

Baddi Barotiwala Nalagarh Development Authority
(BBNDA)

Part – II:
General Development Control Regulations

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1. DEFINITIONS

In these regulations, unless the context otherwise requires, the terms and expressions defined as below shall have the meaning indicated against each of them. The terms and expressions not defined in these regulations shall have the same meaning or spirit as defined in the Himachal Pradesh Town and Country Planning Act, 1977 and the rules framed there-under or as mentioned in the National Building Code (N.B.C.) as the case may be, unless the context requires otherwise .

1.1 Abadi deh

Such areas as are recorded as Abadi deh or village abadis in the revenue records or as may be notified by general or special orders of the State Government or the District Collector or by the competent authority under these regulations for the purpose of these regulations.

1.2 ACT

Means the Himachal Pradesh Town and Country Planning Act, 1977 (Act No.12 of 1977).

1.3 ADDITIONS AND ALTERATIONS

Means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provisions of relevant regulations for structural safety.

1.4 ADVERTISING SIGN/HOARDING

Means any surface or a structure with character, letter or illustration, applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising, giving information regarding or to attract the people to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building or to the ground or to any pole, screen, hoarding or displayed at any space or in or over any water body included in the limits of Special Area.

1.5 AIR-CONDITIONING

Means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of an enclosed space.

1.6 AMENITIES

Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and conveniences.

1.7 APARTMENT/FLATS

“Apartment” whether called block, chamber, dwelling unit, flat, lot, premises, suite, tenement, unit or by any other name, means a separate and self-contained part of any property, including one or more rooms or enclosed spaces, located on one or more floors or any part or parts thereof, in a building, or in a plot of land, used or intended to be used for

residence, office, shop, showroom, or go down or for carrying on any business, industry, occupation, profession or trade, or for any other type of independent use ancillary to the purpose specified above and with a direct exit to a public street, road or highway or to a common area leading to such street, road, or highway and includes any garage or room, whether or not adjacent to the building in which such apartment is located, provided by the promoter for the use by the allottee for parking any vehicle or, as the case may be, for the residence of any domestic servant employed in such apartment.

Explanation-I - If a basement, cellar, garage, room, shop or storage space is sold separately from any apartment, it shall be treated as an independent apartment and not as part of any other apartment or of the common areas and facilities;

Explanation-II.-Notwithstanding that provision is made for sanitary, washing, bathing or other conveniences as common to two or more apartments, the apartments shall be deemed to be separate and self-contained;

1.8 AUTOMATIC SPRINKLER SYSTEM

Means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously on an audible alarm.

1.9 BASEMENT OR CELLAR

Shall mean the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level. It shall conform to requirements as mentioned in para 5.3

1.10 BUILDING

Building includes any structure or erection, or part of a structure or erection, which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not. It means all types of permanent buildings defined in (a) to (r) below.

(a) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes.

Assembly building shall include buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rings", gymnasias, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

(b) "Business building" means any building or part thereof used for transaction of record therefor, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

(c) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.

(d) "Semi-detached building" means a building having one or more side attached with wall and roof with other building.

(e) "Educational building" means a building exclusively used for a school or college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in

the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(f) "Hazardous building" means a building or part thereof used for, -

(i) storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive.

(ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalies, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

(g) "Industrial building" means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

(h) "Institutional building" means a building constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospital, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.

(i) "Mercantile building" means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

(j) "Low rise building" shall mean a building having height up to 15.0 m or having ground floor plus three floors, whichever ever is more. Height excludes the height of sloping roof.

(k) "High-rise building" shall mean building other than mentioned in 2.9 (j) i.e. "Low Rise Building" provided the maximum permissible height shall not exceed 30 mts, excluding the height of the sloping roof.

(l) "Office building" means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work, "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work" includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines for calculations and drawing of matter for publication.

(m) "Public building" means a building constructed by Government, Semi-Government organisations, public sector under-takings, registered Charitable Trust or such other organisations for their non-profitable public activities

(n) "Residential building" means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garrages of such buildings.

(o) "Special building" means

- (i) a building solely used for the purpose of a drama or cinema theatre, motion picture, a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall.
- (ii) a hazardous building;
- (iii) a building of a wholesale establishment;
- (iv) centrally air-conditioned building which exceeds 14.5 m in height, in case where in building is constructed on stilt.

(p) "Storage building" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garrage, hanger, truck terminal, grain elevator, barn and stable.

(q) "Unsafe building" means a building which,

- (i) is structurally unsafe,
- (ii) is insanitary,
- (iii) is not provided with adequate means of egress,
- (iv) constitutes a fire hazard,
- (v) is dangerous to human life,
- (vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

(r) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and, manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

1.11 BUILDING LINE

Means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any sectoral plan and/or Development Plan or as prescribed by the Competent Authority.

1.12 BUILT-UP AREA

Means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these regulations.

1.13 BUILT- UP HERITAGE

It shall comprise of all the buildings both private and government falling within the heritage zone as well as the heritage building out side the heritage zone as declared by the competent authority.

1.14 COMPETENT AUTHORITY

Means the Chief Executive Officer, BBND A or any person or persons or authority or authorities authorized by the Baddi-Barotiwala-Nalagarh Development Authority as the case may be to perform such functions as may be specified. Different persons or authorities may be authorized to perform different functions.

1.15 CHIMNEY

Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

1.16 CHHAJJA / WEATHER SHED

Means a structural overhang provided over opening on external walls for protection from the weather.

1.17 CHOWK

Means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides and an outer chowk having one unenclosed side.

1.18 COMBUSTIBLE MATERIAL

Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.

1.19 CONTIGUOUS HOLDING

Means a contiguous piece of land in one ownership irrespective of separate property register cards /record of rights.

1.20 CORRIDOR

Means a common passage or circulation space including a common entrance hall.

1.21 COURTYARD

Means a space permanently open to the sky within the site around a structure and paved/concrete.

1.22 COMMON PLOT

Shall mean a common open space exclusive of setbacks and approaches, at a height not more than ground level of the plot. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the plot, free of cost.

On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. In case such society or Association is to be formed, the possession/custody of common plot shall remain with Competent Authority until such association/society is formed. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.

1.23 COTTAGE INDUSTRY

It includes household industry that is activities which can be permitted in an ordinary residential house or farm house as it does not result into any air, water or noise pollution.

1.24 DEVELOPER

Means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the land/plot, building or structure.

1.25 DHARAMSHALA

Means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place wherein a certain section of people have a right of, or are granted residence without payment or on nominal payment.

1.26 DRAIN

Means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

1.27 DWELLING UNIT

Means a shelter consisting of residential accommodation for one family. Provided that the minimum accommodation in a dwelling unit shall be one room of minimum carpet area of 9 sq.m with a minimum side of 2.4 M and a water closet.

1.28 ENCLOSED STAIRCASE

Means a staircase separated by fire resistant walls and doors from the rest of the building.

1.29 EXISTING BUILDING

Means an authorised building or a structure existing before the commencement of these regulations.

1.30 EXISTING USE

Means use of a authorised building or a structure existing before the commencement of these Regulations.

1.31 EXIT

Means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exist having meanings at (i), (ii) and (iii) respectively as under :

- (i) "HORIZONTAL EXIT" :- means an exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings.
- (ii) "OUTSIDE EXIT" :- means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
- (i) "VERTICAL EXIT" :-means an exit used for ascending or descending between two or More levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

1.32 EXTERNAL WALL

Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

1.33 ESCAPE ROUTE

Means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

1.34 FIRE AND/OR EMERGENCY ALARM SYSTEM

Means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.

1.35 FIRE LIFT

Means a special lift designed for the use of fire service personnel in the event of fire or other emergency.

1.36 FIRE PROOF DOOR

Means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

1.37 FIRE PUMP

Means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm^2 at the topmost level of multi-storey or high rise building.

1.38 FIREPUMP-BOOSTER FIRE PUMP

Means a mechanical/electrical device which boosts up the water pressure at the top level of a multi-storied/high-rise building and which is capable of a pressure of 3.2 kg/cm^2 at the nearest point.

1.39 FIRE RESISTANCE

Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.

1.40 FIRE SEPARATION

Means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

1.41 FIRE SERVICE INLET

Means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer.

1.42 FIRE TOWER

Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resisting doors.

1.43 FLOOR

Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

1.44 FLOOR AREA RATIO (F.A.R.)

Means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specifically exempted under these regulations, to the total area of the plot.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area}}$$

Provided that the following shall not be counted towards computation of F.A.R.

- (i) Features open to sky like well, park, rockery, water pool, swimming pool, platform for a tree, fountain, bench etc.
- (ii) Open air space required under these regulations in core area and Abadi deh.
- (iii) Drainage, culvert, conduit, catch-pit, chamber etc.
- (iv) Compound wall, gate, porch/portico (without construction above it), slides, swings, open ramp leading to basement or stilts.
- (v) Parking spaces without any enclosures and partitions of any kind, with maximum clear height of 2.4 m
- (vi) Area under cellar/basement exclusively used for required parking or other activities as per rules.
- (vii) Interior open spaces and ducts required under these regulations subject to maximum 4 % of the built-up area .
- (viii) Canopy and architectural projections not to be used for any other purpose
- (ix) One security cabin upto 2m x 2m only.
- (x) Weather shed up to 0.45 mt width.
- (xi) Lift, lift well with lift machine room/cabin, fire Escape stair cases, stairs and mummy there upon.
- (xii) Stair cabin, lift landing of lift well and water tank.
- (xiii) Electric room as specified by Himachal Pradesh Electricity Board.
- (xiv) Special uses/items permissible in industrial plots these regulations.
- (xv) Service floor as permissible under rules.
- (xvi) Generator room provided in a setback of minimum 9.0 m width and causing no obstruction to the free movement of fire tender or ambulance.
- (xvii) Area surrendered for widening of roads, paths etc. in case no compensation is availed.

1.45 FLOOR AREA

Means built- up area including the area of walls.

1.46 FRONT

Front as applied to a plot; means the portion facing the road and in case of plot abutting on more than one road and or more than 18 M in width, the front shall be decided by the Competent Authority considering the existing and future development trend of the surrounding area.

1.47 FOOTING

Means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.

1.48 FOUNDATION

Means that part of the structure which is in direct contact with and transmitting loads to the grounds.

1.49 HEIGHT OF BUILDING

Means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the topmost floor slab in case of flat roofs and excludes the height of the slopping roof (if any), excluding the genuine stair cabin, water tank, parking basement/cellar and lift roof (but including the parking floor stilt). The space created under the sloping roof must be unusable. High rise and low rise buildings have been specified in para 1.10 above according to which a building having a height upto 15.0 meters or having ground floor plus three levels, whichever more, shall be a low-rise building. A building having more than these parameters shall be treated as a high-rise building.

Note :- High flood level shall be decided by Competent authority.

1.50 GROUND LEVEL

Shall mean the level of the crown of the existing nearest constructed road or existing ground level, high flood level whichever is higher as may be decided by Competent Authority.

Note :- High flood level shall be decided by Competent authority.

1.51 GARRAGE-PRIVATE

Means a building or a portion thereof designed and used for the parking of vehicles.

1.52 GARRAGE-PUBLIC

Means a building or portion thereof, designed other than as a private garrage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles. It has synonymous meaning as workshop.

1.53 HABITABLE ROOM

Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet, compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used. Height of such room shall not be less than 2.80 meter measured from finished floor to finished ceiling.

1.54 HEIGHT OF A ROOM

Means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

1.55 HAZARDOUS MATERIAL

- (i) Means radio active substances:
- (ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes, explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
- (iii) Material defined as Hazardous under Hazardous Waste (Management and Handling) Rules, 2004 (Amended) or under Hazardous Chemicals (Management and Handling) Rules.
- (iv) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

1.56 LIFT

Means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

1.57 LOFT

Shall mean an intermediate floor between two floors with a maximum depth of 1.0 M and which is constructed and adopted for storage purpose. The loft, if provided in a room shall not cover more than 30% of the floor area of the room and its bottom edge of slab should not be below 2.2 m floor level.

1.58 MEZZANINE FLOOR

Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath. The mezzanine floor, if provided shall not cover more one third of the area of floor beneath it and at clear height of 2.4 m.

1.59 MULTIPLEX

Shall mean an integrated entertainment and shopping complex/ center. It shall necessarily have cinema halls and may have theaters, auditorium, retail shops, commercial show rooms, restaurants and food plazas, health club and fitness center, clubs call center, corporate offices, convention hall, bank, cyber café, video games, parlors, pubs, bowling allies and recreational activities and all the area/building except cinema halls shall in the commercial category.

1.60 NEIGHBOURHOOD CENTRE AND CIVIC CENTRE

Neighbourhood Centre and civic Centre shall include following activities such as sectoral shopping centre, market, office building, cinema, small hospital, playground, gardens, public squares, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.

1.61 NATURAL HAZARD

The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.

1.62 NATURAL HAZARD PRONE AREAS

Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards.

Note:

Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part 3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

1.63 NON-COMBUSTIBLE

Means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.

1.64 OCCUPANCY OR USE

Means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

1.65 OPEN SPACE

Means an area forming an integral part of the plot, left permanently open to sky.

1.66 OWNER

Includes a mortgagee in possession, a person who for the time being is receiving or is entitled to receive, or has received, the rent or premium for any land whether on his own account or on behalf of or for the further benefit of any other person or as an agent, trustee, guardian or receiver for any other person or for religious or charitable institutions or who would receive the rent or be entitled to receive the rent or premium if the land were to be let and includes a head of a Government department, General Manager of a Railway and the Chief Administrator by whatever name designated, or a local authority, statutory authority, company, corporation or undertaking in respect of properties under their control;

1.67 PARAPET

Means a low wall or railing built along the top edge a roof or a floor.

1.68 PARKING SPACE

Means an enclosed or unenclosed covered or open area sufficient in size to park vehicles, including driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

1.69 PARTITION

Means an interior non-load bearing divider wall one storey or part storey in height.

1.70 PERMANENT OPEN AIR SPACE

Means air space permanently open

- (i) if it is a street,
- (ii) if it is free from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

1.71 PERMISSION

Means a valid permission or authorization in writing by the Competent Authority to carry out development or a work regulated by these regulations.

1.72 PLINTH

Plinth shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.

1.73 PLINTH AREA

Means the built-up covered area measured at the floor level of the basement or of any storey.

1.74 PLOT

Shall mean a land/plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the plot shall mean and refer to the land excluding the portion falling in alignment.

1.75 PORCH

Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

1.76 PREMIUM F.A.R.

This means F.A.R. to be permitted over and above the permissible F.A.R. for categories specified under these regulations. The premium F.A.R. shall be granted in full or in part as per the applicant's requirements on payment of fees/charges as notified by the competent authority.

1.77 PUBLIC PURPOSE

The expression "Public Purpose" includes-

- 1) The provision of village sites, or the extension, planned development or improvement of existing village sites ;
- 2) The provision of land for town or rural planning ;
- 3) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned ;

- 4) The provision of land for a corporation owned or controlled by the state ;
- 5) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation if any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state ;
- 6) The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
- 7) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;

1.78 REAL ESTATE DEVELOPMENT

Shall mean development undertaken for sale to persons other than the one undertaking the development.

1.79 REGISTERED ARCHITECT / ENGINEER / PLANNER / STRUCTURAL DESIGNER / DEVELOPER

Means respectively a person registered as per requirement of rule 12 (3) of HP Town and Country Planning Rules, 1978 and as amended time to time.

1.80 RETENTION ACTIVITY

Means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

1.81 RESIDENTIAL USE

Mean a use of any plot for the purpose of human habitation only except hotels and hostels like business.

1.82 ROAD/STREET

Means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees, hedges, retaining walls, fences, barriers and railings within the street lines.

1.83 ROAD/STREET-LEVEL OR GRADE

Means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

1.84 ROAD/STREET LINE

Means the line defining the side limits of a road/street.

1.85 "ROAD WIDTH" OR "WIDTH OF ROAD/STREET"

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

1.86 SELF- USE DEVELOPMENT

Means Development undertaken by an owner for his use.

1.87 SERVICE ROAD

Means a road/lane provided at the front, rear or side of a plot for service purposes.

1.88 SETBACKS

Shall mean space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.

1.89 SHOPPING CENTRE OR COMMERCIAL CENTRE

Means a group of shops, offices and / or stalls designed to form market-office complex.

1.90 SMOKE-STOP DOOR

Means a door for preventing or checking the spread of smoke from one area to another.

1.91 STAIR COVER

Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.

1.92 STOREY

Means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

1.93 Slum

As mentioned in National slum policy.

1.94 TEMPORARY STRUCTURE:

All structures of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the competent authority,

1.95 TENEMENT

Means an independent dwelling unit with a kitchen or a cooking space & toilet.

1.96 TENEMENT BUILDING

Means residential building constructed in a semi-detached manner in a building unit, each dwelling unit being designed and constructed for separate occupation with independent provision of bath, w.c. etc.

1.97 TRAVEL DISTANCE

Means the distance from the remotest point of a building to a place of safety be it a vertical exit or an horizontal exit or an outside exit measured along the line of travel.

1.98 WATER CLOSET (W.C)

Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

1.99 WATER COURSE

Means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm water. It is synonymous to natural nullah.

2.00 WATER COURSE, MAJOR

Means a water course which carries storm water discharging from a contributing area of not less than 160 hectares, the decision of the Competent Authority on the extent of contributing area being final. A minor water course is one which is narrower/smaller than a major one.

2.01 WATER TANKS OR TALAV OR POND OR LAKE

Means a existing natural depression or low lying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the revised development plan or any other legitimate records.

2.02 "WAREHOUSE" OR "GODOWN"

Means a building the whole or a substantial part of which is used or intended to be used for the storage of goods.

2.03 WINDOW

Means an opening, other than a door, to the outside of a building, which provides all or part of the required ventilation.

2.04 WIDTH OF A STREET/ROAD

Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on plot abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

2 Zoning and Sub-division Regulations

2.1 The type of development of land in each land use zone shall be regulated as per proposed land use in the Development Plan and the Use Zone Table as given in Annexure-I. If the proposed use of plot is as per IDP/DP, the development shall be in accordance with these regulations (D.C.R.) as applicable.

2.2 RELAXATIONS

2.2.1 Exemptions for the villages beyond Nalagarh

Henceforth, no formal permission shall be required to be obtained by the residents of villages falling **beyond** the original Nalagarh Planning Area notified in the year 1985 (and comprising of revenue villages Sori, Chuhuwal, Thanthewal, Rajpura, Musewal, Ranguwal, Rudyali, Dattowal and Nalagarh Khas) for following purposes subject to the conditions given below-

- i) Construction of a cow-shed, green-house, overhead or underground water tank, latrines, temporary or kaccha shed/structure purely incidental to agricultural purposes and live-stock, pump-houses and bio-gas plants etc.
- ii) A pucca structure @ one per individual for self-residential use upto 200 sqm plinth area and/or a farmhouse up to 2 storeys including an attic/barsati. Provided the same is not constructed for gross rental purpose and a set back of 2.0m is left on all sides. A proper path of adequate width shall also be ensured upto plot/land.
- iii) Single-storeyed structures for self-employment activities e.g., shop, atta-chakki, poultry farm, diary farm, godown for food, seeds, fertilizers, agriculture equipments etc. up to 100 sqm.
- iv) Gram panchayats too shall not need any formal permission at all for construction of schools, libraries, religious buildings, community hall, panchayat offices etc.

Provided that such concessions shall **not be applicable** in the following pockets or areas:

- i) Area upto 100 meters on both sides from the edge of the acquired width of the National Highway 21- A upto the boundary of Special Area along Swarghat road.
- ii) Area up to 100 meters on both sides from the edge of the acquired width of the State Highway upto the state boundary at Dherowal on Ropar road.
- iii) Area up to 100 meters on both sides from the edge of the acquired width of Nalagarh- Bharatgarh road upto Dhabota.
- iv) Area up to 50 meters on both sides from the edge of the acquired width of Panjehra (Soban Majra Chowk)- Bagheri-Kiratpur road.
- v) Area up to 50 meters on both sides from the edge of the acquired width of Bhogpur-Dhabota road
- vi) Area up to 50 meters on both sides from the edge of the acquired width of Baruna-Karsoli/Gullar road.

- vii) Area up to 50 meters on both sides from the edge of the acquired width of Jhagon-Baruna road.
- viii) Area up to 50 meters on both sides from the edge of the acquired width of Soban Majra -Bharatgarh road.

Further provided as hereunder:

- (i) Every project involving construction of industry, commercial complex, apartments, hotels, institutions etc. shall have to be got cleared from BBND A like before. Similarly for all cases requiring permission under section 118 of the H.P. Tenancy & Land Reforms Act, 1972 prior N.O.C. of BBND A shall be mandatory.
- (ii) No fee of any kind shall be payable for bonafide self residential & self-employment activities as explained above.
- (iii) In case of any unauthorized activities beyond what is stated above, BBND A shall have the right to initiate any action as and when such activities are brought or come to its notice.
- (iv) HPSEB and I&PH department shall also ensure the release of service connections in accordance with above mentioned scheme.

2.2.2 SELF CERTIFICATION OF PLANS

To facilitate common public as well as entrepreneurs, a scheme for self-certification of plans is being introduced in respect of Baddi Barotiwala Nalagarh Special Area. The salient features of the same are as below:

- i) This scheme shall be applicable only in following cases: -
 - a) Plots within the approved layouts of HIMUDA, HPSIDC, Industries department, colonisers or developers etc. provided zoning has been cleared/approved in the sanctioned plan.
 - b) Proposals for constructions on individual plots provided a site plan with zoning regulations has been got approved along with change of land use from the competent authority.
- ii) The drawings shall be prepared by an Architect, Engineer, Planner or other professional duly licensed and registered with the Director, Town & Country Planning, H.P. under provisions of Rule 12 (3) of H.P. Town & Country Planning Rules, 1978. However Architects registered with the Council of Architecture, New Delhi under the Architects Act, 1972 shall not require any registration under this rule.
- iii) The case duly complete in following respects shall be submitted to the C.E.O., BBND A at Baddi/Nalagarh :-
 - a) Three sets for drawings for areas outside M.C. limits and four sets for areas inside M.C. limits. One of the prints shall go to the applicant, second to the guard/master file, third to the file concerned and fourth to the local body where so involved.
 - b) Fee for change of land use as well as planning permission. Details of the fee shall be worked out according to the area statement.
 - c) Latest revenue documents viz; tatima jamabandi .
 - d) Check list

- e) Structural stability certificate
- f) Any other document or documents essentially relevant with the case.
- iv) It shall be the responsibility of the owner as well as his/her architect or professional to ensure that the case has been submitted as per regulations applicable on the date of submission of the case.
- v) Immediately after submission of the case, the owner shall be at liberty to initiate the construction/development work at site.
- vi) It shall be responsibility of the owner as well as his/her professional to ensure development/construction activity strictly as per rules and regulations and the submitted map.
- vii) Both the owners and his/her architect shall submit a joint undertaking as per prescribed format-A.
- viii) Intimation shall be given on simple paper to the effect that construction has been raised upto plinth level at site where-upon the same shall be liable to be checked by the officials of BBND. There shall be boundary pillars fixed on all the corners and/or sides of the plot so as to check that the building envelope is being raised in accordance with the zoning regulations.
- ix) The building plans shall be formally approved by the authority before commencing any construction beyond the plinth level. Any construction so done without the approval of authority shall be presumed to be in violation of TCP act/ rules and this scheme.
- x) In case the self-certification is found contrary to the ground realities, a complaint against the professional shall be sent to the concerned quarter and the professional wrongly certifying may be barred from practice. The concerned authority shall be the Council of Architecture in case of architects registered with it. In case of other professionals it shall be the Director, Town & Country Planning, H.P.
- xi) The mere submission of a case under self-certification scheme does not confer any right upon an owner and/or his architect to undertake a construction/development in contravention of zoning regulations. It shall be the responsibility of the architect as well as the owner to confirm that the case has been prepared as per existing bye-laws.
- xii) Upon completion of the building, the architect shall submit a revised-cum-completion plan where any changes have taken place. The construction shall as per the land use accorded.

2.3 PROCEDURE FOR SECURING DEVELOPMENT PERMISSION

- a. 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 H.P Town and Country Planning Act 1977 shall be accompanied by such documents as prescribed under Rule 11 of the H.P Town and Country Planning Rule, 1978.
- b. The application for development of the 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 H.P Town and Country Planning Act, 1977 shall be in such forms along with the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H.P Town and Country Planning Rule, 1978

- c. The application under section 30 “A” for construction of farm house for agriculture purpose shall be a simple application to the C.E.O., BBNDA for seeking his permission subject to the conditions as envisaged under Section 30 “A” of H.P Town and Country Planning Act, 1977.

2.3.1 FORMS OF APPLICATION

Every person who gives applies for planning permission under relevant section of the Act shall furnish all information in forms and format prescribed under these regulations and as may be amended from time to time by the Competent Authority. The particulars and documents as per Annexure II to be submitted in cases of subdivision of land along with application (Annexure – III) .

- (I) The applicant shall submit satisfactory documentary legal evidence of his right (Tatima/ Jamabandi) to develop or to build on the land in question including Register for city survey an extract from the record of rights for revenue lands or the copy of the index of registered deed as the case may be.
- (II) A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations (Form-B).
- (III) A Location plan (4 sets) with the following details wherever applicable in scale 1:1000
- a) plot boundaries
 - b) name and location of street/approach to the plot.
 - c) Any important land mark building, public building or heritage structure located in neighborhood
 - d) Any public or government building, school, college or any other educational institution.
- (IV) A site plan (2 sets) of the area proposed to be developed to a scale 1:200 showing :
- i) The boundaries of the plot and plot level in relation to neighboring road level.
 - ii) The position of the plot in relation to neighboring streets.
 - iii) The name of the streets in which the plot is situated.
 - iv) All the existing buildings and other development existing on or under the site.
 - v) The position of buildings and of all other buildings and construction which the applicant intends to erect.
 - vi) The means of access with its width from the street to the buildings or the site and all other buildings and constructions which the applicant intends to erect.
 - vii) Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
 - viii) The width of street in front and of the street at the side or rear of the building.
 - ix) The direction of north point relative to the plan of the buildings.
 - x) Any physical feature such as trees, wells, drains, oil & gas pipeline, high tension lines, railway lines etc.
 - xi)a) Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the Act and passing through the plots.
 - b) The location of the building in the plot with complete dimensions.

- c) The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements.
 - xii) Area classified for exemption of built-up area calculations.
 - xiii) A plan indicating parking spaces, as required under these regulations.
 - xiv) The positions of the plots immediately adjoining the proposed development.
 - xv) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the detailed plan.
 - xvi) The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains.
 - xvii) The position and level of the out fall of the drain.
 - xviii) The position of sewer, where the drainage is intended to be connected to sewer.
 - xix) Open spaces required under these Development Control Regulations.
 - xx) Tree plantation required under these regulations.
- (V)** The detailed building drawings (2 sets) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
- a) Floor plans of all floors together with the covered area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
 - b) The use of all parts of the building.
 - c) Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
 - d) The building elevation from the major street.
 - e) The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
 - f) Cabin plan.
 - g) The north point relative to the plans.
 - h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
- (VI)** For high rise building and for special building like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished/indicated in the following plans :
- a) Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
 - b) Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach as the case may be.

- c) Location and details of lift enclosures.
- d) Location and size of fire lift.
- e) Smoke stops lobby/door, where provided.
- f) Refuse chutes, refuse chamber, service duct etc. where to be provided.
- g) Vehicular parking space.
- h) Refuse area, if any.
- i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j) Details of exits including provision of ramps etc. for hospitals.
- k) Location of generator, transformer and switch gear room where required.
- l) Smoke exhaust system, if any.
- m) Details of fire alarm system network.
- n) Location of centralized control, connecting all fire, smoke, built-in fire protection arrangements and public address system etc. where required.
- o) Location and dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installations etc.
- q) Location and details of first-aid fire fighting equipment /installations.
- r) Location for electric transformer.

(VII) In case of plot is proposed to be sub-divided

- a) A location plan (4 sets) drawn to a scale not less than 1:1000 showing the surrounding lands and existing access to the land included in the layout plan.
- b) A site plan (4 sets) drawn to a scale of not less than 1:200 showing:
 - i) Sub-division of the land or plot or plot with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
 - ii) Width of the proposed streets and internal roads.
 - iii) Dimensions and areas of open space provided under these regulations.

(VIII) Certificate of undertaking: The Certificate in the prescribed **format-A**.

(IX) The applicant shall also obtain copy of N.O.C. from relevant authority as per these regulations wherever applicable.

(X) A copy of receipt in regard to the proof that the requisite fee has been deposited.

2.3.2 GENERAL NOTATION FOR PLAN

The notation used for plans referred above shall be as under:

Sr. No.	Item	Site Plan	Bldg. Plan
01.	Plot line	Yellow	Yellow
02.	Existing Street/Road	Black	Black
03.	Future Street, if any	Black dotted	-----
04.	Permissible lines	Thick Red dotted	-----
05.	Open space	No colour	No colour

06.	Existing work	Green	Green
07.	Work proposed to be demolished	Yellow Hatched	Yellow Hatched
08.	Proposed work	Red	Red
09.	Work without permission if started on site	Green	Green
10.	Drainage and sewerage work	Brown	Brown
11.	Water supply work	Blue dotted	Blue dotted

2.3.3 PLANS AND SPECIFICATIONS TO BE PREPARED BY REGISTERED ARCHITECT/ENGINEER/PLANNER/DRAFTSMAN

The plans and particulars prescribed under regulation No.3.3 above shall be prepared by a registered architect/engineer/planner/draftsman as under rule 12 (3) of HP Town and Country Planning Rules (1978). The details of registration requirements are given in Annexure-IV.

2.3.4 FEES

Any person not being the Union Government, State Government, a local authority or any other authority constituted under this Act, shall have to pay fees along with his application to the Competent Authority namely Baddi-Barotiwala-Nalagarh Development Authority at the rates as given in the State Government Notification No. TCP-A(3)-1/2005 dated 26.2.2007 (Annexure-V) or as revised time to time . For such purposes the area considered shall be the total built-up area even if part of such area is excluded from the calculation of FAR or ground coverage. The rates of premium F.A.R. shall be such as notified by the competent authority.

2.3.5 INSPECTION

(i) Inspection at various stages :-

The Competent Authority may at any time during scrutiny of plan, erection of a building or the execution of any work or development, make an inspection thereof without giving prior notice of its intention to do so. Minimum two inspections first on completion of plinth level and second on completion of whole building shall be under taken by the Competent Authority through its authorized officer. Additionally, random checks shall be conducted.

(ii) Inspection by Fire Department:-

For all multi-storeyed, high-rise and special building(s) the work shall also be subject to inspection by the Chief Fire Officer or the Fire Officer concerned.

(iii) Unsafe building :-

All unsafe buildings shall be considered to constitute danger to the public safety, hygiene and sanitation and shall be got restored by repairs or demolished or dealt with as otherwise directed by the Competent Authority as prescribed under the relevant clause on safety rules in National Building Codes

(iv) Unauthorised development:-

In case of unauthorised development, the Competent Authority shall take suitable action which may include demolition of unauthorised works as provided in The Himachal Pradesh Town and Country Planning Act, 1977.

2.4 REJECTION OF APPLICATION

If the plans and information given as per requirements of these regulation do not shown all the particulars necessary to deal satisfactorily with the development permission, the application shall be liable to be rejected, assigning the reasons of rejections in writing and communicated to the applicant by the competent authority.

2.5 REVOCATION OF PERMISSION

The development permission if secured by any person by any misrepresentation or by producing false documents shall be liable to be treated as cancelled/revoked.

2.6 CONFORMITY WITH REGULATIONS

2.6.1 DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE DEVELOPMENT REGULATIONS

- a) All development works shall conform to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these regulations and Panchayati Raj Act, Municipal Corporation and/or other acts, if any, in force the requirement of these regulations shall prevail. If there is a conflict between the requirements of these regulations and HP Town and Country Planning Rules (1978), if any, the requirements of these regulations shall prevail.
- b) Change of use: No building or premises should be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible and shall be treated as illegal.
- c) In the public interest and in the interest of town design or any other specific consideration the Competent Authority may permit change of land use on specific grounds(s) and may **relax** minimum size/area of plot, plot coverage & set backs. The decision of the Competent Authority shall be final.
- d) General land use in the Development Plan has been contemplated for specific uses. However, mixed land use shall not be prohibited unless otherwise a particular land use in hazardous in nature to the predominant use and fulfills the regulations fixed for the same at the time of coming into force of these regulations.
- e) 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 at least 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 metres wide path abutting one side of the plot will be the basic requirement. If 3.00 metres wide path is not available at site and if it is lesser in width then the owner should surrender the remaining area from his plot to make the path 3.00 metres wide.
- f) The height limitations of these regulations shall not apply to all kinds of religious places e.g. temples, mosques, gurudwaras and churches etc. provided it is so designed and approved by the Competent Authority. 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 yard.

2.6.2 CONFORMITY WITH OTHER ACTS AND REGULATIONS:

- (a) Buildings situated and abutting on any of the roads shall be regulated and controlled by the building line and control line prescribed by the NHAI, PWD or BBNDAs as the case may be. In the event of any conflict, the regulations prescribed under these regulations with regard to the proposed road width as well as control along road shall **prevail**.
- (d) Buildings situated in the vicinity of the grid lines laid by the Himachal State Electricity Board as per the Indian Electricity Act shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky. The following minimum clearances from the LT/HT lines shall have to be maintained.

Voltages	Vertical clearance	Horizontal clearance
1) Low and medium voltage and Service line.	8' (2.439m)	4' (1.219m)
2) a) For high voltage lines up to and including 11,000 volts	12' (3.658m)	4' (1.219m)
b) For high voltage lines 11,000 to and including 33,000 volts	12' (3.658m)	6' (1.829m)
3) For extra high voltage line (For every additional 33,000 volts or parts thereof)	+1' (0.305)	+1' (0.305)

- (e) In restricted / critical zone near the Air Port, construction of buildings shall be regulated as per the provisions of Civil Aviation Department.
- (f) Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities as amended from time to time.
- (h) Situated anywhere in the development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- (i) Situated anywhere in the development area shall be subject to provisions of Air Pollution Control Act, 1981.
- (j) Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders/ instructions / manual in force of the Jail Authority as amended from time to time.
- (k) Situated any where in the development area shall be subject to provisions of the acts related to telecommunication, specialized research organization, archaeology and conservation/ preservation of monuments.
- (l) Development permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of concerned issuing Authority. This Authority has no legal responsibility for such development permission.
- (m) Situated any where in the development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.

2.7 REQUIREMENTS OF SITE:

No land shall be used as a site for the construction of a building.

- (a) if the Competent Authority considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;

- (b) if it falls within the flood prone area as identified by the Competent Authority.
- (b) if the site is not drained properly or is incapable of being well drained;
- (c) if the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Competent Authority to the effect that it is fit to be built upon from health and sanitary point of view;
- (d) if the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighborhood,
- (e) if the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- (f) if the level of the site is lower than the datum level prescribed by the Competent Authority depending on topography and drainage aspects.
- (g) for assembly use, for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Competent Authority;
- (h) unless it derives access from an authorised street/means of access described in these regulations;
- (i) for industrial use other than a cottage industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Himachal Pradesh Industries Department and from HP State Pollution Control Board;
- (j) If the site is found to be liable to liquefaction by the Competent Authority under the earthquake intensity of the area, except where appropriate protection measures are taken to prevent the liquefaction.
- k) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- l) 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 one storey (3.50) metres in any case having a provision of diaphragm wall for step housing.

2.8 SETBACK

Any plan for the construction of any structure or building or any part thereof shall provide setback from the boundary of the plot.

2.9 DOCUMENTS AT SITE

The person to whom the development permission is issued shall during construction keep -

- (a) pasted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and
- (b) a copy of the approved drawings and specifications on the site for which the permission was issued.

2.10 DECISION OF THE AUTHORITY

2.10.1 GRANT OR REFUSAL OF THE PERMISSION FOR DEVELOPMENT OF LAND

The development permission shall be in prescribed format () and it should be issued by an officer authorised by the Competent Authority in this behalf. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

2.10.2 LIABILITY

Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Authority.

2.10.3 RESPONSIBILITIES OF THE APPLICANT

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way relieve the applicant of the responsibility from carrying out the development in accordance with requirements of these regulations.

2.10.4 DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION

In cases where development has already started/commenced on site for which development permission in writing of the Competent Authority is not obtained, the case shall be dealt as per provisions of H.P. Town and Country Planning Act (1977)

2.10.5 DEVIATION DURING COURSE OF CONSTRUCTION

Notwithstanding anything stated in the above regulations it shall be incumbent on every person whose plans have been approved to ensure the construction as per approved plan. In case any deviation from approved plan noticed after work of construction started/commenced on site for which development permission in writing of the Competent Authority is not obtained, the case shall be dealt as per provisions of H.P. Town and Country Planning Act, (1977)

2.10.6 APPLICATION FOR COMPLETION CERTIFICATE

The Competent Authority shall within thirty days from the date of receipt of the completion report communicate its decision after necessary inspection about grant of completion certificate. The concerned authority issuing completion certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing completion certificate. The Authority issuing completion certificate before doing so shall seek proof from the applicant to ensure that

- (i) The trees as per the regulations are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
- (ii) Parking space is properly paved & the lay-out of parking space is provided as per the approved plans.
- (iii) Proper arrangements are made for regular maintenance of lifts as provided in NBC and in these regulations

- (iv) The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
- (v) Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations
- (vii) There shall be a percolating well in a plot having area more than 1500 sq. m and a storage tank in a plot having area less than 1500 sq. mtr.
- (viii) If any project consists of more than one detached or semi detached building / buildings in a plot and any building / buildings there of is completed as per provisions these regulations (such as Parking, Common Plots, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measures), the competent authority may issue completion certificate for such one detached or semi detached building / buildings in a plot.

The completion certificate shall not be issued unless the information is supplied by the owner and the Engineer / Architect / Planner / Developer concerned in this regard.

2.11 DEVELOPMENT OF LAND

2.11.1 AMALGAMATION AND/OR SUBDIVISION OF PLOT WITH EXISTING STRUCTURES

In the case of plots with existing buildings, its sub-division or amalgamation shall not be approved unless it fulfils all the requirements under these regulations.

2.11.2 INTERNAL BUILDING LAYOUT IN A PLOT

In the case of a plot which is intended to be developed with internal roads, buildings, and other structures, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got the internal layout approved by the Competent Authority as per these Regulations.

2.11.3 LEVEL OF PLOT

The general level of the plot shall not be lower than the level of the crown of the road in front. Provided that in the case of plot, the level of which is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the competent Authority may permit a suitable lower level. Generally the plinth of a plot shall not be raised more than 0.45 meters from the level of the adjoining land or road.

2.11.4 REQUIREMENT OF ROAD WIDTH

- (i) The Authority shall not approve any layout either for sub-division or for amalgamation unless it fulfils all the following requirements:

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as under :-

WIDTH OF ROADS IN BUILT-UP AREAS & ABADI DEH

Sr. No.	Area	Road/Access Length in meters.	Width of Road in meters
01	Town/Walled City & Abadi Deh	Upto 50.00 50 to 150 Above 150	3.00 6.00 9.00

WIDTH OF ROADS IN NEW AREAS

Sr. No.	Road length	Width of road for residential use(mts)	Width of Road for commercial, industrial and other non residential use(mts)
1.	Upto 150 m	7.0 m	9.0 m
2.	Above 150 m and upto 300 m	9.0 m	12.0 m
4.	Above 300 m	12.0 m	18 .0 m

Provided that the decision of the authority shall be final in considering the length of the road. For the purpose of determining the width, if the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road or public road as the case may be, shall be added to the length of road in question for the purpose of determining the width

(ii) The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Authority.

2.12 COMMON PLOT

Common Plot for the development of residential, commercial, industrial and sub-division of plots/land shall be required as under:

1) FOR RESIDENTIAL USE AND COMMERCIAL USE:

- (a) In a plot of 2500 sq.m or more in area, the common plot shall be provided.
- (b) The minimum area of the common plot shall be 15% of the total area of the plot(s).
- (c) Common plot shall be provided in high rise building irrespective of area of plot(s).

2) FOR INDUSTRIAL USE:

- (a) In a plot of more than 5000 Sq.M in area, the common plot shall be provided at the rate of 15% of the total area of the plot.

3) OTHER THAN RESIDENTIAL ,COMMERCIAL & INDUSTRIAL

In a plot of 2500 sq.m or more in area, the common plot shall be provided at the rate of 20% of plot area.

4) GENERAL REQUIREMENTS

- (1) The common plot area shall be exclusive of approaches & setbacks. No projection shall be permitted in common plot.
- (2) Minimum size of the common plot shall be 125 sq.mts with no side less than 10.00 M
- (3) No construction shall be permitted in the common plot. Only electric sub station, over head water tank, under ground water tank, watchman room, community hall for occupier of respective sub plots or tenements or flats, tube well and rain water recharge well shall be permitted subject to setbacks as per these regulations and maximum 10% of respective common plot area.
- (4) The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 225 Sq.Mts with no sides less than 10.00 M
- (5) The area of this common plot shall not be deducted for the calculation of floor area ratio of a plot.
- (6) Common plot can not be used for parking.

2.13 MIXED DEVELOPMENT (LOW RISE AND HIGH-RISE)

In case of mixed development of low rise buildings & high rise buildings the F.A.R. shall be computed on the basis of notional boundary between low rise building and high rise buildings subject to other regulations. Such notional plot boundary means imaginary boundary from building after leaving the required setbacks.

2.14 PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM

In the case where the area of building unit exceeds 1500 Sq. m and up to 4000 Sq. m owner / developer has to provide / construct percolating well of prescribed design with rain water harvesting system in plot at the rate of one percolating well for every 4000.0 Sq. m or part thereof .

2.15 SOAK PIT:

In case where there is no drainage facility available to the land to be developed, the owner/ developer shall provide septic tank, soak pit/soak well for disposal of sewage and waste water having area at least 5 percent of total area.

1. Septic tank/soak pit/soak well may be allowed in setbacks.
2. Structural safety certificate from the licensed structural engineer should be required for location of soak pit to avoid damage to structures as well as soak pit/soak well/septic tank.
3. General design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by competent authority from time to time.

2.16 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGING TOWER AND TELEPHONE TOWER AND OUTDOOR DISPLAY STRUCTURES PERMISSION

Only authorized signs (hoarding), paging tower, mobile communication towers and telephone towers will be permitted as per prescribed design and size (excluding prohibited signs) as per requirements of National Building Code (revised from time to time) or as per the 'Policy for setting up of mobile telecommunication towers" dated 16.10.2006 issued by the Government of Himachal Pradesh after paying the required fees.

2.17 ENVIRONMENTAL PROTECTION

- a) No sewage discharge/industrial effluent shall be disposed or exposed so as to cause nuisance and danger to public health.
- b) Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units, commercial , hotel or any other development identified as polluting in nature. These measures shall be stipulated as conditions of the development permission.
- c) Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluents unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Himachal Pradesh Pollution Control Board.
- d) Controls as prescribed from time to time by the pollution control board / Competent shall be applicable to all development and redevelopment.

2.18 TREE PLANTATION

While applying for development permission, tree plantation at rate of 1 tree for every 100 sq.mts of plot (all uses) area or 1 tree per family (in case of residential uses), which ever is more, shall have to be shown on the site plan/layout plan and developed.

The trees shall have to be guarded by the tree guards and shall be maintained (including watering) so that they survive.

2.19 Distances from Water Courses:

- a) No development ,whether by filling or otherwise, shall be carried out within **50 meters** from the edge of the bank of river Sirsa or any other river/ khad so specified by a separate order by the competent authority where there is no river embankment and within **25 Mts** or such distance as may be prescribed under any other general or specific orders of the competent authority from river where there is river embankment, shall be carried out as per restricted / recreational zone mentioned in use zone table.
- b) In case of khads, nallahs and other streams it shall be 10 m.

- c) In case of talab, village tanks, lake, water bodies etc., the distance from the water body shall be as may be prescribed under any other general or specific orders of the competent authority.
- d) These restricted development zones and any other water courses, which pass through a land shall be developed and maintained according to the discharge of water.
- e) Provided that where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the competent authority to restrict or direct the water courses to an alignment and cross section determined by the competent authority.

3. SPECIAL DEVELOPMENT REQUIREMENTS FOR ABADI DEH AREA

3.1 MINIMUM PLOT

Minimum area of a plot when subdivided shall be 18 Sqm. with no side less than 3.00 M in width.

3.2 ACCESS TO BUILDINGS

Every person who erects a building shall provide as means of access to such building a clear pathway from street to the door of such building. In case of existing pathway, the above provision shall not apply. Such pathway shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

3.3 HEIGHT OF BUILDING

The height of building shall not exceed 2 storeys (i.e. Ground floor and first floor).

3.4 PROJECTIONS ON SET BACKS

In any setback , weather sheds (un-covered) shall be permitted up to 0.45 m at the height of 2.0 m and above from the floor level.

No shutters of any doors or windows of any building shall be allowed to open on the street.

Projections of steps shall not be permitted on set- backs, streets or roads.

3.5 MAXIMUM PERMISSIBLE BUILT UP AREA

The maximum permissible built-up area of a plot shall be subject to the limitations prescribed in the following table.

Sr. No.	Plot in Sq. M	Maximum permissible built- up area
01	Up to 90	75%
02	90 to 150	70%
03	150 to 500	60%
04	500 & above	50 %

3.6 Form of application: Following information along with the application to be submitted for approval of the competent authority

- a) A single line drawing/plan
- b) Certificate or proof of possession of land issued by the revenue authority
- c) Certificate from the Gram panchayat in regard to the approval of plan
- d) No fee for construction in Abadi deh shall be applicable for structures upto 2 storeys for residential purpose and single storey for self-employment activity.

3.7

For any planning permission case not conforming to the regulations under this chapter, regulations specified in chapter 4 shall apply provided that the development so proposed shall strictly conform to the use zone table as per Annexure I. Non-conforming constructions shall be governed by chapter 4.

4. DEVELOPMENT REQUIREMENTS FOR CONTROLLED AREA OTHER THAN ABADI DEH

4.1 Farm Houses

i) The minimum area of plot for farm house construction shall be 1500 sq.m. or bighas

ii) Notwithstanding anything to the contrary contained in Section 30 of HP Town Planning Act 1977, a person who owns on the commencement of this Act and thereafter continues to own land, or his successor and intends to construct a farm-house for agricultural purpose shall make a simple application to the C.E.O., BBNDA for seeking his permission. **No fee** of any kind shall be payable for the purpose of constructing a farm-house.

Provided that the farm house -

- (a) is comprised of covered area not exceeding 200 sq mtrs; and
- (b) is not having more than two storeys.

**** Provided further that minimum two metre set backs shall be kept on all sides of the farm house and shall not be put to any other use.”

Explanation. - For the purpose of this section the expression “farm house” shall include a “cattle shed”.

4.2 RESIDENTIAL USE

4.2.1 RESIDENTIAL USE_ LOW RISE BUILDINGS

A) MINIMUM AREA OF A PLOT

- (a) Minimum area of a plot shall be 60 Sq.M with no side to be generally less than 5 m in width. Plot with area of 60 Sqm. may be allowed on roads upto to 9 m width and less. Plot with area more than 60 to 200 sq.m may be allowed on roads upto 12 m width.
- (b) The plot shall have rectangular shape with length: breadth ratio not exceeding 3.

B) FLOOR AREA RATIO, SET BACKS AND GROUND COVERAGE

- a) The maximum permissible Floor Area Ratio (F.A.R.), minimum setbacks for low-rise residential use shall be as under

Plot size	Front Setback (road side)	Setbacks other than road side			Maximum built-up area on any floor	Base permissible FAR	Additional Permissible F.A.R. on premium
		Left setback	Right setback	Rear side			
Upto 150 sq.m.	3.0 m *	-	-	2.0 m	65%	1.75	-
150 to 250 sq.m	3.0 m *	3.0 m (on any one side) or 1.5 m on both sides)		2.0 m	55%	1.75	-
250 to 500 sq.m.	3.0 m *	2.0 m	2.0 m	2.0 m	50 %	1.75	-
More than 500 sq.m.	5.0 m *	3.0 m	3.0 m	3.0 m	45 %	1.25	0.50

* The front set back shall be 5.00 if the existing road or road proposed under I.D.P./D.P. is 18.00 to 30m and shall be 7.5m if the road is more than 30m.

Note:

- i) Maximum permissible coverage shall be subject to the fulfillment of prescribed setbacks.
- ii) In case of corner plots, width of plot and side setback at one side of a plot shall be increased by 2.00 m for providing proper sight distance on the curve.
- iii) Maximum 50 % built-up area of proposed ground floor shall be permitted in mixed development subject to these regulations

C) PERMISSIBLE BUILT UP AREA IN SETBACKS :

- (i) Notwithstanding anything contained in these regulations, construction such as w.c., bathroom , servant quarter, and parking garrage shall be permitted in one of the corners of a rear setbacks space of an individual or semidetached residential plot (except ownership flats /tenements) subject to following conditions:
 - a) The maximum permissible area of construction shall be 16.50 sq.m which may be allowed for servant's quarter, bath-room, w.c. or closed parking having maximum dimensions 5.5 mt. x 3.00 mt.
 - b) The maximum height of construction shall be 3.0 M with maximum plinth of 45 cms.
 - c) No first floor shall be permitted over such a construction.
 - d) It shall be considered in calculation of maximum permissible built-up area and Floor Area Ratio.
 - e) The location of the said construction can be alternatively permitted from the rear corner upto a maximum distance of half the length of the side.

- f) Openings doors, windows and any type of projections shall not be permitted over looking adjoining property. The slope of the roof of such structure shall be towards the inner side of the same plot and away from the adjoining plot.
- g) Under-ground water tank, well, tube well and pump-room as directed by appropriate authority shall be permitted in setbacks of a plot, provided that such elements keep the conformable circulation in case of emergency.

D) RESTRICTION ON DEVELOPMENT IN SETBACKS

- (a) The setback open spaces as provided in the above sub-clauses shall be kept permanently open at ground level and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind. The sunk-in-lower ground floor or semi-basement or basement shall not be provided in setbacks space. The boundary of the plot shall have to be demarcated by at least 0.6 m parapet/compound wall/railing.
- (b) The plot level may be permitted to be raised up to plinth level in cases of plots other than tenement buildings, ownership tenement flats, industrial and commercial units.
- (c) Security cabin with maximum size of 2.0 m. X 2.0 m. and a height not more than 2.4 m. shall be permitted in the roadside setbacks in case of plot with more than 500 sq.m. area.

E) PROJECTIONS IN SETBACKS

- (i) In any setbacks open space, weather sheds projections shall be permitted up to 0.45 m at the height of 2.0 m from the floor level.. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
- (ii) Balcony measuring 1.0 m wide and upto 50 % of frontage of built-up area shall be allowed and shall not be counted in FAR and built-up area calculations.
- (iii) In case of detached and semi-detached residential dwelling plot, 1.00mt. wide open cantilever stair with maximum 2.00 m landing space at floor level shall be permitted in the 3.00 m and above setbacks space except road side setbacks.

F) ROW TYPE BUILDINGS

- 1) The minimum area of plot on which row houses are to be constructed shall be 1000 sq.m.
- 2) The minimum length of common wall between the two adjacent row houses shall be 50% of the depth of the row house.
- 3) 5.0 m wide space open to sky shall be provided at the end of every such 10 continuous houses of row houses.
- 4) Requirement for common plot shall be regulated as per the provisions of these regulations.

FOR RESIDENTIAL USE - HIGH RISE BUILDINGS:

Any residential building more than 15.0 m height from ground level shall be considered as a high rise building.

A) Minimum plot area

For high rise building shall be 4000 sq.mts and it shall abut on existing or Development Plan road or Development Scheme road having width at least 30 m and the frontage of the plot on such road shall not be less than 15 m

B) Floor Area Ratio, Set Backs And Built- up Areas

The maximum permissible Floor Area Ratio (F.A.R.), minimum setbacks for high-rise residential use shall be as under

Front Setback (road side)	Setbacks on other than road side	Maximum Built up Area	Base permissible F.A.R	Additional Permissible F.A.R. on premium
10 m	one third of building height	25%	1.5	0.25

Explanation

In the above regulations 'H' shall mean height of the building which shall be measured from the plot level to the highest point in the building. Provided that the height of the genuine stair-cabin, lift well, water tank and lift cabin shall not be taken into consideration in determining the total height of the building provided that the height of each does not exceed 2.4 M The maximum height of the parapet shall be 1.50 Mt. and it shall also not be computed towards the height of the building.

Minimum clearance between two or more high rise buildings and one high rise and one low rise building shall be one third of average building heights.

C) Internal Layout regulation

The land use of high rise building complexes shall be regulated as per the following table:

Land use type	Percentage of plot area
Residential	20-25
Roads and transport	10-20
Common plot, parks, open space,	10-18
Pavement, setbacks, plantation and landscaping	20-40

Commercial use and shops as per requirements of population to be provided

D) The structural stability, sanitation, safety measures, infrastructure & services, building maintenance, rain water harvesting, parks and open spaces shall be regulated as per general building requirements/National Building Code.

G) **General Building Requirements:** The residential building shall meet the 'General Building Requirement' as prescribed in these regulations.

4.2.3 COMPOUND WALLS AND GATES

- a) The drawings of gates and boundary walls shall be submitted along with the application for development permission.
- b) No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.
- c) A road side compound wall not exceeding 1.5 mts .in height from the crown of the road shall be permitted while on the other side along the boundary of the another building unit, the maximum height of the compound wall shall be 1.8 m. Only a compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads.
- d) Provided that in the case of plots having area of more than 2000 sq.mts gate-pillar (hollow) to an extent of 1.44 sq.mts internal area may be allowed up to the height of 2.4 M
- e) Provided further that in the case of plots at the junction of streets, no boundary wall below the fence grill (with at least 50% perforation) facing the streets shall be raised to the height more than 0.8 Mt. from the kerb for a length of 9 M from the junction of the streets.
- f) Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the competent Authority.
- g) No partition wall shall be allowed anywhere in the setbacks of plot.
- h) The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 1.5 M from the crown of the road in front.
- i) No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- j) The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.
- k) If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.

4.3 CORE AREA REGULATIONS

4.3.1 Existing Core Built up-Area

The area defined as under shall be known as existing core built up area of Nalagarh bazar:-

- A) The horizontal distance upto 50.00 metres (measured from the centre of the road) on both sides of the Nalagarh bazar:-

- i) Starting from the main gate near the office of Municipal Council, Nalagarh and upto bifurcation point (Chowk) of Puarna bazaar and Naya Bazar).
- ii) From the bifurcation point (Chowk of Purana Bazar and Naya Bazar) following Naya Bazar & upto Palace road near Gurudwara.
- iii) Again from the bifurcation point (Chowk) of Purana Bazar and Naya Bazar following Purana Bazar & upto Ram Lila ground.

B) The Competent Authority may identify any other area under its limit following due process.

4.3.2 Following regulations shall be applicable to the existing core built up area.

- i) Set backs shall not be compulsory in case of existing authorized buildings provided existing building line is maintained. However, front and rear set backs shall be determined by the existing building line whereas set backs on sides shall not be compulsory.
- ii) Number of storeys shall not exceed three in any case. Attic and mezzanine floor shall be counted as a storey.
- iii) F.A.R. shall not be applicable but the existing sky line shall be maintained.
- iv) Coverage shall not exceed 80% for plots upto 150 M sq., 70% for plots between 151 to 500 M. sq. and 60% for plots above 500 M. sq.
- v) In existing built up areas, commercial activities shall only be allowed in floor which comes at road level. This shall be allowed to the extent of 25 % of the coverage of the floor or 50 sq. mtr whichever is less. However, following activities shall not be allowed under mixed land use as these activities having non conforming environmental impacts. Such activities like retail shop of timber product, firework, coal, tyre retreading, battery charging, floor mills (more than 3 KW power load), fabrication and welding and alike, professional offices and the offices of commercial establishments shall be allowed on subsequent floors i.e. at floor above road level floor i.e. 1st & 2nd floor.

4.4 INDUSTRIAL USES

The layout and design of industrial area if any, shall be as per the requirements of the industry and shall be got approved from the C.E.O., BBNDA.

A) MAXIMUM GROUND COVERAGE, FLOOR AREA RATIO AND SET BACKS

The permissible coverage, set backs, F.A.R., height of building for industrial use shall be as hereunder:-

Sr. No.	Type of industry	Plot area (sq.m)	Maximum permissible coverage	Set backs			Base permissible F.A.R.	Additional permissible F.A.R. on premium
				Front	Sides	Rear		
1.	Small scale industry	250-500	60%	3.00*	2.00	2.00	1.50	-
2.	Service/light industry	500-1000	60%	5.00*	3.00	3.00	1.25	0.25
3.	Medium industry	1000-5000	55%	10.00	5.00	5.00	1.00	0.25
4.	Large/heavy industry	More than 5000	50%	15.00	7.50	7.50	0.90	0.35

* The front set back shall be 5.00 if the existing road or road proposed under I.D.P./D.P. is 18.00 to 30m and shall be 7.5m if the road is more than 30m.

Note:

1. Maximum height of industrial shed/building shall be 15.0 m or depending upon the nature of requirements of particular industry. In case of roof trusses the height of shed/building may be adjusted/relaxed accordingly.
2. Minimum width of existing or proposed roads/path abutting one side of the plot shall be 9.00 m.
3. In case of pharmaceutical units, service floor shall be permissible as per requirements of G.M.P. (Good Manufacturing Practice). Such a floor shall be used exclusively for service ducts, plumbing, and mechanical and electrical pipes etc. Such a floor shall generally not exceed 2.0m in height and shall not be used for any storage or actual manufacturing activity. It shall be exempt from F.A.R.
4. A cellar as per requirements of these regulations and shall not be counted towards F.A.R.
5. Construction of security room, first aid room, retiring room and toilet shall be permitted in the front set back adjoining the entrance gate subject to the following conditions:-
 - a) Such activities shall not obstruct the movement of fire tender within the setback.
 - b) Only one security room 2.0 m x 2.0m shall be permissible in plots upto 1000 sq.m.
 - c) Only area upto 20 sq.m with maximum height of 2.4 mtr from ground level shall be permissible in plots between 1000 sq.m to 5000 sq.m.
 - d) Only area upto 30 sq.m with maximum height of 2.4 mtr from ground level shall be permissible in plots above 5000 sq.m.
 - e) No first floor shall be permitted over such a construction.
 - f) If required, to the satisfaction of competent authority, additional materials gate shall be allowed. However the security cabin for such gates shall not be free from F.A.R. calculations.

6. Under-ground water tank, well, tube well and pump-room as specifically approved by the appropriate authority shall be permitted in setbacks of a plot, provided that such elements keep the conformable circulation in case of emergency.
7. In industrial shed/building the transformer room, sub-station and meter room as per norms of electricity board shall be permitted in the set backs. However adequate clearance shall be maintained between the building and the electrical installation so that fire tender could easily move in. In no case shall a transformer be installed in the public street/road outside the premises of an industrial unit.
8. A road side compound wall as per these regulations.
9. Fee shall be chargeable for all built-up area whether countable for F.A.R. or not.

B) RESTRICTION ON DEVELOPMENT IN SETBACKS

- (a) The setbacks as provided above shall be kept permanently open at ground level so that movement of fire tender and ambulance is not obstructed.
- (b) The setbacks shall not be used for construction of Water Treatment or Waste Water treatment plant or installation of related ducts, conduits or machinery in fixed or movable form.
- (b) The setbacks shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind provided that decorative advertisements boards or neon sign boards may be permitted in setbacks of a plot abutting on roads with prior permission of the Competent Authority.
- (c) The sunk-in-lower ground floor or semi-basement or basement shall not be provided in setbacks.
- (d) The plot level may be permitted to be raised up to plinth level in cases of Industrial shed/Building if competent authority is satisfied for such requirement.
- (e) 0.45 m projection shall be permitted in setbacks, which shall not be used for habitable purpose.

C) COMPOUND WALLS AND GATES

- a) Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- b) No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.
- c) A road side compound wall not exceeding 2.0 m. in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit, the maximum height of the compound wall shall be 2.0 m Only compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads. Provided that in the case of plots having area of more than 2000 sq.m gate-pillar (hollow) to an extent of 1.44 sq.m internal area may be allowed up to the height of 2.4 M
- d) Provided further that in the case of plots at the junction of streets, no boundary wall below the fence grill (with at least 50% perforation) facing the streets shall

be raised to the height more than 0.8 Mt. from the kerb of the road for a length of 9 M from the junction of the streets.

- e) No partition wall shall be allowed anywhere in the setbacks of industrial unit.
- f) The plots of active burial-grounds and crematorium abutting on the main road shall be provided by the owners with a compound-wall having a height not less than 2.0 m from the crown of the road in front.
- g) No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- h) The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.
- i) If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.

D) WORKERS' HOUSING:

- i) In case of industrial plots with an area of more than 4,000 sq.m. the workers housing may be provided as per requirements and regulations given hereunder.
- ii) The type of development for housing for workers should be such that the maximum permissible area under such use shall be limited to 20% of the total plot area..
- iii) The development of schemes for workers housing can be undertaken by the employing industry, if industry is non- hazardous or non-polluting.
- iv) Such a housing shall be proposed after ensuring routine setback from industry as well as minimum safe distance from industrial building(s) of 5 m and as a compact pocket in one side or portion of the unit.
- v) Such a housing should have separate gate.
- vi) The minimum and the maximum size of dwelling units shall be 18 sq.m and 25 sq.m with W.C, toilet but without kitchen.
- vii) Area open to sky at rate of 3m x 3m for every 20 such dwelling units shall be provided.
- viii) The maximum numbers of storeys should be ground plus one upper storey only.
- ix) The common plot at the rate of 10% of the total areas under workers housing shall be provided for community open space which shall be exclusive of approach roads, path ways or setbacks.

4.5 COMMERCIAL USES

A) Admissibility of Commercial Development

- i) **Shops :** Individual shops and service establishments can be located on roads of minimum width of 5.0 m and of minimum size 3.0m x 6.5 m. In case of shopping booth minimum area required is 2.5m x 3.5m. Front setback as per regulations applicable on the road shall have to be provided.
- ii) **Commercial Areas:** This includes organized commercial centres, plazas, shopping centres and commercial complexes. The commercial areas are allowed depending on the abutting road width as given under:

ROAD WIDTH	STOREY ALLOWED
1) 9m to 12 m	ONLY GROUND FLOOR
2) 12 m to 18	GROUND AND FIRST FLOOR
3) 18 m to 30 m	GROUND AND TWO FLOORS
4) above 30 m	AN Y NUMBER OF FLOORS AS PER OTHER REGULATIONS

iii) High Rise Commercial Development

High rise commercial development shall be permitted in the plot with abutting road width of more than 30 m and minimum plot area of 4000 sq.m.

B) FLOOR AREA RATIO (F.A.R.), SETBACKS AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

- (a) Maximum permissible floor area ratio (F.A.R.) of a plot shall be as under

Commercial Use	Plot size	Maximum Ground Coverage	Front setback in m	Side setbacks	Rear Setbacks	Base Permissible F.A.R.	Additional Permissible F.A.R. on premium
Low rise structures	Upto 150 sq.m.	50 %	3.0 *	-	2.0 m	2.0	-
	150 to 250 sq.m	45%	3.0 *	3.0 m (on any one side) or 1.5 m on both sides	2.0 m	2.0	-
	250 to 500 sq.m.	40%	5.0 *	2.0 m in both side	2.0 m	1.5	0.5
	More than 500 sq.m.	35 %	5.0 *	3.0 m in both side	3.0 m	1.0	1.0
High rise structures	More than 4000 sq.m.	25%	10.0	7.5 m both side	5.0 m	1.0	1.0

* The front set back shall be 5.00 if the existing road or road proposed under I.D.P./D.P. is 18.00 to 30m and shall be 7.5m if the road is more than 30m.

Provided in case of the plot having road on more than one side the both road side margins shall be as per above table.

Note:

- i) If the site/plot abuts on two or more streets (path/roads) the building /plot shall be deemed for the purpose of this regulation to face upon the street (path/road) that has greater width.
- ii) Twin parking floors may be permitted in plots of size more than 1500 sq.m.
- iii) Cellar shall be permitted as per requirements of these regulations.
- iv) Parking requirements shall be as per N.B.C.
- v) Other design considerations like safety, access for physically challenged persons etc. shall be as per N.B.C.

C) Hotels

FLOOR AREA RATIO (F.A.R.), SETBACKS AND MAXIMUM BUILT-UP AREA

The maximum permissible Floor Area ratio (F.A.R) of a plot shall be as under

Sr. No.	Minimum Area (in sq. m)	Minimum abutting road	Coverage	Minimum Set back in mtrs				Base permissible FAR	Additional Permissible F.A.R. on premium
				Front Side	Left Side	Right Side	Rear Side		
1.	250-500	9 m	50%	3.0* m	2.0 m	2.0 m	2.0 m	1.75	-
2.	500-1000	12m	40%	5.0*m	3.0 m	3.0 m	3.0 m	1.75	-
3.	1000-4000	24m	35%	10.0m	5.0 m	5.0 m	4.0 m	1.40	0.35
4.	Above 4000	45m	25%	-do-	7.5 m	7.5 m	5.0 m	1.20	0.55

* The front set back shall be 5.00 if the existing road or road proposed under I.D.P./D.P. is 18.00 to 30m and shall be 7.5m if the road is more than 30m.

Provided in case of the plot having road on more than one side the both road side margins shall be as per above table.

Note:-

- i) If the site/plot abuts on two or more streets (path/roads) the building /plot shall be deemed for the purpose of this regulation to face upon the street (path/road) that has greater width.
- ii) Parking space for cars, scooters etc. shall be compulsorily provided in case of Guest House/Hotel as per N.B.C.
- iii) Cellar shall be permitted as per requirement of these regulations
- iv) Service floor within maximum height of 2.0 m shall be permissible for the purpose of utilities, ducts, conduits, pipes and related machinery etc.

- vi) Starred hotels shall be permissible on roads more than 30m wide only. In case of other hotels, it shall be ensured that the same are not likely to cause any disturbance to the residential area nearby.
- vii) Other requirements like safety, access for physically challenged persons etc. shall be as per N.B.C.

4.6 OTHER USES (PUBLIC BUILDINGS AND GOVERNMENT BUILDINGS & INSTITUTIONS)

MINIMUM AREA OF PLOT

The minimum area/size of plot shall depend on the specific requirements; however it should not be less than 500 m²

MAXIMUM HEIGHT OF BUILDING

The maximum height of public and semi- public buildings shall be 30.0 m. However the high rise structures shall be allowed on road having width more than 30 m only and on a plot of more than 4000 m² only.

FLOOR AREA RATIO (F.A.R.), SETBACKS AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

The maximum coverage, set backs and F.A.R. shall be governed by following table:-

Sr. No.	Description	Maximum coverage	Minimum Set back In mtrs				Maximum F.A.R
			Front Side	Left Side	Right Side	Rear Side	
1.	Educational Building	40%	7.50	2.50	2.50	2.50	2.00
2.	Police Station/Fire Station	40%	7.50	2.50	2.50	2.50	2.00
3.	Medical	40%	7.50	2.50	2.50	2.50	2.00
4.	Community Hall	40%	7.50	2.50	2.50	2.50	2.00
5.	Library/Religious Building	40%	7.50	2.50	2.50	2.50	2.00
6.	Govt. and Semi-Govt. offices	40%	7.50	2.50	2.50	2.50	2.00

Note: - 1. Upto 50% of open area shall be utilized for open parking and roads and the rest shall be landscaped.

- j) Parking space for cars, scooters etc. shall be compulsorily provided at the rate of 40% of built-up area out of which at least 20 % should be for visitors parking.

4.7 INTEGRATED TOWNSHIPS AND COLONIES

4.7.1 Site Selection and Suitability

In case the developer or promoter is also proposing the development of external infrastructure (access, water supply, sewerage system, power supply etc.), he is free to select the site subject to location as per the Development Plan for the proposed use and site suitability as per Development Control regulations. The proposal should not be located in non-conforming use or in the restricted development zone. Based on proposed uses, the scheme should be designed in such a manner that the optimum use of major roads i.e. National Highways ,State Highways ,arterial and other major roads is achieved and should not make ribbon development with several accesses. The authority shall provide guidance for preference to such areas where such external infrastructure is already developed or planned for development in future.

The size and shape are not controlled, but expected to be such that its size and shape should not create haphazard or unplanned development of neighboring plots or pose constraint in the existing/ future infrastructure development. The site should be in harmony of nature and should not damage the slopes, hills, rivers/streams, water bodies, forests, plantations etc. for which the specific assessment needs to be carried out as per requirements of laws.

4.7.2 Government Support:

4.7.2.1 External (Off-site) Infrastructure Development

The government shall prefer to develop the external infrastructure in planned manner as per requirements of the master plan through the professional government bodies or through Public private partnership basis. If such infrastructure is also provided in area where an integrated area development has been proposed or planned, the government shall levy the 'External Development Charges'.

In case the developer or promoter proposes the additional external infrastructure requirements broadly in line with approved Master Plan, the government shall support through the government bodies or public private partnership framework subject to the 'External Development Charges'. The developer or promoter shall also provide the cost towards the land requirements. The type of infrastructure in such scheme includes i) roads and parking ii) water supply iii) sewerage system iv) power supply v) street lights and services/amenities include i) solid waste management ii) health and education.

4.7.2.2 Fast track approval

All applications for such development schemes shall be approved by the BBND and other relevant authorities as applicable and shall follow the procedure for securing development permission as per the regulations. All submitted documents should be as per requirements. The BBND shall also promote the following for speedy statutory clearances from various bodies and government agencies

1. Simplification of procedures
2. In-principle approvals
3. Time- bound approvals
4. Self- certification of layout and plans
5. Deposit of fee, charges and security in installments

4.7.3 Land use and Layout Guidelines

The land use shall be depending upon the type of predominant uses the scheme is proposed to be for. However the following guidelines may be used for land use mix

A) Residential building complexes: (Area not below 4,000 sqmtr.)

[Colonies, Group Housing Societies and Apartments Complexes]

Land use type	Percentage of plot area
Residential	20-25
Roads and transport	10-20
Common plot, parks, open space,	10-18
Pavement, setbacks, plantation and landscaping	20-40

Note:

Commercial use and shops as per requirements to be provided

Parking as per N.B.C.

Common facilities as per the UDPFI Guidelines.

B) Industrial Estate/Areas: (Area not below 20,000 sqmtr.)

[IT & ITES Parks, Biotechnology parks, Textile and Apparel parks, Gems & Jewel]

Land use type	Percentage of plot area
Industrial/Organized Commercial	50-55
Ancillary Housing	2-5
Roads, transport, logistics	14-22
Common plot, parks, open space,	10-18
Pavement, setbacks, plantation and landscaping	20-40

Note:

Other commercial establishments and shops as per requirements to be provided

Parking as per N.B.C.

Common facilities as per the UDPFI Guidelines.

C) Tourism supportive activities

[Handicraft villages, Food and Craft Bazars, Sports Trade and Exhibition Centers]

Land use type	Percentage of plot area
Built-up recreational	20-25
Ancillary housing	2-5
Roads and transport	10-18
Common plot, parks, open space,	15-25
Pavement, setbacks, plantation and landscaping	25-45

Note:

Other commercial establishments and shops as per requirements to be provided

Parking as per N.B.C.

D) Educational Complexes

[Engineering, Medical, Technology Institute, School Colleges, Universities, Vocational Training Institutes]

Land use type	Percentage of plot area
Residential	20-25
Roads and transport	10-20
Common plot, parks, open space,	10-18
Pavement, setbacks, plantation and landscaping	20-40

Note:

Other commercial establishments and shops as per requirements to be provided

Parking as per N.B.C.

Common facilities as per the UDPMI Guidelines.

E) Commercial Hubs (Area not below 4,000 sqmtrs.)

Land use type	Percentage of plot area
Organised Commercial CBD	20-25
Ancillary housing	2-5
Roads and transport	14-22
Common plot, parks, open space,	10-18
Pavement, setbacks, plantation and landscaping	20-40

4.7.4 General Regulations**4.7.4.1 Access:**

The main external access to Area should be more than 30 m. The internal aces to individual plot should be as per the following table

WIDTH OF ROADS

Sr. No.	Road length	Width of road for residential use(mts)	Width of Road for commercial, industrial and other non residential use(mts)
1.	Upto 200 mts.	9.0 mts.	12.0 mts.
2.	Above 200 mts. and upto 400 mts.	12.00 mts.	18.0 mts.
3.	Above 400 mts.	18.0 mts.	24 .0 mts.

4.7.4.2 Setbacks, FAR, Ground Coverage:

Block to block setback shall be one third to average height. Each subdivided plot has to follow the setbacks, FAR and Ground Coverage individually as per DCR.

4.7.4.3 Permitted density

The density control shall not be applicable, however Developer or promoter has to meet the FAR, Setbacks and Ground Coverage as per the norms of Development Control regulation.

4.7.4.4 Building regulations

The buildings proposed in Integrated Areas Development Scheme shall meet the 'General Building Requirement' as prescribed in regulation

4.7.4.5 Hazard and safety measures

In case of building height of more than 14.5 m NOC from Chief Officer, Fire Services to be obtained. The Structural stability, Sanitation and Safety measures shall be regulated as per General Building requirements/National Building codes.

4.7.4.6 Infrastructure and amenities (on-site)

Infrastructure & services, building maintenance, rain water harvesting, parks and open spaces shall be regulated as per general building requirements/National Building code. The developer or promoter shall provide the following on-site infrastructure and services within the scheme area:

- a) Roads, street lights
- b) Water supply including bulk receiving, storage and distribution network and other connection to users
- c) Parking for residents/owner and visitors
- d) Drainage, sewerage and recycling of treated waste water
- e) Electricity sub-station and internal lines with connection from HPSEB
- f) Spaces for solid waste management
- g) Educational facilities as per UDPFI guidelines
- h) Health facilities as per UDPFI requirements

The maintenance of buildings, infrastructure and services shall be responsibility of developer or promoter or may be done by Government agency on cost-plus basis.

4.7.4.7 EWS provisions

Each housing scheme should contain provision of at-least 5 % of built-up area for 5 % of dwelling units or plots for EWS section. In case of other type of schemes the ancillary housing should be provided with at least 20% for EWS section.

5. GENERAL BUILDING REQUIREMENTS

5.1 ELEVATORS (LIFTS)

A lift shall be provided in all buildings as prescribed hereunder:

- (i) In case of buildings having height more than 15.0 mts from ground level, lift shall be provided.
- (ii) Lift shall be provided at the rate of one lift for 20 tenements (dwelling units) of all the floors, or part thereof for residential buildings and at the rate of one lift per 1000.00 sq.m or part thereof of built-up area for non-residential buildings.
The tenement (dwelling units) and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.
Lift shall be provided from ground floor and shall have minimum capacity of six persons. On the basis of detailed calculations based on the relevant provisions of National Building Code, the number of lifts can be varied.
- (iii) Notwithstanding anything contained in the Development Control Regulations in case of building with 21 meters or more in height, at least two lifts shall be provided.

5.2 SAFETY REQUIREMENTS

A) FIRE PROTECTIONS:

In case of high rise buildings, the provision shall be made for safety of buildings from fire and other hazards as per requirements of the National Building Code.

B) EARTHQUAKE RESISTANCE

The provision shall be made for safety of buildings including special structural elements keeping in view the earthquake zone of the area as per requirements of the National Building Code.

5.3 CELLAR

A) The construction of cellar is to be regulated as here under:-

- i) A cellar shall not be counted as a storey.
- ii) A cellar is to be constructed within the prescribed set backs and prescribed building lines and subject to the maximum coverage on floor 1 (entrance floor) and may be put to only the following uses:
 - a) Storage of household or other goods of ordinarily combustible material.
 - b) Strong rooms, bank cellars etc.
 - c) Air-conditioning equipment and other machines used for services and utilities of the building and
 - d) Parking spaces.

B) The cellar shall have the following requirements.

- i) All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose.
- ii) Every cellar shall be, in every part, at least 2.40 m clear height from the floor to the underside of the roof slab or ceiling.
- iii) Adequate ventilation shall be provided for the cellar. Any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems, etc.
- iv) The minimum height of the ceiling of any cellar shall be 0.9m and the maximum, 1.20m above the average surrounding ground level.
- v) Adequate arrangements shall be made such that surface drainage does not enter the cellar.
- vi) 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.
- vii) The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of 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 point (e).
- viii) In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50.0 sqm in area and each compartment shall have proper ventilation provision. The cellar partition shall however, conform to the norms laid down by Fire Services.

5.4 HEIGHT OF FLOORS

Minimum height of floors in building at any point shall be 2.8 m for residential and commercial uses and 3.6 meters for industries or as per Factory Act or other relevant Act in case ground floor and upper-floors in a building used for offices for ancillary uses of factories, workshops, godowns and other industrial purposes.

5.5 NUMBER OF DWELLING UNITS:

Not more than four dwelling units per floor shall be permissible in residential building constructed on plot having an area upto 250 sqm. For plot measuring more than 250 sq.m. an additional unit for every additional 100 sq.m shall be permissible in each floor.

5.6 WATER CLOSET AND BATHROOM

In case of water closet, bath room and sanitary blocks, the open air space shall be provided as under:

At least one of the walls of a water closet or bath room or sanitary block shall have a opening of minimum 0.25 sq.mt. upon a minimum 0.9 M wide open space or upon a verandah not less than 1.5 M wide opening to air on one side.

5.7 OPEN SPACE TO BE OPEN TO SKY

Every open space whether exterior or interior, provided in pursuance of any regulations, bye-laws or under an agreement lodged with the Competent Authority shall be kept free from any erection thereon and shall be kept open to sky.

Every such open space or chowk shall have suitable and sufficient access.

No open drain, except for rain water, shall be constructed in any open space required by these regulations.

No construction work of a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

5.8 LOFT

The loft at a minimum height of 2 m from floor level not exceeding 30% floor area of the room may be allowed in any room.

5.9 STAIRS, LIFTS, LOBBIES AND CORRIDOR

The width of lobbies or corridors in building shall be as under:

- (a) In case of residential and non-residential building except individual detached building minimum clear width of corridor shall be as under:

Length of Corridor (in meter)	Minimum Clear Width of Corridor(in meter)	
	Residential	Non-Residential
Upto 6	1.0	1.2
Upto 9	1.2	1.5
Upto 15	1.2	2.0
Above 15	1.5	2.5

NOTE:-

- (i) For every additional 9.00 m length or part there of the width of corridor shall be increased by 0.30 m upto a maximum of 3.00 m
- (ii) In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.
- (b) whereas in case of residential dwelling unit occupied by single family and constructed upto three floors width of the stairs shall not be less than 1.0 mtr.
- (c) In case of all non-residential and high rise residential buildings, the clear width of stair and landing exclusive of parapet shall not be less than 1.5 M
- (d) Minimum stair width for more than 6 tenements on each floor shall be 1.5 M

- (e) The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 M from any entrance of tenement or an office provided on each floor.
- (f) The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.
- (g) No winders shall be allowed except in case of individual dwelling unit.
- (h) In case of commercial buildings of three or more storeys, provision of spiral stair case not less than 1.50 m diameter with adequate head height other than regular stair case shall be permissible as fire escape in addition to regular stair case.

5.10 SANITARY ACCOMMODATION :

All the buildings when erected or re-erected from foundation or when additions to the floors are made shall be provided with minimum sanitary accommodation.

Ventilation of rooms: Every room whether it is living room or a kitchen shall have an adequate provision for ventilation.

5.11 LOCATION OF OPENINGS:

For sufficient air and light circulation the windows and ventilators provided should have a minimum area equivalent to $1/6^{\text{th}}$ of the floor area and designed as per requirements of National Building Code.

5.12 STAIRWAYS AND RAMPS FOR PEDESTRIANS, ROOF DRAINAGE, TERRACE AND PARAPET

The stairways and ramps for pedestrians, roof drainage, terrace, parapet and other building elements shall conform to requirements of National Building Code.

5.13 DISCHARGE OF RAIN WATER:

No roof or terrace abutting on a public street shall be constructed without providing sufficient number of down take pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.6 metre above the street level.

5.14 PARKING

5.14.1 Minimum parking space

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below:

TABLE FOR MINIMUM OFF STREET PARKING SPACES:**(In all areas excluding existing Abadi Deh areas)**

Sr. No	Occupancy	Parking area as percentage to the total built-up area	Share of visitors' parking to be provided on the ground (% to total parking)
1	Residential (Flats/Apartments)	30%	25%
2	Cinema theatre, public assembly hall, auditorium, stadium etc.	1 sq m per seat	NA
3.	Industrial	10%	25%
4	Commercial and business establishments including business offices, banks, hotels, guest houses, restaurants, Institutional building, and health facilities including hospitals, nursing homes etc.	40%	25%
5	Community buildings such as community halls/marriage halls/community hall, recreational clubs, religious buildings, party plots, clubs etc.	50%	25%
6	Educational a) Primary b) Secondary and higher secondary c) Colleges and coaching classes	a) 500 sqm per 100 students b) 100 sqm per 100 students c) 150 sqm per 100 students	15%
7	Social building for uncommon uses a) Dedicated trading b) Grain market, and other commodity markets wholesale trades etc.	30%	25%

1. The parking provided as per the regulations on ground or at any other level is exempted from F.A.R. calculation.
2. 50% of the total parking space requirements shall be reserved for cars.

NOTE:

- (1) Parking requirements shall be calculated on the basis of maximum permissible F.A.R.
- (2) In cases where misuse of parking space is noticed, the use of entire building shall be discontinued and the use shall be permitted only after the parking spaces are made possible for parking use. High penalty as decided by Competent Authority from time to time shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse.
- (3) In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.

- (4) Parking reserved for the visitors shall be provided at ground level only.

5.14.2 THE PARKING LAYOUT SHALL FULFIL THE FOLLOWING CONDITIONS

- (1) The minimum width of access to street from parking space shall be 3.0 meters.
- (2) The car parking space shall have two independent accesses leading to the street if its area exceeds 300 Sq.m. Provided that one such access may be permitted if its minimum width is 6 meters.
- (3) If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:7 i.e. the vertical rise shall not exceed more than 1 meter over a horizontal distance of 7 meters.
- (4) Clear head way of 2.4 meters, shall be provided on every access leading to parking space and at any point in parking space.
- (5) The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by the Competent Authority from time to time.
- (6) Width of ramp to the cellar may be 2.50 m provided cellar is exclusively used as parking space for two wheeler vehicles only.

5.15 CONSERVATION OF ARTIFACTS, STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE. (HERITAGE BUILDING AND HERITAGE PRECINCTS)

No development or redevelopment or change of use or engineering operations or additions, alterations, repairs, renovations including the painting of buildings, replacement of special features or demolition of the whole or part thereof or plastering of heritage buildings and/or heritage precincts shall be allowed except with the written permission of the competent authority. The competent authority may notify premises, sites, features or buildings as heritage separately.

5.16 Temporary structures:

The concerned authority may grant permission for temporary construction for a period not exceeding 30 days at a time in the aggregate not exceeding for a period of three months as per provisions of TCP Act. Such structures shall be only for purpose of public entertainment or construction of project and shall be removed at the end of permitted period and shall in no case be permanently erected.

The fee for permission of temporary structures shall be as determined by the Competent Authority.

5.17 REGULATIONS FOR SPECIAL STRUCTURES

5.17.1 SPECIAL STRUCTURE

Regulations for cinemas, theatres, meeting halls, lecture halls and town-halls. In addition to the requirements specified under building regulations, the following regulations shall also be applicable.

- (a) **Location:** The building for the above purpose shall be located directly on a road of 18 m or more in width either existing or proposed subject to other regulations.

(b) Open Spaces

Front open space/setback of 12 m width from the side abutting on the road shall be provided.

Such open spaces may be permitted to be covered up to 6 m from the building line with a projected cantilever structure at a height of not less than 3.00 m from the ground level.

Sides and rear open spaces of 6 m width shall be provided. In addition to the above, the cinema rules as adopted by the State Govt. for cinemas and Janata theatres as amended from time to time, will also be applicable.

(c) Other requirements

Other requirements with regard to architectural and design considerations shall be as per the National Building Code.

6 DEVELOPMENT OF LOW COST HOUSING OR WORKER'S COLONY

SCOPE :

- i. These regulations shall be applicable to development of schemes for socially and economically weaker sections of the society and for low cost housing to be undertaken by public agencies, co-operative societies, Government or Semi Government bodies, registered developers.
- ii. These regulations shall also be applicable to development of schemes for workers undertaken by the employing industry or by registered developers on behalf of employing industry and where plot area of industry is more than 5000 sq.m.

6.1 PLANNING :

The type of development for such a housing shall be as a group housing.

- (i) The minimum and the maximum plot size shall be between 18 sq.m and 40 sq.m respectively with built up area not exceeding 70% of the plot area leaving front as well as rear setbacks of 1.5 m.
- (ii) The minimum frontage of plot shall be 3.0 m in width.
- (iii) After every 20 such continuous plots a 3.0 m wide space open to sky shall be provided.
- (iv) The maximum number of storeys in a building constructed on the plot shall be ground plus one storey only.
- (v) Common plot at the rate of 10% of the area of the total plot / land developed shall be provided for open space / community open space which shall be exclusive of approach roads, path ways, or setbacks.

6.2 GENERAL BUILDING REQUIREMENTS :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) The maximum Floor Area Ratio permissible shall be 2.
- (3) (a) The size of living room , bed room shall not be less than 8 sq.m with minimum width of 2.4 m
 - (b) (i) Size of independent bath-room and w.c. shall be 0.9 sq.m with minimum width of 0.9 m each.
 - (ii) Size of combined bath room and w.c. shall be 1.8 sq.m with minimum width of 1.0 m
- (4) (i) The minimum height of room shall be as under:-

LIVING ROOM	:	2.4 m
Kitchen	:	2.4 m
Bath /w.c.	:	2.1 m
Corridor	:	2.1 m

 - (ii) In case of the sloping roof, the average height of the roof shall be 2.1 m and the minimum height of the eaves shall be 2.4 m
 - (iii) The minimum slope of the slopping roof shall be 30⁰ for G.I sheets, other sheets or tiled roof while for R.C.C slopping roof, the minimum slope shall be 12⁰.

(5) The openings through windows , ventilators etc. for light and ventilation shall be as under:

(i) One- tenth of the floor area of the room.

(ii) For w.c. and bath not less than 0.2 sq.m

The width of stair case shall be 0.75 m minimum . the maximum height of the riser shall be 20. cms, the minimum width of the tread shall be 22.5 cms. and the minimum clear head room of the stair case shall be 2.10 m

(iii) There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

6.3 ROADS AND PATHWAYS :

(i) The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.

(ii) Access to the dwelling units where motorized vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 m and pathways of 2 m only . The right of way shall be adequate to allow the plying of emergency vehicles and also for side drains and plantation.

(ii) Where motorable access ways are not provided and pedestrian pathways are provided, the minimum width of such path way shall be 4.0 m which shall not exceed 50 m in length.

6.4 MINIMUM REQUIRED ACCOMMODATION

(i) The minimum accommodation provided in every dwelling unit shall be one living room and a w.c. Where there is a drainage system , the agency developing the area shall install and maintain the internal drainage system. Where there is no drainage system the individual soak-pit shall be provided as per National Building Code.

(ii) The loft, if provided in the room, shall not cover more than 30 % of the floor area of the room.

Annexure – I: USE ZONE TABLE:

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
01	02	03	04	05	06
1	Residential zone	<p>a) All type of residential dwellings, apartments, flats, tenements, play fields, gardens, gymnasium, swimming pool, etc.</p> <p>b) Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory, service establishment(residential)</p> <p>c) The part of residential building may be permitted to be used as an office in case of professional requirements such as advocates, doctors, architects, engineers, chartered accountants etc. bank, public buildings, educational institutions such as secondary, high school, college, technical and vocational educational institutions, research institutions, library, community hall, auditorium, town hall.</p> <p>(d) Cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise, vibration, fume, dust etc. provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats, service establishment (residential), lodging house, boarding house etc.</p> <p>(e) Commercial uses such as shopping / commercial centre, restaurant, hotel, hostel, indoor hospital, nursing home, surgical hospital etc.</p>	<p>a) LPG cylinder delivery centers for the domestic consumption, coal depot, etc. on ground floor of building used for permissible non-residential use, petrol pump with or without service station.</p> <p>b) Activities related to tourism sponsored / recommended by tourism Department of Government.</p> <p>c) Activities related to Information Technology.</p>	<p>Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail, dying house, LPG cylinder godown etc.</p>	<p>a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase from within the building or outside the building but not within the prescribed marginal space.</p> <p>b) Club house, party plot, community hall, auditorium, town hall, public assembly shall be permitted as specified in note under this table.</p>
2	Restricted residential use	Only EWS housing and low cost housing	—	—	—
3.	Abadi deh	All uses mentioned in Col. 3 of zone at Sr. No.1.	All uses mentioned in Col.4 of zone at Sr.No.1	All uses mentioned in Col. 5 of zone at Sr. No. 1, college, community hall, auditorium, town hall, vocational and technical education institutions, Cinema theatre, starred hotel, coal depot, storage of	As mentioned in Col. 6 of zone at Sr. No.1. Note: No development of non-residential building except dispensary and domestic flour-factory shall be permitted on roads having width less than 7.5 mts. Petrol pump, filling station or filling- cum- service station and CNG filling station are permitted on 18.00 mts. wide road or more than 18.00 mts. wide road.

				perishable and inflammable goods, Petrol pump, filling station or filling cum service station.	
4	Commercial zone	All uses mentioned in Col. 3 of zone at Sr. no. 1 use excluding residential. Wholesale market and their ancillary uses, ice factory and cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, steel stock yard, timber stock yard (lati), Junk yard (kabadi), saw mill, stone cutting and polishing industries. LPG cylinder storage depot and delivery centre, storage of perishable goods, petrol pump with or without service station, cinema , cinema video hall, coal depot, newspaper printing press.	Development activities related to tourism sponsored/recommended by tourism department.	As mentioned in Col.5 of zone at Sr.No.1 Obnoxious and hazardous uses, non-obnoxious and non-hazardous industries, hospitals for infectious and contagious diseases, mental hospital, jail.	As mentioned in Col.6 of zone at Sr.No.1 Residential use is permitted but regulations of commercial zone shall be applicable.
5.	General Industrial Zone.	All Industries except obnoxious and hazardous industries as mentioned in Appendix-A. All uses mentioned in col. 3 of zone at Sr. No 3 except col.3 of zone at Sr. no.-1. Hotel, Restaurant, canteen, bank, business building Activities related to tourism sponsored/recommended by tourism department.	a) Storage of inflammable goods such as petrol, diesel, crude oil and kerosene. Residential dwelling only for industrial workers and other public utility service staff working within the industrial premises, quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by HP Pollution Control Board). b) All uses mentioned in Column (4) of zone at Sr. No. 1	Obnoxious and hazardous industries, mental hospital, hospital for infectious & contagious diseases, jail, dwelling except mentioned in col. 4 of this zone.	If mixed development is asked regulations relating to industrial zone shall be applicable.
6.	Obnoxious and hazardous industrial zone	All obnoxious and hazardous industries as mentioned in Appendix - A ₂ storage of inflammable goods.	Shops, restaurants, canteen and bank , business building . Quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes, garbage disposal, treatment plant for solid or liquid industrial /domestic and hospital wastage (subject to N.O.C. and conditions laid down by Pollution Control Board)	Residential dwelling . Hospital for infectious and contagious diseases, mental hospital, jails.	

7.	Educational Zone	Schools, Colleges, Educational Buildings, research institutions, hostels, boarding houses, staff quarters, banks, canteens, sports complex gymnasium, dispensary, auditorium, library.	Retail shops & restaurants as a part of educational institute. Development activities related to Information Technology.	All other uses not mentioned in col. 3 and col.4.	
8.	Recreational Zone	Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, party plots, recreational use of water park.	Farm houses, educational and medical institutions (excluding infectious and contagious diseases, mental hospital) Hotels as per norms notified by the tourism department. Activities related to Information Technology.	All other uses not mentioned in col. 3 & 4.	<ol style="list-style-type: none"> 1) The built up area (ground coverage) shall not exceed 15% of the plot area. 2) The maximum permissible F.A.R. shall not exceed 0.25.
9.	Agricultural zone	Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 1500 sq. Mts., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot, uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centre for agriculture purposes, wayside shops, restaurant, ice factory & cold storage, godowns and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt., transportnagar and truck terminal, hospital for infectious and contagious diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by Civil Surgeon. Petrol pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail. Camp, for recreation of any type, club, aquarium, , planetarium, amusement park. Activity related to tourism sponsored/recommended by tourism Department of the Government. 1)Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, Natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive- in -cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, Resorts,	Slaughter house, touring cinema, drive-in-cinema, video cinema , storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. Dumping of solid industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board. Institutional buildings, govt., semi govt. buildings, buildings of public sector un dertakings, garden houses, petrol filling station, educational and medical institutions(excluding infectious and contagious diseases, mental hospitals), Training and research centres, buildings for autonomous bodies related to their activities, statutory organisations, convention centres. Activities related to Information Technology.	All other uses not mentioned in Col. 3 and Col. 4. All other uses not mentioned in Column. No.3 and 4.	<ol style="list-style-type: none"> 1) Building to be constructed at a distance of not less than 30 mts. from the road, on which it abuts. 2) Permissible built-up area (ground coverage) <ol style="list-style-type: none"> a) For farm house it shall not exceed 200 sqm. Upto 2 storeys. b) Agro-based uses ground coverage shall not exceed 5% of the land area with maximum permissible height 7.5 mts. <p>In case of public and semi-public uses and buildings of charitable & religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15 % of the land with maximum permissible height 10 mts.</p> <ol style="list-style-type: none"> i) Education, Hospital for infectious and contagious diseases, mental hospital, sanitarium. ii) Jail. iii) Transportnagar & truck terminal. iv) Slaughter house, cold storage. v) Govt./Semi-Govt./ FCI godowns and warehouses and Charitable Trust. vi) Activities related to tourism approved by tourism department Only basement, Ground floor, and first floor structure may

		hotels and Motels as per norms notified by the tourism corporation of Himachal Pradesh.			<p>be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>1) For poultry farm, sheds of floor height upto 10 mts. at the ridge level of the roof with perforated jali on all sides, maximum 25% ground coverage shall be permitted.</p>
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APPENDIX: A**LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES**

Industrial Groups		Noxious Characteristics
01.	02.	03.
(1)	<u>CHEMICAL INDUSTRY :-</u>	
A.	<u>Inorganic Manufacturing Industries :</u>	
i)	Acids, sulphuric acid, nitric acid, acetic acid (glacial) picric acid, hydrochloric acid, phosphoric acid, etc.	Fire hazards, offensive fumes and smokes.
ii)	Alkalis, caustic soda, caustic potash, soda ash etc.	Fire hazards, corrosive substances.
iii)	Production of mineral salts which involves use of acids.	Fire hazards, smoke & fumes
iv)	Carbon disulphide, ultramarine blue, chlorine, hydrogen.	Risk of fire, dust and fumes.
B.	<u>Organic Manufacturing Industries :</u>	
i)	Dyes and dyestuff intermediate manufacture.	Washer water is acidic contain quantities of sludge.
ii)	Synthetic plastic like polyethylene P.V.C. rexin, raisin nylon. Synthetic rubber.	Distillates from reaction vessels, fire risk also.
iii)	Insecticides, fungicides and pesticides.	Liquid effluents with unpleasant smell.
iv)	Phenols and related industries based on coal tar distillations.	Unpleasant smell and dust; fire hazards.
v)	Organic solvents, chlorinated minerals, methanol, methylated spirits.	Risk of fire.
vi)	Manufacture of compressed 'Permanent' liquefied and dissolved gases.	Fire hazards, unpleasant smell
vii)	Acetylides pyridines, Iotoform. B-Nepthol etc.	Risk of fire. Risk of fire, smell.
viii)		
	<u>MISCELLANEOUS :-</u>	
(2)	Electro-thermal industries such as manufacture of calcium carbide, phosphorous, aluminum dust, paste, powder, copper, zinc etc.	Risk of fire.
I	<u>POISONS</u>	
	Ammonium Sulpho-cyanide, arsenic and its compound, barium acetates, barium bodies, barium carbonate, barium cyanide, barium ethylsulphate, barium acetate, cinnabar copper sulphocyanide, Ferrocyanides, nitrocyanic acid, pottassium cyanide etc.	Contamination if stored on same floor as or on floors above food (fire hazards in any case).
	Manufacture of cellulosic products : rayon fibre, waster products, rayophans paper etc. cellulose, nitrate, celluoid articles, scrap & solution. Paints, enamels, colours, varnish (other than Litho Varnish) and Varnish remover of all kinds. Turpentine & turpentine substitutes. Matches. Printing ink. Industrial alcohol. Manufacture of newsprint.	Risk of fire. Risk of fire.and smell Fire hazards. Fire hazards. fire hazards. Unpleasant smell. Unpleasant smell, enormous quantity of contaminated waste, fire hazards.

Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.
II	<u>Petroleum Products :</u>	
1	Crude oil refining, processing & cracking, petroleum jelly, naphtha cracking, including gas cracking for any purpose.	Inflammable fumes & noise.
2	Carbon black manufacture and black of all kinds.	Fire hazards.
3	Petroleum coke usage for graphite production. Lubricating & fuel oils & other oils such as schise oil, shale oil etc.	Fire hazards.
4	<u>Rubber Industry</u>	Fire hazards.
III	Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha and rubber waste.	Fire hazards.
	<u>Metallurgical Industries</u>	
IV	with the following Operations :	
	(1) Sintering smelting.	Inflammable fumes & noise
	(2) Blast furnaces.	Noise, dust, smoke & risk of fire
	(3) Recasting of ore sulphide oxides mixtures.	
V	<u>Manufacture of Radio Active Elements such as :</u>	
	Thorium, radium & similar isotopes recovery of rare earth	Radiation hazards
VI	Paper & Paper products : Large scale paper pulp and board manufacture.	Unpleasant smell, large quantities of contaminated waste water.
VII	<u>Leather & other Animal Products</u>	
	(1) Leather tanning. Obnoxious smell.	Obnoxious smell.
	(2) Glue & gelatine manufacture from bones & flesh.	Obnoxious smell
	(3) Bone crist, bonemeal, bone powder or storage of bones in the plan	Obnoxious smell.
	(4) Gandular extractions.	Risk of fire.
	(5) Animal & fish oils.	

Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.

VIII Manufactures of explosive :

(1) All types of explosive of their ingredients such as fire works of all kinds, bombs, gun cotton, gun powder, flash powders, rockets.

(2) Industrial gelatine, nitregly cating and fulminate.

IX Manufacture of Cement & Refractories :

(1) Portland cement.

Dust
Smoke & Solid wastes

(2) Refractories.

Smoke and furnace
Fire

(3) Thamslling vitreous.

(4) Glass furnaces of 4 tonne capacity and above.

Dust, Slurry, Noise.

(5) Mechanical stone crushing

X Fertilizers :

Nitrogenous and phosphatic manufacturing on a large scale except mixing of fertilizer for compounding.

Fire, noise, atmosphere pollution due to obnoxious gases fair and dust.

Sr. No.	Industrial Groups	Noxious Characteristics
XI.	<u>Heavy Engineering & Forgoing shops:</u> Using steam & power hammers & heavy metal forgings.	Noise, vibration & smoke.
XII.	<u>Wood & Wood Products :</u> Distillation of Wood.	
XIII	<u>Textiles :</u>	
1)	Oil sheets & waterproof clothing Wool spinning.	Fire hazards. Wool washing liquors containing certain impurities.
2)	Clean rags (not including clean textiles cutting only) and grassy rags.	Fire hazards.
3)	Flax yarn & other fibre.	Fire hazards.
4)	Textile finishing, bleaching and dyeing.	Waste water containing acid etc.
XIV	<u>Foods :</u>	
1)	Vegetable oils.	Noise, unpleasant smell.
2)	Abattoirs.	Water, water with obnoxious smell.
3)	Alcohol distilleries and breweries & potanis spirit.	Oxygen causing unpleasant smell, noise, fire hazards.
4)	Sugar refining.	Unpleasant smell, fire hazards.
XV.	<u>Transport :</u>	
	Manufacture of aircraft, locomotives, tractors etc.	Smoke and noise.

Annexure II
Checklist for sub-division of land cases

1.	Planning Area/Special Area	
2.	Name of the applicant or applicants	
3.	Full correspondence address with phone no., if any, Phone No.	
4.	Description of the land :-	
	a) Khasra Nos.	
	b) Area	
	c) Mohal	
	d) Tehsil	
5.	Have all co-owners signed the application and drawings?	
6.	Have trees existing at site been shown in the site plan ?	
7.	Number & type of trees existing in the plot	
8.	Has permission been taken from competent authority for felling the trees, if so required?	
9.	Is any H.T./L.T. line crossing over your land ?	
10.	If yes, has N.O.C. of HPSEB been obtained?	
11.	Are all plots accessible by road/path of adequate width?	
12.	Have drains, set back lines been shown in the site plan?	
13.	In case of plots exceeding 10 in numbers, have parks/open space & other common facilities been proposed?	
14.	Have the drawings been signed by a registered architect/engineer/planner?	
15.	Do you know that land proposed under common facilities like path, parks/open spaces etc is to be surrendered by you to the local authority without any compensation?	
16.	Have you submitted an affidavit to this effect (As per 15)	
17.	If so required, would you execute a gift deed in favour of the local authority in this regard?	
18.	I/We have deposited a fee of Rs.-----in accordance with the scale prescribed under rules vide receipt/challan No. and dated.	

Signature of the Applicant
Name & Correspondence Address

Signature of the Registered
Architect/Planner/Engineer.

ANNEXURE-II

CHECK LIST FOR BUILDING PERMISSION CASES

1. Planning Area/ Special Area : _____
2. Name of the applicant(s) : _____
3. Full correspondence address : _____
- Phone No. : _____
4. Description of Land:-
 - (i) Khasra No. : _____
 - (ii) Area : _____
 - (iii) Mohal : _____
 - (iv) Tehsil : _____
5. Have all co-owners signed the application and drawings? : _____
6. Slope of the land/ plot in degrees (profile be shown in the drawings) : _____
7. Have trees existing at site been shown in the site plan? : _____
8. Number & type of trees existing in the plot : _____
9. Has permission been taken from competent authority for felling the trees, if so required. : _____
10. Is any H.T./ L.T line crossing over your land? : _____
11. If yes, has N.O.C of HPSEB been obtained? : _____
12. Is your plot in a Nallah : _____
13. Is your plot accessible by a vehicle : _____
14. If yes, have you shown adequate parking provision? : _____
15. Has N.O.C of HPPWD been obtained (in case your plot abuts a PWD road) : _____
16. Have you checked or got checked whether the soil strata is suitable for the construction of building : _____
17. Have you got your proposed structure designed from a qualified Civil Engineer or a competent professional? : _____
18. Are you enclosing the results in brief showing cross section of footing, beam, column, stair & slab : _____
19. Are your drawings signed by a registered Architect/ Engineer/ Planner? : _____
20. Width of path existing at site. : _____
21. No. of storey:-
 1. Existing : _____
 2. Proposed : _____
22. Set Back:-
 1. Front : _____
 2. Sides:- : _____

- a. LHS : _____
- b. RHS : _____
- 3. Rear : _____
- 23. Plot Area : _____
- 24. Covered Area : _____
- 25. Percentage Coverage : _____
- 26. I/We have deposited a fee of Rs. _____ in accordance with the scale prescribed in rules vide receipt/ challan No. & date : _____
- 27. I undertake to carry out my construction after getting my plans approved and according to the sanctioned plans only. I know that in case of any deviation NOC for electricity/ water connection can be refused to me.

Dated:

Signature of the applicant

Signature of the Registered
Architect/ Planner/ Engineer

Name & correspondence Address

ANNEXURE-III**Application for development permission under sections 30**

To

The Chief Executive Officer
Baddi Barotiwala Nalagarh Development Authority,
Baddi.

Subject: - Application under Section 30 of H.P Town & Country Planning Act, 1977.

Sir/ Madam,

I/We hereby apply for permission for development of land. as described in my proposal in the accompanying/ enclosed maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under :

- a) The plans are prepared by Registered Architect/Engineer
Mr. _____.
- b) The structural report, details and drawings are to be prepared and
supplied by Mr. _____.

I am attaching following documents herewith.

1. Check List
2. _____ print of maps
- 3.
- 4.
- 5.
- 6.

The filled up information sheet in prescribed format is given below:

1. Applicant's name :
2. Postal Address for correspondence :
3. Applicant's interest in land with respect of rights :
4. Description of Land, village, :
Development/Planning Scheme, Revenue Survey
Numbers, Final Plot No.
5. What is the present use of the land and/ other :
building if they are to be put to more than one kind
of use, Please give details of each use
6. Please describe in short the development work :
stating the proposed use of land for the building. If
land and/or the building are to be put to more than
one use, please give details of each use
7. Is this land included in a layout sanctioned by the :
appropriate authority ?

If yes, please give date of sanction and reference No. with a copy of the sanctioned layout. If not, is it approved by any other Authority ?

Give the name of such Authority with date of sanction and reference no with a copy of the sanctioned layout.

8. For residential use, number of dwelling units and floor :

9. Nature and manner of working of industrial/commercial establishment in case the proposed use is for Industry/Commerce :

What separate arrangements have been proposed to be made for loading and unloading of goods from the industrial or commercial goods vehicles ?

What arrangements have been proposed to be made for disposal of industrial waste effluent ?

I have read the Development Control Regulation/Bye-laws framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it

I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Control Regulation/Bye-laws.

Yours faithfully,

()
Signature of Owner/Builder/
Organisation/Developer or
Authorized agent of owner :
Date :

Annexure-IV
Registration Criteria for professionals

(See rule 12 (3))

**LICENCING OF ARCHITECTS/PLANNERS/ENGINEERS/
DRAUGHTSMEN, THEIR QUALIFICATIONS AND
COMPETENCY:**

1. Essential requirements:- Every Plan/Design within the limits of Planning Area/Special Area shall be prepared/designed/signed by an Architect/Planner/Engineer/Draughtsman belonging to an appropriate class of Architect/Planner/Engineer/Draughtsman and duly registered and licensed by the Director.

1. Categorisation.-The licenced and registered Architects / Planners / Engineers / Draughtsman for the purpose of preparation of Plans / Design / sign shall be classified into following 3 classes namely A, B and C. The classification being based on the plot area for which they will be eligible to prepare Plans/design and sign the same within Planning Area/Special Area. The limit of the plot area for the preparation/design/sign by such class of the registered and licenced Architect/Planner/Engineer/Draughtsman shall be as under:-

Class	Plot Area	Area for sub-division of plot
A-Class	No limit	No limit.
B-Class	500 sq. mtrs.	5000 sq. mtrs.
C-Class	250 sq. mtrs.	Nil

2. Class-wise Qualification.- The minimum qualification necessary for the registration and licensing of Architects / Planners / Engineers / Draughtsman of an appropriate class shall be as under :-

Class-A.- A degree or equivalent qualification in architecture from a recognized University or Institute, making the holder eligible for Associateship or Fellowship of the Royal Institute of British Architects or Institute of Architects (India) and registered with council of Architecture.

Or

A degree or equivalent qualification in Town Planning or Regional Planning from a recognized university or Institute making the

holder eligible for the Associateship or Fellowship of the Institute of Town Planners (India) or Royal Institute of Town Planners (London).

Or

A degree or equivalent qualification in Civil Engineering from a recognised University or Institute, making the holder eligible for the Associate Membership of Institute of Engineers (India).

Class-B- Three years Diploma in Civil Engineering or equivalent recognized for recruitment to the Himachal Engineering Service Class-III or three years Diploma Course in Architectural assistantship awarded by the **State Board** of Technical Education or Inter-mediate in Architecture or equivalent.

Class-C- Diploma in Civil Draughtsmanship / Surveyor or equivalent from a recognized polytechnic/Industrial Training Institute and recognized for recruitment to the Service of civil Draughtsman/Surveyor.

4 Registration/ Renewal Fee. – The non-refundable Registration/Licensing fee and annual fee for renewal of licence is given in the following table:-

Sr. No.	Category of licence	Registration/Licensing Fee (Rs.)	Annual licence renewal fee (Rs.)
1.	Class-A: i) Architect/Planner/Engineer. ii) Group or Company of Architects/Planners.	1000/- 3000/-	500/- 1500/-
2.	Class-B	500/-	250/-
3.	Class-C	300/-	150/-

Provided that Architects registered with council of Architects New Delhi under the Architects Act, 1972 shall not require registration under these rules:

Provided further that for the area under the jurisdiction of Municipal Corporation, Class-A licence shall be entitled to prepare the plans, and for the areas under the jurisdiction of Municipal Councils, A and B class licencees shall be entitled to prepare the plans.

5. Cancellation of registration Certificate.- The Director may suspend or cancel the registration/licence of any Architect/Planner Engineer / Draughtsman who in the opinion of the Director is not carrying out the requirements of the Zoning regulations framed under Interim Development Plan/Development Plan and the guidelines given in Appendix-I appended to the Himachal Pradesh Town & Country Planning Rules, 1978 properly, provided that before the licence is cancelled, an opportunity of being heard shall be afforded to the concerned Architect / Planner / Engineer / Draughtsman.”

FORMAT-A
**CERTIFICATE OF JOINT UNDERTAKING OF REGISTERED ARCHITECT/
ENGINEER/PROFESSIONALS & THE APPLICANT OR OWNER**

To _____

Ref: Proposed work of _____
(Title of the project)

For _____
(Name of Owner/Organisation/Developer/Builder)

Address: _____

Tel.No. : _____

I am a member of Council of Architecture/Engineer/Planner and I am possessing current registration to act as registered Architect/Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Planner to prepare the plans, sections and details as required under the provisions of the Act/ Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature of Owner

Name: _____

Address: _____

Tel.No. : _____

Signature of Architect/Engineer/Planner

Reg.No. _____ Date _____

Name _____

Address: _____

Tel. No. _____

FORM NO. (B)
CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER for
STRUCTURAL STABILITY
(satisfying the 'Stability Certificate requirement under section 31-A of Himachal Pradesh Town
and Country Planning Act, 1977)

To _____

Ref: Proposed work of _____
 (Title of the project)

Owner _____

Address: _____

Tel.No. : _____

1. Certified that the building plans proposed to be constructed on land bearing Khata Khatauni No. _____ Khasra No. _____ situated at Mauza _____ Dist. _____ Himachal Pradesh submitted for approval, satisfy the safety requirements and information give therein is correct to the best of my knowledge and understanding.
2. It is further certified that the structural design, including safety from natural hazards including earthquake resistance, as per the guidelines for hazard safety issued from time to time, has been prepared by duly qualified structural Engineers at least B.E (Civil) or equivalent, duly registered with the Institute of Engineers (India).

Signature of the Office-in-charge/ Authority/ Owner/ Application _____

Address _____

3. It is further submitted that I am possessing the required qualification and experience to act as a Structural Designer (for residential buildings to be constructed/ completed on plot up to 500 sqm and unto 3 storeys or 11.0 meters height, registered architects can also certify the structural design). This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

Signature of the Structural Engineers _____ Date _____

Name in Block Letters _____

Registration No. _____

Address _____

4. I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate the Authority in writing.

Signature of Architect/Authorized Signatory. _____ Dated: _____

Name in Block Letters _____

Registration No. _____

Address _____

- d) Tatima showing access to the plot
- e) Site Plan
- f) Location Plan
- g) No Objection Certificate from the Collector in case the building or a part thereof, falls within the controlled area under the provisions of the Himachal Pradesh Road Side Land Control Act, 1968.

The plans have been prepared by _____ (name of the Registered Architect/ Planner/ Engineer),
Registration No. _____ Address _____.

I/We have deposited a sum of Rs. 100/- towards the application fee vide treasury Challan, dated _____ (Original attached) or receipt no. _____ dated _____ (Original attached).

Yours faithfully,

Signature of Applicant(s)
Address

SCHEDULE

PLANS:

1. Site Plan in 1:200 scale showing all drainage lines, sewage connection/ or location of septic tank, soak pit and house drainage.
2. Building plans to the scale of 1:100 scale showing:
 - a. Ground floor plan. These drawing must be in the form of working drawing all the dimensions of room openings, thickness of walls, roofs, flooring, foundation and damp proof course.
 - b. Other Floor plans
 - c. Typical Cross Section
 - d. Longitudinal Section
 - e. Two Elevations.
3. Schedule of Area:
 - a. Built up Area _____ Sqm.
 - b. Open Area _____ Sqm.
 - c. Total Plot Area _____ Sqm.
4. Schedule of Open Spaces:
 - a. Front set back _____ Sqm
 - b. Side set back _____ Sqm
 - c. Rear set back _____ Sqm.

Signature of the applicantt(s)

Annexure -V
Fee Schedule

Form of application for permission for development of land by others

Section 30 (1) and (2) and Section 87 (2) (iv) and Fees.

“12 (1) Any person not being the Union Government, State Government, a local authority or any other Authority constituted under the Act, shall apply under sub-section (2) of section 15(A), section 16 (a) and (b) and sub-section (1) of section 30 in form –X and XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

(2) Fees: - Every application submitted under sub section (2) of Section-15 (A) and section 16 (a) and (b) sub-section (1) of section-30 shall be accompanied by fee specified below: -

(a) For development of land other than erection of a building or part thereof.

Sr. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. Per Sqm. of plot area.
1.	Development of land	5	2

(b) For building operation

1. Residential Use: -

Sr. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3
2.	Low Income Croup 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot	20	10
4.	High Income Group more than 150 Sqm. plot	30	15

2. Commercial Use

Sr. No.	Commercial Floor Spaces including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm	40	30
5.	More than 80 Sqm.	60	40

3. Tourism Use:

Sr. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

4. Private Institutions. Clinics and Hospitals.

Sr. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm	20	15
2.	201 –400	30	20
3.	401-750	40	30
4.	Above 750	50	40

5. Industrial use: -

Rates in Rs. Per Sqm. of Plot Area		
High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmour and Solan District	Una and Kangra District	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti District.
20/-	15/-	10/-

(c) For change of existing building use: -

Sr. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space		
			Municipal Area	Outside Municipal Area	
1.	Residential	Upto 40 Sqm.	20	10	
		41-80 Sqm.	25	12	
		Above 80 Sqm.	40	20	
2.	Commercial	Upto 40 Sqm.	100	75	
		41-80 Sqm.	150	100	
		Above 80 Sqm.	200	150	
3.	Private Institutions	Upto 100 Sqm.	40	30	
		101 to 200 Sqm.	50	40	
		201-400 Sqm.	60	50	
		401-800 Sqm.	75	60	
		Above 800	100	75	
			High Potential Zone	Medium Potential Zone	Low Potential Zone
4.	Industrial	Upto 100 Sqm.	50	40	30
		101-200 Sqm.	75	50	40
		201 to 500 Sqm.	100	75	50

(d) For change of landuse from the original use of side.

Sr. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			Municipal Area	Outside Municipal Area	
1.	Residential	150-250 Sqm.	10	05	
		Above 250 Sqm.	15	10	
2.	Commercial	Upto 200 Sqm.	100	75	
		Above 200 Sqm.	200	150	
3.	Private Institutions	Upto 1000 Sqm.	30	20	
		Above 1000 Sqm.	50	35	
			High Potential Zone	Medium Potential Zone	Low Potential Zone

4.	Industrial	Upto 1000 Sqm.	20	15	10
		1001-5000 Sqm.	30	25	20
		Above 5000 Sqm.	40	30	25

(e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan.

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

(f) For Revalidation Sanction

Sr. No.	Landuse	Rates in Ra. Per Sqm. of floor space.
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Pubic & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

Note: - “These charges will be increased by 5 % after a block of 5 years”.