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राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

सोमवार, 21 अगस्त, 2017 / 30 श्रावण, 1939

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिसूचना

शिमला-2, दिनांक 31 जुलाई, 2017

संख्या:टी.सी.पी.एफ(5)-1/2017.—अधिसूचना संख्या टी0सी0पी0-एफ(5)-9/2004 तारीख 27 दिसम्बर, 2004 द्वारा अधिसूचित मण्डी योजना क्षेत्र के लिए विकास योजना में संशोधनों के प्रारूप को, हिमाचल प्रदेश नगर और ग्राम योजना नियम, 2014 के नियम 11 के साथ पठित हिमाचल प्रदेश ग्राम योजना अधिनियम, 1977 (1977 का

अधिनियम संख्यांक 12) की धारा 19 की उप-धारा (1) के अधीन निदेशक, नगर एवं ग्राम योजना विभाग, हिमाचल प्रदेश द्वारा नोटिस संख्या: हिम/टीपी/पीजेटी/एजेड आर-मण्डी/2013/वोल्यूम-I/20254-71 तारीख 4 मार्च, 2017 द्वारा तारीख 17 मार्च, 2017 को राजपत्र (ई-गजट) में आक्षेप (पों) और सुझाव (वों) को आमन्त्रित करने के लिए प्रकाशित किया गया था;

और निदेशक द्वारा केवल एक ही आक्षेप/सुझाव प्राप्त हुआ है जिस पर उन द्वारा सम्यक रूप से विचार किया गया और जहां कहीं अपेक्षित था उपांतरण किए गए और उक्त विकास योजना में संशोधन के प्रारूप को सरकार को अनुमोदनार्थ प्रस्तुत किया गया ;

अतः हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 20 की उप-धारा (1) के अधीन निहित शक्तियों का प्रयोग करते हुए, बिना उपान्तरणों के, मण्डी योजना क्षेत्र के लिए विकास योजना में निम्नलिखित संशोधनो को अनुमोदित करते हैं, अर्थात्:-

"चेप्टर (अध्याय) 19 का प्रतिस्थापन,—मण्डी योजना क्षेत्र के लिए विकास योजना का चेप्टर (अध्याय) 19 का निम्न प्रकार से रखा जाए:-

CHAPTER-19

ZONING AND SUB-DIVISION REGULATIONS

19.1. PROCEDURE

19.1.1 APPLICATION FOR PERMISSION

The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-14 of the Himachal Pradesh Town and Country Planning Rules, 2014.

The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be in such form along with the Specifications Sheet and Schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014.

19.1.2 DOCUMENT REQUIRED

Apart from above the applicant shall furnish the following additional documents namely:—

1. Location Plan in the Scale of 1:1000, indicating the land in question, main approach roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
2. Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the Tatima.
3. Three sets of plan, showing elevation and section in the scale of 1:100. The architectural drawings duly signed by the licensed and registered Architect/Planner/Engineer/Draftsman alongwith his/her address and Registration number.
4. Copy of Treasury Challan Form vide which requisite fee has been deposited.

5. Latest original Khasra Map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers from all sides of plot and approach path with dimensions.
6. Ownership documents, *i.e.* latest original Jamabandi.
7. In the Site Plan, the distance of electricity line, from development as per Indian Electricity Rules, in case any electricity line is passing over or nearby the proposed site be shown.
8. A certificate from the Municipal Council or Nagar Panchayat or Gram Panchayat or Development Authority or Local Authority as the case may be, shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as Public Street shall be submitted.
9. For the plots abutting National Highway, State Highway, Bye-Passes and other Scheduled Roads, No Objection Certificate (NOC) from the Public Works Department shall be submitted, as per the format appended below:-

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

The Himachal Pradesh Public Works Department has no objection on carrying out any development on land bearing Khasra Number..... of revenue Village/Mohal/Patti.....abutting National Highway/State Highway/Scheduled Road.....by the owner Sh./Smt. resident of.....with respect to the provisions of the Himachal Pradesh Road Side Land Control Act, 1968 in this behalf, as shown in the site plan.

Seal of the Competent Authority
Public Works Department

10. Applicant shall have to submit any other Certificate/documents/Plan *e.g.* No Objection Certificate (NOC) from the Himachal Pradesh State Pollution Control Board, Water and Electricity availability certificate from the concerned Departments, etc. as may be required by the Competent Authority. For obtaining NOC from Himachal Pradesh State Electricity Board, the same shall be submitted as per format appended below:—

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD.

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land bearing Khasra Number.....of revenue Village/Mohal/ Phatti.....under the.....line by the owner Sh./Smt.resident of.....with respect to the provisions of the Indian Electricity Rules, 1956, in force in this behalf as shown in the site plan.

Seal of the Competent Authority

Demarcation Certificate from revenue authority shall be submitted.

12. The structural stability certificate shall be submitted by the applicant on submission of planning permission case and at the time of completion of structure duly signed by the Graduate civil engineer.

19.2 GENERAL REGULATIONS

The following General Regulations shall apply to all development activities in the Mandi Planning Area:—

1. No building or other structure shall be erected, re-erected or materially altered without the permission of the Competent Authority.
2. The height of all the buildings shall further be related to the width of abutting path:

• For path less than 3.00 M and non- vehicular	10 Metres
• For path less than 3.00M but vehicular	13 Metres
• For path between 3.00M to 5.00M	15 Metres
• For path above 5.00M	21 Metres
3. No yard or plot existing at the time of coming into force of these Regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet atleast the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size subject to the condition that 3.00 M wide path abutting one side of the plot will be the basic requirement. If 3.00 M wide path is not available at site and if it is less in width then the owner shall surrender the remaining land from his plot to make the path as 3.00 M wide in that case where the land has been surrendered by the individuals for making the existing path min. 3.0 mts wide, in such cases the benefit of additional FAR considering the area left for path under total plot area shall be given and no fee for such area shall be charged.
4. Area zoned for Public and Semi-Public Use and Parks and Open Spaces shall not be built upon in any way or use etc. for any purpose other than parks, play grounds and recreations. These may, however, with the prior permission of the competent authority be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
5. The height limitations of these Regulations shall not apply to all kind of religious places *e.g.* Temples, Mosques, Gurudwaras, Churches, etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required set backs.
6. In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size / area of plot, plot coverage, setbacks, number of storeys and floor area ratio (F.A.R.), height etc. The decision of the Director shall be final. The cases for Change of landuse shall be permitted by the Director only.

7. The existing non-conforming uses of land and buildings, if continued after coming into force of this Development Plan, shall not be allowed in contravention of provisions of Section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.
8. Natural Nallahs which pass through land involving division shall be developed and maintained according to discharge of water.
9. Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than 3.50 M in any case having a provision of diaphragm wall for step housing and maximum acceptable slope for development shall be 45 degree.
10. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and Metre distance shall be maintained between building and toe wall etc.
11. Development proposal for a part of land or total land shall be considered for Sub-division/Development keeping in view the interest of individuals according to the provision of applicable regulations and future scope of planned development of total area.
12. No wall fence and hedge along any yard or plot shall exceed 1.50 M in height. But keeping in view the site condition and security requirement of the building the height of boundary walls may be permitted maximum upto 2.10m. in such manner that it may not impede the vision on corner plot bounded by vehicular road in any area to avoid accidents and for smooth running of vehicular traffic.
13. On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.
14. The planning permission for development shall be granted if the path is developed or it is entered in revenue or is transferred in the name of concerned ULB/ Gram Panchayat.
15. In case of existing areas, the Front and Rear setbacks need not to be left and existing building line can be maintained provided further that the existing buildings are approved by the Competent Authority.
16. Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.
17. In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of this Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership or use of such land, which is earmarked for path or road shall be surrendered or transferred to the Development Authority or Local authority as the case may be, by owners of the plots without any compensation for maintenance purpose. The Registering Authority shall have binding with this provision to affect all Registrations as per approved layouts from the Director. The Registering Authority shall affect transfer of mutations in the name of Government for the land surrendered for public roads, path and facilities.

18. The constructions conforming to the traditional hill architecture with conical roof shall be encouraged.
19. Roof slab / chhaja projection over door and window openings shall be limited upto 0.60M over setbacks on all sides.
20. Maximum height of plinth level shall be 2.00 M provided that no slab will be in between.
21. In case of petrol filling station, the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. However, on National Highways and State Highways the front set back shall be kept as 8.00 M from acquired width of the Highway. If the rear and side set backs are not mentioned in the layout plan of IOC, then the sides and rear setbacks shall be 2.00 M minimum.
22. No construction shall be permitted on a piece of land left with buildable width less than 5.00 M after maintaining setbacks with reference to the size/area of plot but in case of plots having irregular shape and area less then 150 sq. mtr. minimum relaxation in set backs can be considered to achieve min. 5.0m buildable width of the structure.
23. Not more than three dwelling units per floor shall be permissible in residential building constructed on plot having an area up to 250 Sq. mtr. For plot measuring more than 250 sq. mtr. one additional dwelling unit for every additional 100 Sq. mtr. area shall be permissible in each floor.
24. Provisions for parking shall be mandatory where ever feasible. The maximum Height of parking floor shall be 3.00M for residential use and 4.00 m for other uses with shear walls on all the three sides. The parking floor shall be over and above the permissible F.A.R. In case space as per requirement for parking is available in open over and above the setbacks, condition of parking floor shall not be insisted.
25. Multilevel parking floors shall be allowed in Government & public undertaking buildings and in commercial uses wherever feasible. The regulations of public and semi-public use shall be applicable to the Multilevel parking floor in Govt. buildings. The Regulations of Commercial Uses shall be applicable for multilevel parking floors propose in Commercial uses. Though one parking floor is mandatory yet, second parking floor can be constructed which will be optional. Parking floor more than one shall be counted towards F.A.R in commercial, Residential, others uses except in the case of Govt. Buildings subject to the height of building restriction and structure stability.
26. Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of minimum 2.75 Meters and maximum 3.50 Meters measured from the surface of floor to lowest point of the ceiling (bottom of slab), if required for specific functional/operational requirement of an activity shall be permissible with restriction of overall height of the structure. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required Set Backs.
27. Sloping roof shall be mandatory. The CGI sheets on roof top and MS sheet 0.24 wide Facia shall be painted in post office red or grey green colour or any other color confirming to the natural roofing material. Height of sloping roof zero at eaves level and maximum 2.75 M at centre shall be permissible. The dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of the dormer shall be below

the ridge of main roof. The 1/3rd area of top floor shall be allowed as open terrace wherever sloping roof is provided.

28. Roof top @ 12 Sq. mtr. 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations in public and semi-public buildings, and tourism unit.
29. Minimum front set back from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area or Special Area limits (excluding the land, included in the inhabited sites of an village as entered and demarcated in the revenue record or on sites in notified municipal area that are already built up) shall be 3.00 M. Minimum front setback for non-scheduled roads and municipal roads shall be 3.00 M.
30. For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate from the Himachal Pradesh Public Works Department shall be mandatory, in the cases where plot is directly abutting to these roads and there is direct access through connecting bridge and by constructing ramps to such roads.
31. Minimum front Set Back from non-scheduled roads and municipal roads shall be 3.00 Metres.
32. Every building should have a clear means of access thereto from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.
33. Issuance of No Objection Certificate (NOC) for water supply and electricity and sewerage connection shall be as under:—
 - (a) Temporary at plinth level.
 - (b) Permanent on completion of dwelling unit / floor /whole building as per approval.
34. Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.
35. Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the site.
36. Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 Metres.
37. The construction shall be allowed at distance of 3.00 Metre and 5.00 Metre from Nullah and Khud respectively.
38. In case of plot having irregular shape, average setback on any or each setback except front set back shall be considered in order to permit permissible coverage with prescribed setback on plot of same size.

39. No construction shall be allowed within a radius of 5.00 M from the Forest boundary and within a radius of 2.00 M from an existing tree. The distance shall be measured from the circumference of the tree.
40. Regulations regarding re-construction of houses/ buildings in the existence shall be on predominantly existing building lines, provided minimum width of road as per Rules is available and roof projections, sun shades shall be permitted over streets or paths, as the case may be. Construction on sandwiched plots in Bazar area shall be permissible for shops as per existing building lines, only in existing built up areas.
41. One storey shall be allowed on valley side above National Highways and State Highways.
42. The provision for Rain Harvesting Tank shall be proposed in the plan @20 Litre per sqm. of the roof top area where roof top area exceeds 200 sq. mt.
43. No plot size restriction shall be applicable for the plots existing prior to enforcement of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and to the plots carved out after inheritance and to such plots carved out for social housing schemes of Government.
44. Every development proposal shall have explicit mention of muck disposal.
45. All building plans above 15 M of height, industrial units and commercial establishments dealing with or using explosive and highly inflammable substances shall require "No Objection Certificate" from the Director of Fire Services or Chief Fire Officer, as the case may be, on the basis of recommendations of Divisional Fire Officer or Station Fire Officer concerned.
46. Permissible Area Standard/Norms for different parts of a Building shall be as under:—

Habitable room	Minimum floor area Minimum width	9.50M ² 2.40M
Kitchen	Minimum floor area Minimum width	4.50M ² 1.80M
Bath room	Minimum floor area Minimum width	1.80M ² 1.20M
Water Closet (WC)	Minimum floor area Minimum width	1.10M ² 0.90M
Toilet (WC +Bath)	Minimum floor area Minimum width	2.30M ² 1.20M
Minimum width of corridor	For Residential use For other uses	1.00M 1.20M
Minimum width of stairs	For Residential use For other uses	1.00M 1.50M
Minimum width of treads without nosing	For Residential use For other uses	25 centimeter wide for internal stairs. 30 centimeter wide for internal stairs case.
Maximum height of riser	For Residential use For other uses	19 centimeter 15 centimeter

Provision of spiral stair case	For other uses except Residential use	Provision of spiral stair case not less than 1.50M dia with adequate head height for fire escape in addition to regular stair case.
Opening	For sufficient air and light, windows and ventilators should have minimum area equivalent to 1/6 th of Floor Area	
Projections over doors, windows and ventilators	0.60M	
Balcony Projections	1.20M wide balcony complete open on two sides with restriction of 50% of Building frontage where minimum front Set Back is 3.00M shall be permissible. Balcony of 1.00M width shall be allowed over Set Back of 2.50M	

47. The habitable basement and attic/mezzanine floor shall be counted as independent storey.
48. The Apartments and Colonies shall be dealt with as per Regulations contained in 19.13. The powers for Registration of Promoters/Estate Agents and powers for issuance of Licences shall vest with the Director (TCP) only and none other authorities.
49. Though minimum area of plot has been defined in Regulation II, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M² and 80 M² respectively.
50. Service floor wherever proposed for installation of plumbing and other services and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. Service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR. However, the overall height restriction of building will remain the same.
51. Change of Land Use.— Change of existing land use for Residential, Commercial, Public and Semi-public and Industrial, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.
52. In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation Guidelines, 2014 of the Government of India or the National Building Code of India, 2005 shall have to be adhered to.

53. Firefighting provisions and specification shall be as per National Building Code of India, 2005.

19.3 SUB-DIVISION OF LAND REGULATIONS

The Sub-Division of land into plots amounts to “Development” under the Himachal Pradesh Town and Country Planning Act, 1977. No person will sub-divide the land unless permitted to do so as per Rules/Regulations framed under Act *ibid*.

Similarly, no Registrar or the Sub-Registrar shall register any deed or documents of any sub-division of land, unless the sub-division of land is duly approved by the Competent Authority, as provided under Section 16 of the Himachal Pradesh Town and Country Planning Act, 1977 and the Sub-Division of Land Regulations as prescribed herein.

1. The application for sub-division of land shall be submitted as per the procedure provided under Regulation 19.1
2. The General Regulations provided under Regulation 19.2 shall be kept in view while permitting sub-division of land.
3. The sub-division of land shall be permitted in accordance with natural profile of topography as shown on the contoured map alongwith drainage of land, access, road alignment, wind direction and other environmental requirements and according to prescribed land use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of the land is ensured.
4. The development of land shall not be permitted in area where basic services like paved roads, water supply, drainage, sewerage disposal, electricity, street lighting etc. do not exists or unless the applicant undertakes that these services shall be provided at his own cost.

5.

(I)	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
(II)	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.
(III)	Minimum area for open/green space for the scheme having more than 5 plots.	10%
(IV)	Minimum area for soak pit etc. (irrespective of number of plots).	5% of the scheme area
(V)	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/ infrastructure, wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.	—

(VI)	Layout of plots shall be governed by easy access having acceptable grades minimum 1 in 15 and which may not obstruct view or vista.	—
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6. Minimum area of plot for detached house shall not be less than 150 sqm. in case of plot meant for row housing, the minimum area shall be 90 sqm.
7. Semi-detached house construction shall be allowed on plots upto max. 250 sqm. and row housing on plots upto 120 sqm. subject to maximum number of such plots do not exceed 8 in row after with a gap of 7.00 m shall be left. Although minimum size of plot for construction in a row with two common walls, has been kept as 90 sqm. yet in exceptional circumstances, considering economic/site conditions the minimum size of plots in a row, with two common walls, upto 60 sqm. for houses may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society.
8. The plots allotted by the Government under Gandhi Kutir Yojna, Indra Awas Yojna and Economically Weaker Section (EWS) Schemes may be considered and permission accorded in relaxation of regulations.

19.4 REGULATIONS FOR EACH LANDUSE ZONE

The following regulations shall apply to each of the land use zones as specified below:—

19.4.1 RESIDENTIAL ZONE

- (a) **PERMITTED USES.**—Residences—plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, baratghar/ marriage hall, community hall, old age home, police post, home stay, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is

housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **PROHIBITED USES.**—Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein. Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.

19.4.1.1 The General Regulations:

As laid down under regulation 19.2 shall be kept in view while permitting any development

19.4.1.2 (a) The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) shall be as under:—

Sl. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1.	Detached Houses						
	(i) 150 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
	(iii) Above 500 M ²	5.00	3.00	3.00	2.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side						
	Upto 120 M ²	2.00	1.50	—	1.50	1.75	21.00
	Above 120 M ² to 250 M ²	2.00	1.75	—	1.50	1.75	21.00
3.	Row Houses with common wall on two sides 90 M ² to 120 M ²	2.00	Nil	Nil	1.50	1.75	18.00

*Note.—The Maximum height of building further be depicted by the General Regulation clause No. 2.

- (b) Maximum width of path/road abutting one side of plot shall be 3.00 m. In case the plot is located on existing or proposed roads/path having following Right of Ways, the front set back shall be left as under:—

Sl. No.	Proposed Right of Ways	Front Set back (from control line)
1.	24Meter	8Meter
2.	18 Meter	8Meter
3.	12Meter	3Meter
4.	09Meter	3Meter
5.	07Meter	3Meter

- (c) No projections and opening shall be provided on the sides of common wall, in case of row housing and semi detached housing. However, the owner of the plots of either side shall have an option to construct a common wall.

19.4.2 COMMERCIAL ZONE

- (a) **PERMITTED USES.**—Retail shops including business and professional offices, convenience/neighborhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Non-pollution, non-obnoxious light industries, warehousing/ storage godowns of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor's homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.

19.4.2.1 The General Regulations:

The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.2.2. The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) for the construction in this zone shall be as under:—

Sl. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area	Maximum Height in
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Booths upto 10 M ²	1.00	Nil	Nil	Nil	—	4.00
2.	Shops						
	(i) Independent Shop/ Show-rooms (standalone) above 10 M ² to 30 M ²	2.00	Nil	Nil	1.00	—	6.00
	(ii) Row Shops with common wall on two sides above 30 M ² to 100 M ²	2.00	Nil	Nil	1.00	1.75	9.00
	(iii) Row Shops with common wall on two sides above 100 M ² to	2.00	1.50	1.50	1.50	1.75	21.00
		3.00	2.00	2.00	2.00	1.75	21.00
3.	Shopping Complex						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00
	Parking (i) 500 M ² to 1500 M ² = 1.50 ECS per 100 M ² of built up area (ii) 1500 M ² to 4000 M ² = 2.00 ECS per 100 M ² of built up area (iii) Above 4000 M ² = 3.00 ECS per 100 M ² of built up area						
4.	Tourism Unit						
	(i) 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500M ² to 1500 M ²	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500 M ²	7.50	5.00	5.00	4.00	1.50	21.00
	Parking (i) 250 M ² to 500 M ² = 1.00 ECS per 100 M ² of built up area (ii) Above 500 M ² to 1500 M ² = 1.50 ECS per 100 M ² of built up area (iii) Above 1500 M ² = 2.00 ECS per 100 M ² of built up area (iv) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. (v) In existing built up areas like Bazars, the building line can be maintained						
5.	Cinema / Cineplex 4000 M ² and above	15.00	7.50	7.50	6.00	1.50	21.00
	Parking (i) 3.00 ECS per 100 M ² of built up area (ii) Other Regulations as per Cinematography Act shall also apply						

6.	Multiplexes 4000 M ² and above	15.00	9.00	9.00	9.00	1.50	21.00
	Parking (i) Permissible within the complex (ii) Parking space to be provided within Multiplex @ 3 ECS for every 100 M ² of built up area. (iii) Other Regulations as per Cinematography Act shall also apply (iv) Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M ² . Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food, Outlet, Pubs, Health Spas/Centres, Hotels and other Re-creational activities. The shopping centre may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centres, Shopping Malls, Office space.						
	Note:— 1.00 ECS (Equivalent Car Space) shall mean as under:— (i) For parking in open : 23 M ² (ii) For parking in stilts or ground floor : 28 M ² (iii) For parking in basement floor : 32 M ²						
7.	Multi-level parking						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500 M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

The Hotels/Guest Houses shall be permitted provided following regulations:—

1. The proposed Guest Houses/Hotels must have a vehicular access at least with a width of not less than 3.00 M.
2. Each suit shall have an attached independent toilet.
3. If a commercial building/plot abuts on two or more streets (path/road building/ plot shall be deemed for the purpose of this regulation to phase upon the street (path/road) that has greater width.
4. Maximum width of path/road abutting one side of plot shall be 3 meters. In case the plot is located on existing or proposed roads/paths having following Right of Ways (ROWs), the Front set back shall be under:-

Sl.No.	Proposed Right of Ways	Front Set back (after control line line)
1	2	3
1.	24 Meter	8Meter
2.	18 Meter	8Meter
3.	12 Meter	3Meter
4.	09 Meter	3Meter
5.	07 Meter	3Meter

19.4.3 INDUSTRIAL ZONE:-

- (a) **PERMITTED USE.**—Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas godowns, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/ stadium/ playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/ garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

19.4.3.1. The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.3.2. Type of Industry, minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building:—

Sl. No.	Type of Industry and Minimum Plot Area	Minimum Set Back in Metres				Maximum FAR	Maximum Height in Metres from Mean Sea Level above 1000M
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Sm Scale Industries 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	12.00
2.	Service/Light scale Industries Above 500 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.50	12.00
3.	Medium Scale Industries Above 1000 M ² to 5000 M ²	10.00	5.00	5.00	5.00	1.25	15.00

4.	Large and Heavy Scale Industries Above 5000 M ²	15.00	7.50	7.50	7.50	1.00	15.00
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Note:—

1. Service area required for pharmaceutical units or such type of Industries under requirement of Goods Manufacturing Practice (G.M.P) shall not be included for calculation of FAR, provided it is only used for utilities and services but not in any case for production.
2. For ancillary uses like security post/room shall be allowed in set back area *i.e.* one wall shared with the boundary wall and shall be counted in the FAR.
3. Minimum width of path/road abutting one side of plot shall be 3.00 M for small scale industries and 5.00 M for others. If the plot is located on existing or proposed roads/paths having following Right of Ways (ROW) the minimum front set back shall be left as under:—

Sr. No.	Proposed Right of Ways	Front Set back
1.	24 Meter	8 Meter
2.	18 Meter	8 Meter
3.	12 Meter	3 Meter
4.	09 Meter	3 Meter
5.	07 Meter	3 Meter

19.4.3.3. CONSTRUCTION OF CELLAR:

- (a) Construction of cellar shall not be counted as a storey and should be constructed within the prescribed set backs and prescribed building lines and subject to maximum coverage on floor *i.e.* entrance floor and may be put for following uses:—
 1. Storage of household or other goods of ordinarily combustible material; Minimum width of path/road abutting one side of plot shall be 5.00 M;
 2. Strong rooms, bank cellars etc;
 3. Air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.
- (b) The cellar shall have following requirements:—
 1. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
 2. Every cellar shall be, in every part, at least 2.40 M in height from the floor to the underside of the roof slab or ceiling;
 3. Adequate ventilation shall be provided for the cellar and any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans and air conditioning system etc;

4. The minimum height of the ceiling of any cellar shall be 0.90 M and the maximum 1.20 M above the average surrounding ground level;
5. Adequate arrangements shall be made such that surface drainage does not enter the cellar;
6. The walls and floors of the cellar shall be watertight and be so designed that the effects of the surrounding soil and moisture if any, are taken into account in design and adequate damp proofing treatment is given;
7. The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floor. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be enclosed type, serving as a fire separation from the cellar floor and higher floors. Open ramps shall be permitted, if they are constructed within the building line subject to the provision of clause (v) above;
8. In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50.00 M² in area and each compartment shall have proper ventilation provision and the cellar partition shall however, conform to the norms laid down by the Fire Services; and
9. In no circumstances, construction of toilet, bath, and kitchen etc. shall be allowed in the cellar.

19.4.4 PUBLIC AND SEMI PUBLIC

- (a) **PERMITTED USES.**—Government Offices, Central, State, Local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, baratghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government Offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) **PROHIBITED USES.**—Heavy, extensive and other obnoxious, hazardous industries, slaughter houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.

19.4.4.1 The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.4.2 Minimum Plot area, set back, FAR of Public and Semi Public use.

The Minimum plot area, minimum set back, maximum floor area for public and semi public educational buildings, police/fire station, medical, community hall, Library/Religious Building, Govt. & Semi Govt. offices shall be governed by the following table:—

Sl. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1.	250 M ² to 500 M ²	3.00	2.00	2.00	2.00	2.00	21.00
2.	501 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.75	21.00
3.	1001 M ² to 5000 M ²	10.00	5.00	5.00	5.00	1.50	21.00
4.	Above 5000 M ²	15.00	7.50	7.50	7.50	1.50	21.00

*Note.—The Maximum height of building further be depicted by the General Regulation Clause No 2.

1. In case of petrol/diesel filling stations, the layout plan/norms prescribed for set backs etc. by the Indian Oil Corporation (I.O.C.) shall be adopted. However, on National Highway and State Highways the front set backs shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan(I.O.C.) then the sides and rear set backs shall be kept as 2.00M.
2. In the case of godowns for Liquefied Petroleum Gas (LPG) cylinders the norms as prescribed by the Oil and Natural Gas Commission (O.N.G.C.) shall be adopted. However on National Highway and State Highway the front set backs shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) then the sides and rear set backs shall be kept as 2.00M.
3. The set back shall not be applicable to services like electric sub-stations, road side infrastructure/facilities such as rain shelters, landscaping/auto services etc. which have specially been permitted by the Himachal Pradesh Public Works Department (Building and Roads) in the acquired width of roads.
4. In case of existing institutional buildings, Govt./Semi Govt. office buildings in zones other than this zone the permission on special ground may be given by the Director to construct such institutional buildings according to the requirements and regulations of that particular zone.

5. Minimum width of path road abutting one side of plot shall be 3.00M. In case the plot located on existing or proposed roads/path having following Right of Ways (ROWs), the front set back shall be left as under:—

Sl. No.	Proposed Right of Ways	Front set back(from control line)
1.	24 Meter	8 Meter
2.	18 Meter	8 Meter
3.	12 Meter	3 Meter
4.	09 Meter	3 Meter
5.	07 Meter	3 Meter

19.4.5 Parks and open spaces zone

- (a) **PERMITTED USES.**—Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities. Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/ conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.

19.4.5.1. The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.5.2 In case of construction of any building incidental to parks and open spaces use such stadium, sports room etc. the regulations as applicable to the public and semi public zone as envisaged under regulation 19.4.4.2 shall also be applicable to this zone.

19.4.6 Traffic & transportation zone.—The general regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.6.1 In case of construction of any building incidental to traffic & transportation use, such as convenient shopping hotel, warehousing, waiting hall etc. the regulations as applicable to commercial zone shall also be applicable to this zone as envisaged under regulation 19.4.2.

19.4.7 Agriculture zone and water bodies zone :

- (a) **PERMITTED USES.**—Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor's camps on non-permanent basis, bus/taxi stand and parking places etc. subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—All other uses not specifically permitted herein. regulations for residential zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.

19.4.7.1 The general regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

Note.—In built up area/dense area(Municipal Council Area) Nos. of storeys for all uses in case of new development shall be permitted after making provisions of set backs, upto maximum 4+1 parking storeys of building and reconstruction shall be allowed on the old pattern of development and existing building lines and built up area with provision of parking if feasible.

19.4.7.2 Regulation for Exempted Area

**REGULATIONS OF PRESCRIBED LIMITS FOR DEVELOPMENT ACTIVITIES
EXEMPTED UNDER SECTION 30-A OF THE HIMACHAL PRADESH TOWN AND
COUNTRY PLANNING ACT, 1977
(ACT NO. 12 OF 1977)**

I. RESIDENTIAL BUILDINGS AND FARM HOUSES

- (i) Maximum floor area : 600.00 M²
- (ii) Maximum number of storeys : 3 Nos +1 Parking floor wherever feasible.

Note.—The applicant may have a maximum floor area of 600.00 M² distributed over not more than three storeys.

II. COMMERCIAL USE

- (i) Maximum floor area : 100.00 M²
- (ii) Maximum number of storeys : 2 Nos.
- (iii) Minimum access : 3.00 M

- (iv) Parking : For loading, un-loading and parking purpose suitable community parking space has to be arranged by the Shop owners.

Note.—The applicant may have a maximum floor area of 100.00 M² distributed over not more than two storeys.

III. SERVICE INDUSTRIES

- (i) Maximum floor area : 100.00 M²
- (ii) Number of storeys : 1 No.
- (iii) Minimum access : 3.00 M
- (iv) Parking : For loading, un-loading and parking purpose suitable community parking space shall have to be ensured by the Industrialists.

IV. PUBLIC AMENITIES

- (i) Maximum floor area : As per requirement of the particular amenity.
- (ii) Maximum number of storeys : 3 Nos.
- (iii) Minimum access : 3.00 M
- (iv) Parking : @ 0.50 to 1.50 equivalent car space per 100 M² of floor area.
- (v) Play fields in case of educational building : 0.20 Hectare to 1.60 hectare is desirable, however, as per availability of land.

V. OTHER IMPERATIVES

- (i) Structural safety and seismic proofing including soil investigation should be ensured.
- (ii) Attic and basement/mezzanine shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured.
- (iv) No construction shall be raised within a distance of 3.00 Metre from the edge of the roads in respect of village roads.
- (v) No construction shall be raised within the controlled width of major District roads.
- (vi) Minimum Set Back of 3.00 M from the controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act, 1968, shall be kept.

- (vii) Minimum Set Back of 2.00 M in front and 1.50 M in sides and rear side and from the adjoining property, Government land and 5.00 M from Forest land shall have to be maintained.
- (viii) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules, shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.
- (ix) The applicant shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall exceed 3.50 Metres.
- (x) Provision of Rain Water Harvesting structure @ 20 Liters per M² of roof area (not less than 200 M²) should be made.
- (xi) Septic Tank and Soak Pit should be constructed.
- (xii) Preference shall be given for Solar Passive Building Design. Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations in public and semi-public buildings and tourism unit.
- (xiii) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

VI. REMARKS

- (i) The benefit of above exemptions shall only be available to the residents and original inhabitants of the areas, who owned the property at the time of commencement of the Act and their natural heirs only and not to the persons who purchased land in rural areas.
- (ii) Any person intending to carry out development activities exempted under section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) shall give information on simple paper alongwith a copy of original jamabandi and original tatima to the concerned Panchayat before carrying out development activities. The concerned Panchayat after verifying the documents, shall grant No Objection Certificate (NOC) to the applicant under section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) for obtaining service connections.
- (iii) In case of any constraints as per the site conditions in maintaining setbacks, or any other regulations the Director or the concerned officer vested with the powers of the Director may relax the same. In case of any clarification with reference to any proviso or if there is no specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014, of the Government of India or the National Building Code of India shall have to be adhered to.

19.5 EASE OF DOING BUSINESS

To ensure Ease of doing Business, application for all kind of permission shall be received online, for fast-tracking building permission and to streamline the planning permission

process. All kind of building are further classified according to the risk matrix depending upon various vulnerability factors as per under :—

Risk Based Classification of Buildings

Sl. No.	Risk	Buildings	Planning Permission Time
1	2	3	4
1. RESIDENTIAL BUILDING			
(a)	High	Group Housing Schemes, above 3 Storey buildings, buildings on slopes more than 30°, any building raised on landfill, reclaimed land, sinking sliding zones. Building within horizontal distance Upto 25 meter from HFL as prescribed in Rules, building with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
(b)	Moderate	All 2-3 storey buildings, buildings on slopes above 15° and upto 30°.	Within 30 days
(c)	Low	Single Storey buildings constructed on slope less than 15°.	Within 20 days.
2. COMMERCIAL BUILDINGS			
(a)	High	Commercial Shopping Complexes, Multiplexes. Tourism Units, Marriage palaces, Automobile, Showrooms, any building raised on landfill, reclaimed land. Sinking sliding zones, buildings within the minimum prescribed setback from HFL as prescribed in Rules, building with communication towers and building falling under the corridor of HT/LT lines.	Within 60 days
(b)	Moderate	Double Storey shops	Within 30 days
(c)	Low	Single storey shops	Within 20 days
3. INDUSTRIAL BUILDING			
(a)	High	Building above two storeys, any building above 10 meters height, any building raised on landfill, reclaimed land, sinking sliding zones, buildings within the minimum setback from HFL as prescribed in Rules, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
(b)	Low	Single storey building of 10 meters or less than 10 meters height.	Within 20 days

4.	PUBLICS/SEMI-PUBLIC		
(a)	High	All buildings except for the buildings mentioned under low Risk category	Within 60 days
(b)	Low	Toilets, rain shelters, pump houses and crematoriums.	Within 20 days
5.	MIXED LAND USE BUILDINGS		
(a)	High	All buildings	Within 60 days

Note.—The High Risk and Moderate Risk category of construction shall be supervised by the Registered Private Professionals and the structural safety certificate and design shall be submitted by Registered Structural Engineers.

19.6 ABADI DEH

Unless otherwise specified under all the above regulations no planning permission shall be required for village “Abadi Deh” as defined in the revenue records. Construction in Abadi Deh area shall continue to be covered/governed as per existing conventions. Changes of landuse for development in this zone, other than a farm house, can be permitted only in exceptional case subject to following conditions:—

A simple application shall be submitted to the Director for construction of two storeys structures with two metres set backs on all sides for self-employment activities *e.g.* Shop Atta Chakki, Poultry Farm, Dairy, Godowns and Small Scale Industry promoting agriculture. The application shall contain the following description:—

1. Name and Father's name of the applicant alongwith correspondence and permanent address.
2. Description of land and activity proposed.
3. A location/Site plan describing the exact location of the site (with or without scale)
4. Line plan of the proposed construction (Scale 1:100).

However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

19.7 RIVER FRONT AREA ZONE

This zone has been demarcated to comply with the orders of the Hon'ble High Court of Himachal Pradesh and subsequent report of the 'Expert Group' adopted by the said Hon'ble Court. The area is as under:—

1. The land below the High Flood Level (HFL) shall be treated as river land and no construction activities of any kind except erosion checking measures shall be allowed in this belt.
2. Beyond the HFL, a belt of 25 M width along both banks of river Beas shall be developed exclusively as a “Green Zone” by the Department of Forest. No construction/development other than one related to soil conservation, afforestation,

landscaping for tourism and public utilities such as lines of movement, water pump houses, sewerage treatment plants, solid waste management plants shall be allowed in this zone.

3. Beyond 25.00M width from HFL on both banks of river Beas, the development activities shall be, as per provision of this Development Plan.

19.8 FOREST AREAS

Every effort shall be made to preserve and protect the existing forest areas. While Government forests are expected to maintain their *statusquo*, the private forests shall also be preserved and protected.

Activities promoting afforestation, wild life, picnics and tourism alone shall be permissible. Under tourism only such activities shall be allowed whereby tented, temporary, small and make shift accommodations are proposed with prior permission of the Forest Department. Felling of trees shall not be allowed for any of the activities mentioned above.

19.9 INFORMATION TECHNOLOGY PARKS REGULATIONS REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY PARK

(i) SLOPE

Buildings of Information Technology (IT) Park shall be allowed up to 30⁰ slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

(ii) LAND USE STRUCTURE OF COMPLEX

Sl. No.	Land Use Structure	Maximum limit
1.	Total Covered Area (i) IT related activities (ii) Commercial (iii) Recreational (Indoor) (iv) Residential	50% 22% to 44% 1% to 5% 1% to 3% 9% to 15 %
2.	Parks and Tot Lots	8% to 12%
3.	Area under Traffic and Transportation	16% to 20%
4.	Area under Set Backs and other Open Spaces	20% to 24%

(iii) MEANS OF ACCESS

- (i) The access to the site of IT Park area shall not be less than 5.00 M wide.
- (ii) Provisions of internal roads shall be as under:—

Sl. No.	Width	Length
1.	9.00 M	Up to 1000.00 M
2.	12.00 M	Above 1000.00 M

(iv) PARKING PROVISION

1. Residential = @ 1.00 car space per 75 M² floor area
2. Commercial = @ 1.50 car space per 75 M² floor area
3. Office Use = @ 1.25 car space per 75 M² floor area
4. Hardware Manufacturing Unit = @ 1.00 car space per 60 M² floor area
5. Software development/ITES = @ 1.00 car space per 40 M² floor area

Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab.

(v) MAXIMUM FLOOR AREA RATIO (FAR)

Maximum Floor Area Ratio (FAR) shall be 1.75.

(vi) MAXIMUM HEIGHT OF BUILDINGS

Maximum height of buildings for IT and related activities shall be 21.00 M.

(vii) SET BACKS

- (1) Block to Block distance shall be 2/3rd of average height of the Blocks.
- (2) Distance of structures from the adjoining properties and side set backs shall not be less than 1/3rd of the height of the Blocks.
- (3) Minimum 3.00 M distance from internal roads shall have to be maintained.

(viii) EXPANSION JOINTS

The structures exceeding 45.00 M in length shall be divided by one or more expansion joints as per the Structural Design calculations.

(ix) STRUCTURAL STABILITY

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered, as enshrined in Section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014.

(x) ENVIRONMENT AND HEALTH

1. Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters. In case of residential structures, kitchen and services shall have to be provided along the external walls. However, if the water closets and bath rooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 M² with minimum one dimension of 1.50 M.

2. The Developer shall ensure prior environmental clearance under the provisions of the Environment Protection Act, 1986 from the Competent Authority, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

(xi) SAFETY MEASURES

- (1) In case of buildings above 15.00 M height, No Objection Certificate from the Director of Fire Services or Chief Fire Officer, as the case may be, shall be required.
- (2) The provision of stair cases shall be as per clause “4.6.2” of Part-IV of the National Building Code of India *i.e.* minimum two stair cases for floor area of more than 500 M². At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M *i.e.* 1.50 M in each flight.
- (3) Provision for lift shall be optional upto 3 storeys and 1 parking floor. However, for more than 3 storeys and one parking floor, it shall be mandatory requirement. The Developer shall make provision of power back up for the lift and general lighting within and outside the building at his own cost.
- (4) Provision for proper Fire Hydrants shall have to be made in the Complex and the layout, showing position and location of the same. It shall be made available to the nearest Fire Office.

(xii) POTABLE WATER SUPPLY AND RAIN WATER HARVESTING

- (1) No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI&PH) regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
- (2) Adequate provision for rain water harvesting structure, @ 20 Liters per M² of the roof top area, shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

(xiii) PARKS AND TOT LOTS

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks; proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

(xiv) EXISTING TREES AND PLANTATION

- (1) No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.

(2) Plantation shall be ensured @ 125 trees per Hectare.

(xv) DISTANCE FROM NATURAL DRAINAGE

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.

(xvi) DISTANCE FROM ROADS

Minimum distance of structures from National Highways, State Highways, Himachal Pradesh Public Works Department (HPPWD)'s Scheduled roads, Bye-Passes and other District roads shall be 15.00 M.

(xvii) DISTANCE FROM ELECTRIC LINES

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the Competent Authority shall also be required, if HT/LT line is crossing through the Complex.

(xviii) ASSESSMENT OF POWER REQUIREMENT

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the HPSEB Ltd. and accordingly No Objection Certificate (NOC) along with verification at site shall have to be furnished.

(xix) DEVELOPMENT OF INFRASTRUCTURE AND ITS MAINTENANCE

- (1) The Developer shall construct roads and drains, lay electric and sewerage lines and shall make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on the sides of the internal roads.
- (2) The Developer shall provide street light poles each at a distance of 30.00 M on either side of the roads.
- (3) The provision of community water reservoir has to be made in the Complex.
- (4) All the infrastructural services shall be maintained by the Developer, till such time when a Society is formed and got registered by the stakeholders and residents of the Complex or a Municipality or Gram Panchayat takes over the maintenance pursuits of the area.

(xx) SUPERVISION

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

(xxi) INTEGRATION

Proper integration of the IT park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

(xxii) PRESERVATION OF LOCAL HERITAGE AND HILL ARCHITECTURE

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

(xxiii) Other Regulations and instructions as issued by the Government from time to time shall be adhered strictly.

19.10 SOLAR PASSIVE BUILDING DESIGN REGULATIONS**I. SCOPE**

The Solar Passive Building Design shall be required in the following type of buildings:—

- (i) All the Government and Semi-Government buildings.
- (ii) Public and Semi-Public Institutions including Educational, Health, Community Centres, Banquet Halls, Inns and buildings of Autonomous Bodies.
- (iii) Urban Local Bodies and Panchayati Raj Institutions.
- (iv) Residential buildings in Urban and Urbanisable Areas.
- (v) Residential Colonies and Apartments.
- (vi) Commercial complexes and buildings related thereto including Hotels, Resorts, Lodges and Guest Houses.
- (vii) Industrial buildings and complexes thereof.
- (viii) Transport buildings such as Airport Terminals, Bus Terminals, and Railway Stations etc.
- (ix) New Townships.

II. BUILDING MAP

The map for the building should accompany a statement giving detail of specifications of Solar Passive Heating and Cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building should also be mentioned.

III. SITE SELECTION

The site should preferably be selected on southern slopes or sunny side. Availability of sun shine duration during the winter months of December to March should also be mentioned.

IV. ORIENTATION

The longer axis of the building should preferably lie along east-west directions to trap maximum solar energy during winters.

V. PLANNING OF SPACES

The main habitable spaces of a building may be planned and designed in such a manner, so that natural day light is available. The stair cases, garages, toilets and stores may be planned preferably in northern side. Minimum door and window openings on north side be proposed to avoid heat losses. In order to capture maximum heat in winters, maximum glazing be proposed on southern side. Glazing in proportion to total surface area of outer wall should not exceed more than 50% in mid-altitude regions *i.e.* 1500 M to 2200 M and not more than 70% in high altitude regions *i.e.* 2200 M and higher.

VI. INTEGRATING SOLAR HEATING SYSTEMS IN BUILDING DESIGNS

1. Passive solar heating systems like solar air heating, water heating, sun space, solar walls, space heating, green houses and solar trombe wall etc. shall be integrated in the building design, wherever possible on southern side, so as to allow maximum direct solar access to these systems.
2. The suitability of space heating systems to be installed or incorporated in the design of a solar passive building, is to be decided by the registered Town Planner/ Architect/Engineer/ Designer/Solar Expert in accordance with building site, climate and space heating requirements.

VII. SOLAR PHOTOVOLTAIC PANEL (SPV) FOR LIGHTING

Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized.

VIII. SOLAR PASSIVE COOLING DESIGN FEATURES

The ventilation and Solar Passive cooling features may be incorporated wherever required as follows:—

1. **Cross Ventilation.**—Windows on opposite sides of rooms may be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern side may be fixed with overhangs of adequate height and width to provide shade during the summers.
2. **Colour and Shading.**—The external surface of the wall may be painted with white or light colours to reflect instant solar radiation.
3. **Ground Embankments.**—Ground floor may be provided with earth berming up to a height of around 1.00 M for taking the advantage of constant temperature of the earth throughout the year.
4. **Outside Temperature.**—Outside temperature may be modified by landscaping.

IX. REDUCING THERMAL LOSSES

The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

X. OUTER WALL THICKNESS

Outer walls of the building should be made at least 0.23M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and *vice versa*.

XI. INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM IN BUILDINGS:

1. The capacity of the Solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted alongwith provision of solar water heating system :—
 - (a) Hospitals and Nursing Homes.
 - (b) Hotels, Lodges, Guest Houses, Group Housing or Apartments on an area of more than 1000 M².
 - (c) Hostels of Schools, Colleges, Training Centers and other Institutions.
 - (d) Barracks of Police.
 - (e) Functional Buildings of public institutions like Airports, Bus Stands and Railway Stations.
 - (f) Community Centers, Banquet Halls and buildings for similar use.
 - (g) Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.
2. (a) New buildings should have open space on the roof top which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kg. per M². All new buildings of above categories must complete installation of solar water heating system before putting the same in use.
 - (b) Installation of solar assisted water heating systems in the existing building as given in Regulation 11.1 shall be required at the time of change of building use to above said categories, provided there is a system or installation, for supplying hot water.
3. Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
4. All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.
5. Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.

6. The solar water heating system has to be integrated preferably in roof of the building, wherever possible, so that the panels become integral part of the roof. The solar air /water collectors/ greenhouses / sun spaces on the roof for receiving maximum solar radiation will be allowed.

19.11 BARRIER FREE REGULATIONS FOR PERSON WITH DISABILITIES

Barrier free environment for the persons with disabilities regulations.

(I) SITE PLANNING

Every public and semi-public building shall have at least one access to main entrance/exit to disabled which shall be indicated by proper signage. This entrance shall have approach through ramp together with stepped entry. The ramp should have a landing after 9 M run and in front of the doorway. Minimum size of landing shall be 1000x2000 mm.

(II) ACCESS PATH/WALKWAY

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide, having even surface without any step. Slope if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose colour texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair curbs wherever provided should blend to common level.

(III) PARKING PROVISION

- (a) Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.
- (b) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

(IV) APPROACH TO PLINTH LEVEL

- (a) Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm with maximum gradient of 1:12 between top and bottom of the ramp. Length of ramps shall not exceed 9.00 Metres having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- (b) For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrails on both sides of the stepped approach similar to the ramped approach shall be provided.

(V) ENTRANCE DOOR

Minimum clear opening for the entrance door shall be 1000 mm.

(VI) CORRIDOR CONNECTING THE ENTRANCE/EXIT

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall views of the specific building can be provided to visually impaired persons either by a person or signs shall be provided as follows:—

- (1) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- (2) The minimum width shall be 1500 mm.
- (3) In case there is a difference of level, slope ways shall be provided with a gradient of 1:12.
- (4) Handrails shall be provided for ramps/slope ways.

(VII) LIFT

For the buildings with more than 15.00 M in height one lift shall be provided for the wheel chair user with the following clear dimensions:—

- Clear internal depth 1100 mm
- Clear internal width 2000 mm
- Entrance door width 910 mm

A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800mm x 2000 mm or more. Operational details of lift shall conform to the National Building Code of India.

(VIII) TOILETS

One special toilet in a set of a toilets shall be provided for use of handicapped with following specifications:—

- (a) Provision of washbasin near the entrance.
- (b) The minimum size shall be 1500 mm x 1750 mm
- (c) Minimum clear opening of the door shall be 900 mm and the door shall be swinging/sliding:—
 - (a) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
 - (b) The W.C. Seat shall be 500 mm from the floor.

(IX) REFUGE AREA

Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheel chairs. The alarm switch should be installed between 900 and 1200 mm from the floor level.

19.12 REGULATIONS FOR COLLECTION OF RAIN WATER

The collection of rain water from the roof tops of the buildings shall be compulsory where the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) is in operation in the State as under:-

1. For all the buildings existing or proposed, having roof top area more than 200 M² for construction in future.
2. The guidelines for capturing, storage, integration and distribution of rain water shall be as under:—
 - (a) The Rain Water Harvesting Structures are allowed to be constructed in set backs below ground level. If the storage is desired at any level above ground level, it has to be away from set backs within the permitted covered area.
 - (b) The community Rain Water Harvesting Structure shall also be permissible.
 - (c) Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.
 - (d) The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, gardening apart from domestic usages.
 - (e) No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalised.
 - (f) The minimum capacity of Rain Water Harvesting Structure shall be worked out @ 20 ltr. per square metre of the roof top area.
 - (g) Violator shall be liable for disconnection of Public Water Supply connection.
 - (h) The owners of existing buildings without Rain Water Harvesting System shall have to install Rain Water Harvesting System within eighteen months after coming into the operation of these Regulations.

19.13 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES**1. Site selection**

The site may be selected in such area which is going to be proposed for Residential Use and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. in its vicinity.

2. Check List

A check list showing Regulatory provisions and fulfillment thereof shall have to be submitted alongwith the proposal for Apartments as under:-

Sl. No.	Description	As per Regulations	As proposed
1	2	3	4
1.	Scheme Area		
2.	Slope of Area		
3.	Means of Access		
4.	Land Use Structure		
5.	Coverage (i) Under Flats (Block wise) (ii) Under other uses (Block wise)		
6.	Total Built up Area		
7.	Floor Area Ratio (FAR)		
8.	No. of storeys in each Block		
9.	Height of each floor		
10.	Total Height of Block		
11.	No. of Flats/Dwelling Units in each Block		
12.	Total Population		
13.	Density per Hectare		
14.	Detail of facilities like school, health services etc. with respect to population.		
15.	Parking provision		
16.	Structural Stability Certification		
17.	Distance of structures from natural drainage.		
18.	Distance of structures from Highways and other District Roads.		
19.	Distance of structures from HT/LT lines		
20.	No Objection Certificate of competent authority of the Himachal Pradesh State Electricity Board Limited in case HT/LT line is crossing over/nearby proposed site.		
21.	No Objection Certificate of the competent authority of National Highway/Himachal Pradesh Public Works Department or Local Bodies for approach to the proposed project as the case may be.		
22.	No Objection Certificate of the competent authority of Himachal Pradesh Forest Department.		
23.	No Objection Certificate of the competent authority of Himachal Pradesh Irrigation and Public Health Department or consent of Central Ground Water Authority regarding use of ground water.		

24.	No Objection Certificate of the competent authority of Himachal Pradesh Fire Services Department.		
25.	No Objection Certificate of the competent authority of Urban Local Bodies/Panchayats.		
26.	Provision of Rain Water Harvesting Structure.		
27.	Arrangement for disposal and treatment of solid waste, sullage, sewage, sewerage and storm water.		
28.	Provision for street lighting.		
29.	Name of the registered Town Planner/ Architect/ Engineer with full correspondence address, appointed for the job.		
30.	Name of the registered Structural Engineer with full correspondence address, appointed for the job.		

3. SIZE AND SHAPE OF SCHEME AREA

The cases for permission of Apartments shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads.

4. SLOPE

Apartment shall be allowed upto 30⁰ slopes.

5. LAND USE STRUCTURE OF A COLONY

Sl. No.	Land Use	Percentage of Total Area
1.	Area under Apartments	30 - 35 %
2.	Commercial	02 - 03 %
3.	Public and Semi- Public	06 - 10 %
4.	Traffic and Transportation	10 - 15 %
5.	Parks and Open Spaces	10 - 15 %
6.	Area under set backs, pavement, plantation and landscaping etc.	Balance
Total..		100 %

Provided that Director may, for the reasons to be recorded in writing revise the percentage prescribed above keeping in view the location of the colony/project.

Note.—Under commercial use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor,

barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion. In case Public and Semi-Public amenities like schools, health centres etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given in the **Check List** at Regulation 2. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for kindergarten/ tot lots etc. shall have to be made in every Scheme.

6. MEANS OF ACCESS

- (i) The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less the 5.00 Metres and for population above 1000 persons shall not be less than 6.00 Metres.

However, in case of low-rise, low-density and isolated vacation group housing projects an access / approach not less than 3.0 Metres can be considered. Such a project shall have an overall F.A.R. of not more than 1.0 and maximum building height of 10 M.

- (ii) Width and length of means of internal access for colonies shall be as under:—

Sl. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	400
2.	7.50	Above 1000

- (iii) Promoter shall endeavor to provide footpaths within the prescribed width of roads/ lanes as above along with the main roads/ lanes.

7. PARKING PROVISION

Parking provision shall have to be provided @ one vehicle *i.e.* 18.00 M² area per 100 M² floor area. Maximum height of parking floor shall be 3.00 Metre including the depth of beam below the ceiling of the slab.

8. Maximum Floor Area Ratio (FAR) shall be 1.75.

9. FLOOR HEIGHT AND MAXIMUM HEIGHT OF BUILDING

The minimum floor height of apartments may vary from 3.00 Metres to 3.50 M. However, the overall height of the building shall not exceed 25.00 M including sloping roof in hilly areas of the State. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 30° slope of the roof. The height of the Block shall be measured from plinth of the Block to the ridge of the roof including parking and roof. The minimum slope of the roof/ dormer shall not be less than 30°. The colour of the roof shall be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

10. SET BACKS

The block to block distance shall be 1/3rd of average height of blocks subject to minimum of 6.00 M. Distance of apartments from the adjoining properties and side set backs shall

not be less than 1/4th of the height of the respective adjacent Block subject to minimum of 3.00 M. All the projections of the apartments including any appurtenant shall be at a minimum distance of 1.00 M. from footpath or 2.00 M. from the roads/ lane.

11. STRUCTURAL STABILITY

The structural stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under Section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla.

12. ENVIRONMENT AND HEALTH

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if the Water Closets (WCs) and bath rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:—

Sl. No.	Height of Buildings (in M)	Size of Ventilation Shaft (in sqmt.)	Minimum one dimension of the Ventilation Shaft (in Metre)
1.	Upto 10.00	1.20	0.90
2.	Upto 12.00	2.80	1.20
3.	Upto 18.00	4.00	1.50
4.	24.00 & above	5.40	1.80

- (ii) In view of Notification No. S.O. 801 (E) dated 7-7-2004 of the Ministry of Environment and Forests, Government of India, New Delhi and accordingly further directions of the State Government circulated *vide* letter No. STE-A (3)-11/2003, dated 28-3-2005, in case of population more than 1000 persons or discharging sewage more than 50 Kilo Litre per Day (KLD) or above or with an investment of Rs.50 Crores or above, the promoter has to ensure the Environmental Clearance from the Government of India, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

13. SAFETY MEASURES

- (i) In case of buildings above 15.00 M of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required.
- (ii) The provision of stair cases shall be as per clause 4.6.2 of Part-IV of National Building Code of India *i.e.* minimum of 2 stair cases for floor area of more than 500 M². At least one of the stair case shall be on external wall of the buildings and shall

open directly to the exterior. Width of stair case shall not be less than 3.00 M *i.e.* 1.50 M in one flight.

- (iii) Upto 4 storeys and 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.
- (iv) Adequate system of fire hydrants/ fire fighting systems to the satisfaction of Director General, Fire Services or Chief Fire Officers or the District Level Fire Officer, as the case may be, shall be required.

14. POTABLE WATER SUPPLY AND RAIN WATER HARVESTING

- (i) No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI& PH), regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
- (ii) Adequate provision for rain water harvesting structure @ 20 Litres per M² of the roof top area shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

15. PARKS AND OPEN SPACES

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the blocks. proper landscaping of the Apartment area in accordance with the design shall be ensured by the promoter.

16. EXISTING TREES AND PLANTATION

- (i) No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
- (ii) The promoter shall ensure plantation of trees at least equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted.

17. DISTANCE FROM NATURAL DRAINAGE

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.

18. DISTANCE FROM ROADS

Distance of structures from roads shall have to be adhered as under:—

- (i) National/ State Highways/ Himachal Pradesh Public Works Department's Scheduled Roads and Bye-passes : 15.00 M

(ii) Other District Roads	: 10.00 M
(iii) Other Roads	: 5.00 M

19. DISTANCE FROM ELECTRIC LINES

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules, shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.

20. ASSESSMENT OF POWER REQUIREMENT

In case power assessment exceeds 50 KW, proper space for installation of electricity Transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) and accordingly No Objection Certificate (NOC) alongwith verification at site shall have to be furnished.

21. RESERVATION FOR ECONOMICALLY WEAKER SECTIONS, LOW INCOME GROUPS OF SOCIETY AND BONAFIDE HIMACHALIS

The promoter shall have to ensure the reservation for Economical Weaker Section (EWS), Low Income Group (LIG) of the society and Bonafide Himachalis as prescribed in the Rule 56 of the Himachal Pradesh Town and Country Planning Rules, 2014.

22. DEVELOPMENT OF INFRASTRUCTURE AND ITS MAINTENANCE

The promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on sides of the road and the same have to be ascertained by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla during the course of development at site. The promoter has to provide street light poles, each at a distance of 30.00 M on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained till such time that a Society is formed and got registered by the residents of the Scheme or Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, undertakes the maintenance pursuits of the area.

23. CONTROL ON REGISTRATION OF APARTMENTS AND RELEASE OF SERVICE CONNECTIONS

The Sub-Registrar shall not register sale deed of a Flat/Apartment which has been constructed in violation of an approved plan. Similarly, the Himachal Pradesh State Electricity Board Limited as well as Himachal Pradesh Irrigation and Public Health Department shall not release any service connection without obtaining No Objection Certificate (NOC) of the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under provision of Section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977).

24. SUPERVISION

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

25. INTEGRATION

Proper integration of the Apartment area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

26. PRESERVATION OF THE NATURAL HILL PROFILE

Promoter shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall exceed 3.50 Metres.

27. PRESERVATION OF LOCAL HERITAGE AND HILL ARCHITECTURE

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

28. URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION AND IMPLEMENTATION (URDPFI) GUIDELINES.

In case of any clarification with reference to any proviso or if there is no specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2005 of India shall have to be adhered to.

19.14 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS.

The policy communicated by the Department of Information Technology, Govt. of Himachal Pradesh, Shimla, shall be applicable in to in all the Planning Areas and Special Areas in the State of Himachal Pradesh subject to the condition that minimum setbacks as applicable for residential buildings in the Planning Area shall be applicable, in case tower is installed on ground. A Structural Stability Certificate of the building shall be mandatory for roof top towers and towers erected on ground.

उपरोक्त संशोधनों को पूर्वोक्त अधिनियम की धारा 20 की उप-धारा (4) के अधीन यथा अपेक्षित के अनुसार राजपत्र, हिमाचल प्रदेश में एतद् द्वारा प्रकाशित किया जाता है। एतद् द्वारा नोटिस दिया जाता है कि उक्त पुनरीक्षित/संशोधित विकास योजना की प्रति निम्नलिखित कार्यालयों में कार्यालय समय के दौरान निरीक्षण हेतु उपलब्ध रहेगी:-

1. निदेशक, नगर एवं ग्राम योजना विभाग, हिमाचल प्रदेश, शिमला-9
2. नगर एवं ग्राम योजनाकार, मण्डलीय नगर योजना कार्यालय, मण्डी
3. कार्यकारी अधिकारी, नगर परिषद्, मण्डी, जिला मण्डी

उक्त पुनरीक्षित/संशोधित विकास योजना राजपत्र, हिमाचल प्रदेश में प्रकाशन की तारीख से प्रवर्तित होगी।

आदेश द्वारा,
हस्ताक्षरित/—
अतिरिक्त मुख्य सचिव (टी.सी.पी.)।

[Authorised english Text of this Department Notification No. TCP-F(5)-1/2017 dated 31-07-2017 as required under Article 348 (3) of the Constitution of India].

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-2, the 31st July, 2017

No. TCP-F(5)-1/2017.—WHEREAS, the draft amendments in the Development Plan for Mandi Planning Area, notified *vide* Notification No. TCP-F(5)-9/2004 dated 27th December, 2004 were published by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under sub-section (1) of Section 19 of the Himachal Pradesh Town and Country Planning Act, 1977 (12 of 1977) read with rule 11 of the Himachal Pradesh Town and Country Planning Rules, 2014 *vide* Notice No. HIM/TP/PJT/ AZR-Mandi/2013/Vol.I /20254-71, dated 4th March in the official Gazette (e- Gazette) on 17th March, 2017 for inviting objection(s) and suggestion(s).

AND WHEREAS, only one objection/suggestion was received by the Director, which was duly considered by him and modifications were made where required and the draft amendments in the said Development Plan were submitted to the Government for approval.

NOW THEREFORE, in exercise of the process vested under sub-section(1) of Section 20 of the Himachal Pradesh Town and Country Planning Act, 1977 (12 of 1977), the Governor, Himachal Pradesh is pleased to approve the following amendments in the Development Plan for Mandi Planning Area, without modifications, namely:—

“*Substitution of Chapter 19.*—Chapter 19 of the Development Plan for Mandi Planning Area, shall be substituted as under:—

CHAPTER-19

ZONING AND SUB-DIVISION REGULATIONS

19.1 PROCEDURE

19.1.1 APPLICATION FOR PERMISSION

The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-14 of the Himachal Pradesh Town and Country Planning Rules, 2014.

The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be in such form along with the Specifications Sheet and Schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014.

19.1.2 DOCUMENT REQUIRED

Apart from above the applicant shall furnish the following additional documents namely:—

1. Location Plan in the Scale of 1:1000, indicating the land in question, main approach roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
2. Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the Tatima.
3. Three sets of plan, showing elevation and section in the scale of 1:100. The architectural drawings duly signed by the licensed and registered Architect/Planner/Engineer/Draftsman alongwith his/her address and Registration number.
4. Copy of Treasury Challan Form *vides* which requisite fee has been deposited.
5. Latest original Khasra Map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers from all sides of plot and approach path with dimensions.
6. Ownership documents, *i.e.* latest original Jamabandi.
7. In the Site Plan, the distance of electricity line, from development as per Indian Electricity Rules, in case any electricity line is passing over or nearby the proposed site be shown.
8. A certificate from the Municipal Council or Nagar Panchayat or Gram Panchayat or Development Authority or Local Authority as the case may be, shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as Public Street shall be submitted.
9. For the plots abutting National Highway, State Highway, Bye-Passes and other Scheduled Roads, No Objection Certificate (NOC) from the Public Works Department shall be submitted, as per the format appended below:—

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

The Himachal Pradesh Public Works Department has no objection on carrying out any development on land bearing Khasra Number.....of revenue Village/Mohal/Patti.....abutting National Highway/State Highway/Scheduled Road by the owner Sh./Smt.....

resident of.....with respect to the provisions of the Himachal Pradesh Road Side Land Control Act, 1968 in this behalf, as shown in the site plan.

Seal of the Competent Authority
Public Works Department.

10. Applicant shall have to submit any other Certificate/documents/Plan *e.g.* No Objection Certificate (NOC) from the Himachal Pradesh State Pollution Control Board, Water and Electricity availability certificate from the concerned Departments, *etc.* as may be required by the Competent Authority. For obtaining NOC from Himachal Pradesh State Electricity Board, the same shall be submitted as per format appended below: —

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD.

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land bearing Khasra Number.....of revenue Village/Mohal/Phatti.....under the.....line by the owner Sh./Smt.....resident of.....with respect to the provisions of the Indian Electricity Rules, 1956, in force in this behalf as shown in the site plan.

Seal of the Competent Authority.

Demarcation Certificate from revenue authority shall be submitted.

12. The structural stability certificate shall be submitted by the applicant on submission of planning permission case and at the time of completion of structure duly signed by the Graduate civil engineer.

19.2 GENERAL REGULATIONS

The following General Regulations shall apply to all development activities in the Mandi Planning Area:—

1. No building or other structure shall be erected, re-erected or materially altered without the permission of the Competent Authority.
2. The height of all the buildings shall further be related to the width of abutting path:
 - For path less than 3.00 M and non- vehicular : 10 Metres
 - For path less than 3.00M but vehicular : 13 Metres
 - For path between 3.00M to 5.00M : 16 Metres
 - For path above 5.00M : 22 Metres

3. No yard or plot existing at the time of coming into force of these Regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet atleast the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size subject to the condition that 3.00 M wide path abutting one side of the plot will be the basic requirement. If 3.00 M wide path is not available at site and if it is less in width then the owner shall surrender the remaining land from his plot to make the path as 3.00 M wide in that case where the land has been surrendered by the individuals for making the existing path min. 3.0 mts. wide, in such cases the benefit of additional FAR considering the area left for path under total plot area shall be given and no fee for such area shall be charged.
4. Area zoned for Public and Semi-Public Use and Parks and Open Spaces shall not be built upon in any way or use etc. for any purpose other than parks, play grounds and recreations. These may, however, with the prior permission of the competent authority be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
5. The height limitations of these Regulations shall not apply to all kind of religious places *e.g.* Temples, Mosques, Gurudwaras, Churches, etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required set backs.
6. In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size / area of plot, plot coverage, setbacks, number of storeys and floor area ratio (F.A.R.), height etc. The decision of the Director shall be final. The cases for change of landuse shall be permitted by the Director only.
7. The existing non-conforming uses of land and buildings, if continued after coming into force of this Development Plan, shall not be allowed in contravention of provisions of Section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.
8. Natural Nallahs which pass through land involving division shall be developed and maintained according to discharge of water.
9. Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than 3.50 M in any case having a provision of diaphragm wall for step housing and maximum acceptable slope for development shall be 45 degree.
10. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and Metre distance shall be maintained between building and toe wall *etc.*
11. Development proposal for a part of land or total land shall be considered for Sub- division/Development keeping in view the interest of individuals according to the

provision of applicable regulations and future scope of planned development of total area.

12. No wall fence and hedge along any yard or plot shall exceed 1.50 M in height. But keeping in view the site condition and security requirement of the building the height of boundary walls may be permitted maximum upto 2.10m. in such manner that it may not impede the vision on corner plot bounded by vehicular road in any area to avoid accidents and for smooth running of vehicular traffic.
13. On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.
14. The planning permission for development shall be granted if the path is developed or it is entered in revenue or is transferred in the name of concerned ULB/ Gram Panchayat.
15. In case of existing areas, the Front and Rear setbacks need not to be left and existing building line can be maintained provided further that the existing buildings are approved by the Competent Authority.
16. Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.
17. In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of this Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land, which is earmarked for path or road shall be surrendered or transferred to the Development Authority or Local Authority as the case may be, by owners of the plots without any compensation for maintenance purpose. The Registering Authority shall have binding with this provision to affect all Registrations as per approved layouts from the Director. The Registering Authority shall affect transfer of mutations in the name of Government for the land surrendered for public roads, path and facilities.
18. The constructions conforming to the traditional hill architecture with conical roof shall be encouraged.
19. Roof slab/chhaja projection over door and window openings shall be limited upto 0.60M over setbacks on all sides.
20. Maximum height of plinth level shall be 2.00 M provided that no slab will be in between.
21. In case of petrol filling station, the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. However, on National Highways and State Highways the front set back shall be kept as 8.00 M from acquired width of the Highway. If the rear and side set backs are not mentioned in the layout plan of IOC, then the sides and rear setbacks shall be 2.00 M minimum.
22. No construction shall be permitted on a piece of land left with buildable width less than 5.00 M after maintaining setbacks with reference to the size/area of plot but

in case of plots having irregular shape and area less than 150 sq. mtr. minimum relaxation in set backs can be considered to achieve min. 5.0m buildable width of the structure.

23. Not more than three dwelling units per floor shall be permissible in residential building constructed on plot having an area up to 250 Sq. mtr. For plot measuring more than 250 sqm. one additional dwelling unit for every additional 100 Sq. mtr. area shall be permissible in each floor.
24. Provisions for parking shall be mandatory where ever feasible. The maximum height of parking floor shall be 3.00M for residential use and 4.00 m for other uses with shear walls on all the three sides. The parking floor shall be over and above the permissible F.A.R. In case space as per requirement for parking is available in open over and above the setbacks, condition of parking floor shall not be insisted.
25. Multilevel parking floors shall be allowed in Government & Public Undertaking buildings and in commercial uses wherever feasible. The regulations of public and semi-public use shall be applicable to the Multilevel parking floor in Govt. buildings. The Regulations of Commercial Uses shall be applicable for multilevel parking floors propose in Commercial uses. Though one parking floor is mandatory yet, second parking floor can be constructed which will be optional. Parking floor more than one shall be counted towards F.A.R in commercial, residential, others uses except in the case of Govt. Buildings subject to the height of building restriction and structure stability.
26. Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of minimum 2.75 Meters and maximum 3.50 Meters measured from the surface of floor to lowest point of the ceiling (bottom of slab), if required for specific functional/operational requirement of an activity shall be permissible with restriction of overall height of the structure. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required Set Backs.
27. Sloping roof shall be mandatory. The CGI sheets on roof top and MS sheet 0.24 wide fascia shall be painted in post office red or Grey green color or any other color confirming to the natural roofing material. Height of sloping roof zero at eaves level and maximum 2.75 M at centre shall be permissible. The dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of the dormer shall be below the ridge of main roof. The 1/3rd area of top floor shall be allowed as open terrace wherever sloping roof is provided.
28. Roof top @ 12 sq. mtr. 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations in public and semi-public buildings, and tourism unit.
29. Minimum front set back from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area or Special Area Limits (excluding the land, included in the inhabited sites of an village as entered and demarcated in the Revenue record or on sites in notified municipal area that are already built up) shall be 3.00 M. Minimum front setback for non-scheduled roads and Municipal roads shall be 3.00 M.

30. For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate from the Himachal Pradesh Public Works Department shall be mandatory, in the cases where plot is directly abutting to these roads and there is direct access through connecting bridge and by constructing ramps to such roads.
31. Minimum front set back from non-scheduled roads and municipal roads shall be 3.00 metres.
32. Every building should have a clear means of access there to from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.
33. Issuance of No Objection Certificate (NOC) for water supply and electricity and sewerage connection shall be as under:—
 - (a) Temporary at plinth level.
 - (b) Permanent on completion of dwelling unit/floor /whole building as per Approval.
34. Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.
35. Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the site.
36. Minimum permissible distance between two blocks constructed on a plot shall be 5.00 metres.
37. The construction shall be allowed at distance of 3.00 metre and 5.00 Metre from Nullah and Khud respectively.
38. In case of plot having irregular shape, average set back on any or each set back except front set back shall be considered in order to permit permissible coverage with prescribed set back on plot of same size.
39. No construction shall be allowed within a radius of 5.00 M from the Forest boundary and within a radius of 2.00 M from an existing tree. The distance shall be measured from the circumference of the tree.
40. Regulations regarding re-construction of houses/ buildings in the existence shall be on predominantly existing building lines, provided minimum width of road as per Rules is available and roof projections, sun shades shall be permitted over streets or paths, as the case may be. Construction on sandwiched plots in bazar area shall be permissible for shops as per existing building lines, only in existing built up areas.

41. One storey shall be allowed on valley side above National Highways and State Highways.
42. The provision for Rain Harvesting Tank shall be proposed in the plan @20 litre per sqm. of the roof top area where roof top area exceeds 200 sq. mt.
43. No plot size restriction shall be applicable for the plots existing prior to enforcement of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and to the plots carved out after inheritance and to such plots carved out for social housing schemes of Government.
44. Every development proposal shall have explicit mention of muck disposal.
45. All building plans above 15 M of height, industrial units and commercial establishments dealing with or using explosive and highly inflammable substances shall require "No Objection Certificate" from the Director of Fire Services or Chief Fire Officer, as the case may be, on the basis of recommendations of Divisional Fire Officer or Station Fire Officer concerned.
46. Permissible Area Standard/Norms for different parts of a building shall be as under:—

Habitable room	Minimum floor area Minimum width	9.50M ² 2.40M
Kitchen	Minimum floor area Minimum width	4.50M ² 1.80M
Bath room	Minimum floor area Minimum width	1.80M ² 1.20M
Water Closet (WC)	Minimum floor area Minimum width	1.10M ² 0.90M
Toilet (WC+Bath)	Minimum floor area Minimum width	2.30M ² 1.20M
Minimum width of corridor	For residential use For other uses	1.00M 1.20M
Minimum width of stairs	For residential use For other uses	1.00M 1.50M
Minimum width of treads without nosing	For residential use For other uses	25 centimeter wide for internal stairs 30 centimeter wide for internal stairs case
Maximum height of riser	For residential use For other uses	19 centimeter 15 centimeter
Provision of spiral stair case	For other uses except residential use	Provision of spiral stair case not less than 1.50M dia with adequate head height for fire escape in addition to regular stair case.

Opening	For sufficient air and light, windows and ventilators should have minimum area equivalent to 1/6 th of Floor Area.	
Projections over doors, windows and ventilators	0.60M	
Balcony Projections	1.20M wide balcony complete open on two sides with restriction of 50% of building frontage where minimum front set back is 3.00M shall be permissible. Balcony of 1.00M width shall be allowed over set back of 2.50M.	

47. The habitable basement and attic/mezzanine floor shall be counted as independent storey.
48. The apartments and colonies shall be dealt with as per regulations contained in 19.13. The powers for Registration of Promoters/Estate Agents and powers for issuance of licences shall vest with the Director (TCP) only and none other authorities.
49. Though minimum area of plot has been defined in Regulation II, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M² and 80 M² respectively.
50. Service floor wherever proposed for installation of plumbing and other services and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. Service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR. However, the overall height restriction of building will remain the same.
51. *Change of Land Use.*— Change of existing land use for Residential, Commercial, Public and Semi-public and Industrial, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.
52. In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation Guidelines, 2014 of the Government of India or the National Building Code of India, 2005 shall have to be adhered to.
53. Firefighting provisions and specification shall be as per National Building Code of India, 2005.

19.3 SUB-DIVISION OF LAND REGULATIONS

1. The Sub-Division of land into plots amounts to “Development” under the Himachal Pradesh Town and Country Planning Act, 1977. No person will sub-divide the land unless permitted to do so as per Rules/Regulations framed under Act *ibid*.
2. Similarly, no Registrar or the Sub-Registrar shall register any deed or documents of any sub-division of land, unless the sub-division of land is duly approved by the Competent Authority, as provided under Section 16 of the Himachal Pradesh Town and Country Planning Act, 1977 and the Sub-Division of Land Regulations as prescribed herein.
3. The application for sub-division of land shall be submitted as per the procedure provided under Regulation 19.1
4. The General Regulations provided under Regulation 19.2 shall be kept in view while permitting sub-division of land.
5. The sub-division of land shall be permitted in accordance with natural profile of topography as shown on the contoured map alongwith drainage of land, access, road alignment, wind direction and other environmental requirements and according to prescribed land use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of the land is ensured.
6. The development of land shall not be permitted in area where basic services like paved roads, water supply, drainage, sewerage disposal, electricity, street lighting etc. do not exists or unless the applicant undertakes that these services shall be provided at his own cost.

7.

(I)	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
(II)	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.
(III)	Minimum area for open/green space for the scheme having more than 5 plots	10%
(IV)	Minimum area for soak pit etc. (irrespective of number of plots).	5% of the scheme area
(V)	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.	–
(VI)	Layout of plots shall be governed by easy access having acceptable grades minimum 1 in 15 and which may not obstruct view or vista.	–

8. Minimum area of plot for detached house shall not be less than 150 sqm. in case of plot meant for row housing, the minimum area shall be 90 sqm.
9. Semi-detached house construction shall be allowed on plots upto max. 250 sqm. and row housing on plots upto 120 sqm. Subject to maximum number of such plots do not exceed 8 in row after with a gap of 7.00 m shall be left. Although minimum size of plot for construction in a row with two common walls, has been kept as 90 sqm, yet in exceptional circumstances, considering economic/site conditions the minimum size of plots in a row, with two common walls, up to 60 sqm. for houses may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society.
10. The plots allotted by the Government under Gandhi Kutir Yojna, Indra Awas Yojna and Economically Weaker Section (EWS) Schemes may be considered and permission accorded in relaxation of regulations.

19.4 REGULATIONS FOR EACH LANDUSE ZONE

The following regulations shall apply to each of the land use zones as specified below:-

19.4.1 RESIDENTIAL ZONE:

- (a) **PERMITTED USES.**—Residences—plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./Local Bodies) houses, baratghar/marriage hall, community hall, old age home, police post, home stay, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Places of worship, Dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government Offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **PROHIBITED USES.**—Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage godowns of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein. Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.

19.4.1.1 The General Regulations:

As laid down under regulation 19.2 shall be kept in view while permitting any development

- 19.4.1.2 (a) **The minimum plot area, minimum set backs and maximum Floor Area Ratio (FAR) shall be as under:—**

Sl. No.	Description and Minimum Plot Area	minimum set backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Detached Houses						
	(i) 150 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
	(iii) Above 500 M ²	5.00	3.00	3.00	2.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side	2.00	1.50	-	1.50	1.75	21.00
	Upto 120 M ²						
	Above 120 M ² to 250 M ²	2.00	1.75	-	1.50	1.75	21.00
3.	Row Houses with common wall on two sides	2.00	Nil	Nil	1.50	1.75	18.00
	90 M ² to 120 M ²						

*Note.—The Maximum height of building further be depicted by the General Regulation Clause No 2.

- (b) Maximum width of path/road abutting one side of plot shall be 3.00 M. In case the plot is located on existing or proposed roads/path having following Right of Ways, the front set back shall be left as under:—

Sl.No.	Proposed Right of Ways	Front set back (from control line)
1.	24Meter	8Meter
2.	18 Meter	8Meter
3.	12Meter	3Meter
4.	09Meter	3Meter
5.	07Meter	3Meter

- (c) No projections and opening shall be provided on the sides of common wall, in case of row housing and semi-detached housing. However, the owner of the plots of either side shall have an option to construct a common wall.

19.4.2 COMMERCIAL ZONE

- (a) **PERMITTED USES.**—Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, godowns and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Non-pollution, non-obnoxious light industries, warehousing/storage godowns of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor's homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.

19.4.2.1 The General Regulations:

The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.2.2 The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) for the construction in this zone shall be as under:—

Sl. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Booths upto 10 M ²	1.00	Nil	Nil	Nil	-	4.00
2.	Shops (i) Independent Shop/ Showrooms (standalone) above 10 M ² to 30 M ² (ii) Row Shops with common wall on two sides above 30 M ² to 100M ² (iii) Row Shops with common wall on two sides above 100 M ² to 250 M ² (iv) Above 250 M ² to 500 M ²	2.00 2.00 2.00 3.00	Nil Nil 1.50 2.00	Nil Nil 1.50 2.00	1.00 1.00 1.50 2.00	- 1.75 1.75 1.75	6.00 9.00 21.00 21.00
3.	Shopping Complex (i) 500 M ² to 1500 M ² (ii) Above 1500 M ² to 4000 M ² (iii) Above 4000 M ²	5.00 10.00 12.00	3.00 5.00 7.50	3.00 5.00 7.50	3.00 5.00 6.00	1.75 1.75 1.50	21.00 21.00 21.00
	Parking (i) 500 M ² to 1500 M ² = 1.50 ECS per 100 M ² of built up area (ii) 1500 M ² to 4000 M ² = 2.00 ECS per 100 M ² of built up area (iii) Above 4000 M ² = 3.00 ECS per 100 M ² of built up area						
4.	Tourism Unit (i) 250 M ² to 500 M ² (ii) Above 500M ² to 1500 M ² (iii) Above 1500 M ²	3.00 5.00 7.50	2.00 4.00 5.00	2.00 4.00 5.00	2.00 3.00 4.00	1.75 1.50 1.50	21.00 21.00 21.00
	Parking (i) 250 M ² to 500 M ² = 1.00 ECS per 100 M ² of built up area. (ii) Above 500 M ² to 1500 M ² = 1.50 ECS per 100 M ² of built up area. (iii) Above 1500 M ² = 2.00 ECS per 100 M ² of built up area. (iv) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. (v) In existing built up areas like Bazaars, the building line can be maintained.						
5.	Cinema/Cineplex 4000 M ² and above	15.00	7.50	7.50	6.00	1.50	21.00
	Parking (iii) 3.00 ECS per 100 M ² of built up area (iv) Other Regulations as per Cinematography Act shall also apply.						

6.	Multiplexes 4000 M ² and above	15.00	9.00	9.00	9.00	1.50	21.00
	Parking (v) Permissible within the complex. (vi) Parking space to be provided within Multiplex @ 3 ECS for every 100 M ² of built up area. (vii) Other Regulations as per Cinematography Act shall also apply. (viii) Multiplex complex shall mean an integrated entertainment and shopping centre/complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M ² . Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food, Outlet, Pubs, Health Spas/Centers, Hotels and other Re-creational activities. The shopping center may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centers, Shopping Malls, Office space.						
	Note:- 1.00 ECS (Equivalent Car Space) shall mean as under:- (iv) For parking in open = 23 M ² (v) For parking in stilts or ground floor = 28 M ² (vi) For parking in basement floor = 32 M ²						
7.	Multi-level parking						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

The Hotels/Guest Houses shall be permitted provided following regulations:—

1. The proposed Guest Houses/Hotels must have a vehicular access at least with a width of not less than 3.00M.
2. Each suit shall have an attached independent toilet.
3. If a commercial building/plot abuts on two or more streets (path/road building/ plot shall be deemed for the purpose of this regulation to phase upon the street (path/road) that has greater width.
4. Maximum width of path/road abutting one side of plot shall be 3 meters. In case the plot is located on existing or proposed roads/paths having following Right of Ways (ROWs), the Front Set Back shall be under:—

Sl. No.	Proposed Right of Ways	Front Set back (after control line)
1	24 Meter	8Meter
2	18 Meter	8Meter
3	12 Meter	3Meter
4	09 Meter	3Meter
5	07Meter	3Meter

19.4.3 INDUSTRIAL ZONE:

- (a) **PERMITTED USE.**—Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

19.4.3.1. The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.3.2. Type of Industry, minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building:—

Sl. No.	Type of Industry and Minimum Plot Area	Minimum Set Back in Metres				Maximum FAR	Maximum Height in Metres from Mean Sea Level above 1000M
		Front	Left	Right	Rear		
1.	2.	3.	4.	5.	6.	7.	9.
1.	Small Scale Industries 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	12.00

2.	Service/Light scale Industries Above 500 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.50	12.00
3.	Medium Scale Industries Above 1000 M ² to 5000M ²	10.00	5.00	5.00	5.00	1.25	15.00
4.	Large and Heavy Scale Industries Above 5000 M ²	15.00	7.50	7.50	7.50	1.00	15.00

Note:-

1. Service area required for pharmaceutical units or such type of Industries under requirement of Goods Manufacturing Practice (G.M.P) shall not be included for calculation of FAR, provided it is only used for utilities and services but not in any case for production.
2. For ancillary uses like security post/room shall be allowed in setback area i.e. one wall shared with the boundary wall and shall be counted in the FAR.
3. Minimum width of path/road abutting one side of plot shall be 3.00 M for small scale industries and 5.00 M for others. If the plot is located on existing or proposed roads/paths having following Right of ways (R.O.W) the minimum front setback shall be left as under.

Sl. No.	Proposed Right of Ways	Front Set back
1	24 Meter	8 Meter
2	18 Meter	8 Meter
3	12 Meter	3 Meter
4	09 Meter	3 Meter
5	07 Meter	3 Meter

19.4.3.3. CONSTRUCTION OF CELLAR:-

- (a) Construction of cellar shall not be counted as a storey and should be constructed within the prescribed setbacks and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:—
1. Storage of household or other goods of ordinarily combustible material; Minimum width of path/road abutting one side of plot shall be 5.00 M.
 2. Strong rooms, bank cellars etc;
 3. Air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.

(b) The cellar shall have following requirements:—

1. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
2. Every cellar shall be, in every part, at least 2.40 M in height from the floor to the underside of the roof slab or ceiling;
3. Adequate ventilation shall be provided for the cellar and any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans and air conditioning system etc;
4. The minimum height of the ceiling of any cellar shall be 0.90 M and the maximum 1.20 M above the average surrounding ground level;
5. Adequate arrangements shall be made such that surface drainage does not enter the cellar;
6. The walls and floors of the cellar shall be watertight and be so designed that the effects of the surrounding soil and moisture if any, are taken into account in design and adequate damp proofing treatment is given;
7. The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floor. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be enclosed type, serving as a fire separation from the cellar floor and higher floors. Open ramps shall be permitted, if they are constructed within the building line subject to the provision of clause (v) above;
8. In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50.00 M² in area and each compartment shall have proper ventilation provision and the cellar partition shall however, conform to the norms laid down by the Fire Services; and
9. In no circumstances, construction of Toilet, Bath, and Kitchen etc. shall be allowed in the cellar.

19.4.4 PUBLIC AND SEMI PUBLIC

- (a) **PERMITTED USES.**—Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, baratghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/ police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government

offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) **PROHIBITED USES.**—Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.

19.4.4.1 The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.4.2 Minimum Plot area, setback, FAR of Public and Semi Public use.

The Minimum plot area, minimum setback, maximum floor area for public and semi public Educational buildings, police/fire station, medical, community hall, Library/ Religious Building, Govt.&Semi Govt. Offices shall be governed by the following table:—

Sl. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1.	250 M ² to 500 M ²	3.00	2.00	2.00	2.00	2.00	21.00
2.	501 M ² to 1000 M ²	5.00	2.00	2.00	3.00	1.75	21.00
3.	1001 M ² to 5000 M ²	10.00	5.00	5.00	5.00	1.50	21.00
4.	Above 5000 M ²	15.00	7.50	7.50	7.50	1.50	21.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

1. In case of petrol/diesel filling stations, the layout plan/norms prescribed for setbacks etc. by the Indian Oil Corporation (I.O.C.) shall be adopted. However, on National Highway and State Highways the front setbacks shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan(I.O.C.) then the sides and rear setbacks shall be kept as 2.00M.
2. In the case of Godowns for Liquefied Petroleum Gas (LPG) cylinders the norms as prescribed by the Oil and Natural Gas Commission (O.N.G.C.) shall be adopted.

However on National Highway and State Highway the front setbacks shall be kept 5.00M. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) then the sides and rear setbacks shall be kept as 2.00M.

3. The set back shall not be applicable to services like Electric Sub-Stations, Road side infrastructure/facilities such as rain shelters, landscaping/auto services etc. which have specially been permitted by the Himachal Pradesh Public Works Department (Building and roads) in the acquired width of roads.
4. In case of existing institutional buildings, Govt./Semi Govt. office buildings in zones other than this zone the permission on special ground may be given by the Director to construct such institutional buildings according to the requirements and regulations of that particular zone.
5. Minimum width of path road abutting one side of plot shall be 3.00M. In case the plot located on existing or proposed roads/path having following Right of Ways (ROWs), the Front set back shall be left as under:—

Sl. No.	Proposed Right Of Ways	Front Set back (from control line)
1.	24 Meter	8 Meter
2.	18 Meter	8 Meter
3.	12 Meter	3 Meter
4.	09 Meter	3 Meter
5.	07 Meter	3 Meter

19.4.5 Parks and open spaces zone

- (a) **PERMITTED USES.**—Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, library, public utilities. Forest Department or any other Department/ Organization may plant trees/shrubs *etc.* in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.
- (b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.
- (c) **PROHIBITED USES.**—Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.

19.4.5.1. The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.5.2 In case of construction of any building incidental to parks and open spaces use such stadium, sports room etc. the regulations as applicable to the public and semi public zone as envisaged under regulation 19.4.4.2 shall also be applicable to this zone.

19.4.6 Traffic & Transportation zone.—The general regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

19.4.6.1 In case of construction of any building incidental to Traffic & Transportation use, such as convenient shopping hotel, warehousing, waiting hall etc. the regulations as applicable to commercial Zone shall also be applicable to this zone as envisaged under regulation 19.4.2.

19.4.7 Agriculture zone and water bodies zone

(a) **(PERMITTED USES.**—Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **RESTRICTED USES THAT MAY BE PERMITTED ON SPECIAL GROUNDS BY DIRECTOR.**—Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor's camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **PROHIBITED USES.**—All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.

19.4.7.1 The General Regulations as laid down under regulation 19.2 shall be kept in view while permitting any development in this zone.

Note.—In built up area/dense area(Municipal Council Area) Nos of storeys for all uses in case of new development shall be permitted after making provisions of set backs, upto maximum 4+1 parking storeys of building and reconstruction shall be allowed on the old pattern of development and existing building lines and built up area with provision of parking if feasible.

19.4.7.2 Regulation for Exempted Area

REGULATIONS OF PRESCRIBED LIMITS FOR DEVELOPMENT ACTIVITIES EXEMPTED UNDER SECTION 30-A OF THE HIMACHAL PRADESH TOWN AND COUNTRY PLANNING ACT, 1977 (ACT NO. 12 OF 1977)

I. RESIDENTIAL BUILDINGS AND FARM HOUSES

- (i) Maximum floor area = 600.00 M²
- (ii) Maximum number of storeys = 3 Nos +1 Parking floor wherever feasible.

Note.—The applicant may have a maximum floor area of 600.00 M² distributed over not more than three storeys.

II. COMMERCIAL USE

- (i) Maximum floor area = 100.00 M²
- (ii) Maximum number of storeys = 2 Nos.
- (iii) Minimum access = 3.00 M
- (iv) Parking = For loading, un-loading and parking purpose suitable community parking space has to be arranged by the Shop owners.

Note.—The applicant may have a maximum floor area of 100.00 M² distributed over not more than two storeys.

III SERVICE INDUSTRIES

- (i) Maximum floor area = 100.00 M²
- (ii) Number of storeys = 1 No.
- (iii) Minimum access = 3.00 M
- (iv) Parking = For loading, un-loading and parking purpose suitable community parking space shall have to be ensured by the Industrialists.

IV PUBLIC AMENITIES

- (i) Maximum floor area = As per requirement of the particular amenity.
- (ii) Maximum number of storeys = 3 Nos.
- (iii) Minimum access = 3.00 M
- (iv) Parking = @ 0.50 to 1.50 equivalent car space per 100 M² of floor area.

- (v) Play fields in case of educational building = 0.20 hectare to 1.60 Hectare is desirable, however, as per availability of land.

V. OTHER IMPERATIVES

- (i) Structural safety and seismic proofing including soil investigation should be ensured.
- (ii) Attic and basement/mezzanine shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured.
- (iv) No construction shall be raised within a distance of 3.00 Metre from the edge of the roads in respect of village roads.
- (v) No construction shall be raised within the controlled width of major District roads.
- (vi) Minimum Set Back of 3.00 M from the controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act, 1968, shall be kept.
- (x) Minimum Set Back of 2.00 M in front and 1.50 M in sides and rear side and from the adjoining property, Government land and 5.00 M from Forest land shall have to be maintained.
- (xi) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules, shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.
- (xii) The applicant shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall exceed 3.50 Metres.
- (xiv) Provision of Rain Water Harvesting structure @ 20 Liters per M^2 of roof area (not less than $200 M^2$) should be made.
- (xv) Septic Tank and Soak Pit should be constructed.
- (xvi) Preference shall be given for Solar Passive Building Design. Roof top @ $12 M^2$ per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations in public and semi-public buildings and tourism unit.
- (xvii) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

VI. REMARKS

- (iv) The benefit of above exemptions shall only be available to the residents and original inhabitants of the areas, who owned the property at the time of commencement of the Act and their natural heirs only and not to the persons who purchased land in rural areas.
- (v) Any person intending to carry out development activities exempted under section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of

1977) shall give information on simple paper alongwith a copy of original jamabandi and original tatima to the concerned Panchayat before carrying out development activities. The concerned Panchayat after verifying the documents, shall grant No Objection Certificate (NOC) to the applicant under section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) for obtaining service connections.

- (vi) In case of any constraints as per the site conditions in maintaining setbacks, or any other regulations the Director or the concerned officer vested with the powers of the Director may relax the same. In case of any clarification with reference to any proviso or if there is no specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014, of the Government of India or the National Building Code of India shall have to be adhered to.

19.5 EASE OF DOING BUSINESS

To ensure Ease of doing Business, application for all kind of permission shall be received online, for fast-tracking building permission and to streamline the planning permission process. All kind of building are further classified according to the risk matrix depending upon various vulnerability factors as per under :—

Risk Based Classification of Buildings

Sl. No.	Risk	Buildings	Planning Permission Time
1	2	3	4
1.	RESIDENTIAL BUILDING		
(a)	High	Group Housing Schemes, above 3 Storey buildings, buildings on slopes more than 30°, any building raised on landfill, reclaimed land, sinking sliding zones. Building within horizontal distance Upto 25 meter from HFL as prescribed in Rules, building with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
(b)	Moderate	All 2-3 storey buildings, buildings on slopes above 15° and upto 30°.	Within 30 days
(c)	Low	Single Storey buildings constructed on slope less than 15°.	Within 20days.
2.	COMMERCIAL BUILDINGS		
(a)	High	Commercial Shopping Complexes, Multiplexes. Tourism Units, Marriage palaces, Automobile, Showrooms, any building raised on landfill, reclaimed land. Sinking sliding zones, buildings within the minimum prescribed setback from HFL as prescribed in Rules, building with communication towers and building falling under the corridor of HT/LT lines.	Within 60 days

(b)	Moderate	Double Storey shops	Within 30 days
(c)	Low	Single storey shops	Within 20 days.
3.	INDUSTRIAL BUILDING		
(a)	High	Building above two storeys, any building above 10 meters height, any building raised on landfill, reclaimed land, sinking sliding zones, buildings within the minimum setback from HFL as prescribed in Rules, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
(b)	Low	Single storey building of 10 meters or less than 10 meters height.	Within 20 days
4.	PUBLICS/SEMI-PUBLIC		
(a)	High	All buildings except for the buildings mentioned under low Risk category.	Within 60 days
(b)	Low	Toilets, rain shelters, pump houses and crematoriums.	Within 20 days
5.	MIXED LAND USE BUILDINGS		
(a)	High	All buildings	Within 60 days

Note.—The High Risk and Moderate Risk category of construction shall be supervised by the Registered Private Professionals and the structural safety certificate and design shall be submitted by Registered Structural Engineers.

19.6 ABADI DEH

Unless otherwise specified under all the above regulations no planning permission shall be required for village “Abadi Deh” as defined in the revenue records. Construction in Abadi Deh area shall continue to be covered/governed as per existing conventions. Changes of land use for development in this zone, other than a farm house, can be permitted only in exceptional case subject to following conditions:—

A simple application shall be submitted to the Director for construction of two storeys structures with two metres setbacks on all sides for self-employment activities *e.g.* Shop Atta Chakki, Poultry Farm, Dairy, Godowns and small scale industry promoting agriculture. The application shall contain the following description:—

1. Name and Father's name of the applicant alongwith correspondence and permanent address.
2. Description of land and activity proposed.
3. A location/Site plan describing the exact location of the site (with or without scale).

4. Line plan of the proposed construction (Scale 1:100).

However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

19.7 RIVER FRONT AREA ZONE

This zone has been demarcated to comply with the orders of the Hon'ble High Court of Himachal Pradesh and subsequent Report of the 'Expert Group' adopted by the said Hon'ble Court. The area is as under:—

1. The land below the High Flood Level (HFL) shall be treated as river land and no construction activities of any kind except erosion checking measures shall be allowed in this belt.
2. Beyond the HFL, a belt of 25 M width along both banks of river Beas shall be developed exclusively as a “Green Zone” by the Department of Forest. No construction/development other than one related to soil conservation, afforestation, landscaping for tourism and public utilities such as lines of movement, water pump houses, sewerage treatment plants, solid waste management plants shall be allowed in this zone.
3. Beyond 25.00M width from HFL on both banks of river Beas, the development activities shall be, as per provision of this Development Plan.

19.8 FOREST AREAS

Every effort shall be made to preserve and protect the existing forest areas. While Government forests are expected to maintain their *status-quo*, the private forests shall also be preserved and protected.

Activities promoting afforestation, wild life, picnics and tourism alone shall be permissible. Under tourism only such activities shall be allowed whereby tented, temporary, small and make shift accommodations are proposed with prior permission of the Forest Department. Felling of trees shall not be allowed for any of the activities mentioned above.

19.9 INFORMATION TECHNOLOGY PARKS REGULATIONS.

REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY PARK

(i) SLOPE

Buildings of Information Technology (IT) Park shall be allowed up to 30⁰ slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

(ii) LAND USE STRUCTURE OF COMPLEX

Sl. No.	Land Use Structure	Maximum limit
1.	Total Covered Area (v) IT related activities (vi) Commercial (vii) (vii)Recreational (Indoor) (viii) Residential	50% 22% to 44% 1% to 5% 1% to 3% 9% to 15 %
2.	Parks and Tot Lots	8% to 12%
3.	Area under Traffic and Transportation	16% to 20%
4.	Area under Set Backs and other Open Spaces	20% to 24%

(iii) MEANS OF ACCESS

- (i) The access to the site of IT Park area shall not be less than 5.00 M wide.
- (ii) Provisions of internal roads shall be as under:—

Sl. No.	Width	Length
1.	9.00 M	Up to 1000.00 M
2.	12.00 M	Above 1000.00 M

(iv) PARKING PROVISION

1. Residential = @ 1.00 car space per 75 M² floor area
2. Commercial = @ 1.50 car space per 75 M² floor area
3. Office Use = @ 1.25 car space per 75 M² floor area
4. Hardware Manufacturing Unit = @ 1.00 car space per 60 M² floor area
5. Software development/ITES = @ 1.00 car space per 40 M² floor area

Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab.

(v) MAXIMUM FLOOR AREA RATIO (FAR)

Maximum Floor Area Ratio (FAR) shall be 1.75.

(vi) MAXIMUM HEIGHT OF BUILDINGS

Maximum height of buildings for IT and related activities shall be 21.00 M.

(vii) SET BACKS

1. Block to Block distance shall be $2/3^{\text{rd}}$ of average height of the Blocks.
2. Distance of structures from the adjoining properties and side setbacks shall not be less than $1/3^{\text{rd}}$ of the height of the Blocks.
3. Minimum 3.00 M distance from internal roads shall have to be maintained.

(viii) EXPANSION JOINTS

The structures exceeding 45.00 M in length shall be divided by one or more expansion joints as per the Structural Design calculations.

(ix) STRUCTURAL STABILITY

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered, as enshrined in section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014.

(x) ENVIRONMENT AND HEALTH

1. Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters. In case of residential structures, kitchen and services shall have to be provided along the external walls. However, if the water closets and bath rooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 M^2 with minimum one dimension of 1.50 M.
2. The Developer shall ensure prior environmental clearance under the provisions of the Environment Protection Act, 1986 from the Competent Authority, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

(xi) SAFETY MEASURES

1. In case of buildings above 15.00 M height, No Objection Certificate from the Director of Fire Services or Chief Fire Officer, as the case may be, shall be required.
2. The provision of stair cases shall be as per clause "4.6.2" of Part-IV of the National Building Code of India i.e. minimum two stair cases for floor area of more than 500 M^2 . At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in each flight.
3. Provision for lift shall be optional upto 3 storeys and 1 parking floor. However, for more than 3 storeys and one parking floor, it shall be mandatory

requirement. The Developer shall make provision of power back up for the lift and general lighting within and outside the building at his own cost.

4. Provision for proper Fire Hydrants shall have to be made in the Complex and the layout, showing position and location of the same. It shall be made available to the nearest Fire Office.

(xii) POTABLE WATER SUPPLY AND RAIN WATER HARVESTING

1. No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI&PH) regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
2. Adequate provision for rain water harvesting structure, @ 20 Liters per M² of the roof top area, shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

(xiii) PARKS AND TOT LOTS

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks; proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

(xiv) EXISTING TREES AND PLANTATION

1. No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
2. Plantation shall be ensured @ 125 trees per Hectare.

(xv) DISTANCE FROM NATURAL DRAINAGE

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.

(xvi) DISTANCE FROM ROADS

Minimum distance of structures from National Highways, State Highways, Himachal Pradesh Public Works Department (HPPWD)'s Scheduled roads, Bye-Passes and other District roads shall be 15.00 M.

(xvii) DISTANCE FROM ELECTRIC LINES

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the Competent Authority shall also be required, if HT/LT line is crossing through the Complex.

(xviii) ASSESSMENT OF POWER REQUIREMENT

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the HPSEB Ltd. and accordingly No Objection Certificate (NOC) along with verification at site shall have to be furnished.

(xix) DEVELOPMENT OF INFRASTRUCTURE AND ITS MAINTENANCE

1. The Developer shall construct roads and drains, lay electric and sewerage lines and shall make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on the sides of the internal roads.
2. The Developer shall provide street light poles each at a distance of 30.00 M on either side of the roads.
3. The provision of community water reservoir has to be made in the Complex.
4. All the infrastructural services shall be maintained by the Developer, till such time when a Society is formed and got registered by the stakeholders and residents of the Complex or a Municipality or Gram Panchayat takes over the maintenance pursuits of the area.

(xx) SUPERVISION

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

(xxi) INTEGRATION

Proper integration of the IT park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

(xxii) PRESERVATION OF LOCAL HERITAGE AND HILL ARCHITECTURE

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

(xxiii) Other Regulations and instructions as issued by the Government from time to time shall be adhered strictly.

19.10 SOLAR PASSIVE BUILDING DESIGN REGULATIONS**I. SCOPE**

The Solar Passive Building Design shall be required in the following type of buildings:-

- (i) All the Government and Semi-Government buildings.

-
- (ii) Public and Semi-Public Institutions including Educational, Health, Community Centres, Banquet Halls, Inns and buildings of Autonomous Bodies.
 - (iii) Urban Local Bodies and Panchayati Raj Institutions.
 - (iv) Residential buildings in Urban and Urbanisable Areas.
 - (v) Residential Colonies and Apartments.
 - (vi) Commercial complexes and buildings related thereto including Hotels, Resorts, Lodges and Guest Houses.
 - (vii) Industrial buildings and complexes thereof.
 - (viii) Transport buildings such as Airport Terminals, Bus Terminals, and Railway Stations etc.
 - (ix) New Townships.

II. BUILDING MAP

The map for the building should accompany a statement giving detail of specifications of Solar Passive Heating and Cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building should also be mentioned.

III. SITE SELECTION

The site should preferably be selected on southern slopes or sunny side. Availability of sun shine duration during the winter months of December to March should also be mentioned.

IV. ORIENTATION

The longer axis of the building should preferably lie along east-west directions to trap maximum solar energy during winters.

V. PLANNING OF SPACES

The main habitable spaces of a building may be planned and designed in such a manner, so that natural day light is available. The stair cases, garages, toilets and stores may be planned preferably in northern side. Minimum door and window openings on north side be proposed to avoid heat losses. In order to capture maximum heat in winters, maximum glazing be proposed on southern side. Glazing in proportion to total surface area of outer wall should not exceed more than 50% in mid-altitude regions *i.e.* 1500 M to 2200 M and not more than 70% in high altitude regions *i.e.* 2200 M and higher.

VI. INTEGRATING SOLAR HEATING SYSTEMS IN BUILDING DESIGNS

1. Passive solar heating systems like solar air heating, water heating, sun space, solar walls, space heating, green houses and solar trombe wall *etc.* shall be

integrated in the building design, wherever possible on southern side, so as to allow maximum direct solar access to these systems.

2. The suitability of space heating systems to be installed or incorporated in the design of a solar passive building, is to be decided by the registered Town Planner/Architect/Engineer/ Designer/Solar Expert in accordance with building site, climate and space heating requirements.

VII. SOLAR PHOTOVOLTAIC PANEL (SPV) FOR LIGHTING

Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized.

VIII. SOLAR PASSIVE COOLING DESIGN FEATURES

The ventilation and Solar Passive cooling features may be incorporated wherever required as follows:

1. **Cross Ventilation:** Windows on opposite sides of rooms may be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern side may be fixed with overhangs of adequate height and width to provide shade during the summers.
2. **Colour and Shading:** The external surface of the wall may be painted with white or light colours to reflect instant solar radiation.
3. **Ground Embankments:** Ground floor may be provided with earth berming up to a height of around 1.00 M for taking the advantage of constant temperature of the earth throughout the year.
4. **Outside Temperature:** Outside temperature may be modified by landscaping.

IX. REDUCING THERMAL LOSSES

The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

X. OUTER WALL THICKNESS

Outer walls of the building should be made at least 0.23M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and *vice-versa*.

XI. INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM IN BUILDINGS

1. The capacity of the Solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted alongwith provision of solar water heating system:—
 - (a) Hospitals and Nursing Homes.

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- (b) Hotels, Lodges, Guest Houses, Group Housing or Apartments on an area of more than 1000 M².
 - (c) Hostels of Schools, Colleges, Training Centers and other Institutions.
 - (d) Barracks of Police.
 - (e) Functional Buildings of public institutions like Airports, Bus Stands and Railway Stations.
 - (g) Community Centers, Banquet Halls and buildings for similar use.
 - (g) Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.
2. (a) New buildings should have open space on the roof top which receives direct sun light.
- The load bearing capacity of the roof should at least be 50 Kg. per M². All new buildings of above categories must complete installation of solar water heating system before putting the same in use.
- (b) Installation of solar assisted water heating systems in the existing building as given in Regulation 11.1 shall be required at the time of change of building use to above said categories, provided there is a system or installation, for supplying hot water.
3. Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
4. All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.
5. Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.
6. The solar water heating system has to be integrated preferably in roof of the building, wherever possible, so that the panels become integral part of the roof. The solar air /water collectors/ greenhouses / sun spaces on the roof for receiving maximum solar radiation will be allowed.

19.11 BARRIER FREE REGULATIONS FOR PERSON WITH DISABILITIES

Barrier free environment for the persons with Disabilities regulations.

(I) SITE PLANNING

Every public and semi-public building shall have at least one access to main entrance/exit to Disabled which shall be indicated by proper signage. This entrance

shall have approach through Ramp together with stepped entry. The ramp should have a landing after 9 M run and in front of the doorway. Minimum size of landing shall be 1000x2000 mm.

(II) ACCESS PATH/WALKWAY

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide, having even surface without any step. Slope if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose colour texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair Curbs wherever provided should blend to common level.

(III) PARKING PROVISION

- (a) Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.
- (b) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

(IV) APPROACH TO PLINTH LEVEL

- (a) Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm with maximum gradient of 1:12 between top and bottom of the ramp. Length of ramps shall not exceed 9.00 Metres having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.
- (b) For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrails on both sides of the stepped approach similar to the ramped approach shall be provided.

(V) ENTRANCE DOOR

Minimum clear opening for the entrance door shall be 1000 mm.

(VI) CORRIDOR CONNECTING THE ENTRANCE/EXIT

The corridor connecting the entrance/exit for handicapped leading directly outdoors to a place where information concerning the overall views of the specific building can be provided to visually impaired persons either by a person or signs shall be provided as follows:—

1. Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
2. The minimum width shall be 1500 mm.

3. In case there is a difference of level, slope ways shall be provided with a gradient of 1:12.
4. Handrails shall be provided for ramps/slope ways.

(VII) LIFT

For the buildings with more than 15.00 M in height one lift shall be provided for the wheel chair user with the following clear dimensions:—

- Clear internal depth 1100 mm
- Clear internal width 2000 mm
- Entrance door width 910 mm

A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800m x 2000 mm of more. Operational details of lift shall conform to the National Building Code of India.

(VIII) TOILETS

One special toilet in a set of a toilets shall be provided for use of handicapped with following specifications:—

- (a) Provision of washbasin near the entrance.
- (b) The minimum size shall be 1500 mm x 1750 mm
- (c) Minimum clear opening of the door shall be 900 mm and the door shall be swinging/sliding:—
 - (a) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
 - (b) The W.C. Seat shall be 500 mm from the floor.

(IX) REFUGE AREA

Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheel chairs. The alarm switch should be installed between 900 and 1200 mm from the floor level.

19.12 REGULATIONS FOR COLLECTION OF RAIN WATER

The collection of rain water from the roof tops of the buildings shall be compulsory where the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) is in operation in the State as under:—

1. For all the buildings existing or proposed, having roof top area more than 200 M² for construction in future.

2. The Guidelines for capturing, storage, integration and distribution of rain water shall be as under:—
- (a) The Rain Water Harvesting Structures are allowed to be constructed in setbacks below ground level. If the storage is desired at any level above around level, it has to be away from setbacks within the permitted covered area.
 - (b) The community Rain Water Harvesting Structure shall also be permissible.
 - (c) Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.
 - (d) The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, gardening apart from domestic usages.
 - (e) No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalised.
 - (f) The minimum capacity of Rain Water Harvesting Structure shall be worked out @ 20 Ltr, per square Metre of the roof top area.
 - (g) Violator shall be liable for disconnection of Public Water Supply connection.
 - (h) The owners of existing buildings without Rain Water Harvesting System shall have to install Rain Water Harvesting System within eighteen months after coming into the operation of these Regulations.

19.13 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES

1. Site selection

The site may be selected in such area which is going to be proposed for Residential Use and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. in its vicinity.

2. Check List

A Check List showing Regulatory provisions and fulfillment thereof shall have to be submitted alongwith the proposal for Apartments as under:—

Sl. No.	Description	As per Regulations	As proposed
1.	Scheme Area		
2.	Slope of Area		
3.	Means of Access		
4.	Land Use Structure		
5.	Coverage 12- Under Flats (Block wise) 13- Under other uses (Block wise)		

6.	Total Built up Area		
7.	Floor Area Ratio (FAR)		
8.	No. of storeys in each Block		
9.	Height of each floor		
10.	Total Height of Block		
11.	No. of Flats/Dwelling Units in each Block		
12.	Total Population		
13.	Density per Hectare		
14.	Detail of facilities like school, health services etc. with respect to population.		
15.	Parking provision		
16.	Structural Stability Certification		
17.	Distance of structures from natural drainage		
18.	Distance of structures from Highways and other District Roads.		
19.	Distance of structures from HT/LT lines		
20.	No Objection Certificate of competent authority of the Himachal Pradesh State Electricity Board Limited in case HT/LT line is crossing over/ nearby proposed site.		
21.	No Objection Certificate of the competent authority of National Highway / Himachal Pradesh Public Works Department or Local Bodies for approach to the proposed project as the case may be.		
22.	No Objection Certificate of the competent authority of Himachal Pradesh Forest Department		
23.	No Objection Certificate of the competent authority of Himachal Pradesh Irrigation and Public Health Department or consent of Central Ground Water Authority regarding use of ground water.		
24.	No Objection Certificate of the competent authority of Himachal Pradesh Fire Services Department.		
25.	No Objection Certificate of the competent authority of Urban Local Bodies/ Panchayats.		
26.	Provision of Rain Water Harvesting Structure		

27.	Arrangement for disposal and treatment of solid waste, sullage, sewage, sewerage and storm water.		
28.	Provision for street lighting.		
29.	Name of the registered Town Planner /Architect/ Engineer with full correspondence address, appointed for the job.		
30.	Name of the registered Structural Engineer with full correspondence address, appointed for the job.		

3. SIZE AND SHAPE OF SCHEME AREA

The cases for permission of Apartments shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads.

4. SLOPE

Apartment shall be allowed upto 30⁰ slopes.

5. LAND USE STRUCTURE OF A COLONY:—

Sl. No.	Land Use	Percentage of Total Area
1.	Area under Apartments	30 - 35 %
2.	Commercial	02 - 03 %
3.	Public and Semi- Public	06 - 10 %
4.	Traffic and Transportation	10 - 15 %
5.	Parks and Open Spaces	10 - 15 %
6.	Area under set backs, pavement, plantation and landscaping etc.	Balance
Total..		100 %

Provided that Director may, for the reasons to be recorded in writing revise the percentage prescribed above keeping in view the location of the colony/project.

Note.—Under Commercial Use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion. In case Public and semi-Public amenities like schools, health centres etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given in the **Check List** at Regulation 2. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ tot lots etc. shall have to be made in every Scheme.

6. MEANS OF ACCESS

- (i) The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less the 5.00 Metres and for population above 1000 persons shall not be less than 6.00 Metres.

However, in case of low-rise, low-density and isolated vacation group housing projects an access / approach not less than 3.0 Metres can be considered. Such a project shall have an overall F.A.R. of not more than 1.0 and maximum building height of 10 M.

- (ii) Width and length of means of internal access for Colonies shall be as under:—

Sl. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	400
2.	7.50	Above 1000

- (iii) Promoter shall endeavor to provide footpaths within the prescribed width of roads/lanes as above alongwith the main roads/lanes.

7. PARKING PROVISION

Parking provision shall have to be provided @ one vehicle *i.e.* 18.00 M² area per 100 M² floor area. Maximum height of parking floor shall be 3.00 Metre including the depth of beam below the ceiling of the slab.

8. Maximum Floor Area Ratio (FAR) shall be 1.75.

9. FLOOR HEIGHT AND MAXIMUM HEIGHT OF BUILDING

The minimum floor height of apartments may vary from 3.00 Metres to 3.50 M. However, the overall height of the building shall not exceed 25.00 M including sloping roof in hilly areas of the State. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 30° slope of the roof. The height of the Block shall be measured from plinth of the Block to the ridge of the roof including parking and roof. The minimum slope of the roof/ dormer shall not be less than 30°. The colour of the roof shall be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

10. SET BACKS

The Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 6.00 M. Distance of Apartments from the adjoining properties and side setbacks shall not be less than 1/4th of the height of the respective adjacent Block subject to minimum of 3.00 M. All the projections of the apartments including any appurtenant shall be at a minimum distance of 1.00 M. from footpath or 2.00 M. from the roads/ lane.

11. STRUCTURAL STABILITY

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla.

12. ENVIRONMENT AND HEALTH

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall have to be provided along the external walls. However, if the Water Closets (WCs) and bath rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:—

Sl. No.	Height of Buildings (in M)	Size of Ventilation Shaft(in sqmt.)	Minimum one dimension of the Ventilation Shaft (in Metre)
1.	Upto 10.00	1.20	0.90
2.	Upto12.00	2.80	1.20
3.	Upto18.00	4.00	1.50
4.	24.00 & above	5.40	1.80

- (ii) In view of Notification No. S.O. 801 (E) dated 7-7-2004 of the Ministry of Environment and Forests, Government of India, New Delhi and accordingly further directions of the State Government circulated *vide* letter No. STE-A (3)-11/2003, dated 28-3-2005, in case of population more than 1000 persons or discharging sewage more than 50 Kilo Liter per Day (KLD) or above or with an investment of Rs.50 Crores or above, the Promoter has to ensure the Environmental Clearance from the Government of India, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

13. SAFETY MEASURES

- (i) In case of buildings above 15.00 M of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required.
- (ii) The provision of stair cases shall be as per clause 4.6.2 of Part-IV of National Building Code of India *i.e.* minimum of 2 stair cases for floor area of more than 500 M². Atleast one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M *i.e.* 1.50 M in one flight.

- (iii) Upto 4 storeys and 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.
- (iv) Adequate system of fire hydrants/ fire fighting systems to the satisfaction of Director General, Fire Services or Chief Fire Officers or the District Level Fire Officer, as the case may be, shall be required.

14. POTABLE WATER SUPPLY AND RAIN WATER HARVESTING

- (i) No Objection Certificate (NOC) from the Himachal Pradesh Irrigation and Public Health Department (HPI& PH), regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
- (ii) Adequate provision for rain water harvesting structure @ 20 Liters per M² of the roof top area shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking.

15. PARKS AND OPEN SPACES

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks. Proper landscaping of the Apartment area in accordance with the design shall be ensured by the Promoter.

16. EXISTING TREES AND PLANTATION

- (i) No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
- (ii) The Promoter shall ensure plantation of trees at least equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted.

17. DISTANCE FROM NATURAL DRAINAGE

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.

18. DISTANCE FROM ROADS

Distance of structures from roads shall have to be adhered as under:—

- | | | |
|---|---|---------|
| (i) National/ State Highways/ Himachal Pradesh Public Works Department's Scheduled Roads and Bye-passes | = | 15.00 M |
| (ii) Other District Roads. | = | 10.00 M |
| (iii) Other Roads | = | 5.00 M |

19. DISTANCE FROM ELECTRIC LINES

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules, shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.

20. ASSESSMENT OF POWER REQUIREMENT

In case power assessment exceeds 50 KW, proper space for installation of electricity Transformer is required to be provided in the layout plan and provision has to be made for coming 11 KV line. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) and accordingly No Objection Certificate (NOC) alongwith verification at site shall have to be furnished.

21. RESERVATION FOR ECONOMICALLY WEAKER SECTIONS, LOW INCOME GROUPS OF SOCIETY AND BONAFIDE HIMACHALIS

The promoter shall have to ensure the reservation for Economical Weaker Section (EWS), Low Income Group (LIG) of the society and Bonafide Himachalis as prescribed in the Rule 56 of the Himachal Pradesh Town and Country Planning Rules, 2014.

22. DEVELOPMENT OF INFRASTRUCTURE AND ITS MAINTENANCE

The Promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on sides of the road and the same have to be ascertained by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla during the course of development at site. The Promoter has to provide street light poles, each at a distance of 30.00 M on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained till such time that a Society is formed and got registered by the residents of the Scheme or Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, undertakes the maintenance pursuits of the area.

23. CONTROL ON REGISTRATION OF APARTMENTS AND RELEASE OF SERVICE CONNECTIONS

The Sub-Registrar shall not register sale deed of a Flat/ Apartment which has been constructed in violation of an approved plan. Similarly, the Himachal Pradesh State Electricity Board Limited as well as Himachal Pradesh Irrigation and Public Health Department shall not release any service connection without obtaining No Objection Certificate (NOC) of the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under provision of section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977(Act No. 12 of 1977).

24. SUPERVISION

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years experience in Structural Engineering and the

Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005.

25. INTEGRATION

Proper integration of the Apartment area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

26. PRESERVATION OF THE NATURAL HILL PROFILE

Promoter shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall exceed 3.50 Metres.

27. PRESERVATION OF LOCAL HERITAGE AND HILL ARCHITECTURE

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas.

28. URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION AND IMPLEMENTATION (URDPFI) GUIDELINES.

In case of any clarification with reference to any proviso or if there is no specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2005 of India shall have to be adhered to.

19.14 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS

The Policy communicated by the Department of Information Technology, Govt. of Himachal Pradesh, Shimla, shall be applicable in to in all the Planning Areas and Special Areas in the State of Himachal Pradesh subject to the condition that minimum setbacks as applicable for residential buildings in the Planning Area shall be applicable, in case tower is installed on ground. A Structural Stability Certificate of the building shall be mandatory for roof top towers and towers erected on ground.

The above amendments are hereby published in the official Gazette, Himachal Pradesh as required under sub-section (4) of section 20 of the Act *ibid*. A notice is hereby given that a copy of the revised/ amended Development Plan is available for inspection during office hours in the following offices:—

1. The Director, Town and Country Planning Department, H.P., Shimla
2. The Town and Country Planner, Divisional Town Planning Office, Mandi 3 Executive Officer, Municipal Council, Mandi, Distt. Mandi.

The said revised /amended Development Plan shall come into operation from the date of publication in the official Gazette, Himachal Pradesh.

By order,
Sd/-
Addl. Chief Secretary (TCP).