

**F.No. 15-296/NMA/HBL-2024**  
**Government of India**  
**Ministry of Culture**  
**National Monuments Authority**

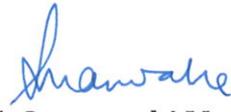
**PUBLIC NOTICE**

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

- a) National Monuments Authority [www.nma.gov.in](http://www.nma.gov.in)
- b) Archaeological Survey of India [www.asi.nic.in](http://www.asi.nic.in)
- c) Archaeological Survey of India, Srinagar Circle [www.asisrinagar.com](http://www.asisrinagar.com)

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID [arch-section@nma.gov.in](mailto:arch-section@nma.gov.in) latest by 3<sup>rd</sup> June, 2024. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. 3<sup>rd</sup> June, 2024 in consultation with Competent Authority and other Stakeholders.

  
**(Col. Savyasachi Marwaha)**  
**Director, NMA**  
03.5.2024



सत्यमेव जयते

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



**Draft Heritage Bye-Laws of Awantiswami Temple, Avantipur, Pulwama**

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

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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 Protected Monument- Awantiswami temple, Avantipur, Pulwama prepared by the Competent Authority in consultation with the Vastu Kala Academy, New Delhi as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

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

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

**Heritage Bye-Laws for Awantiswami Temple, Avantipur, Pulwama**

**CHAPTER I-**

**PRELIMINARY**

**1.1 Short title, Extent and Commencements:**

- (i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2024 of Protected Monument – **Awantiswami Temple, Avantipur. Pulwama**
- (ii) They shall extend to the entire prohibited and regulated area of the monuments.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.
- (iv) They shall come into force with effect from the date of their publication.

**1.2 Definitions:**

1. In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience:-

- (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 cleaning of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
- (h) “Floor Area Ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;
- $$\text{FAR} = \text{Total covered area of all floors divided by plot area};$$
- (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 a protected monument, and

the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;

- (k) “owner” includes-
  - (i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and
  - (ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;
- (l) “prescribed” means prescribed by rules made under this Act;
- (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 of this Act;
- (q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
- (r) “repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;

2. The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made there under.

**CHAPTER II**  
**Background of the Ancient Monuments and Archaeological Sites and Remains**  
**(AMASR) Act, 1958**

**2.1 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 three hundred meters area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

**2.2 Provision of the Act related to Heritage Bye-laws:**

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

**2.3 Rights and Responsibilities of the Applicant:**

Section 20C of AMASR Act, 1958 specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before 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, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

## CHAPTER III-

### Location and Setting of Protected Monument- Awantiswami Temple, Avantipur, Pulwama

#### 3.1 Location and Setting of the Monument:

The geographical coordinates of the temple are **33°55'24.4"N 75°00'46.0"E**. The site is situated in Avantipur or Awantipora town which lies in the Pulwama district, located in the valley of Kashmir. The Awantipora town has population of 12,647<sup>1</sup> people.

The temple complex has a picturesque setting with river Jhelum on west and Wasturwan mountains on the north-eastern side. It is located on the south-east side of Srinagar city, about 30 kms from the city centre. It is about 15 kms away from the Pulwama City. It lies along the old Jammu-Srinagar Highway. The monument lies in low lying area which is about 3.5m below the road on its western side.

The Avantipur settlement was established by King Avantivarman of the Utpala Dynasty, who ruled from 855 to 883 AD. He built twin temples in Avantipur, one dedicated to Lord Vishnu, known as Awantiswami and the other dedicated to Lord Shiva known as Avantisvara. Both these archaeological sites are Centrally protected the Archaeological Survey of India. They are situated about 800 m apart. Awantiswami archaeological site is locally known as *Padav Lari*.

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<sup>1</sup> <https://www.census2011.co.in/data/town/800024-awantipora-jammu-and-kashmir.html>



### 3.3 History of the Monument

The Awantiswami temple, dedicated to Lord Vishnu, was consecrated by the King Avantivarman (855 – 883 CE) during 853–855 CE before he ascended the throne of Kashmir in 855 CE by defeating the Karkota dynasty. He became the first ruler of the Utpala dynasty as recorded in Kalhana's Rajatarangini. He established his capital at Avantipur at the Jhelum riverfront, located south-east of Srinagar and north of Anantnag. Commemorating his powerful sovereignty, Avantivarman commissioned many Hindu temples at Avantipur, including the Awantiswami temple and also the Avantisvara temple, which was dedicated to Lord Shiva. The Rajatarangini also mentions that this fortress like temple wherein the royal officers of King Jayasimha (1128-1154 CE) successfully survived a siege by Damaras (feudal barons of ancient Kashmir), an event that must have occurred during Kalhana's time. These two magnificent temples at Avantipur are exemplars of the mature phase of the development of Hindu temple architecture of Kashmir, which commenced under the aegis of the powerful monarch Lalitaditya (724-760 CE) of the Karkota dynasty. Lalitaditya commissioned a number of shrines in Kashmir, both Buddhist viharas and chaityas along with the Brahmanical temples, including the Sun Temple at Martand.

Awantiswami temple is smaller in scale as compared to Avantisvara temple, but better preserved, decorated and have more architectural and artistic significance. It's an exemplar of the glorious period of architecture in Kashmir, characterized by the usage of massive blocks of grey lime stone laid with great precision through scientific means and their surfaces finely dressed and carved with diverse motifs and figurative forms, showcasing an admixture of Greco-Roman and Indic architectural styles.

Awantiswami Temple was lost in ruins but it was brought to light and revived during the large-scale excavation undertaken by the famous archaeologist of ASI, Daya Rama Sahni, in 1913, who did the second and most extensive round of excavations at the site. His findings were first published in 'Annual report of the archaeological survey of India 1913-14' under title 'Excavations at Avantipur'. Before him, the first serious excavation work at Avantipur began at a cost of about 5000 rupees in 1910 under J. C. Chatterji on recommendation of Sir John Marshall to the state Durbar in 1907. His digging went to no more than 7 feet below ground level i.e. about 8 feet about the courtyard floor level of the temple. Chatterji found some copper coins and charred remains of a birch-bark manuscript. The floor, several stairs, central shrine and the basement of peristyle remained buried. Daya Rama Sahni exposed the entire quadrangle of the temple down to the floor of the courtyard and reclaimed the extant basement of the central shrine and remains of the subsidiary shrines. This was regained by the clearance of a massive debris that had built up to a peak of around 15 feet and

hid the entire construction with the exception of the highest part of the masonry of the entrance. During the excavations, a wide range of antiquities were yielded, including- a small earthen jar having 108 copper coins issued by various rulers, fragments of birch manuscripts containing accounts of articles of worship, inscribed earthen jar, 121 coins issued by Toramana, Sultans of the Shah Miri dynasty, Durrani Afghan rulers etc.

Prior to the commencement of the systematic archaeological excavations, the first mention of these ruins in the old western travelogues are found in the writings of George Forster, who visited the site in 1783 although he identified it as Bhyteenpur. He remarked an amorphous pile of boulders hinting at remains of ancient ruins buried under ground. Similar observations are seen in the writings of Moorcroft in 1823, Baron Hugel in 1835, and Vigne in 1837. In 1848, Alexander Cunningham undertook the first investigation at the ruins, did some basic digging, exposing remains of a bigger structure. The scene was recorded for posterity by John Burke in 1868 and presented in Henry Hardy Cole's Archaeological Survey of India report, *'Illustrations of Ancient Buildings in Kashmir'* (1869).

Besides, similar to other Kashmiri temples, the ruinous state of the Awantiswami Temple bespeaks the tale of the massive damage caused due to natural catastrophe and violent destruction during the medieval times. There are several references of a number of devastating earthquakes throughout the history of Kashmir in both Sanskrit and Persian sources. Being seismologically prone area, the earthquakes wreaked havoc on the ancient cultural heritage of Kashmir valley, which is observable in all the temples and remarked by historians and archaeologists also. The massive earthquake causing destruction during the reign of Avantivarman, approximately 883 CE, is recorded in the account of Pir Hasan Shah, titled 'Tarikh-i-Hasan'.<sup>2</sup> It records thirteen earthquakes of Kashmir from earliest times to 15th of Shaban, 1320 A.H. (30th May, 1885 CE).<sup>3</sup> Kalhana also records an earthquake which occurred in the year 1123 A.D in the Rajatarangini.<sup>4</sup>

Besides, another plausible cause of desecration of temples in Kashmir is the invasion by the Sultanate rulers. Renowned archaeologists and historians like Alexander Cunningham, James Fergusson, Walter Lawrence, P.A.Koul and Daya Ram Sahni have held Sultan Sikander of the 15<sup>th</sup> century CE responsible for destruction of the temples based on the references given in the *Ain-i-Akbari* of Abul Fazl regarding the ruins of Parihaspora (Paraspor), stating- "it formerly held a lofty temple which when destroyed by Sikandar father of Sultan Zain-ul-Abidin, a copper tablet was discovered on which was inscribed in Sanskrit, that after a lapse of eleven hundred years, one

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<sup>2</sup> Pir Hasan Shah. *Tarikh-i-Hasan*, Urdu tr. Sham-u-Din Ahmad, as *Shams-u-Twariks*, vol.1, Srinagar, 2003, 452.

<sup>3</sup>*Ibid.*, 451.

<sup>4</sup> Kalhana, *Rajatarangini*, Eng.tr.,M.A.Stein, Vol.2, Book8, verse 1167, 92.

Sikandar would destroy it and gather for himself exceedingly great chastisement".<sup>5</sup> Some scholars also suggest that the minister of Sikander, Suhabhata, who converted into Islam by the name of Malik Saif-u-Din was also responsible for the destruction of few temples.<sup>6</sup> However, the accounts of Mirza Haidar Dughlat<sup>7</sup> (r. 1540-1551 CE) and Jahangir<sup>8</sup> (1605-1627 CE) refers to the glory and architectural wonders of temples in Kashmir, suggestive of the religiously tolerant environment maintained during the glorious phase of the Mughal era.

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<sup>5</sup> Abul Fazl, *Ain-i-Akbari* vol. 2, tr. H. Blochmann, Kolkata: Asiatic Society of Bengal, 1878, 364-365

<sup>6</sup> G.M.D. Sufi, *Kashir: Being a History of Kashmir*, New Delhi: Gulshan Books, 1974, 106

<sup>7</sup> The *Tarikh-i-Rashidi* states: "First and foremost among the wonders of Kashmir stand her Idol temples. In and around Kashmir there are more than one hundred and fifty temples which are built of blocks of hewn stone, fitted so accurately one upon the other, that there is absolutely no cement used. These stones have been so carefully placed in position, without plaster or mortar that a sheet of paper could not be passed between the joints. The temples are nearly built on the same plan. There is a square enclosure which in some places reaches the height of thirty gaz, while each side is about three hundred gaz long. Inside this enclosure there are pillars and on the top of the pillars there are square capitals; and on the top of these again are placed supports and most of their separate parts are made out of one block of stone. On the pillars are fixed the supports of the arches and each arch is three or four gaz in width. Under the arches are a hall and a doorway. The inside and the outside of the halls have the appearance of two porticos and those are covered with one or two stones. The capitals, the ornamentation in relief, the cornice, the "dog tooth" work, the inside covering and the outside, are all crowded with pictures and paintings, which I am incapable of describing. Some represent laughing and weeping figures, which astound the beholder. In the middle is a lofty throne of hewn stone, and over that, a dome made entirely of stone, which I cannot describe. In the rest of the world there is not to be seen, or heard of one building like this. How wonderful that there should (here) be a hundred and a fifty of them."

(See: Mirza Muhammad Haider Daughlat, *Tankh-i-Rashidi*, Eng. tr. N. Ellas and E. Denison Ross, London: S. Low, Marston and Co, 1895, 426.)

<sup>8</sup> The *Tuzuk-i-Jahangiri* states: "The lofty idol temples which were built before the manifestation of Islam are still in existence, and are all built of stones which from foundation to roof are large and weigh 30 or 40 mounds placed one on the other." (See: Jahangir, *The Tuzuk-i-Jahangiri*. tr. Eng. A. Rogers, ed. Henry Beveridge, vol. 2, Delhi: Prabhat Prakashan, 1978, 150.)



Figure 3: Archival Map of Kashmir, Source: *Illustrations of Ancient buildings in Kashmir*, Henry Hardy Cole, Archaeological Survey of India, 1870

### 3.4 Description of Monument (Architectural features, Elements, Materials etc.)

The total protected area of the temple complex is about 2.9 acres with large parcels of open land on east and west side as buffer to the archaeological monument. Presently the site lies in a sunken area surrounded predominately by residential houses on the north, east and south side, while there is a road on the western side that runs along the river Jhelum.

(Refer Annexure-VIII for understanding relationship of the site and its immediate surroundings)

The temple complex is east-west oriented with an entrance gateway on the western side. The layout of the original complex consists of the main shrine erected in the centre enclosed by an oblong courtyard, 174ft by 148ft, consisting of ruins of four smaller shrines at the four corners. It gives the whole edifice the shape and style of *Pancharatra* style of temple plan. On the western side of the paved courtyard, an imposing two-chambered gateway is marked in the centre, while on the remaining sections there is a pillared cloister with a running roofed peristyle consisting of a row of cells or chapels with trefoil arched entrances, and a narrow veranda with colonnades, running on all the four sides, supported by fluted columns and stylized bases.

At Awantiswami temple, the decorations are in the form of sculptures principally found on entrance walls and the balustrades of the stairs. Figures of Vishnu and his consorts are sculptured in relief on

the front pilasters of the side wall. On either side of this seems to have been a portico projected out on massive columns, one of which exists, though in a withered condition. The gateway is highly ornate with carved reliefs both internally and externally. Figures of riverine goddesses, Ganga and Yamuna riding on their respective mounts, crocodile and tortoise, are carved in relief on the walls of the outer door chamber. Another significant scene is of a King accompanied by two queens seated on a lion-throne, shown in a dalliance, is carved in the rectangular panel of the right-side pilaster and similar scene with minor variations is represented on the other side as well. There are many such fragmentary panels showcasing royal couples in different poses and gestures, which were used as architectural ornamentation. Besides, in the lowest course of the gateway are four carved panels, which are- the central one shows the scene of a man and two women watching the fight between the caparisoned elephants and the horned birds of huge size, while each of the other two panels contain a standing male figure with folded hands between two human-headed birds. Garuda is depicted in each of the row of circular panels above. Another panel carved on the cross-wall of the gate shows a bacchanalian scene, in which a man with two women are shown offering a cup of wine to one and doves at their feet. A pediment niche above contains a small figure of Ganga with tortoise. There are other carved scenes and figures all round, but mostly defaced. The external surface of the surrounding peristyle is monotonously plain, but the pilasters everywhere are richly carved.

In front of the staircase of the central shrine was a sort of a pillared *mandapa* with open sides, containing within a stepped stone base perhaps which have been the plinth of the monolithic pillar carrying a metal figure of Garuda, the *vahana* of Lord Vishnu (*garudadvaja*), which has disappeared. The main shrine is raised on a double base having torus moulding and cyma recta cornice. The sanctum has almost disappeared. There are no less than 69 cells, each having an average measurement of 3 ft. by 4 ft. the cell in the center of each side is a bit larger than the rest and protruded slightly forwards. The cells are preceded by 24 sided columns on plain square bases. The wall decoration of the peristyle is the range of 138 half-engaged columns on the pilaster of both sides of the tre-foiled entrance of the cells. Carved images on most of them are effaced, but in one or two cases the pedestals of the images are still there.

### **3.5 Current Status**

#### **3.5.1 Condition of Monument – condition assessment**

The maintenance and preservation of the Centrally Protected Monument (CPM) and its protected area is the exclusive domain of Archaeological Survey of India (ASI). The photographs depicting the present condition of the protected monument is appended in **Annexure –XI.**

### 3.5.2 Daily footfall and Occasional gathering numbers

The archaeological site is a ticketed monument and is largely visited by the Indian visitors. By analysing the footfall data between 2015-2023 (refer Figure 4), it is observed that there was a steady dip in the number of visitors between 2015-2022. But post covid there has been a sharp increase the footfall with about 42,039 Indian visitors in the year 2022-23. Predominately, the tourist visit the site while enroute to other popular tourist destinations like Anantnag, Pahalgam, etc.

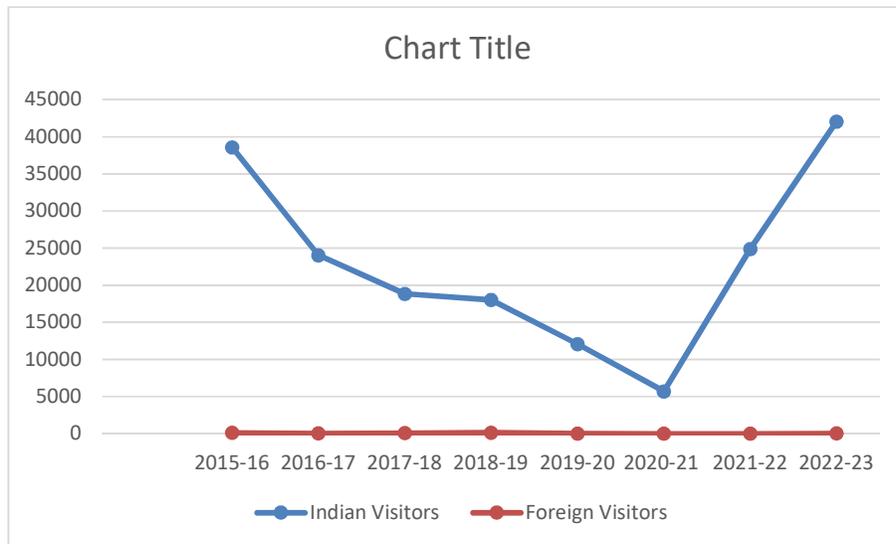


Figure 4: Tourist footfall, Source: ASI, Srinagar Circle

## CHAPTER IV-

### EXISTING ZONING, IF ANY, IN THE LOCAL AREA DEVELOPMENT PLANS

#### 4.1 Existing Zoning in the local area development plans:

Avantipur or Awantipora is a town and Municipal Committee located in Awantipora Tehsil of Pulwama district in Jammu and Kashmir. The Avantipur town is divided into 13 Wards. The archaeological site lies in Ward number 11. There is no Local Area Development Plan for the town. The Master plan is yet to be prepared by Housing and Urban Planning Department, Jammu & Kashmir. (Refer Annexure-III c for supporting maps)

#### 4.2 Existing Guidelines of the local bodies: (Annexure-III)

There are no specific building bylaws for Avantipur town. The **Jammu & Kashmir Unified Building Bylaws-2021** are generically applicable. In the unified bylaws, **Chapter 5**, sub section 5.2.7 (Regulations for Urban Heritage Area) and sub section 5.2.8 (Urban Design Regulations) are important to regulate development in historic precincts.

In the unified bylaws, **Chapter 7**, section 7.15 is dedicated to Heritage wherein it mentions that : *Development/ construction/ mining around all ASI protected monuments shall be governed by National Monuments and Archaeological sites and remains Act/Rule (GOI), Jammu and Kashmir Ancient Monuments Preservation (amendment) Act, 2010 and Jammu and Kashmir Heritage (Conservation and Preservation) Act, 2010.*

## CHAPTER V –

### INFORMATION AS PER FIRST SCHEDULE AND TOTAL STATION SURVEY

#### 5.1 Survey Plan of the Awantiswami temple, Avantipur

Annexure-I may be referred.

#### 5.2 Analysis of surveyed data

##### 5.2.1 Prohibited Area and Regulated Area details

- Total Protected Area of the monument is 2.90 acres
- Total Prohibited Area of the monument is 19.151 acres
- Total Regulated Area of the monument is 84.887 acres

##### 5.2.2 Description of built-up area

###### Prohibited area

Salient features: The residential fabric, organized along the traditional Mohalla system, reflects a spatial arrangement characterized by narrow interconnected streets between 2-3 metres, with the some of the built structures as part of the plot. The residences are modest in their appearance, size and design. Predominantly constructed with bricks, pitched roofs and at times are devoid of external plaster as well. Examining the residential clusters, the absence of solid boundary walls is noteworthy. Instead, residents opt for galvanized iron sheets or low-height unplastered bricks, reflecting a pragmatic approach to spatial delineation. The integration of small shops, some workshops for construction and fabrication, school and Masjids within the Mohalla systems demonstrates a mixed-use urban fabric, contributing to the vibrancy of the community.

The commercial belt along the main spine (old National highway) primarily caters to the local populace, with shops that cater to their daily needs, such as barber shops, fruit vendors, and local grocery stores etc.as against the tourist-oriented establishments.

**North:** The skyline along this side is governed by the Jama Masjid which lies on north-west side. The overall height of Jama Masjid is approximately 20m (including the dome). Rest of the buildings are residential with G+2 floors with attic.

**South:** The built structures on this side are separated by the boundary wall of CPM only by a narrow lane of about 2.5m wide. The houses on this side are predominately G+2 floors with attic.

**East:** The built structures on this side are separated by the boundary wall of CPM by a narrow lane of about 3.5 m wide. The houses on this side are predominately G+2 floors with attic.

**West:** The boundary wall of CPM abuts the old National Highway. Beyond the road there are few commercial structures along the road which are single storied. JKTDC cafeterias are present along the river.

### **Regulated area**

**North:** The built structures are scattered and are predominately G+2, while few are G+3 floors. Some private hostels are built on this side which are about 12-14m high. On the north-west side along the river Jhelum there is a mausoleum of Hazart Sayed Hasan that is built on elevated landform.

**South:** The built structures are relatively dense as compared to the north side and are predominately G+2 to G+3 floors. On the south east side there are many government buildings like Primary Health Centre, Fire Station and Town hall. A new government dispensary is under construction which has G+3 floors.

**East:** The campus of IUST (Islamic University of Science and Technology) lies in the east direction. Only a small portion of the campus is under the regulated area. The Boy's hostel building in the regulated zone dominates the skyline with G+4 floors.

**West:** Beyond the river Jhelum there is small village called Padgampora. The structures are G to G+1 floors high.

(Refer Annexure V & VI for details)

### **5.2.3 Description of green/open spaces**

#### **Prohibited area**

Jami Masjid has large parcels of open land on the north that are used for religious purpose. On the north west side along the river Jhelum there is a burial ground. The flood plain of the river can be accessed by steps. This area is not maintained and is subjected to waste dumping. A large parcel of open land is owned by JKTDC on the western side which only used for visitors parking. The open spaces between the build-up area are privately owned parcels of land left vacant for personal use like gardens, work yard, storage area etc. In many plots 30-50% is built and the rest is left open. Some orchards are present on the south-east side near the school building.

### **Regulated area**

The open areas on the north side are privately owned land which are vacant. On the north west side along the river Jhelum there is a burial ground. The river Jhelum and its floodplains are along west side. Beyond the river there are orchards. Large open/ green area present on the north-east side and south-east side are orchards. On the east side there are large parcels of open land between various Institutional blocks of IUST. On the south side at the junction of National Highway and University Avenue open land is under government ownership (like Public Health Centre, Fire Station, Town hall). On the south west side, the open spaces between the build-up area are privately owned parcels of land left vacant for personal use. (Refer Annexure V & VI for details)

#### **5.2.4 Area covered under circulation – roads, footpaths etc.**

7.5 metres wide old Srinagar-Jammu Highway is a metalled road with 1.5 metres (approx.) wide pathway on both the sides of the road. The road network in the immediate vicinity of the monument is well-maintained but challenges arise beyond 50-60 meters from CPM, where poor street management, open drains, and waterlogged conditions prevail.

University Avenue Road is under construction and will be converted into a 4-lane road as it will connect the proposed AIIMS (approx. 2kms away from Avantipur Chowk) to Avantipur town.

#### **5.2.5 Height of buildings (zone-wise)**

##### **Prohibited area**

**North:** Predominately residential buildings are G+1-G+2 floors high with attic, only the Jama Masjid is 20m high. The typical height of each floor is about 2.7- 3metres. Maximum height is 12 metres.

**East, South:** Predominately residential buildings ranging from G+1 to G+2 floors. Maximum height is 12 metres.

**West:** Single storied commercial buildings along the road.

##### **Regulated area**

**North:** Most of the residential buildings are G+2 to G+3 floors high with attic. Only two private hostels recently built are about 12-14 metres high. The mausoleum is about 12m high.

**South:** Most of the residential buildings are G+2 to G+3 floors high with attic.

**East:** Predominately there are G+2 to G+3 floors high buildings but some buildings are G+4 high

**West:** There are G to G+1 floor buildings on this side

(Refer Annexure VIII for details)

### **5.2.6 State protected monuments and listed Heritage Buildings**

There are no state or centrally protected monuments around 300 metre radius around the temple complex. The other CPM, Avantiswara Temple is beyond the regulated area in Jawbrara village in Avantipur tehsil.

### **5.2.7 Public amenities**

The site has a ticketing counter on the north-west corner. A drinking water facility has been provided next to the ticketing counter. The site has ample visitor seating area in terms of benches. Other facilities on site include toilets, PH toilet, information signage and dustbins. Some bollard lights are provided to illuminate the site in the night which are insufficient.

Opposite to the site along the river, JKTDC (Jammu & Kashmir Tourism Development Corporation) has provided cafeterias and parking area. JKTDC owned space is sublet on lease for operation and has a good chunk of unutilized, vacant green space that can be well developed for recreational purpose. (Refer Annexure X for details)

### **5.2.8 Access to monument**

The monument can be directly accessed through old Srinagar-Jammu Highway that lies on the west of the site. In the past the visitors would entry along the central axis of the monument which is now shifted to the north-west corner of the site.

The nearest airport to Avantipur town is in Srinagar city (about 32 kms away). The closest Railway Station (Jammu- Baramulla line) is about 7 kms from the CPM on the south west side.

### **5.2.9 Infrastructure services**

There is no parking area within the site. the parking lot managed by JKTDC across is used by the tourists. The site has an office for ASI staff and a store.

The site and its surroundings have electrical supply. There is water supply and solid waste management in the toilets provided at the site. Since the archaeological remains are in a low-

lying area therefore for storm water management, open drains are provided in the courtyard which lead to a sump. The site also has an open drain on the north side along the boundary wall wherein the storm water of the neighbouring houses is discharged. (Refer Annexure IX for details)

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

There is no Zonal, Local Area Development Plan or Master plan for Avantipur town.

## CHAPTER VI –

### Architectural, Historical and Archaeological Value Of The Monument

#### 6.1 Architectural, historical and archaeological value:

The 9<sup>th</sup> century Awantiswami temple is an important historical and archaeological site. This temple along with some of the other stone temples built in the medieval period are a testimony to the typical Kashmiri Hindu architecture that has the amalgamation of Greco-Roman and Indic architectural styles.

The stone carving found in the monument is of great detail and historic value. James Fergusson observes; "the characteristics that seems most clearly to distinguish the style of the temples at Martand from that of those of Avantipore is the greater richness of detail which the later exhibit, just such a tendency, in fact towards the more elaborate carvings of the Hindu style as one might expect from their difference in date." Comparing the carving of a fragment of a pillar, he says that it "is elegant in itself and also as interesting historically as the Doric, in as much as, it is compared with the pillars of the tomb of Mycene it seems difficult to escape the conclusion that the two forms were derived from same common source. At all events, there is nothing common between the Peloponnesus and Kashmir, so far as we know, that so nearly resemble it".<sup>9</sup>

Both the temples represent the salient features of the Kashmiri temples, such as- the most important distinctive feature is the distance or space between the columns 'antarastambha' (which is constant) and equals to four diameters or two-thirds of the total height of the pillar, perhaps known to Greeks also. This has been recorded by Alexander Cunningham in his account "Arian Order of Architecture"<sup>10</sup> In addition, the decoration on walls consists chiefly of pediments enclosing trefoil-headed niches supported upon pilasters and the entablature usually consists of the architrave, frieze and cornice, commonly witnessed in the Greek Architecture. Similarly, the mouldings display inspiration drawn from the Greco-Roman art, including-Dado or face, found in the base of pillar and in plinth of building; torus (Kumuda), the 'lotus' seen in the pillars and basements; fillet (patta), 'band'; filleted-torus (Kumuda-patta-bandha), the 'lotus fillet bound', Quirked Ovolo (Padma) the 'Lotus', or the 'egg-shaped' (Andakar) used for any double curve and also forming the cyma recta, or the cyma reversa. Overall, these two temples were once effectively distributed with exuberant

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<sup>9</sup> Manohar Kaul. Kashmir: Hindu, Buddhist and Muslim Architecture. Delhi: Sagar Publication, 1971, 50.

<sup>10</sup> Captain A. Cunningham, 'An Essay on Arian Order of Architecture, as exhibited in the Temples of Kashmir, Journal of the Asiatic Society, London: Oriental Institute Library, Oxford University, 1848, 241-242.

carvings and refined, graceful sculptures, showcasing the masterly symphony of architecture and art.

## **6.2 Sensitivity of the monument**

Since the establishment of the technical university in 2006, there has been many changes in the building activity in Avantipur town. Youth hostels, small PG accommodations and commercial activity along the University Avenue Road can be observed.

The town would be subjected to further urban and building use transformations with establishment of the 750-bedded AIIMS (on north east side of CPM) on an area of about 221.53 acres<sup>11</sup>. The facility will involve creation of hospital, teaching block for medical & nursing courses, residential complex and allied facilities/ services, broadly on the pattern of AIIMS, New Delhi. For facilitating the access to AIIMS a 4-lane road widening project on the south west side of the monument is under implementation.

The Vision Document of the Pulwama District is an important document based on which new large-scale developments are being planned in the district. Following are the observations on Vision Statement that would impact the built character of the area are as follows:

1. Construction of AIIMS main block along with the leading road to be widened to 4 lanes. This facility would trigger new construction/developments in the vicinity to provide visitors and patient support.
2. Opening of Shops and Medical Supplies stores to cater to medical supplies.
3. Construction of Guest houses, temporary accommodations and remodelling of existing buildings/residences to convert into paying guest accommodation.
4. Spurring of New Construction activity as mixed-use development in the town to cater to increase of transient population.
5. Planning and Development of Infrastructure facilities. related to power supply and water consumption.
6. Increase in motor transport and traffic between AIIMS and Awantipora and additional public parking facilities for Cars and taxi stands etc.
7. Increases in air and noise pollution.

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<sup>11</sup> Planning, Development and Monitoring Department, Jammu & Kashmir,  
<https://pdmd.jk.gov.in/pmdp/Content/data/pdf/Health-Deptt.pdf>

### **6.3 Visibility from the protected monuments or area and visibility from Regulated Area**

#### **Views of the site**

Since the monument lies in a low-lying area therefore it is not visible from the prohibited or regulated area. The monument is only visible from the north east side from the mountain range.

#### **Views from the site**

The immediate residential buildings on the north and south side are low rise with modest/local building materials and are visually cohesive with the monument. The Jama Masjid on the north-west side dominates the skyline but frames the view from the monument. The visual and physical relationship between the monument and river Jhelum doesn't exist .

On mountain range on the north east side has the hostel block of university within the regulated zone. This has a visual impact on the monument due to its height (G+4), architectural vocabulary and colour.

### **6.4 Land-use to be identified**

There is no Master Plan for the Avantipur town as of now and thus there is no formal prescribed land use of the prohibited and regulated areas of the monument. The Land Use around the Site is primarily residential and there are mixed-use buildings along the major roads of the town.

Several new developments have been planned around the town of Avantipur as per the Vision Plan. It is imperative that the land use plan of the town be developed to mitigate the adverse impacts of development. The following should be included:

1. There is a need to identify new social, physical and Public Utilities in a Land Use Plan to allot space as this would change the character of open spaces of the area.
2. Hostel and other temporary accommodation may be required to meet a temporary demand of short stay.
3. Incorporation of Recreational Facilities in the land use plan.
4. Provision of additional space for public amenities around the monument due to increase in the footfall of visitors for the monument.
5. Assigning land use for vacant land around the Monument in Prohibited and Regulated area.
6. Formulation of development controls for constructing buildings on plots with orchards.
7. Guidelines for activities and structures permitted along Jhelum River Front up to 50 metres from river edge.

### **6.5 Archaeological heritage remains other than protected monument**

There is no known archaeological heritage remains known as of now in the vicinity of the monument.

### **6.6 Cultural landscapes**

The cultural landscape of the site is defined by the mountain ranges on the east, the river Jhelum on the west and habitation in the close vicinity of the monument. Not much is known about the original 9<sup>th</sup> century settlement established by King Avantivarman but the favourable setting of the town must have played a vital role. This temple complex along with the Avantiswara temple in the vicinity plays an important role in establishing the cultural setting of the town.

A few craftsmen were identified in the surrounding residential area (Kumar Mohalla) who have continued to practice the traditional crafts. These crafts are a tangible link to the past, representing the traditions, beliefs, and values of a particular community.

### **6.7 Significant natural landscape that forms part of cultural landscape and also helps in protecting monument from environmental pollution**

The temple complex has a picturesque natural setting with river Jhelum on west and Wasturwan mountains on the north-eastern side.

The popular and Chinar trees in and around the protected area contribute to the natural landscape of the site. The orchards and farming with local produce contribute to the cultural identity of the region.

### **6.8 Usage of open space and constructions**

Large parcels of open land are under the local mosque and the burial ground along the Jhelum under the Wakf board are used for religious activities. The orchards and farmlands are under private ownership. The river edge is under-utilized.

### **6.9 Traditional, historical and cultural activities**

The monument is not a living site. However, the Jami Masjid and mausoleum in the vicinity of the monument are religious spaces supporting multifarious activities throughout the year.

Kumar Mohalla, that lies within the 100 m boundary of the CPM has been identified as a traditional mohalla of craftsmen engaged in stone chiselling and pottery making. Lack of patronage and market has led to fewer families practicing this traditional craft.

### **6.10 Skyline as visible from the monument and from Regulated Areas**

Presently, some of the buildings developed on the north east side of the mountains are incohesive with the traditional fabric of the town. The structures and future development on the mountain range, which may be beyond the regulated zone will also have a significant visual impact on the monument.

### **6.11 Traditional architecture**

There are several houses in the vicinity of the monument that have continued to use the traditional building typology and construction techniques. Stone foundations, masonry brick walls and timber floors are observed in many residential houses. Sloping roofs with attic is also seen predominately in the residential areas.

### **6.12 Developmental plan as available by the local authorities**

There is no developmental plan for the Avantipur town has been framed and notified by the local authorities.

### **6.13 Building related parameters:**

#### **6.13.1 Repair and Renovation (in Prohibited and Regulated area):**

Internal changes and adaptive reuse may be generally permitted. However, external changes shall be subject to detailed scrutiny by the Competent Authority. Such changes which include retrofitting/renovation may be permitted when the building is structurally weak or unsafe or when it has been adversely impacted by any natural calamity and renovation is absolutely necessary. Original building vocabulary and layout along with built-open relationships are to be adhered to. General repair and upkeep of buildings will be permissible, subject to prior permission from the Competent Authority.

The repair and renovation in building/structures should be sympathetic and congruous with the heritage character of the protected monument and its surrounding areas. New cladding materials like Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), laminates, tiling or glazing will not be permitted. Use of locally available building material should be encourage in carrying out repair and renovation works.

#### **6.13.2 Reconstruction:**

Reconstruction is defined in Section 2(k) of AMASR Act, 1958. Permission for reconstruction in Regulated Area is accorded as per Section 20 C (2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. In case of any type of building or structure located in the prohibited or Regulated area

of the protected monument or protected area, collapsed or damaged and found beyond repair due to natural calamities, the permission for reconstruction is accorded as per Rule 16 AMASR (Framing of heritage Bye-laws and other functions of the Competent Authority) Rules, 2011. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminum Composite Panels (ACP), High Pressure Laminates (HPL), tiles, laminates will not be permissible. The new structure should be sympathetic and congruous with the heritage character of the protected monuments and its surrounding area.

**6.13.3 New Construction:**

**6.13.3.A Prohibited Area:**

As per Section 20A(4) of AMASR Act, 1958, no new construction including carrying out any public work or project essential to the public or other construction, shall be permitted within the Prohibited Area of the protected monument.

**6.13.3.B Regulated Area:**

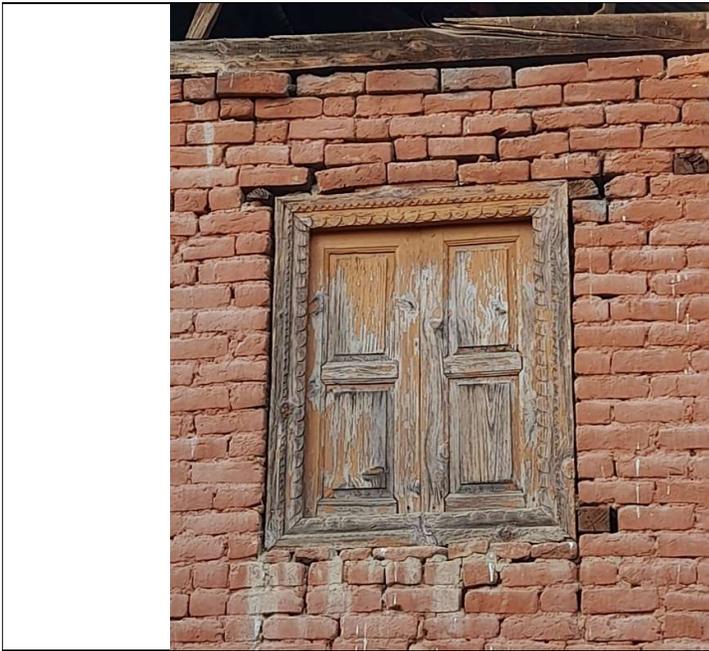
- 1. Height of the new construction on the site (including mumty, parapet, water storage tank, machine room, HVAC unit, solar panel, rain water harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof:**

The maximum height limit for new construction or additions/alteration to existing buildings shall not exceed **12.5 meters** (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse structures of terrace garden etc.) or any other services on the roof.

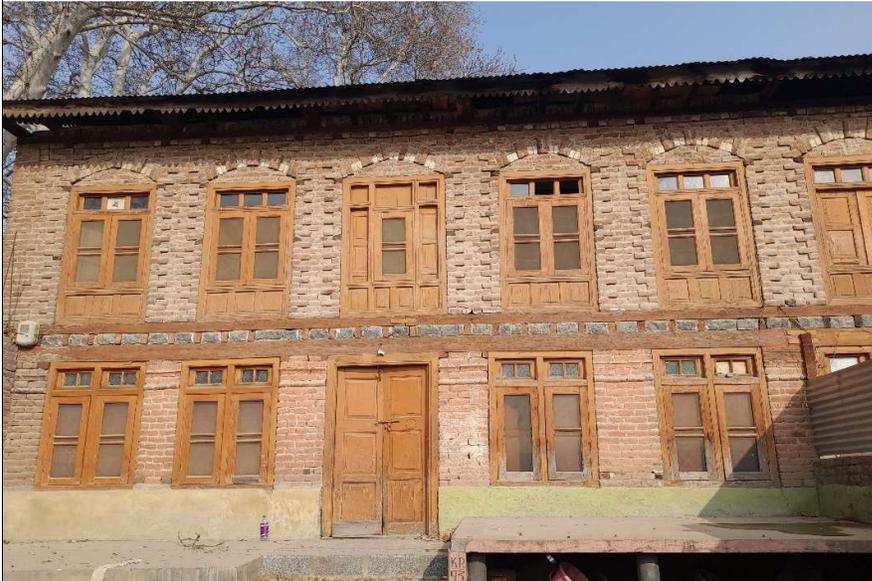
Construction of the basement may not be permitted to mitigate any adverse impact on the structural, safety of the monument

- 2. Roof design:** Sloping roof with traditional/locally available material should be used.
- 3. Façade design:** should follow the traditional design vocabulary.

|   |                           |
|---|---------------------------|
| Visual reference of existing local architecture around the monument | Elements of façade design |
|---|---------------------------|



Fenestrations



Massing & fenestrations

|   |  |
|---|--|
|   | <p>Massing</p>   |
|  | <p>Massing,<br/>fenestrations and roof<br/>profile</p> |

**4. Building material:**

- Modern materials such as aluminium cladding, glass bricks, and any other synthetic tiles or materials will not be permitted for exterior finishes.
- Traditional materials such as brick and stone should be used.

**5. Colour:** The exterior colour must be in earth colours in harmony with the monuments.

#### **6.14 Visitor facilities and amenities**

- Increase in footfall would require additional parking facilities and restrooms. The capacity of the existing Cafeteria needs to be enhanced along with the spaces for resting and seating in the outdoor.
- Development of a site interpretation centre is important as it is an archaeological site.
  - (i) Multi lingual and braille signage should be provided at site based on authentic historical narrative.
  - (ii) 2D and 3D drawings of the complex should be included in signage for more graphical understanding of the site. Conjectural views of the site may be added at some vantage points for better understanding of the site.

## CHAPTER VII

### SITE SPECIFIC RECOMMENDATIONS

#### 7.1 Site-Specific Recommendations:

- (iii) The available open spaces within the site can be utilized for various cultural events.
- (iv) The archaeological site can offer the local stone carvers (in the Kumar Mohalla) a platform to showcase their traditional craft.
- (v) Noticeable directional signage of the site should be installed at the bifurcation of the old and new Jammu-Srinagar (NH44) National Highway to attract the visitors.
- (vi) Since the archaeological site is sunken and not visible from the main access road so therefore some minimalistic design interventions should be executed for better site recognition.
- (vii) All signs within the historic precinct should be compatible and harmonious with the special character of the monument and its surroundings. The installation of a sign should not diminish the historic character of the monument.
- (viii) Since the site lies in a trough it needs a water management plan at site level to safeguard the monument from damage due to inundation.
- (ix) Provision for movement of differently abled visitors should be provided as per prescribed standards.
- (x) The illumination of the site to be improved.
- (xi) A detailed plan for promotion and tourism initiative may be developed.

#### 7.2 Other Recommendations:

- (i) Presently there is insufficient drainage around the site. There is an open drain within the site on the north to collect storm water discharge from the surrounding areas and channelize it away from the archaeological site. There is an urgent need to implement storm water management system to protect the monument. Providing surface drains outside the site to regulate and direct the discharge away from the site needs to be implemented.
- (ii) As per the past history of flooding of river Jhelum, Avantipur town was affected during the 2014 floods in the valley. Therefore, a proper flood management plan needs to be developed at the larger scale.
- (iii) The recommendation of the J&K UBBL regarding the protection of 50 metres of land from the edge of river Jhelum may be adopted as Riparian zone to protect the site from flooding.
- (iv) Saffron farming and orchards can become part of the Natural and Cultural landscape of the region.

- (v) Bylaws against orchards land conversion and eco-sensitive river front development schemes needs to formulated to integrate the cultural and natural assets of the site.
- (vi) The orchards and farmlands are important part of the natural landscape of this region which needs to identified and retained.
- (vii) Large parcels of open land are under the local mosque and the burial ground along the Jhelum under the Wakf board shall continue to be used for religious activities. The river edge can be developed as a riparian zone.
- (viii) The open area on the east side of the monument beyond the protected boundary can be used to develop a as green buffer. This is will serve as background to visually screen the buildings in this direction and give a view of the archaeological site with mountains at the backdrop.
- (ix) Future road widening of the old highway, towards the protected boundary of the monument should not be permitted.
- (x) National Disaster Management Guidelines for Cultural Heritage Sites and Precincts may be referred at <https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf>.



## Notification of Awantiswami Temple, Avantipur, Pulwama

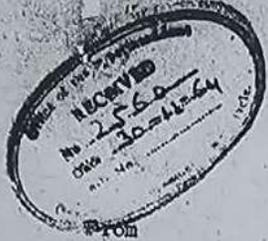
|                      |                |
|----------------------|----------------|
| Notification number  | F.4-24/64 C.I. |
| Date of notification | 19-12-1964     |

## SCHEDULE

| Sl. No. | State              | District | Tehsil  | Locality   | Name of monument  | Revenue plot number to be included under protection | Area                    | Boundaries   | Ownership   | Remarks                          |
|---------|--------------------|----------|---------|------------|---|---|-------------------------|--|---|----------------------------------|
| 1       | 2                  | 3        | 4       | 5          | 6   | 7   | 8                       | 9  | 10  | 11                               |
| 1       | Jammu and Kashmir. | Anantnag | Pulwama | Awantipura | Awantiswami temple together with adjacent land comprised in Survey plot Nos. 2800 and 2804. | Survey plot Nos. 2800 and 2804.                     | 22 Kanals and 6 marlas. | North:—Survey plot Nos. 2805 and 2822.<br>East:—Survey plot Nos. 2798 and 2799.<br>South:—Road.<br>West:—Survey plot Nos. 2822, 2823, 2824 and 2829. | Survey plot Nos. 2804—<br>Archaeological<br>Survey of India and survey plot Nos. 2800—<br>Revenue Department. | The temple is not under worship. |

[No. F. 4-24/64-C.1.]  
S. J. NARSIAN,  
Assistant Educational Adviser.

S.No: 15



No. 1JK/1/60-M(Y)  
GOVERNMENT OF INDIA  
ARCHAEOLOGICAL SURVEY OF INDIA

NEW DELHI-11, the

31 DEC 1964

The Director General of Archaeology  
in India, New Delhi.

To,

The Superintendent,  
Archaeological Survey of India,  
Baramulla Circle, Jammu & Kashmir.  
Baramulla.

Subject:- Protection of Avantiswami temple at Avantiswami Dist. Anantnag  
Jammu and Kashmir

Sir,

In continuation of this office letter of even num-  
ber dated the 30-7-1964 on the above subject, I  
have the honour to forward herewith a copy of the confirmatory  
notification No. P.A-24/64-C.I. dated the 10-12-1964  
for your information and necessary action. It ~~will~~ <sup>has been</sup> be pub-  
lished in Part II section 3(ii) of the Gazette of India dated  
19-12-1964  
the .....

Please acknowledge receipt and intimate the action  
which you will be taking further in the matter.

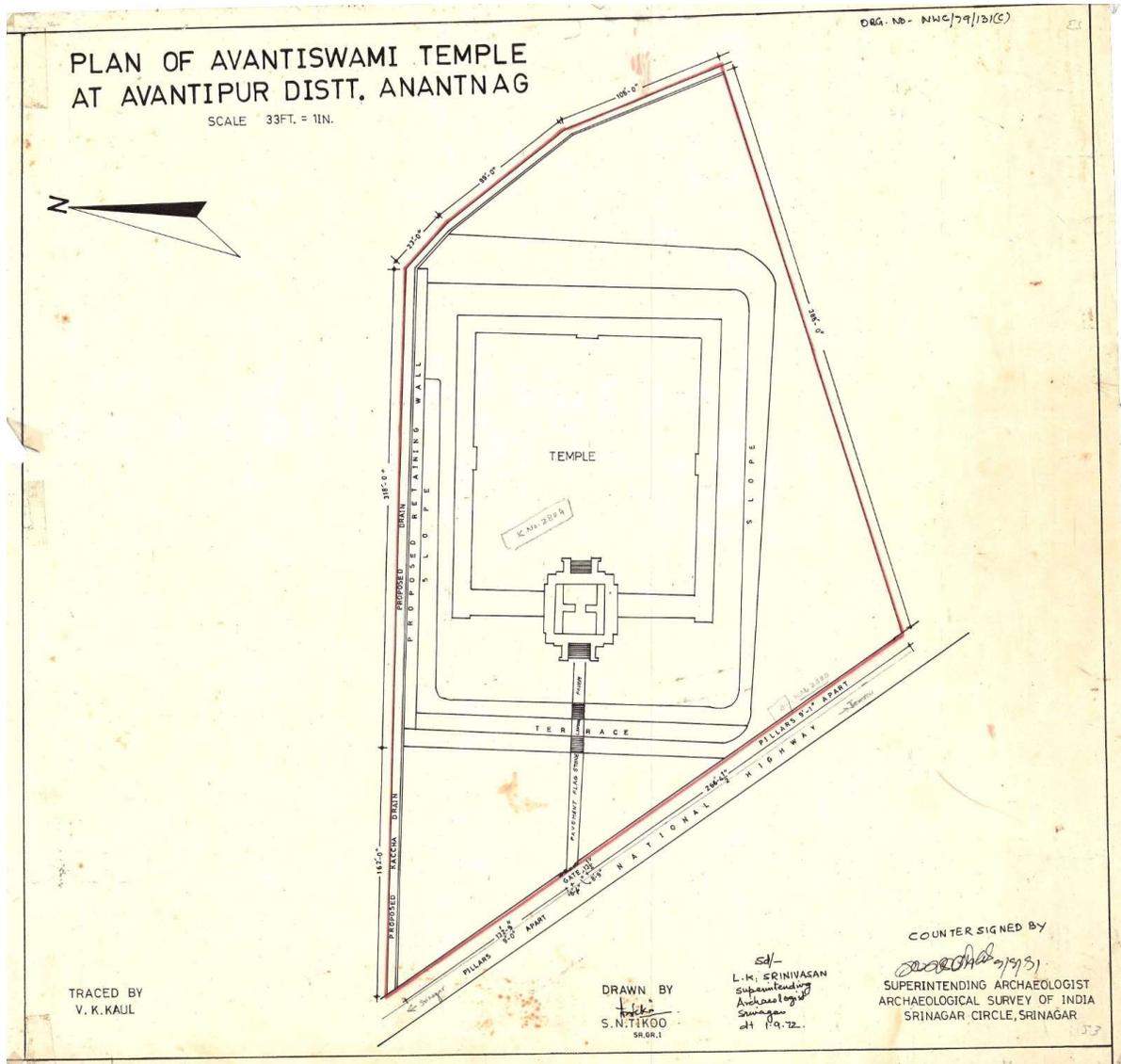
Yours faithfully

*(Signature)*  
(S. Raghavan) 21.12.64  
for Director General.

Encl: Copy of noti-  
fication  
'MSS'

01.  
17/11/64  
30/11/64

# Archival Map



## Annexure-III (a)

### Local body guidelines: Jammu & Kashmir Unified Building Byelaws-2021

The complete document is available on the following link:

[https://backendsdasrinagar.jk.gov.in/uploads/build\\_byelaws\\_fb7b7c9c13.pdf](https://backendsdasrinagar.jk.gov.in/uploads/build_byelaws_fb7b7c9c13.pdf)

Relevant sections are as flows:

- 60) **Heritage Building-** means any building of one or more premises or any part there of which requires preservation, restoration, and conservation for historical, architectural, environmental, cultural or religious purpose and includes such portion of the land adjoining such buildings as may be required.
- 61) **Heritage Zone-** means the area around such heritage building as delineated under Jammu and Kashmir Heritage and Conservation and Preservation Act, 2010 from time to time for restricting the height of building and use of building. The areas coming under different ASI sites including the buffers will also be treated as heritage zone.

Figure 6: Section 1.2-Definition, Pg 5

### 3.1 Clearances at Master Plan level

Individual construction proposals should not generally require separate clearances from various authorities each time. Such clearances should be integrated into the DCR of the Master/Development Plan of the concerned city. The areas unaffected by any of the restrictions should be clearly marked out and mapped on a GIS platform. Area zones of differential control regulations (within the city) by any of these agencies may also be mapped accordingly. This will result in a composite map of the city with various control regulations as per the various agencies clearly marked on the map. Thus, the sites which are located outside these restricted/regulated areas would not require clearance from the respective authorities, thereby reducing the clearance process significantly. Following are the clearances which should be integrated into the city Master Plan:

Table 3—1: Minimum Clearances from various agencies proposed to be integrated in Master Plans

| S.N. | Name of Agency                                     | Type of Clearance                 | Area of Influence   |
|------|--|-----------------------------------|---|
| 1    | National Monuments Authority through Local BPIA    | Ancient Monument approval         | Asprescribed in the AMASAR (Amendment and Validation) Act, 2010 for protection of monuments.<br>And<br>J&K Archaeology / Heritage Preservation Act  |
| 2    | Ministry of Environment, Forest and Climate Change | Environment Clearance (EC)        | As prescribed in the statutory provisions for EIA and clearance based on the size of the project in accordance with Environment protection Act,1986 |
| 3    | Central Ground Water Authority through Local BPIA  | Borewell Registration Certificate | Asper Guidelines/criteria for evaluation of proposals/ requests for ground water abstraction, 2012  |
| 4    | Ministry of Civil Aviation                         | AAI Height. NoC                   | Criticaland non-critical area as identified by AAI  |
| 5    | Ministry of Defence                                | Defence Clearance                 | Areas in and around Defence Establishments as identified by MoD.  |
| 6    | Ministry of Railways                               | Area clearance                    | Buffer zonesas prescribed by Railwaysalong theRail tracks/depots/yards etc.   |

Table No.5 - 3

| A. Minimum Setbacks/Setbacks, Maximum Ground Coverage & No. of Storeys as per Plot area Range for R1, R2 categories of Residential Use. |                  |                      |                |                |                                     |      |      |      |
|---|------------------|----------------------|----------------|----------------|-------------------------------------|------|------|------|
| S. No   | Area (In Sq m)   | Max. Ground Coverage | No. of Storeys | Type of Const. | Set Back Limits (Minimum) in metres |      |      |      |
|   |                  |                      |                |                | Front                               | Rear | Side | Side |
| 1.  | Up to 75         | 75%                  | G+2            | Row            | Shall be as per table no. 5 - 2     | 0    | 0    | 0    |
| 2.  | Above 75 - 125   | 75%                  | G+2            | Row            |                                     | 1.5  | 0    | 0    |
| 3.  | Above 125 - 275  | 65%                  | G+2            | Row            |                                     | 2.0  | 0    | 0    |
| 4.  | Above 275 - 350  | 55%                  | G+2            | Semi-detached  |                                     | 2.0  | 2.0  | 0    |
| 5.  | Above 350 - 450  | 50%                  | G+2            | Semi-detached  |                                     | 2.0  | 2.0  | 0    |
| 6.  | Above 450 - 600  | 45%                  | G+2            | Detached       |                                     | 3.0  | 3.0  | 2.0  |
| 7.  | Above 600 - 1000 | 40%                  | G+2            | Detached       |                                     | 3.0  | 3.0  | 2.0  |
| 8.  | Above 1000       | 35%                  | G+2            | Detached       |                                     | 3.0  | 3.0  | 2.0  |

Figure 7: Section-5.2.1.1 The regulations for Residential Use in terms of Plot area, Ground Coverage, FAR & Setbacks, Table number 5-3, Pg 40

Governance Maps

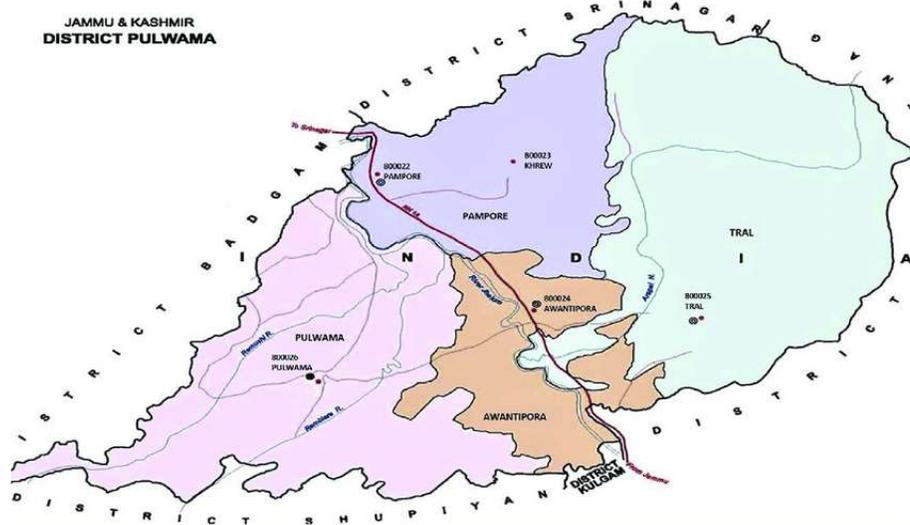


Figure 9: Map of Pulwama District, Source: <http://gazeis.in/villages-in-jammu-and-kashmir-pulwama>

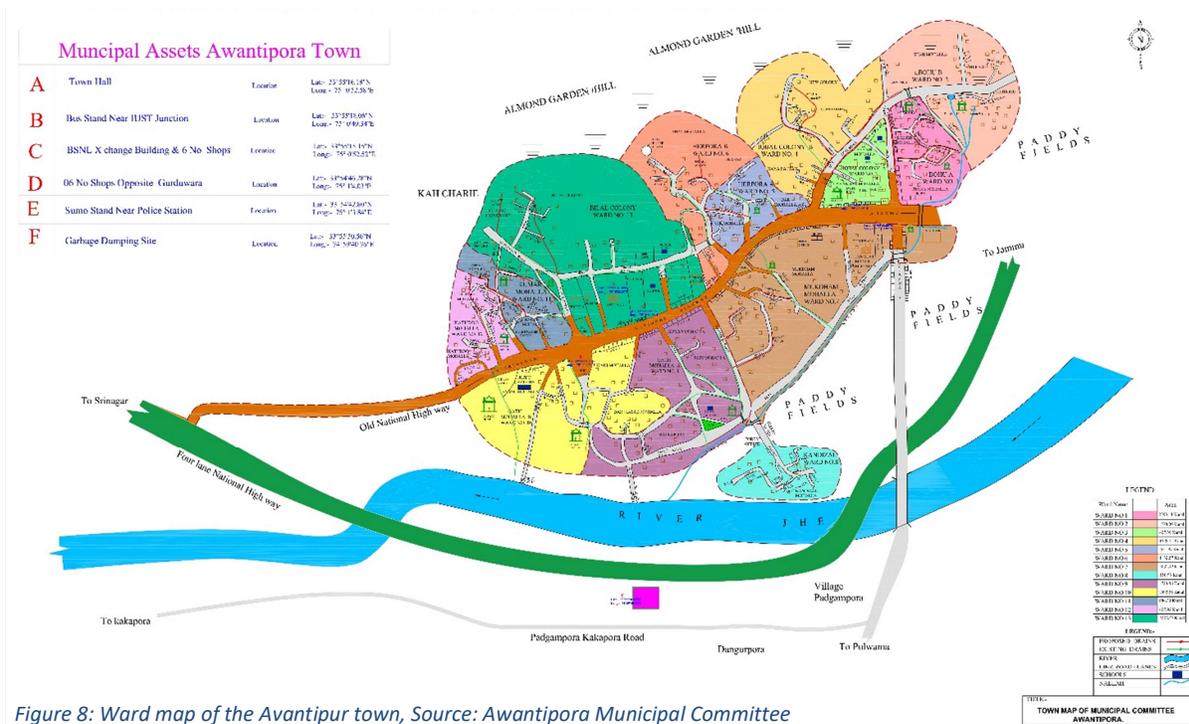


Figure 8: Ward map of the Avantipur town, Source: Awantipora Municipal Committee





KASHMIR.  
General View of Ruins of Temple of AVANTISWAMI at AVANTIPORE. Probable date A.D. 852 to 854.  
No. 20. '68.



KASHMIR.  
Temple of AVANTISWAMI at AVANTIPORE. Gateway of Colonnade from the North East.  
Probable date A.D. 852 to 854. No. 21. '68.

Figure 11: Archival Maps and photographs of Awantiswami Temple, Source: Illustrations of Ancient buildings in Kashmir, Henry Hardy Cole, Archaeological Survey of India, 1870

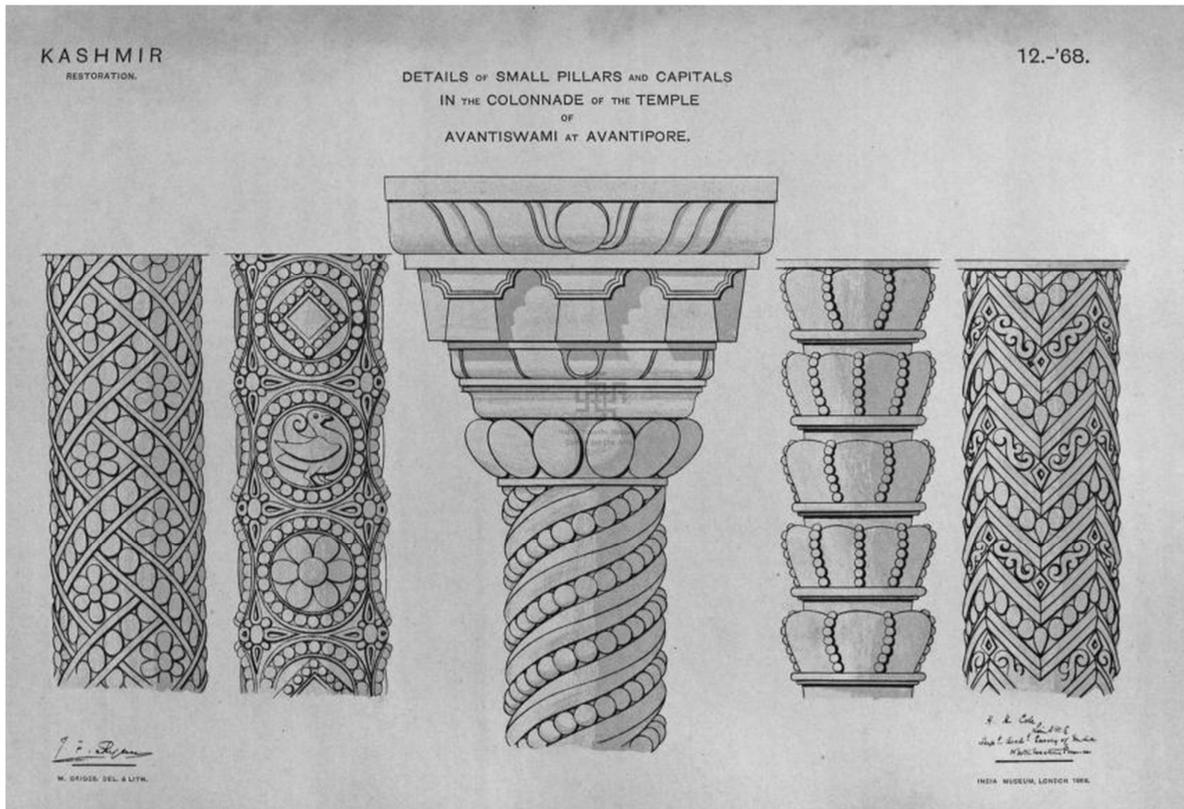
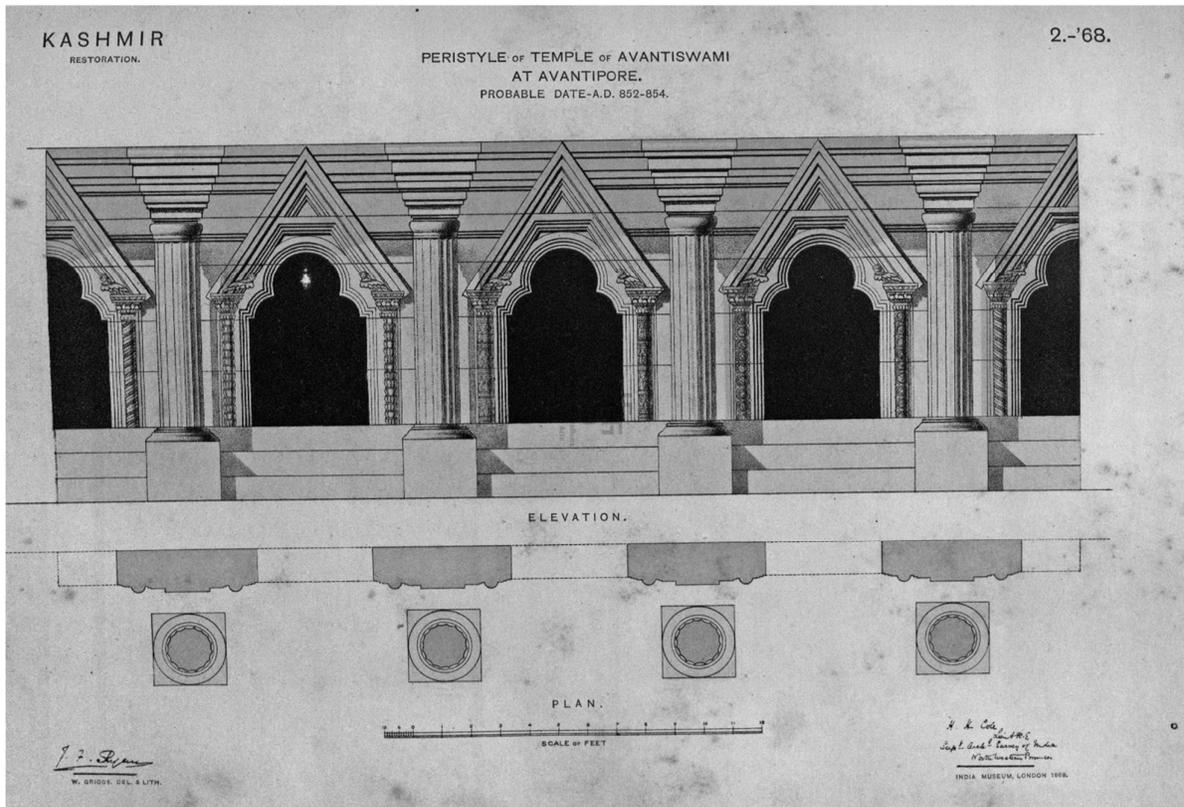
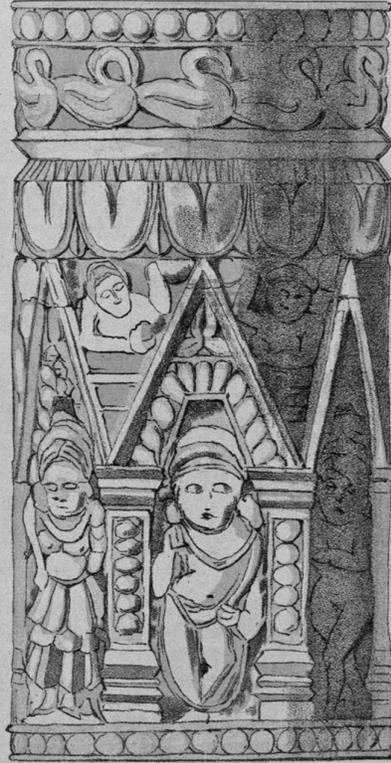


Figure 12: Archival Maps and photographs of Awantiswami Temple, Source: Illustrations of Ancient buildings in Kashmir, Henry Hardy Cole, Archaeological Survey of India, 1870

KASHMIR.  
RESTORATION.

SKETCH OF A DRUM OF ONE OF THE SMALL PILLARS  
IN THE  
COLONNADE OF THE TEMPLE  
OF  
AVANTISWAMI AT AVANTIPORE.

12A.-'68.

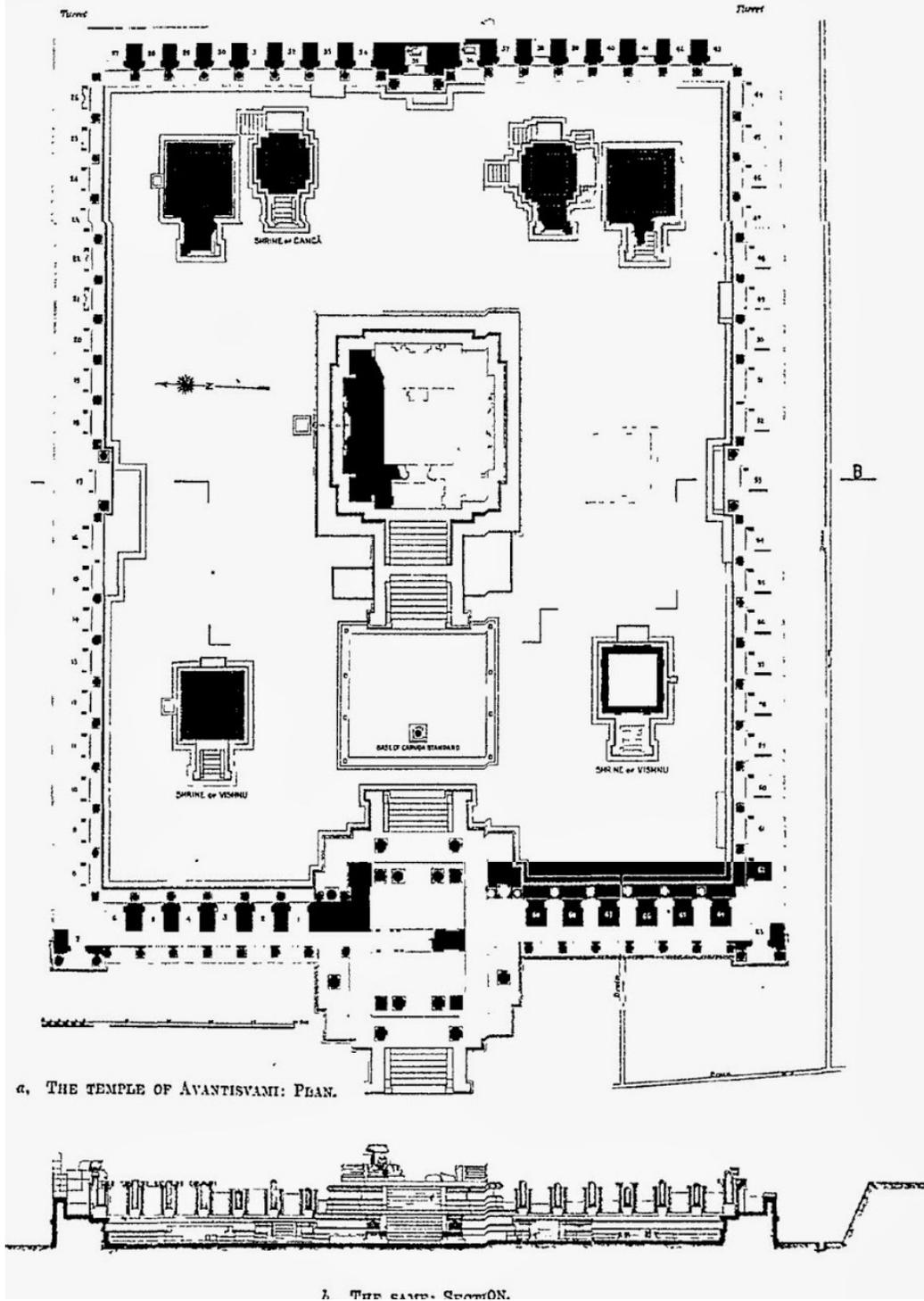


*W. Griggs*  
W. GRIGGS. DEL. & LITH.

*H. Hardy Cole*  
H. H. COLE  
Capt. Royal Engineers of India  
Restoration of Antiquities  
INDIA MUSEUM, LONDON 1889.

Figure 13: Archival Maps and photographs of Awantiswami Temple, Source: Illustrations of Ancient buildings in Kashmir, Henry Hardy Cole, Archaeological Survey of India, 1870

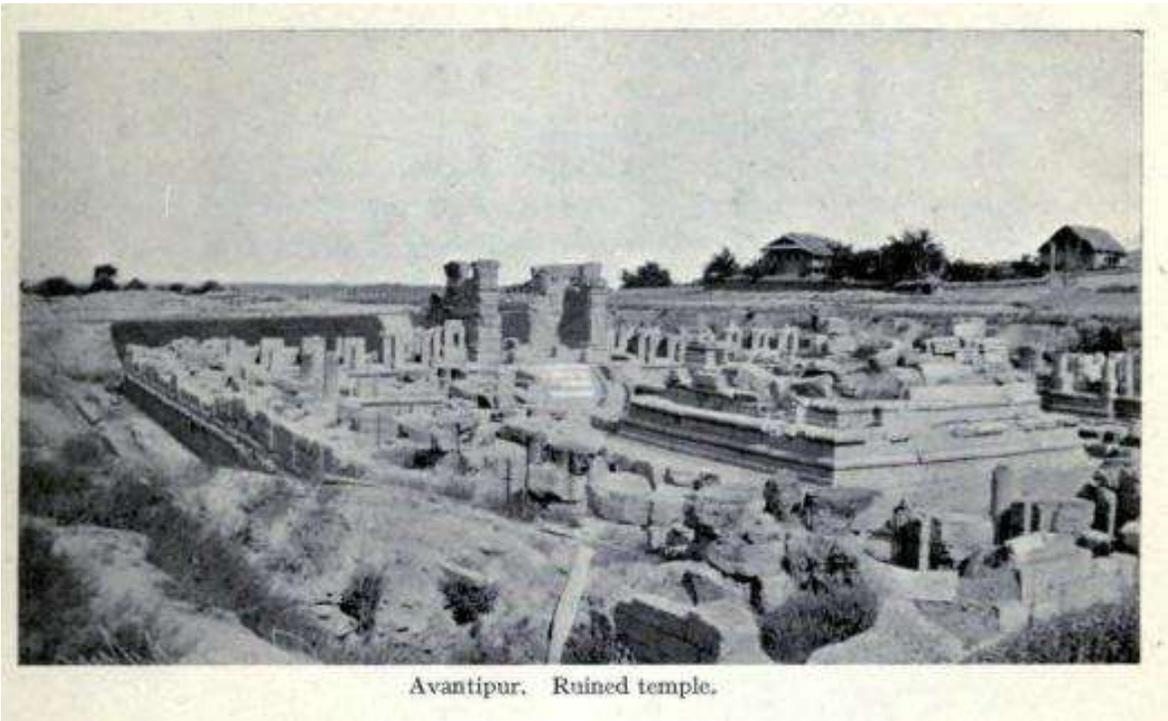
EXCAVATIONS AT AVANTIPURA, KASHMIR.



a. THE TEMPLE OF AVANTISVAMI: PLAN.

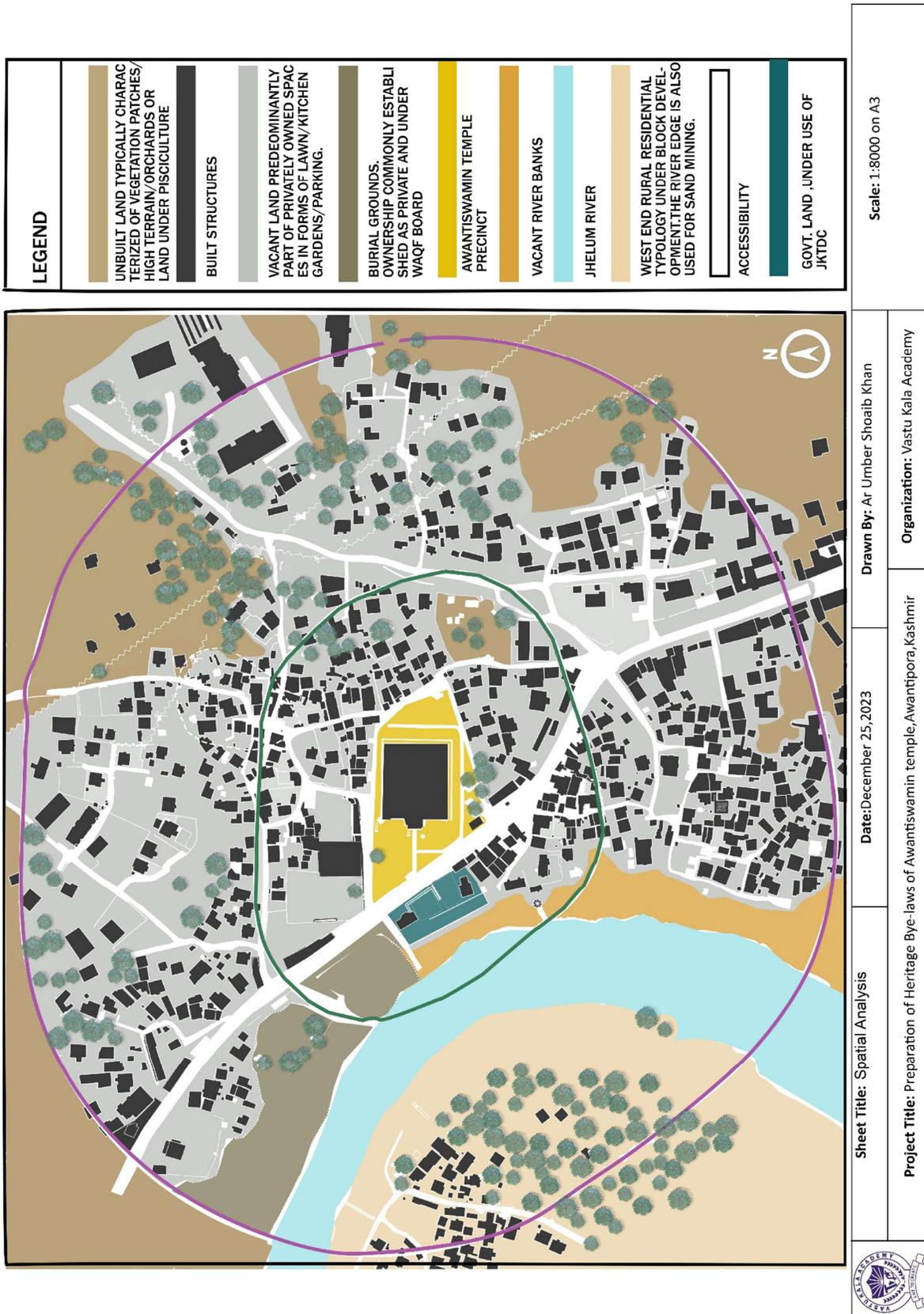
b. THE SANCTUARY.

Figure 14: Archival map of the temple complex, Source: Archaeological Survey of India: Annual Report 1913-14



*Figure 15: Photograph by Ambrose Petrocokino in 1917, Cashmere: three weeks in a houseboat, 1920*

Spatial analysis



| LEGEND              |   |
|---------------------|---|
| [Brown swatch]      | UNBUILT LAND TYPICALLY CHARACTERIZED OF VEGETATION PATCHES/ HIGH TERRAIN/ ORCHARDS OR LAND UNDER PISCICULTURE |
| [Black swatch]      | BUILT STRUCTURES  |
| [Light grey swatch] | VACANT LAND PREDEMINANTLY PART OF PRIVATELY OWNED SPACES IN FORMS OF LAWN/ KITCHEN GARDENS/ PARKING.          |
| [Dark grey swatch]  | BURIAL GROUNDS. OWNERSHIP COMMONLY ESTABLISHED AS PRIVATE AND UNDER WAQF BOARD                                |
| [Yellow swatch]     | AWANTISWAMIN TEMPLE PRECINCT  |
| [Orange swatch]     | VACANT RIVER BANKS  |
| [Light blue swatch] | JHELUM RIVER  |
| [Light tan swatch]  | WEST END RURAL RESIDENTIAL TYPOLOGY UNDER BLOCK DEVELOPMENT. THE RIVER EDGE IS ALSO USED FOR SAND MINING.     |
| [White swatch]      | ACCESSIBILITY   |
| [Dark teal swatch]  | GOVT. LAND, UNDER USE OF JKTDG  |

|                                  |   |                         |                               |
|----------------------------------|---|-------------------------|-------------------------------|
| Scale: 1:8000 on A3              | Drawn By: Ar Umber Shoaib Khan  | Date: December 25, 2023 | Sheet Title: Spatial Analysis |
| Organization: Vastu Kala Academy | Project Title: Preparation of Heritage Bye-laws of Awantismamin temple, Awantipora, Kashmir |                         |                               |

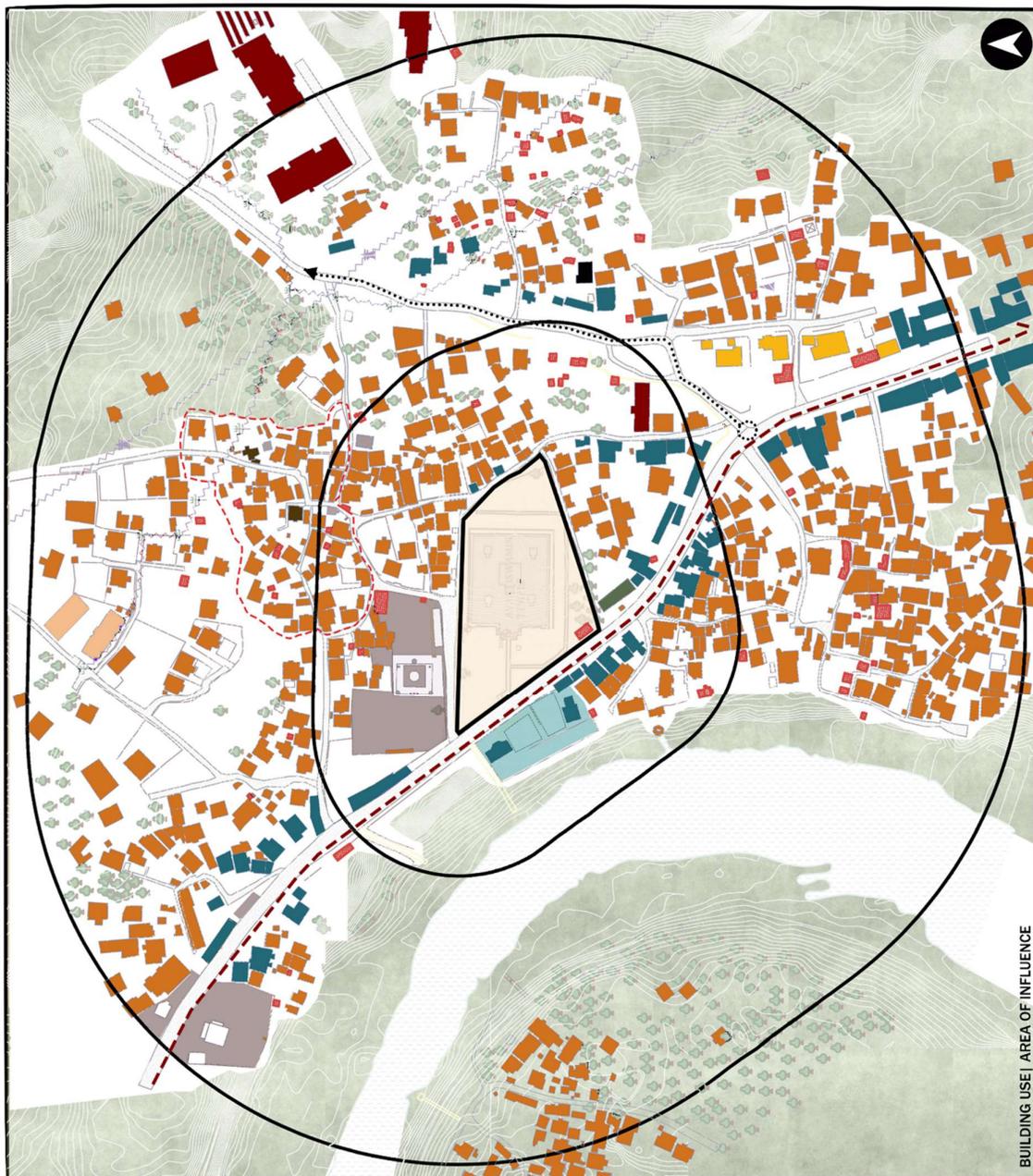


### Building Map

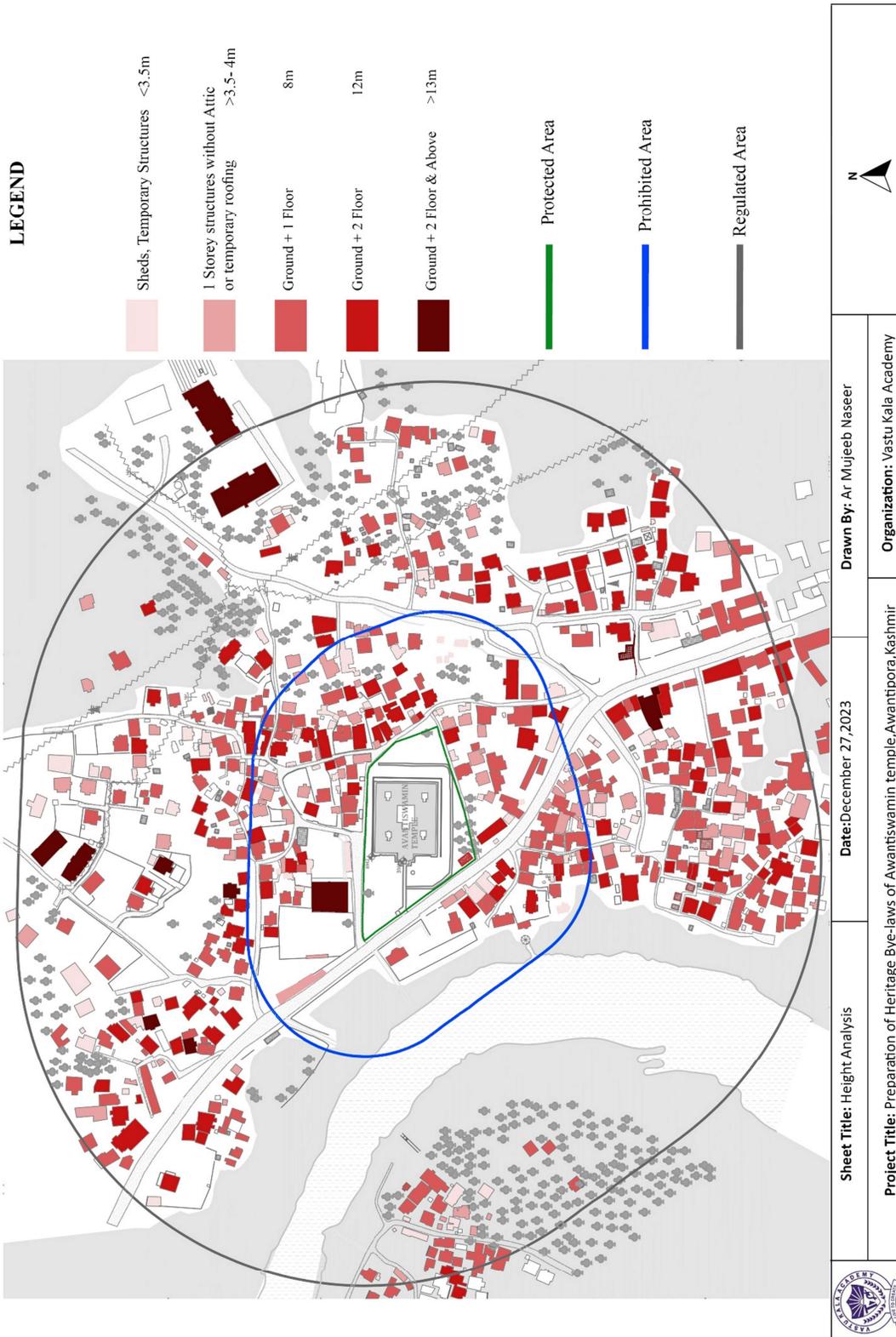
| LEGEND  |   |
|---|---|
|  | SITE  |
|  | RESIDENTIAL   |
|  | COMMERCIAL  |
|  | INSTITUTIONAL   |
|  | CIVIC INFRASTRUCTURE                                  |
|  | RELIGIOUS   |
|  | CRAFTSMEN HOUSE                                       |
|  | TEMPORARY STRUCTURE                                   |
|  | UPCOMING 4-LANE ROAD<br>(LEADING TO AIMS)             |
|  | KUMAR MOHALLA   |
|  | VERANCULAR BUILDING<br>(IDENTIFIED FOR POTENTIAL USE) |
|  | OLD HIGHWAY<br>(ROUTE LEADING TO PAHALGAM)            |
|  | Private Hostels                                       |

**NOTES:**

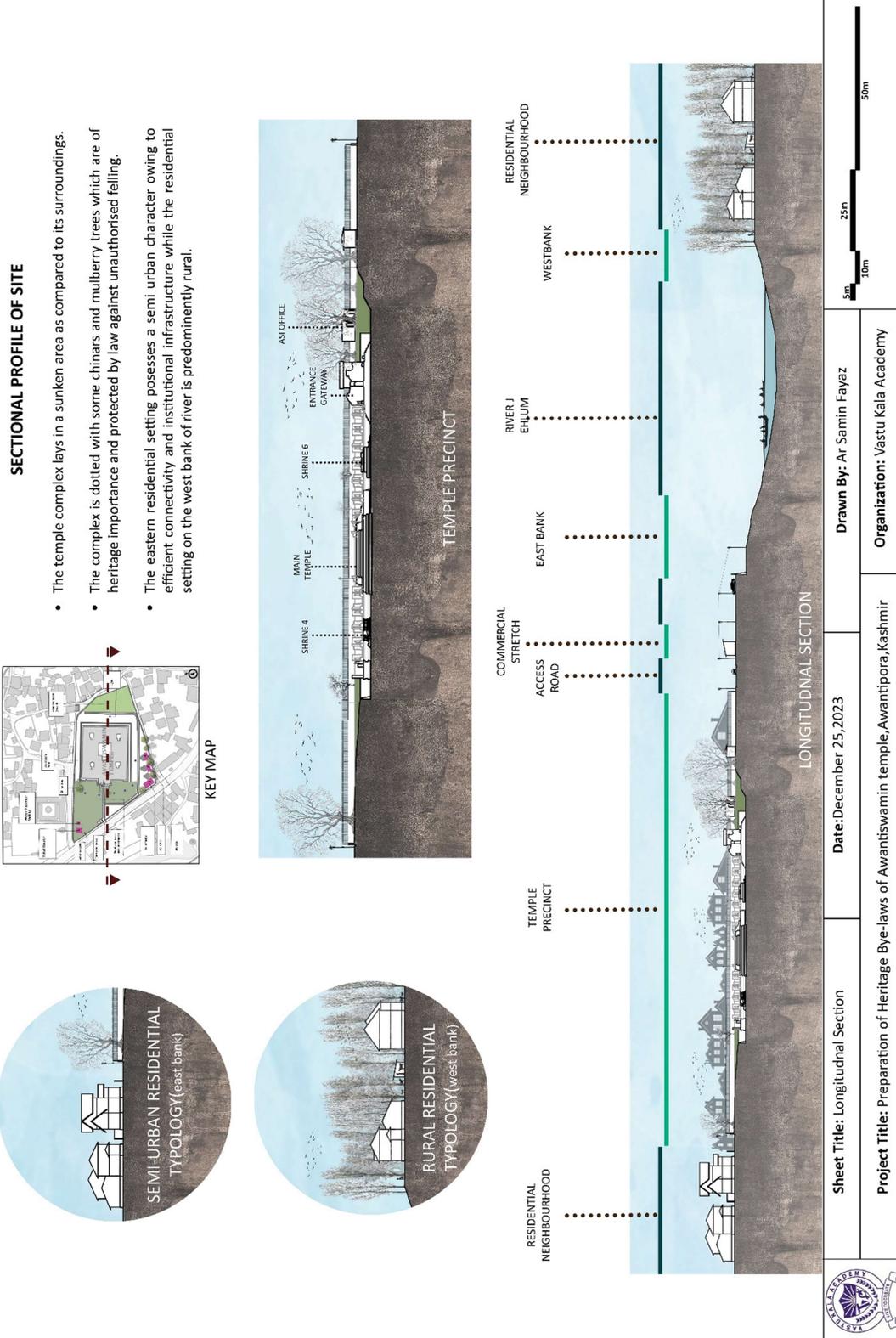
1. The nature of commercial is hybrid i.e. only some shops are purely commercial, while some are mixed use with residential units partly converted and operating as retail units.
2. The nature of temporary structures observed are either food street vendors/wood storage units/cattle sheds.



### Building height mapping



Site sections



Sheet Title: Longitudinal Section

Date: December 25, 2023

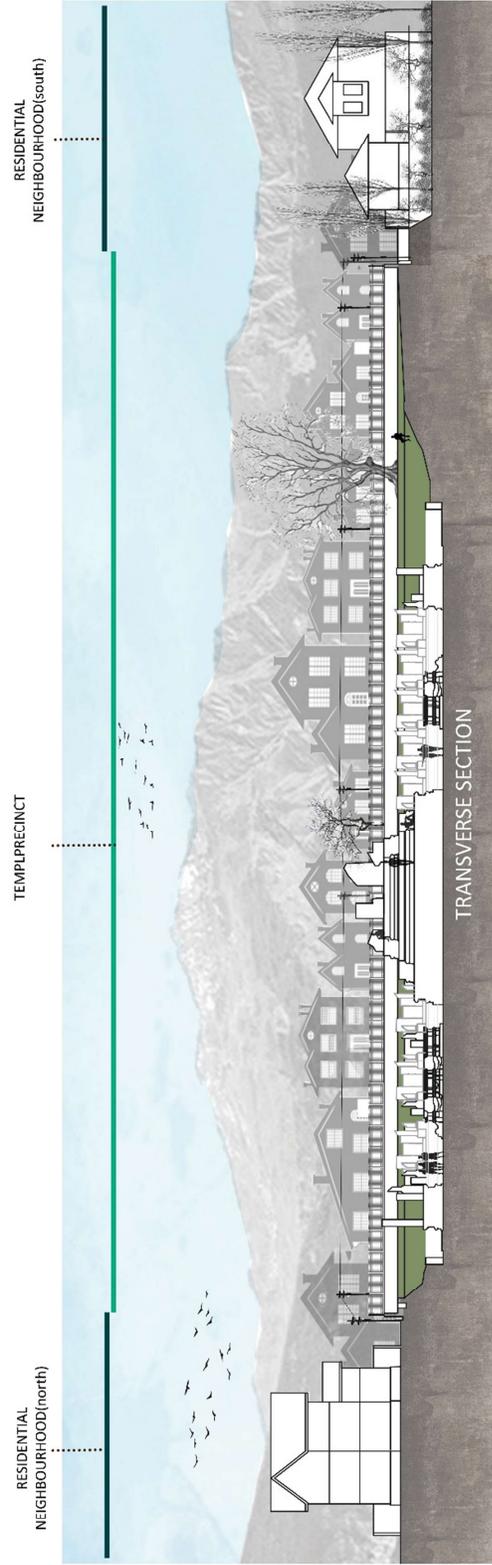
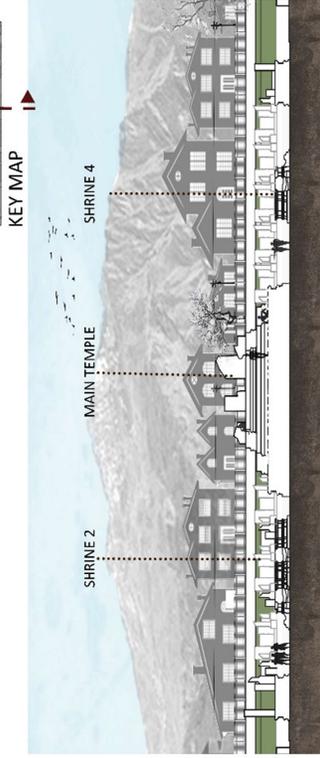
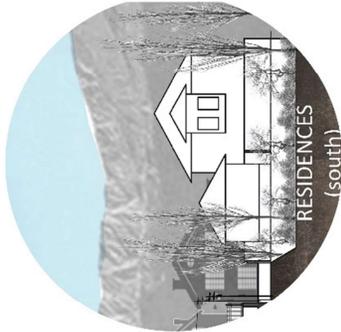
Drawn By: Ar Samin Fayaz

Project Title: Preparation of Heritage Bye-laws of Awantiswarmin temple, Awantipora, Kashmir

Organization: Vastu Kala Academy

**SECTIONAL PROFILE OF SITE**

- The eastern backdrop of the temple comprises of the scenic wasturwan mountains. At the foot of this mountain lay saffron karewas and fruit orchards, many of these have also been converted to non agricultural uses .
- The site slopes downwards towards river Jehlum in the west.



**Sheet Title:** Transverse Section

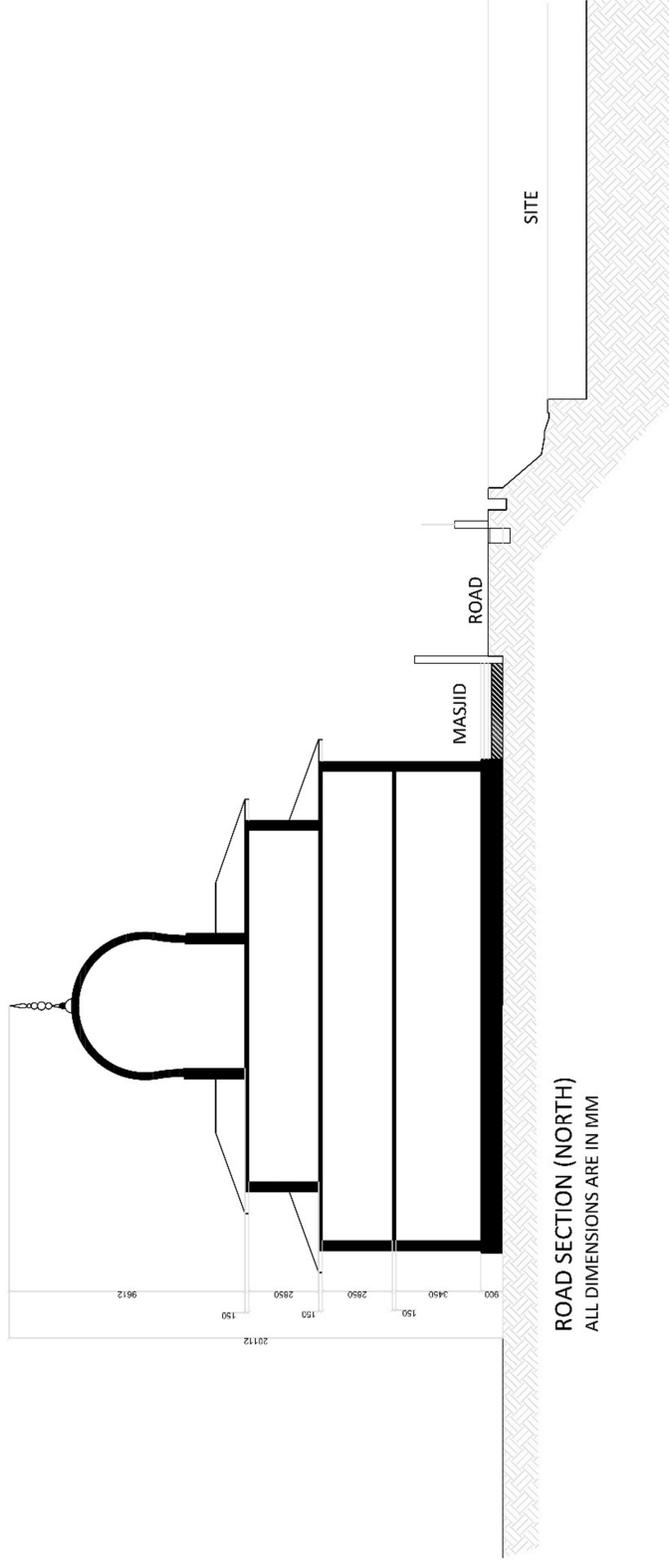
**Date:** December 25, 2023

**Drawn By:** Ar Samin Fayaz, Ar Shahid Showkat

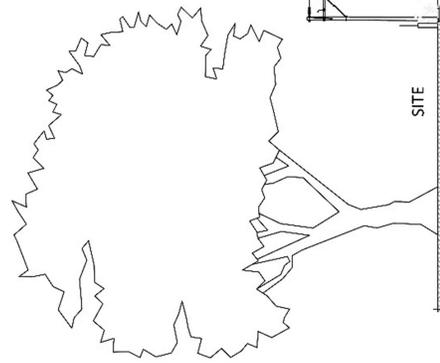
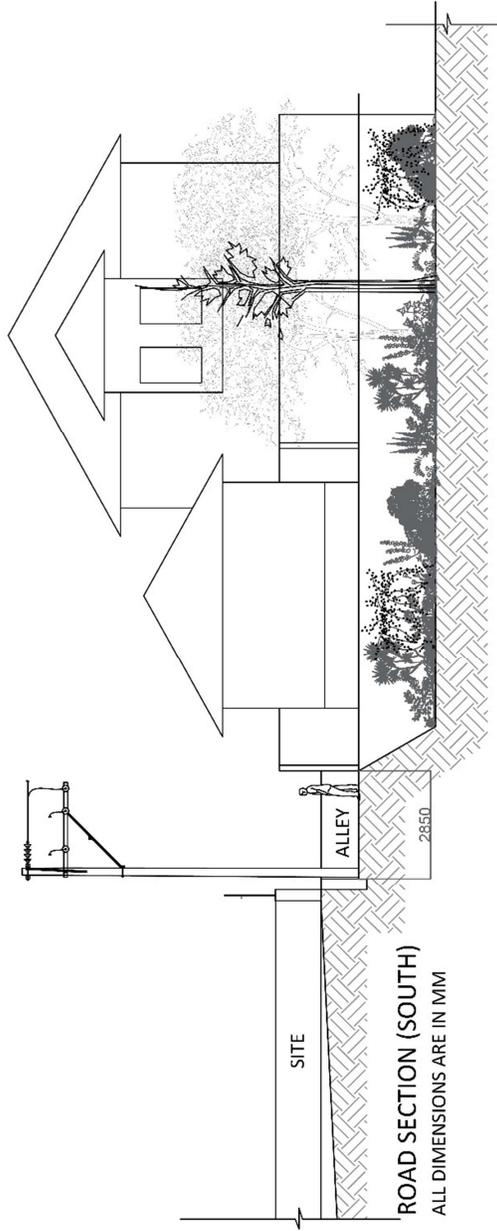
**Project Title:** Preparation of Heritage Bye-laws of Awantiswamin temple, Awantipora, Kashmir

**Organization:** Vastu Kala Academy





|   |                                   |   |   |
|---|-----------------------------------|---|---|
|                | <b>Sheet Title:</b> Road Sections | <b>Date:</b> December 25, 2023          | <b>Drawn By:</b> Ar Mujeeb Naseer, Ar Shahid Showkat                                |
| <b>Project Title:</b> Preparation of Heritage Bye-laws of Awantiswarmin temple, Awantipora, Kashmir |                                   | <b>Organization:</b> Vastu Kala Academy |   |
|   |                                   |   |  |



**Sheet Title:** Road Sections

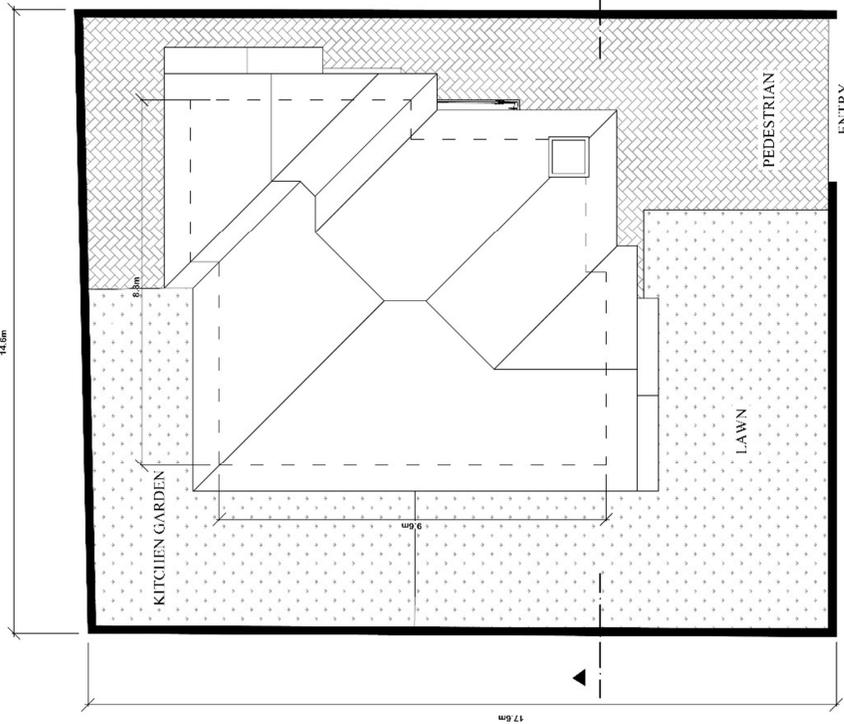
**Date:** December 25, 2023

**Drawn By:** Ar Mujeeb Naseer, Ar Shahid Showkat

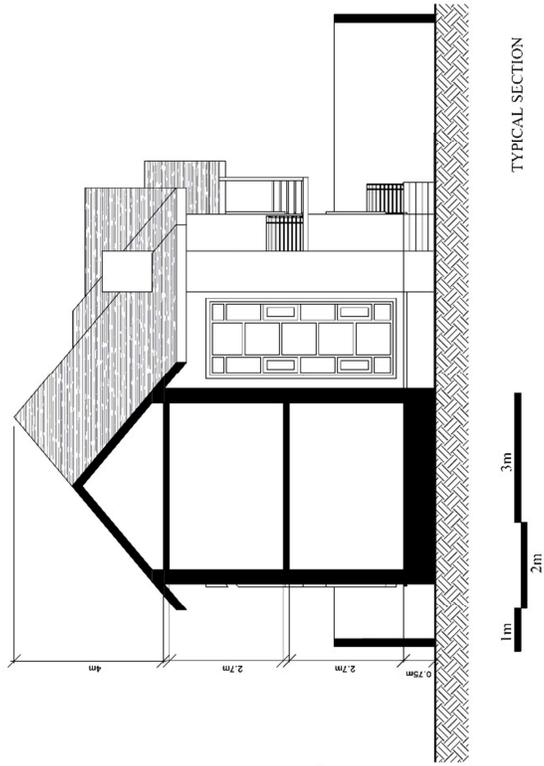
**Scale:** Specified Above

**Project Title:** Preparation of Heritage Bye-laws of Awantiswarmin temple, Awantipora, Kashmir

**Organization:** Vastu Kala Academy



TYPICAL PLAN



TYPICAL SECTION



Sheet Title: Typical Plan and Section of existing residential typology

Date: December 25, 2023

Drawn By: Ar Mujeeb Naseer

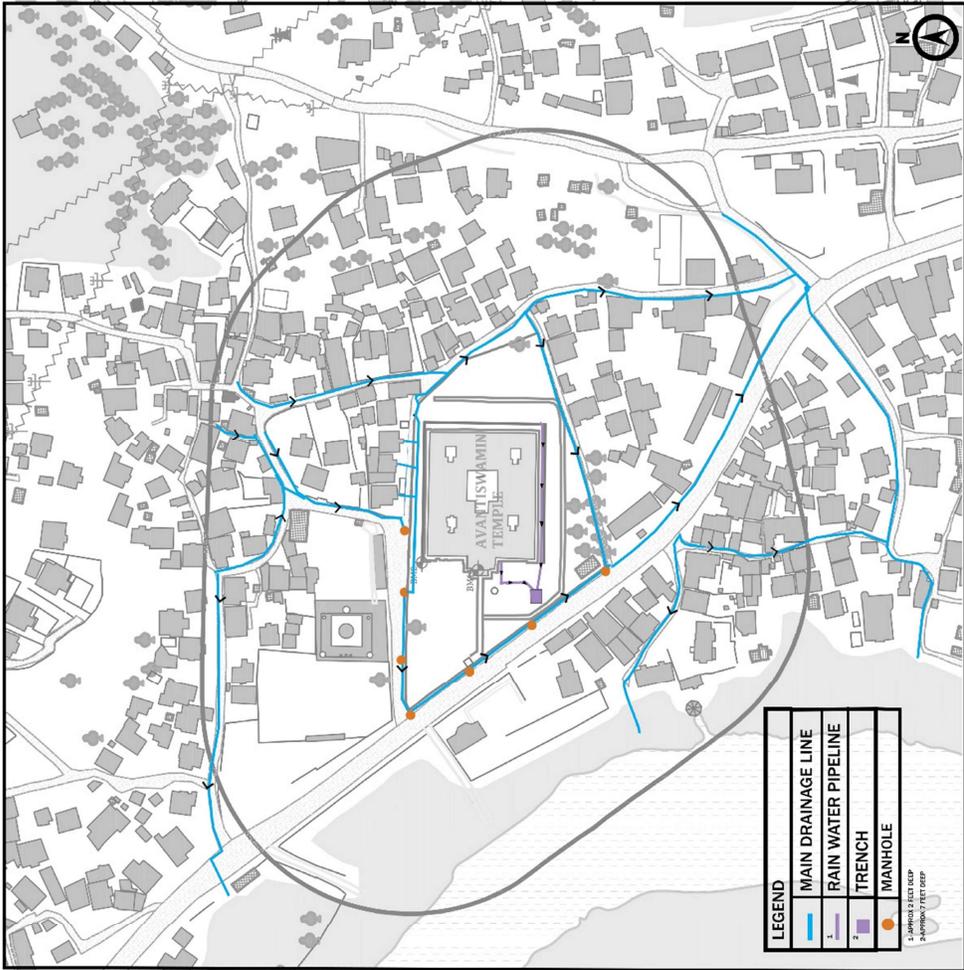
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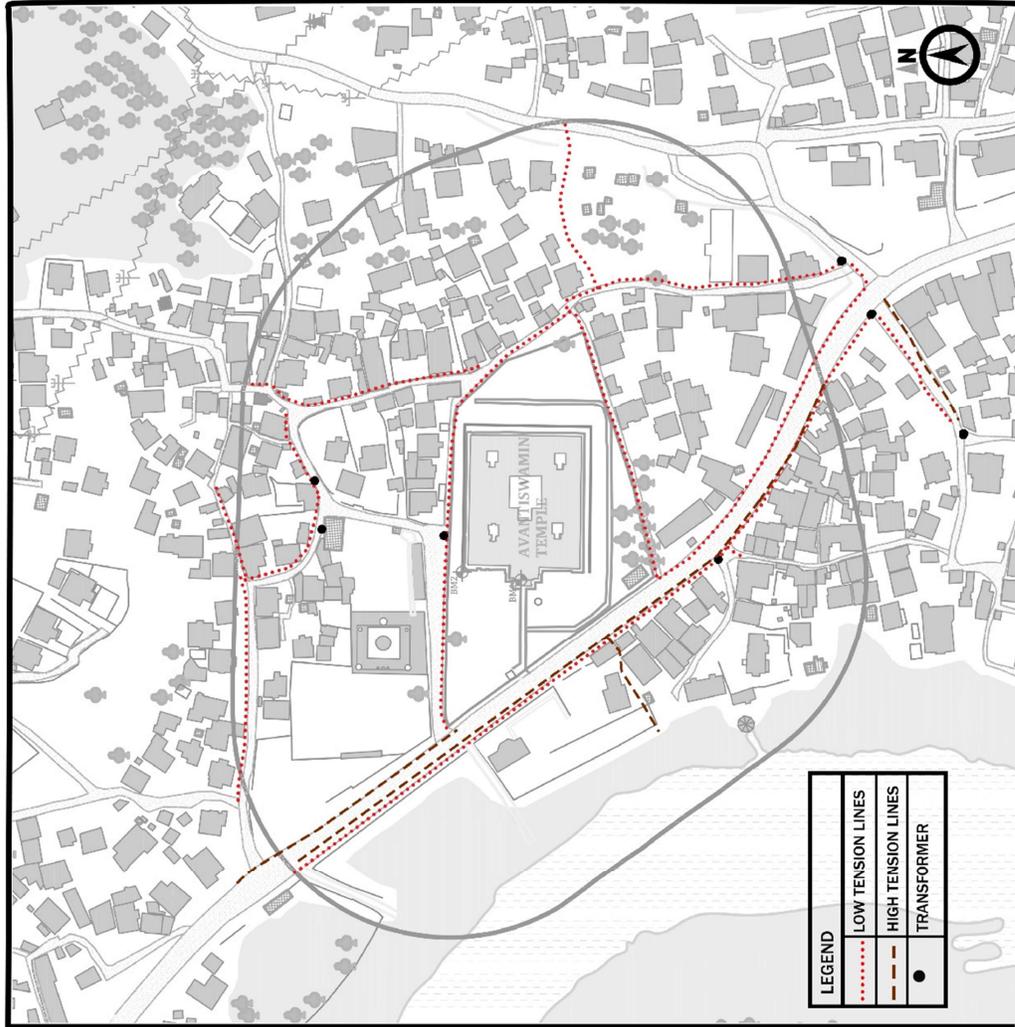
Project Title: Preparation of Heritage Bye-laws of Awantiswamin temple, Awantipora, Kashmir

Organization: Vastu Kala Academy

Infrastructure Mapping in the immediate surrounding of CPM



|   |  |   |                                       |   |
|---|--|---|---------------------------------------|---|
|  | <b>Sheet Title:</b> Drainage Map   | <b>Date:</b> December 25, 2023          | <b>Drawn By:</b> Ar Umber Shoaib Khan |  |
|   | <b>Project Title:</b> Preparation of Heritage Bye-laws of Awantishwarmin temple, Awantipora, Kashmir | <b>Organization:</b> Vastu Kala Academy |                                       |   |



|  |  |                                |   |
|--|--|--------------------------------|---|
|  | <b>Sheet Title:</b> Electric Supply Lines  | <b>Date:</b> December 25, 2023 | <b>Drawn By:</b> Ar Umber Shoaib Khan   |
|  | <b>Project Title:</b> Preparation of Heritage Bye-laws of Awantiswamin temple, Awantipora, Kashmir |                                |   |
|  |  |                                | <b>Organization:</b> Vastu Kala Academy |

Amenities at the site / CPM



|  |   |                              |
|--|---|------------------------------|
|  | <p><b>Sheet Title:</b> Temple Preinct Map</p> <p><b>Date:</b> December 25, 2023</p> <p><b>Drawn By:</b> Ar Umber Shoaib Khan</p> <p><b>Organization:</b> Vastu Kala Academy</p> | <p>10m      25m      50m</p> |
|--|---|------------------------------|

**Pictures of the monuments and its surroundings**

Typical buildings blocks in the plots within the 100m radius of the monument with large private open areas



