built for Muslim soldiers attached to the Gujar household, has since been altered.	18th Cent.	A(ara), (his) B (per)	Good	I	Gateway
74.	Mahal	Gateway Gond Killa	Gond Killa	Private Shah family	Brick construction, lime plaster foliated arched. Opening, vaulted roof.	17th Cent.	A(ara), (his) B (per)	Fair	I	Gateway
75.	Mahal	Bhonsale Ved Shala	Bhonsale Ved Shala	Trust	Carved stone fencing, colonial style	20th Cent.	A(ara), (his) B (per)	Good	II	Institution
76.	Mahal	Bhonsale Wada (Senior)	Bhonsale Wada Senior	Private	Single courtyard, colonial columns arches, Late Maratha Style. The original Bhonsale wada was burnt down in the year 1884 A. D.	19th Cent.	A(ara), (his) B (per)	Good	II	Wada
77.	Mahal	Jamdar Mandir	Mahal	Private	Carved stone garbha griha, antarala, shikhar. High stone plinth, Carved wooden arches and columns with tiled roof in mandap.	18th Cent.	A(ara), B (per)	Good	I	Temple
78.	Mahal	Kalyaneshwar Dwar	Mahal road	Public	Arched doorway vaulted roof, stone structure. Previously known as Kala Nagar Khana. The principle entry into the palace precinct. Has been painted in grey with pointing.	1743 A. D.	A(ara), (his) B (per)	Good	I	Gateway
79.	Mahal	Budhwal Darwaza	Mahal	Public	Arched opening brick construction, with plastered surface. This darwaza is a major city Gate. Has a mosque attached, dates back to Gond times.	18th Cent.	A(ara), (his) B (per)	Good	I	Gateway
80.	Mahal	Munshi Temple	Mahal	Private Dr. Munshi	Carved stone garbha griha, antarala & shikhar. Mandap has been renovated with steel columns. Tiled roof. The temple is contained within one chowk of wada. The site of rest of the wada has been re-built upon. Temple has a gateway	1801 A. D.	A(ara), B (per)	Good	I	Temple
81.	Mahal	Chhatris to Raghoji	Kashiba	Bhonsale	Ci rls, some of them most elaborate structures	18th	(e), B (per)	Fair	I	Funerary

81.	Mahal	Chhatra to Raghoji IV-Chhatra to Vyankoji Chhatra Kashiabal, Chhatra to Janoji Chhatra to Sakharbal Chhatra to Raghoji I Chhatra to Ranghoji II	Kashiabal Temple Complex	Bhonsale Deosthan Trust	Chhatra, some of them most elaborate structures with Bengali style roof.	18th and 19th Century	A(are), B (per)	Fair	I	Funerary
82.	Mahal	Fattapur Masjid	Mahal	Trust	Brick construction carved timber columns and arches. Courtyard planning, minarets designed like temple shikhars. Associated with "Fattapur", the army's residential Pura.	18th Cent.	A(are), (his) B (per)	Good	II	Mosque
83.	Mahal	Kashiabal Temple complex compound	Kashiabal Temple complex	Bhonsale Deosthan Trust	Complex of samadhis and cremation ground of Bhonsales.	18th Cent.	A(are), B (per)	Good	I	Funerary
84.	Mahal	Fattapur Darwaza	Mahal	Public	Stone construction, arched opening once the opening of the Fattapur shikhar. Associated with Fattapur, the army's residential "Pura".	18th Cent.	A(are)	Good	I	Gateway
85.	Mahal	Municipal Corporation	Municipal Corporation compound	NMC	Colonial style, part Maratha durbar hall built on the site of the destroyed Maratha Rajwada. A part of the Durbar Hall has been incorporated in the Corporation building.	19th Cent.	A(are), (his) B (per)	Good	II	Institution
86.	Mahal	Vithoba Temple	Mahal	Bhonsale	Carved stone temple, carved wooden columns with wood Mandap.	19th Cent.	A(are), B (per)	Good	I	Temple
87.	Mangalwari	Administrative building, Govt. Polytechnic	Govt. Polytechnic Compound	Govt.	Red brick building with slopping roof with yellow sandstone cornices and arches. Flat roofed porch in front.	1919 A. D.	A(are), B (per)	Good	III	Institution
88.	Moksha-dham	Chhatra in memory of Rao Bahadur Mukherji	In front of Moksha Dham	Public	Chhatra in sandstone, with decorative carving built by Ishan Chandra Mukherjee for his father who came from Jaipur.	1901	A(are), B (per)	Fair	II	Funerary
89.	Nandanvan	Stepwell	Stepwell	Private	Stone masonry step well with underground shrine	19th Cent.	A(are), B (per)	Poor	II	Well
90.	Pardi	Tank	Pardi Lake	Bhonsale Devasthan Trust	Black stone retaining wall with tank a central bastion and symmetrical bastions in different designs on either sides.	18th Cent.	A(are), B (per)	Good	I	Water body
91.	Pardi	Group of Temples and chhatra	Pardi Lake	Bhonsale Devasthan Trust	Ganesh, Hanuman temples & 2 chhatris in carved stone.	18th Cent.	A(are), B (per)	Good	I	Temple & Chhatris
92.	Pardi	Muridhar temple	Pardi	Bhonsale Devasthan Trust	Red sandstone carved temple with twin shikhars and carved columns in mandap. Garuda/Hanuman at the entrance of mandap.	16th Cent.	A(are), B (per)	Good	I	Temple

	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	
	Ramnagar Hill	Pandharpod	Ramnagar Hill	Nagpur Improvement Trust (NIT)	Embankment of this tank was broken a few years back, NIT has promised retainment of smaller portion of the tank in a related High Court case.	18th Cent	Natural (use)(acc)(cul)	Poor	I	Lake/Tank
94.	Sadar	St. Francis De sales Cathedral	St. Francis De sales Compound	St. Francis De Sales Mission	Sand stone structure with two spire	1886	A (are), (his) B (per)	Good	I	Church
95.	Sadar	Kasturchand park	Kasturchand park	Govt. of Maharashtra	Significant open space in the city	19th Cent	A (are), (his) B (per) (use)	Good	I	Open Space
96.	Sadar	Chhatra	Kasturchand park	Govt. of Maharashtra	Indo-Saracenic style. Foliated arches, down chhatris at roof level. Shahjehani columns, cream plaster on brick masonry structure on stone plinth.	19th Cent	A (are), (his) B (per) (des)	Poor	I	Chhatra
97.	Sadar	1840's church	Sadar	Church of North India	Square plan. White washed brick masonry, slopping roof (sleep) with AC sheet roof. Porch flat supported by circular colonial columns. Earliest Church in Nagpur, meant for soldiers in the British Army.	1840	B (per)	Good	II	Church
98.	Sadar	St. John's School	St. John's School Compound	St. John's School	Three storeyed brick masonry structure in red painted brick with pointing. Semi circular stone arches, horizontal bands, key stones, quoin stones, yellow plaster moldings, plastered columns, flat roof porch on masonry arches, AC sheet roof.	1927	A (are), B (per)	Good	II	Institution
99.	Sadar	Bishop's Residence SFS School	SFS Compound	S. F. S. Mission	Double storeyed structure, white washed brick masonry, tiled roof.	1902	A (are), B (per)	Good	III	Institution
100.	Sadar	All Saint's Cathedral	All Saint's Cathedral	Church of North India	Neo-gothic style, brick and Neo-gothic stone construction, yellow washed, beige quoin stones, gothic arches and buttresses. Latin cross plan with porch on gothic arches. Green painted G. I. sheet roof support on wrought iron girders. Stained.	1861	A (are), (his) B (per)	Good	I	Church
101.	Sakkardara	Laxmi Narayan Temple with Garuda shrine	Sakkardara	Bhonsale Devasthan Trust	Stone carved grabha griha and shikhar, wooden mandap and carved columns replaced by concrete slab, stone carved jallies and windows of grabha griha, foliated columns and arches in antalya, garuda shrine has lotus shape shikhar.	Late 18th Cent	A (are), B (per)	Fair	I	Temple
102.	Sakkardara	Dargah Tajuddin Baba	Sakkardara	Tajuddin Dargah	Single storeyed white washed structure, within its own enclosures, sloppin roof with AC sheet covering. Carved timber columns in entry way, arched openings.	1920	A (are), (cul) B (per)	Good	II	Funerary
103.	Sakkardara	Sakkardara Talao	Sakkardara	NIT	Tank with steps lining three sides, temple and garden on its western bank, was originally intended to supply water to the soldiers and animals of the Maratha Army, later became the side of the later palace.	18th Cent	A (are), B (per) Natural (sce) (cul)	Poor	II	Lake/Tank

104.	Seminary Hills	Seminary Hill	Seminary Hill	Forest Dept./ Institution/ Housing, garden and plantations.	Extended arm of rim at the western edge of the city dividing the catchments of Nag. & pott rivers.	Ancient	Natural (sco) (cul)	Fair	I	Hillock
105.	Seminary Hills	St. Charles Seminary	St. Charles Seminary	Mission	Built in Colonial style this is the earliest structure on Seminary Hills. The hills derive their name from it. A red brick & stone masonry structure, with stone gothic arches & columns. The ground floor is in brick masonry.	19th Cent	A (are), B (per)	Good	II	Institution
106.	Seminary Hills	"Lurd Mata ka Mandir" Church of our Lady	St. Charles Seminary	Mission	Neo-Gothic style Brick masonry, white washed, tiled roof. Statue was brought from France in 1892.	1892	A (are), (his) B (per)	Good	II	Church
107.	Seminary Hills	Gondwana Club	Gondwana Club Hill	Gondwana Club	Typical colonial style. Single storied construction. Red brick walls, beige stone work for porch column and moldings, sloping tiled roof. A long rectangular building. A very interesting and well designed facade. Red brick building painted red	1936	A (are), B (per)	Good	II	Institution
108.	Seminary Hills	Raj Bhavan	Raj Bhavan	Govt. of Maharashtra		1907	A (are), (his) B (per)	Good	I	Bungalow
109.	Seminary Hills	Chapel in memory of Bishop Charles pelvet and the surrounding grave-yard.	St. Charles Seminary	Mission	Small new gothic structure. Red brick masonry with piers and buttresses and gothic arches. The graveyard has the graves of various Bishops of the Nagpur Diocese Charles pelvet was the first Bishop of the Nagpur Diocese.	20th Cent.	A (are), B (his) B (per)	Good	II	Funerary
110.	Seminary Hills	Aramghah	Aramghah precinct	Parsi Anjuman	Parsi cementry with Tower of silence	Late 19th Cent.	A (are), B (per) (use)	Good	II	Funerary
111.	Sitabuldi	Sahachal to Mahant Nikku Das	Sangam	Public	Carved marble chhatra on octagonal base, foliated arches, colonial columns, pilasters, stone plinth and chhaja.	19th Cent.	A (are), B (per)	Fair	I	Funerary
112.	Sitabuldi	Gateway Regal Theatre	Regal	Private Buty Family	Gateway in masonry. Foliated arches and decorations. Heavily decorated.	19th Cent.	A (are), B (per)	Poor	I	Gateway
113.	Sitabuldi	Subramaniam Devasthanam	Sangam	Trust	Stone peacock in front of standing Kartik, wall plaque in Modi script and Tamil Original structure missing.	1874	A (are), B (per)	Fair	II	Temple
114.	Sitabuldi	Dharmamurthi Smt. Taradevi Buty Mahadev Mandir (Divkreshwar)	Sangam	Buty Family	Stone garbha gruha and shikhar, carved columns, foliated arched entrance, stone plinth within enclosure. Combination of flat and slopping roof. Garuda Stambh.	1872 A. D.	A (are), B (per)	Good	I	Temple
115.	Sitabuldi	Mahadev Mandir	Sangam	Public	The largest temple in this group with stone garbh gruha, antalya, foliated arches, carved columns, stone plinth; shikhar, nandi in mandap.	18th Cent.	A (are), B (per)	Fair	I	Temple

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
116.	Sitabuldi	Gopal Krishna Mandir (Buty Temple)	Sangam	Buty Family	Carved stone garbha gruha and shikhar. Mandap on stone plinth with carved wooden columns. Foliated arched gateway leads into walled temple precinct. Garuda shrine on stone plinth super structure facing garbha gruha Punjar's house.	Late 19th Cent.	A(are), 3 (per)	Good	I	Temple
117.	Sitabuldi	Bathing Ghats at Sangam	Sangam	Public	Ghats built out of stone at the confluence of the two rivers.	1799-late 18th Cent.	A(are), 3 (per)	Fair	I	Ghats
118.	Sitabuldi	Ubha Maruti Shrine	Sangam	Public	Typical Ubha Maruti shrine with stone plinth, square in plan with lotus finial and foliated arched entrance.	19th Cent.	A(are), B (per)	Fair	I	Temple
119.	Sitabuldi	Hanuman Mandir	Sangam	Public	Carved stone garbha gruha, shikhar, antralaya and mandap. Flat roof over mandap, smaller shrine before the temple.	19th Cent.	A(are), B (per)	Fair	I	Temple
120.	Sitabuldi	Dattatreya Mandir	Sangam	Public	Flat roofed brick masonry structure plan consists of garbha gruha and mandap.	19th Cent.	A(are), B (per)	Fair	II	Temple
121.	Sitabuldi	Sanjameshwar Mahadev-Mandir	Sangam	Private	Brick and stone masonry, stone mandap with foliated arches and carved columns, stone plinth, Nandi in mandap.	1788	A(are), B (per)	Fair	I	Temple
122.	Sitabuldi	Vithoba Mandir	Sangam	Public	Stone and brick masonry construction, stone garbha gruha, brick mandap, a small shikhar, white washed surface, foliated arches, carved columns on a stone plinth. A small shrine for Muridhar in front of the temple.	18th Cent.	A(are), B (per)	Fair	I	Temple
123.	Sitabuldi	Mahadev Mandir (smaller)	Sangam	Public	Stone temple	19th Cent.	A(are), B (per)	Fair	I	Temple
124.	Sitabuldi	(Old) Morris College	Residency	Vasant Rao Naik Instt. of Arts and Social Sciences.	White washed brick masonry, timber columned verandah with tiled roof, gallery on the first floor. Semi-circular projecting base on East face. Segmental arches and circular colonial columns. Pediment like feature over windows. British Residency.	1804	A(are), (his) B (per)	Fair	I	Institution
125.	Sitabuldi	Railway Station	Railway Station Compound	Central Railways	Yellow sand stone two storeyed building with arches and colonial columns. Flat roofed porch with sand stone columns. Flat roof structure. Well designed ramps in concrete.	Early 20th Cent.	A(are), B (per)	Good	II	Institution
126.	Sitabuldi	Sitabuldi Fort at Hill	Sitabuldi Hill	Govt. Territorial Army	British Fort with stone wall on the eastern most tip of basaltic rock formation in the city. Under ground passage.	1823	A(are), (his) B (per) Natural (sce)	Good	I	Hillock
127.	Sitabuldi	Mahadev Mandir	Bhonda Mahadev	Private Dandige Family	Stone carved garbha gruha and shikhar, stone plinth with Nandi in front. Saoner stone heavily carved.	Early 19th Cent.	A(are), B (per)	Fair	I	Temple
128.	Sonegaon	Sonegaon Chhaoni	Sonegaon Chhaoni	Airport Authority	One of the army encampments of the Bhonsale together with recreational facilities.	18th Cent.	A(are), (his) B (use)	Fair	I	Lake/Tank

129.	Sonegaon.	Sonegaon Tank	Sonegaon Tank	Private	Black stone retaining walls with bastions and sluicing of the Bhonsale period. Catchment extending into airport area and beyond.	18th Cent.	B (per) (sce)	Good	II	Lake/Tank
130.	Sonegaon.	Muridhar Temple	Sonegaon Chhaoni	Trust	Carbed stone temple with wood pillars and brackets. Saoner stone with carvings.	18th Cent.	A(are), E (per)	Good	I	Temple
131.	Starkey point	Starkey point Hillock	Starkey point	Forest Deptt.	Undisturbed patch of original central Indian Forest remaining in the city area.	Ancient	Natural (sce)	Good	I	Hillock
132.	Telankhedi	Telankhedi Tank (also called Futala Tank)	Telankhedi	NMC/PKV/ Fisheries Deptt./ Forest Deptt.	Original patch of forest on starkey point, well defined catchment, tank with embankment, well laid out historical garden, Nursery and open space in Command area.	Late 18th Cent.	Natural (per) (use) (sce) (cul)	Fair	I	Lake/Tank
133.	Telankhedi	Kalyaneshwar Mandir	Kalyaneshwar Mandir	Bhonsale Devasthan Trust	Garbha gruha, antralya and mandap in stone masonry. Domed roof over garbha gruha. White washed walls, colomated mandap, stone carved Nandi in mandap and marble Shiving in garbha gruha. The temple is sited within an enclosure.	1788	A(are), (his) B (per)	Fair	I	Temple
134.	Telankhedi	Gateway	Telankhedi Garden	P. K. V.	Dressed stone masonry, foliated arches opening, stone platform on the either side of the opening with carved lotus motif.	18th Cent.	A(are), (his) B (per)	Fair	I	Gateway
135.	Telankhedi	Telankhedi Gardens and pavilion	Telankhedi Garden	P. K. V.	Mamtha period gardens with Mugal influence. Pavilion single storeyed structure with tiled sloping roof, carved wooden columns and arches (painted blue), brick masonry addition at the rear.	18th Cent.	A(are), (use) B (per) (des) (sce) (cul)	Fair	II	Garden
136.	Telankhedi	Water Channel, pool and plantation layout.	Telankhedi Garden	P. K. V.	Actually laid out ending in pool. Water source, the Telankhedi talao. The pool is surrounded by stone steps. The channels are platform edges the pool with steps leading down to the water.	Late 18th Cent.	A(are), B (per) (des)	Fair	I	Garden
137.	Tulsibag	Laxminarayan Temple	Tulsibag	Public	Stone garbha gruha and shikar	Late 18th Cent.	A(are)(his) B (per)	Poor	I	Temple
138.	Vanjeri Nagar	Rajabaksha Dargah	Vanjeri Nagar	Trust	Grave of Rajabaksha New structure over grave	18th Cent.	B(are), (bio)	Poor	I	Funerary

RAMANAND TIWARI
Principal Secretary.

EXPLANATION

Abbreviations of Criteria (Classification) for listing of Building and Conservation Areas

	Abbreviation	म
(a) Value for architectural, historical or cultural reasons.	A	
— architectural	A (are)	ना
— historical	A (his)	वा
— cultural	A (cul)	२८
(b) The date and/or period and/or design and/or unique use of the building or artifact	B	अ
— period	B (per)	
— design	B (des)	२९
— use	B (uu)	
(c) Relevance to social or economic history	C (Seh)	
(d) Association with well known persons or events	D (bio)	३०
(e) A building or groups of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value.	E	३१
— style		३२
— historical		३३
(f) The unique value of a building or architectural features or artefact and/or being part of a chain of architectural development that would be broken if it were lost.	F	३४
(g) Its value as a part of a group of buildings	G (grp)	३५
(h) Representing forms of technological development	H (tec)	३६
(i) Vistas of natural/scenic beauty or interest, including water front areas, distinctive and/or planned lines of sight, street-line, skyline or topographical.	I (sce)	३७
(j) Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and for which are and have the potential to be areas of recreation.	J	३८

By order and in the name of the Governor of Maharashtra,

RAMANAND TIWARI,
Principal Secretary.



महाराष्ट्र शासन राजपत्र

असाधारण
प्राधिकृत प्रकाशन

नं. ४४]

शनिवार, दिनांक १८ डिसेंबर, २००४/अग्रहायण २७, शके १९२६

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग ४-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरिक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना.वि.पु.), म.शा.रा.अ.क्र. १०१

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 16th December, 2004.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

RESOLUTION

No. TPS-2491-1835-CR-86-A-91-UD-9.—

Whereas, the Government of Maharashtra, Urban Development Departments vide its notice No. TPS-2491-1835-CR-86-91-UD-9, dated 16-2-2000 has published the draft regulation for conservation of Historical and Architectural buildings along with the list of 204 such buildings/natural features in the Nagpur Municipal Corporation limit (hereinafter referred to as "the said Municipal Corporation") under Section 31 (1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") for-inviting suggestions/objections from the general public;

And whereas, the Hon'ble High Court Bench, Nagpur under order, dated 28-4-2003 in Writ Petition No. 2340-2001 directed to consider the entire matter and issue final notification under Section 31 (2) of the said Act in respect of draft resolution published in Government Gazette on 21-2-2000;

And whereas, Government has sanctioned the regulations with certain changes/modifications, and also sanctioned the list of 138 properties excluding 66 properties vide Notification No. TPS-2491-1835-CR-8691-UD-9 dated 15th October 2003. (hereinafter referred to as the "said notification") and under Notice No. TPS. 2491-1835-CR-86-A-91-UD-9, dated 15th October 2003 republished for proposed deletion of 66 properties and modification in sub-rule 11 of Rule No. 34 as per Hon'ble High Court order, dated 22-4-2003.

And whereas, the Deputy Director of Town Planning, Nagpur Division, Nagpur was appointed as an officer (hereinafter referred to as "the said officer") under Section 31 (2) of the said Act to hear the persons filed their suggestions/objections within a period of 60 days from the date of publication of said notice.

And whereas, the said officer has submitted his report and suggested certain changes to delete certain properties from the said list;

And whereas, after considering the report of appointed officer and consulting Director of Town Planning, Maharashtra State, Pune and after making necessary enquiry Govt. is of the opinion to include the list of 17 properties out of 66 properties of the published list of deleted Heritage properties in the heritage list sanctioned under the said notification and also sanctions the proposed modification to sub-rule No. 11 of Rule No. 34.

Now therefore, as per the directions of Hon'ble Court from time to time above and in exercise of powers confirmed by sub-section 2 of Section-31 of said act and all other powers enabling it in that behalf the Government of Maharashtra hereby—

- (a) Sanctions to include the list of 17 properties in the Heritage list as per schedule 'A' appended hereto.
- (b) Sanctions the modified sub-rule No. 11 of Development Control Regulation of the sanctioned Development Control Rules of Nagpur City as specified in the Schedule 'B' appended hereto;
- (c) Directs that copy of list of 17 properties is kept open for general public on all working days in the office of the —
 - (1) Municipal Commissioner, Nagpur Municipal Corporation, Nagpur.
 - (2) Chairman, Nagpur Improvement Trust, Nagpur.
 - (3) Deputy Director of Town Planning, Nagpur Division, Nagpur.
- (4) Fixes 15th January 2005 to be the date on which the said sub-rule No. 11 of Rule No. 34 as specified in Schedule appended herewith and the list of 17 properties as specified in Schedule-A shall come into force.

By order and in the name of the Governor of Maharashtra:

SUDHAKAR NANGNURE,
Deputy Secretary.

Amendment to City Plan No. 191/1835/CR-84/A/91/UD-9; Dated 16th December, 2004

List of Heritage Building and Conservation Areas included in Heritage List,

In NAGPUR MUNICIPAL CORPORATION TOWN LIMITS

Abbreviations of criteria (Classification) for listing and conservation of areas, artifact etc.
are furnished at the end of this list

Sr. No.	Sr. No. in published the list of deleted Properties	Heritage Zone	Name	Local Area	Ownership	Description	Date	Classification	Condition	Grade	Category and Remarks if any
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
1	1	Chitnis Park	Benagir Temple Complex	Benagir Temple Complex	Private	Group of Six Temples and one chhatra in red sandstone with carvings Statues of Nandi Anupama; Ganesha, Nag.	19th Cent. 1850.	A(are), B(per) (des)	Good	I	Funerary
2	3	Civil Lines	Old MLA Hostel	Old MLA Hostel	State Govt.	Double storeyed building C-shaped with porch Large verandah's Plastered and painted.	Mid. 20th Cent.	A(are)B(per)	Good	II	Institution
3	10	Iwari	Mulunde (Gopi Krishna) Mandir	Mulunde Mandir	Bhonsale Ved Shala	Sabha mandap with 20 timber arches and Pillars intact, old would charm, vault below.	Early 19th Cent.	A(are) B(per)	Poor	II	Temple
4	17	Mahal	Murlidhar Temple	Mahal	Private Deole family	Stone garbha griha, Shikhra, pujari's residence attached, Sabha Mandap demolished, covered by concrete slab; used as residence.	19th Cent.	A(are)B(per)	Fair	II	Temple
5	27	Mahal	Old Hislop College	Mahal Road	Trust	Double storeyed structure with arched verandahs enclosed in a court, Standstone columns and Cornices.	Early 20th Cent.	(cul) (per)	Fair	III	Institution

HERITAGE BUILDING LIST (A/91/1835/CR-84/A/91/UD-9) No. 16th Dec 2004 : SHEET NO. 1134

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SCHEDULE - 'A' - Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
6	28	Mahal	Ram Mandir	Mahal	Arun Joshi (Private)	Carved antralaaya with samadhi and paduka Sabha griha intact with wooden linear pillars; carved balcony projecting over antralaaya, good gallery, wooden ceiling with carved panels.	1880	A(are) B(per)	Good	II	Temple
7	32	Mahal	Potarikar-Ram Mandir	Nababpura	Private	Mandap has mud walls, carved wooden pillars with gallery, roosa above garbha, Garbha griha and shikhar stone, galleries in the mandap.	18th century	A(are) B(per)	Good	II	Temple
8	34	Mahal	Sadhuncha Math	Sadhuncha Math	Private	Murikhar mandir carved wooden structure with tiled roof, carved wooden grill at garbha entrance, marble fountain, samadhi, floral pond.	18th Cent.	A(are) B(per) bio	Good	II	Temple
9	35	Mahal	Ram Temple (Kalikar)	Killa Road Mahal	Private	Stone temple with marble Nandi	1850	A(are) B(per)	Good	I	Temple
10	41	Open Spaces	PKV fields	PKV fields	Panjabrao Krishi Vidyapeeth	Agricultural tracts of alluvial soil along the streams of Nag River and elsewhere.	Ancient	Natural (use) (sec)	Good	III	Open Space (Lands excluded- ing the reservations & proposals of D.P. of Nagpur Town and the land required for the "Energy park". Proposal of Nagpur Municipal Corporation at village Gadga)

11	45	Ramnagar Hill	Ramnagar and LIT Hill	Ramnagar Hill	Nagpur University, LIT, Housing colonies slums.	Part of the contiguous rim at the western edge of the city, where several water bodies that give rise to the city's two rivers are located.	Ancient	Natural (see)	Fair	III	Hillock
12	52	Sadar	St. Francis Desales Residency & dining Hall	St. Francis Desales Compound	S.F.S. Mission	Double storied structure in brick masonry with yellow wash, semi circular arches, clerestory lighting slopping tiled roof, E shaped building.	1867	A(are) B(per)	Good	III	Institution
13	53	Sakkardara	Water channel & tank	Sakkardara	Private	A large tank with water channel leading from it in a North south direction. Part of a complete landscape scheme based on principals of axial planning.	Late 18th Cent.	A(are) B(per)	Poor	II	Tank
14	55	Sakkardara	Samadhi structure	Sakkardara	Bhongale Devasthan Trust	Small brick masonry structure, arches in sides, roof collapsed, marble slab with inscription.	19th Cent.	A(are) B(per)	Poor	II	Funerary
15	60	Sitabuldi	Sitabuldi Ganesh Mandir	Sitabuldi Hill	Trust	Ganesh Statue is actually the unique formation of the rock.	Earth 20th Cent.	A(are) B(per)	Fair	II	Temple
16	63	Sitabuldi	Buty Baoli	Regal	Buty family	Octagonal stone structure in plan Arched niches at lower level, overlooking the shaft, staircase leads to the lower level.	Early 19th Cent.	A(are) B(per) (des)	Poor	I	Well
17	64	Tulsibag	Kapleshwar Temple with Hanuman Temple	Tulsibag	Private	Stone temple with high plinth, no mandap, Surrounded by open space. Statues of Shiva, Ganesha, Nag, Nandi.	Late 18th Cent.	A(are) B(per)	Good	I	Temple

SUDHAKAR NANGNURE,
Deputy Secretary.

EXPLANATION

Abbreviations of Criteria (Classification) for listing of Building and Conservation Area

		Abbreviation
(a)	Value for architectural, historical or cultural reasons.	A
	—architectural	A (are)
	—historical	A (his)
	—cultural	A (cul)
(b)	The date and/or period and/or design and/or unique use the building or artifact	.. I
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	—design	B (des)
	—use	B (uu)
(c)	Relevance to social or economic history	C (Sch)
(d)	Association with Well Known Persons or event	D (bio)
(e)	A building or groups of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value.	E
	—style	
	—historical	
(f)	The unique value of a building or architectural features or artefact and/or being part of a chain of architectural development that would be broken if it were lost.	F
(g)	Its value as a part of a group of buildings	G (grp)
(h)	Representing form of technological development	H (tec)
(i)	Vistas of natural/scenic beauty or interest, including water front areas, distinctive and/or planned lines of sight, street, street line, skyline or topographical.	I (sce)
(j)	Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and for which are and have the potential to be areas of recreation.	J

By order and in the name of the Governor of Maharashtra.

SUDHAKAR NANGNUR

Deputy Secretary.