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Commissioner

(AUTHORITATIVE ENGLISH TEXT OF GOVERNMENT NOTIFICATION NO. TCP-A(3)-2/2014
DATED 13.08.2015 AS REQUIRED UNDER CLAUSE (3) OF ARTICLE 348 OF THE CONSTITUTION
OF INDIA)

835/21/15
19/8/15

13th August, 2015

**GOVERNMENT OF HIMACHAL PRADESH
TOWN AND COUNTRY PLANNING DEPARTMENT**

No. TCP-A(3)-2/2014

Dated, Shimla-2,

13th August, 2015.

In supersession of all previous notifications relating to amendment of para 10.4 of Chapter-X of the Interim Development Plan for Shimla Planning Area and in exercise of the powers vested in him under sub-sections (4) and (5) of section 17 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor of Himachal Pradesh is pleased to further amend the Interim Development Plan of Shimla Planning Area notified vide Notification No. 9-12/72-PW dated 24.3.1979 and published in Rajpatra of Himachal Pradesh on 31.3.1979, as under:-

In Chapter-X of the Interim Development Plan for Shimla Planning Area, for para 10.4, the following para shall be substituted, namely:-

10.4 Zoning Regulations.- In order to promote planned development, the Shimla Planning Area shall be demarcated as per area wise specifications given under regulation 10.4.9 and for the said area the category wise Zoning Regulations shall be as under:-

10.4.1 Core Area.-(1) The Core Area shall comprise of the following areas, namely:-

- (i) Central Shimla bounded by the Circular Cart Road starting from Victory Tunnel and ending at Victory Tunnel via Chhota Shimla and Sarjauli and the area bounded by Mall Road starting from Railway Board Building to Ambedkar Chowk, covering Museum Hill by road starting from Ambedkar Chowk on the north side, joining the Chowk of Indian Institute of Advanced Studies and following the road joining Summer Hill Post Office and via upper road to Boileauganj Chowk and then joining the Cart Road, along Cart Road to Victory Tunnel; and
- (ii) From junction of Tribunal Road and Cart Road near Himachal Pradesh Secretariat, then along the Tribunal Road / path joining Boundary / Dhobighat path and then following Dhobighat / boundary path upto the Shimla- Junga road near Boundary. Then following Chhota Shimla Himalvi Bhawan path upto the house of Sh. Amin Chauhan, then along with house of Sh. Amin Chauhan, Sh. Mansa Ram, Block No. 4,6,8,9,7,5,2 (all the Blocks of H.P. Housing Board) and house of Sh. Ramesh Negi, Sh. Diwan Chand Gupta, Sh. N.S. Pal, Sh. Indervar

Singh Pal, Sh. Ashwani Kumar, Sh. Y.K. Gautam and then along the path joining to the Chhota Shimla-Kasumpti path near Aira Holme's Public School. Following Chhota Shimla-Kasumpti path towards Kasumpti upto junction of Shimla-Junga Road and SDA Complex road. Then following Shimla-Junga Road towards Chhota Shimla upto Cart Road near Ashiana Restaurant. Then following Cart Road upto junction of Tribunal Road and Cart Road near Himachal Pradesh Secretariat building.

(2) In Core Area (except Green Area and Heritage Area), the following Regulations shall be applicable in addition to General Regulations contained in Annexure-I appended to these Regulations:-

- (i) Change of Land Use shall be allowed by the Administrative Department subject to the condition that the applicant fulfills the Regulations applicable for the Land Use proposed to be changed.
- (ii) Change of Building Use shall be permissible and may be allowed by the Commissioner, Municipal Corporation, Shimla on merit of the case, subject to the condition that there is no disturbance to the adjoining building owners and fulfillment of other Regulations specified for the purpose. The Change of Building Use for Hotel and Guest Houses shall be permissible only if sufficient parking area is available.
- (iii) Re-construction of existing Buildings on old lines except Heritage Buildings shall be permitted, provided the façade and architectural features are maintained. In the case of re-construction, aiming to increase the number of storeys, FAR, plot area etc., all the present Regulations shall be applicable.
- (iv) Minimum width of path abutting one side of plot shall be 3.00 Metre.
- (v) No industry shall be allowed in Core Area.
- (vi) The minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building shall be as under:-

Sr. No.	Description and Minimum Plot Area (in M ²)	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
Residential Use							
1.	Detached Houses						
	(i) 150 to 250	2.00	1.50	1.50	1.50	1.50	18.00

	(ii) Above 250 to 350	2.00	1.75	1.75	1.75	1.50	18.00
	(iii) Above 350 to 500	2.00	2.00	2.00	2.00	1.50	18.00
	(iv) Above 500	3.00	2.00	2.00	2.00	1.50	18.00
2.	Semi-detached Houses with common wall on one side 120 to 250	2.00	2.00	2.00	2.00	1.50	18.00
3.	Row Houses with common wall on two sides 90 to 200	2.00	Nil	Nil	1.50	1.50	18.00
Commercial Use							
1.	Booths upto 10	1.00	Nil	Nil	Nil		4.00
2.	Shops						
	(i) Independent Shop above 10 to 30	2.00	1.50	1.50	1.50	1.75	4.00
	(ii) Shops/Showrooms (standalone) Above 10 to 30	2.00	Nil	Nil	1.50	1.75	6.00
	(iii) Row Shops with common wall on two sides above 10	2.00	Nil	Nil	1.50	1.75	6.00
3.	Tourism Unit						
	(i) 250 to 500	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500 to 1500	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500	7.50	5.00	5.00	4.00	1.50	21.00
Note:-							
(i) Parking 250 to 1500 = 2 ECS per 100 M ² of built up area.							
(ii) The front set back in the Tourism Units abutting Highways where controlled width is 5.00 M, can be kept as 1.50 M.							
(iii) Tourism Units, can be known by the name of Hotel or Guest House or by any other name.							
(iv) In existing built up areas like Bazaars, the building line can be maintained.							
4.	Shopping Complex						
	(i) 750 to 4000						

	(i) Above 4000	3.00	2.00	2.00	2.00	1.80	18.00
		3.00	3.00	3.00	3.00	2.00	21.00
Parking							
	(i) 750 to 4000	= 3 ECS per 100 M ² of built up area					
	(ii) Above 4000	= 4 ECS per 100 M ² of built up area					
Note:-							
1 ECS (Equivalent Car Space) shall mean as under:-							
	(i) For parking in open	= 23 M ²					
	(ii) For parking in stilts or ground floor	= 28 M ²					
	(iii) For parking in basement floor	= 32 M ²					
5.	Multi level parking						
	(i) 750 to 4000	3.00	2.00	2.00	2.00	1.80	18.00
	(ii) Above 4000	3.00	3.00	3.00	3.00	2.00	21.00
Other Uses including public & semi-public, educational buildings, police/fire-stations, medical, community hall, library / religious buildings, private offices etc.							
1.							
	(i) 250 to 500	3.00	2.00	2.00	2.00	2.00	21.00
	(ii) Above 500 to 1000	5.00	2.00	2.00	3.00	1.75	21.00
	(iii) Above 1000 to 5000	10.00	5.00	5.00	5.00	1.50	21.00
	(iv) Above 5000	15.00	7.50	7.50	7.50	1.50	21.00

10.4.2.

Non-Core Area.- (1) The Non-Core Area shall comprise of the area falling outside the Core Area as specified under Regulation 10.4.1 and upto the boundaries of Shimla Planning Area.

(2) In Non-Core Area (except Green Area, Heritage Area and Rural Area exempted from development permission upto prescribed limits), the following Regulations shall be applicable in addition to General Regulations contained in Annexure-I appended to these Regulations:-

- (i) Change of Land Use shall be allowed by the Administrative Department subject to the condition that the applicant fulfils the Regulations applicable for the Land Use proposed to be changed.

- (ii) Change of Building Use shall be permissible and may be allowed by the Commissioner, Municipal Corporation Shimla or Chairman of concerned Special Area Development Authorities (SADA's) or Town and Country Planner, Divisional Town Planning Office, Shimla, as the case may be, on merit of the case, subject to the condition that there is no disturbance to the adjoining building owners and fulfillment of other Regulations specified for the purpose. The Change of Building Use for Hotel and Guest Houses shall be permissible only if sufficient parking area is available.
- (iii) Re-construction on old lines except Heritage Buildings shall be permitted. If such re-construction aims to increase the number of storeys, FAR, plot area etc., then all the present Regulations shall be applicable.
- (iv) Minimum width of path abutting one side of plot shall be 3.00 Metre
- (v) The minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building shall be as under:-

Sr. No.	Description and Minimum Plot Area(in M ²)	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
Residential Use							
1.	Detached Houses						
	(i) 150 to 250	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 to 350	2.00	1.75	1.75	1.75	1.75	21.00
	(iii) Above 350 to 500	2.00	2.00	2.00	2.00	1.75	21.00
	(iii) Above 500	3.00	2.00	2.00	2.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side.						
	120 to 250	2.00	2.00	2.00	2.00	1.75	21.00
3.	Row Houses with common wall on two sides						
	90 to 200	2.00	Nil	Nil	1.50	1.75	21.00

Commercial Use							
1.	Booths upto 10	1.00	Nil	Nil	Nil	-	4.00
2.	Shops						
	(i) Independent Shop above 10 to 30	2.00	1.50	1.50	1.50	1.75	4.00
	(ii) Shops/Showrooms (standalone) Above 10 to 30	2.00	Nil	Nil	1.50	1.75	6.00
	(iii) Row Shops with common wall on two sides above 10	2.00	Nil	Nil	1.50	1.75	6.00
3.	Tourism Unit						
	(i) 250 to 500	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500 to 1500	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500	7.50	5.00	5.00	4.00	1.50	21.00
Note:-							
(i) Parking 250 to 1500 = 2 ECS per 100 M ² of built up area.							
(ii) The front set back in the Tourism Units abutting Highways where controlled width is 5.00 M, can be kept as 1.50 M.							
(iii) Tourism Units, can be known by the name of Hotel or Guest House or by any other name.							
(iv) In existing built up areas like Bazaars, the building line can be maintained.							
4.	Shopping Complex						
	(i) 750 to 4000	3.00	2.00	2.00	2.00	1.80	18.00
	(ii) Above 4000	3.00	3.00	3.00	3.00	2.00	21.00
Parking							
(i) 750 to 4000 = 3 ECS per 100 M ² of built up area							
(ii) Above 4000 = 4 ECS per 100 M ² of built up area							
5.	Cinema / Cineplex						
	4000 and above	10.00	5.00	5.00	5.00	1.50	21.00
Parking							
(i) 4 ECS per 100 M ² of built up area							

(ii) Other Regulations as per Cinematography Act shall also apply.

6.	Multiplexes							
	4000 and above		5.00	3.00	3.00	3.00	2.00	21.00

Parking

- (i) Permissible within the complex
- (ii) Parking space to be provided within Multiplex @ 2 ECS for every 100 M² of built up area
- (iii) Other Regulations as per Cinematography Act shall also apply.
- (iv) Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls/ PVRs. The minimum area on which this use shall be permitted should not be less than 4000 M². Apart from Cinema Halls, the Multiplexes shall also have a Restaurant, Fast Food, Outlet, Pubs, Health Spas/ Centers, Hotels and other Re-recreational activities. The shopping center may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centers. Shopping Malls. Office space.
- (v) Existing Cinema Halls can be considered for conversion into a Multiplex by the Competent Authority provided it has a minimum plot area of 2500 M².

Note:-

1 ECS (Equivalent Car Space) shall mean as under:-

- (i) For parking in open = 23 M²
- (ii) For parking in stilts or ground floor = 28 M²
- (iii) For parking in basement floor = 32 M²

7.	Multi level parking							
	(i) 750 to 4000		3.00	2.00	2.00	2.00	1.80	18.00
	(ii) Above 4000		3.00	3.00	3.00	3.00	2.00	21.00

Other Uses including public & semi -public, educational buildings, police/fire-stations, medical, community hall, library / religious buildings, private offices etc.

1:	(i) 250 to 500		3.00	2.00	2.00	2.00	2.00	30.00
	(ii) Above 500 to 1000		5.00	2.00	2.00	3.00	1.75	30.00
	(iii) Above 1000 to 5000		10.00	5.00	5.00	5.00	1.50	30.00
	(iv) Above 5000		15.00	7.50	7.50	7.50	1.50	30.00

Industrial Use							
Sr. No.	Type of Industry and Minimum Plot Area in M ²	Minimum Set Back in Metres				Maximum FAR	Maximum Height in Metres
		Front	Left	Right	Rear		
1	2.	3.	4.	5.	6.	7.	8.
	Small Scale Industries 250 to 500	3.00	2.00	2.00	2.00	1.75	12.00
2	Services/Light scale Industries Above 500 to 1000	5.00	2.00	2.00	3.00	1.50	12.00
3	Medium Scale Industries Above 1000 to 5000	10.00	5.00	5.00	5.00	1.25	15.00
4	Large and Heavy Scale Industries Above 5000	15.00	7.50	7.50	7.50	1.00	15.00

10.4.3 Green Area.- (1) The Green Area falling in Core Area and Non-Core Area shall comprise of the following areas, namely:-

- (i) the Forest Area bounded by bye-pass and Cart Road starting from junction of barrier following the Cart Road to Parivahan Bhawan Nullah near Government Press, then alongwith houses of Shri Yog Raj Sharma, J.N. Kaushal, Government Press, Welfare Department to Tutikandi, following the path meeting at bye-pass road near Government High School, then following the bye-pass and back to the junction of Barrier;
- (ii) Nabha Forest bounded by bye-pass and Cart Road from Tutikandi near Government High School following the path to Cart Road to Nabha Road and following down along with HPPWD Godown Block No. 28, Hostel I.T.I. Block No. 25-A, Block No. 23, Block-D, Block No. 21, Block L-II/84 and Block-II/83 along Nullah meeting at bye-pass road and back to Tutikandi near Government High School;
- (iii) Phagli and Lal Pani Forest bounded by Cart Road and bye-pass starting from Phagli path from the bye-pass to Railway parking to Cart Road and then alongwith Railway quarter Block No.62, house of Sh. Gopal Singh, Sh. Shiv Ranjan, Directorate of Education Department to Municipal Corporation quarter to Sr. Sec. School Lalpani, then alongwith, Ladakhi Mohalla path upto house of Smt. Janki Devi, Sh. Sunder Singh and Sh. Naresh, then following the Nullah meeting at bye-pass road and back to the Phagli path;
- (iv) Bemloe Forest bounded by Cart Road and bye-pass starting from lift Nullah moving along Cart Road then following down the path near Government quarters meeting at junction on Cart Road to Bemloe road alongwith Post Office building, C.P.R.I. Complex, house of Sh. Sumer Chand, Sh. I.D. Garg, Smt. Tripta Devi, Smt. Uma Vati, Smt. Sawarn Lata, Block D & C to Bemloe road & bye-pass and following back to the bye-pass upto the lift Nullah;

- (v) Himland Forest starting from CPRI Complex on Bemloe Road to house of Sh. Ram Dhan Lal, Sh. Darshal Lal, Sh. Joginder Pal, Sh. D.P. Sharma to Cart Road, then following the Cart Road to Himland Nullah meeting at bye-pass to Bemloe Road and back to CPRI Complex;
- (vi) Khalini and Chhota Shimla Forest area bounded by Cart Road starting from the Nullah near Palika Bhawan, then following the Nullah to bye-pass road, then to B.C.S. Road via Khalini Chowk to the house of Sh. Prithvi Sen, Telecom Office, house of Sh. B.S. Chauhan, Hukmi Devi, H.T. Upadhyya, Savitri Niwas & Suman Niwas meeting bye-pass and following bye-pass to B.C.S. Dhobighat, Servant quarters, Hospital, School Gate, Linlithgo Cottage, Gate Cottage, Pine Cottage, Jr. School of B.C.S. meeting bye-pass then alongwith bye-pass upto the junction of S.D.A. Road to Kasumpati-Junga Road alongwith SDA Blocks to Tibetan School to house of Shri. Vinod Sood, O.C. Bali, Parshotam Dass, M.M. Gulati, Brij Lal Gupta, K.S. Dhaluata, M.R. Sood, Balbir Singh, Joginder Lal, Varsha Vohra, Sarita Jaidk, Sant Kumar, R.R. Jain, B.L. Pandit, P.S. Negi, Bhupinder Obraia, T.L. Sharma, I.D. Gupta, Sudershan Mahajan, Penajit Singh, Army Servant quarter then alongwith Cart Road upto Palika Bhawan Nullah;
- (vii) Chhota Shimla Forest area above Cart Road starting from eastern path near Military quarter to Mall Road to western path meeting at Cart Road;
- (viii) Kasumpati Forest area starting from the junction of Kasumpati-Mehli path and Police Colony Road near H.P.PWD Enquiry Office, then following Mehli-Kasumpati path upto Geeta Mandir along Jammu Castle Road upto junction;
- (ix) Charlie Villa Forest areas starting from Himachal Pradesh Public Service Commission building alongwith Himachal Pradesh Housing Board Building, houses of Shri Joginder Singh Kanwar, Manta Niwas, Sanjeev Sharma, Urvashi Sharma, Dr. Amba Charan, B.R. Malhotra, Mahinder Singh, O.P. Gupta, Army building, Fakir Chand Tada to Mall Road to Chief Minister residence then following the Nullah near the house of Shri Satish Kumar Goel meeting at Cart Road;
- (x) Forest area starting from the Nullah near Himfed Petrol Pump, following the Nullah upto the junction of path and Nullah, then following the path to the Himachal Pradesh Secretariat building and following the Cart Road upto Himfed Petrol Pump;
- (xi) Jakhoo Forest starting from the junction of Raj Bhawan Road and Cart Road to Radha Swami Bhawan along U.S. Club Road to lift Nullah to Titla Hotel following the road to Oak Wood through northern road, then following the Nullah down ward to Snowdon Pump House via Snowdon Road to house of Shri T.D. Gupta, Sh. Sukhvinder Singh, M.C. Commissioner residence, Corner House (M.C. quarter), Nehar Singh Thakur and Govt. Sr. Sec. School Sanjuali to Cart Road, then following Cart Road, upto the junction of Raj Bhawan Road and Cart Road;

- (xii) Starting from Ram Chandra Chowk to Chief Minister residence via Raj Bhawan Road and Mall Road to Challet Day School, then along U.S. Club Road to Ram Chandra Chowk;
- (xiii) Forest area bounded by Cart Road and Snowdon Road starting from Sanjuali Chowk to Snowdon Hospital;
- (xiv) Bharari, Shankli and Ruldhu Bhatta Forest area starting from RKMV College along Keleston Road to Harvingtion to Lower Bharari road to sewerage line path alongwith house to Sh. M.L. Sharma (Geeta Bhawan), Prem Bhawan, house of Sh. Desh Raj to Cart Road along Nullah, then following Cart Road upto RKMV College.
- (xv) Summer Hill Forest area starting from the Boileauganj Chowk to Summer Hill Post Office alongwith Summer Hill Road, then following ITI Road upto the gate of Advance Studies via Chaura Maidan Road upto Police Station Boileauganj encircling the hillock;
- (xvi) Starting from the junction of Boileauganj and NH-22 near C.M.P. post to Boileauganj ground, Wakaf Board building shop No. 32 and Wakaf Board building, shop No.34 alongwith Chaura Maidan road upto Nullah near Press building and down the Nullah meeting at Cart Road; and
- (xvii) Starting from the gate of Advance Studies along Elysium Hill Road to Ambedkar Chowk encircling Elysium Hill via Chaura Maidan Road upto gate of Advance Studies.

(2) In Green Area, the following Regulations shall be applicable:-

- (i) In Green Areas only re-construction on old lines shall be permissible with same plinth area and number of storeys.
- (ii) In existing buildings, the need based additions of lift, ramp, toilet and underground rain water harvesting tank, shall be permissible by the State Government on abutting land without felling of tree(s).
- (iii) Minimum permissible distance of re-construction or construction of lift, ramp toilet from the circumference of a tree and boundary of Forest shall be two Meters and five Meters respectively.

10.4.4 (1) Heritage Area, Heritage Buildings and Cemeteries.-

The following Areas and Buildings whether falling inside or outside the Heritage Area or in Core Area or in Non-Core Area shall be Heritage Area and heritage Buildings:-

(a) Heritage Areas:-

- (i) Vice Regal Lodge Complex complete;
- (ii) one building depth on either side of Road surrounding Vice Regal Lodge Complex;
- (iii) one building depth on either side of Mall Road from gate of IAS upto Chhota Shimla Chowk via SBI, Scandal Point, Shimla Club and Oak Over;
- (iv) one building depth on either side of the path/road from Prakash Niwas (housing Shimla Type Writer) near SBI via Kalibari to Scandal Point;
- (v) the area bounded by Scandal Point, Ridge, Regal, Takka Bench, Church, Ritz, U.S. Club gate, PWD Office, Chalet Day School and The Mall Road;
- (vi) one building depth on either side of the Road from Oak Over to Barnes Court (Governor's Residence) via Woodvilla;
- (vii) Green patches within heritage area;

(b) Heritage Buildings:-

1. Post Office Summer Hill, 2. Indian Institute of Advanced Study, 3. Post Office Chaura Maidan, 4. The Cecil, 5. Carton House, 6. Clemont, 7. Race View, 8. Vidhan Sabha Himachal Pradesh, 9. Gorton Castle, 10. Railway Board Building, 11. Prakash Niwas, 12. State Bank of India, 13. St. Mark's, 14. Kali Bari Temple, 15. Grand Hotel, 16. Bantony, 17. Telegraph Office, 18. St. Andrew's Church, 19. General Post Office, 20. Building of the ICICI Bank, 21. The whole range of buildings starting from Northern Railway booking Agency opposite to Telegraph Office building and upto Ramji Dass Dina Nath Building on the Mall Road, 22. Town Hall, 23. Gaiety Theatre, 24. Band Stand, 25. M.C. Library, Ridge, 26. Christ Church, 27. Ladies Park, 28. United Services Club, 29. The Clarks, 30. The Chalet, 31. The Cedars, 32. Oak Over, 33. Cemetery near Oak Over, 34. Woodvilla, 35. Ernest, 36. Yates Place, 37. Raj Bhawan (Barnes Court) 38. Police Station Sadar at Boileauganj, 39. Y.M.C.A., 40. St. Michael's Cathedral, 41. Deen Dayal Upadhyaya Hospital (Formerly Ripon Hospital), 42. Green Gate, 43. Rothney Castle, 44. Tara Hall, 45. Auckland House, 46. Chapslee, 47. Convent of Jesus and Mary, 48. Aira Holme, 49. Sterling Castle, 50. Hainault, 51. Jakhoo Temple, 52. Corner House, 53. Torrentium, 54. Pari-Mahal (Old building), 55. Holly Lodge main building, 56. Walsingham (D.C. Residence), 57. Kamla Nehru Hospital (Old), 58. Manorville, 59. Bishop Cotton School, 60. Govt. Boys Degree College Sanjauli, 61. Sodhowal Lodge, 62. The Kalka Shimla Railway Line, 63. Crow-Borough, 64. Inverarm (State Museum), 65. Strawberry Hill, 66. The Bemole Cottages, 67. Spring Field, 68. South Gate, 69. Foswell, 70. Emm Villa, 71. Craig Gardens, 72. Dimple Lodge, 73. Delphine Lodge, 74. Eddleston, 75. Eaglemount, 76.

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Railway Station Summer Hill, 77. Winter Field, 78. St. Thomas Church, 79. Shimleshwar (Shiv Mandir), 80. St. Edward School, 81. Wood Bank Offices Rest House, 82. Thistle Bank, 83. Y.M.C.A., 84. Office of the Deputy Commissioner, 85. Eilerslie Building, 86. Police Station Chhota Shimla, 87. The Burj, 88. Armsdell, 89. Benmore Estate, 90. Toryne House, 91. Morvyn, (I.T.I. Shimla), 92. Police Station Sadar Sabji Mandi, Shimla.

(C) Cemeteries

Cemetery below the Barrier, Boileauganj, 2. Cemetery at Kanlog 3. Cemetery below St. Bede's 4. Cemetery at Sanjuali.

(2) The Heritage Area shall be divided into two categories namely:-

(I) Built Heritage:

It shall comprise of all the buildings both private and Government falling within or outside the Heritage Area as declared by the State Government.

(II) Natural Heritage:

- (i) Area on hill side of the Mall starting from Khadi Gramodyog to Kali Studio,
- (ii) Daulat Singh Park.
- (iii) Café Park,
- (iv) Ridge, and
- (v) The open green patches, slopes, woodlands in Heritage Area and not covered under (i) to (iv) above.

(3) The following Zoning Regulations shall be applicable in Heritage Area.-

- (i) Pre-requisite for planning permission.- For construction of new buildings on vacant sites, detailed architectural drawings/maps in the scale of 1:50 shall be prepared showing all architectural features with size and material proposed to be used alongwith two photographs of 15 cm x 25 cm size of adjoining heritage buildings. In case of re-construction on old lines, the detailed architectural drawings/maps in the scale of 1:50 shall be prepared showing all the architectural features with size and material proposed to be used alongwith old architectural drawings and two photographs of 15cm x 25cm size of the old building.
- (ii) The existing number of storeys and floor heights shall not be altered during course of re-construction of old building. Internal changes shall be permissible without any changes to external façade.

- (iii) The original façade shall be maintained. The façade shall have the admixture of wood, stone, glass, slate and tiles as in the original building. If natural materials are not available, the alternative ones shall be given the same touch.
- (iv) The roof design shall be as under:-
- (a) the roof of the buildings to be constructed on vacant sites shall be sloping with a maximum height of 2.70 Metres at centre. The continuous Dormer on any side of sloping roof shall not be allowed. Maximum 2 Dormers on either side of sloping roof at a reasonable distance between eaves and ridge shall be allowed; and
 - (b) in sloping roof, slate or corrugated iron sheets, plain galvanized iron sheets. Hi-polymer plastic tiles shall only be used. Primary colours shall be used for roofing in post office red or forest green colour.
- (v) The aesthetics of Bay Windows in the existing buildings shall be enhanced by providing window boxes for flowers. In case of re-construction of buildings, bay windows shall essentially be provided to enhance aesthetics and functionality. Maximum 60 cm projection of Bay Window shall be permitted on the Set Backs.
- (vi) For construction of new buildings on vacant sites, the Regulations as applicable for Core Area and Non- Core Area shall be applicable in addition to above Regulations.
- (vii) A Heritage Advisory Committee shall be constituted by the State Government for giving recommendations for the developments proposed in the Heritage Area.
- (viii) The Registered Private Professionals Class-A category as specified under rule 17 of the Himachal Pradesh Town and Country Planning Rules, 2014 shall submit the building map to the Commissioner, Municipal Corporation, Shimla or concerned Special Area Development Authorities (SADA's) or Town and Country Planner, Divisional Town Planning Office, Shimla. The Commissioner, Municipal Corporation, Shimla or concerned Special Area Development Authorities (SADA's) or Town and Country Planner, Divisional Town Planning Office, Shimla forward the same to the Heritage Advisory Committee. The development permission shall be granted by the Commissioner, Municipal Corporation, Shimla or concerned SADAs or Town and Country Planner, Divisional Town Planning Office Shimla strictly on the recommendations of the Heritage Advisory Committee.
- (ix) The applicant seeking planning permission for re-construction or construction of buildings in Heritage Area shall follow the following architectural elements for maintaining aesthetics of the existing surrounding buildings, namely:-
- (a) Dormer.
 - (b) Windows.
 - (c) Doors.

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- (d) Bay Windows.
 - (e) Facade.
 - (f) Chimney.
 - (g) Roofing / pinnacles.
 - (h) Temporary Kiosks.

- (x) In the Natural Heritage Area, temporary 'Kiosks' for special occasions may be installed by the Municipal Corporation Shimla with the approval of the Heritage Advisory Committee.
 - (xi) Street furniture in Natural Heritage Area shall be provided in the following manner, namely:-
 - (a) Cast iron benches.
 - (b) Decorative lighting.
 - (c) All the drainage system shall have half round stone ware pipes of various sizes according to the quantum of run off of water alongwith stone edging.
 - (d) The design of recreating water drinking spouts made of cast iron shall be got approved by the Municipal Corporation from the Heritage Advisory Committee.
 - (xii) All service line and pipes including electric and telephone wiring, sanitation, water supply etc. shall be concealed to improve the overall look of the Heritage Area.
 - (xiii) (a) Brass plates of size of 0.60 M X 0.45M inscribing history of the building, shall be displayed at strategic points of historical buildings.
 - (b) The sign boards and hoardings to be provided at strategic locations shall be in accordance with the National Building Code of India, 2005. These shall not occupy more than 10% of the façade in any case.
 - (xiv) Minor additions or alterations in the existing historical building shall be in conformity with the existing building and shall be permitted by the Commissioner, Municipal Corporation, Shimla or concerned SADAs or Town and Country Planner, Divisional Town Planning Office Shimla.
- 10.4.5. Rural Area.(1) The Rural Area of Non-Core Area shall comprise of the area falling outside the urbanisable area as shown in the Interim Development Plan of Shimla Planning Area as well as the areas extended vide Notification No. TCP-F(5)-1/2006 dated 12.1.2007.
- (2) In Rural Area any person who owns land shall be exempted from permission for the development activities as specified under sub-section (1) of Section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) upto the prescribed limits as defined in Appendix-8 of the

Himachal Pradesh Town and Country Planning Rules, 2014. However, the benefit of above exemptions shall only be available to the residents and original inhabitants of the areas, who owned the property at the time of commencement of the Act *ibid* and their natural heirs only and not to the persons who purchased land in Rural Area.

10.4.6. Sinking and Sliding Area.- (1) The Sinking and Sliding Areas shall comprise of the following areas, namely:-

- (i) High Sinking Prone Area.-This area shall include the northern slopes of the Ridge extending upto Grand Hotel in the west and covering Lakkar Bazar including Central School extending Auckland Nursery School and extending down below upto Dhobighat below the Idgah Electric Sub-station.
- (ii) Sliding Areas.-This area shall include Ladakhi Mohalla (Krishna Nagar), the spurs below the office of the Director of Education and the surrounding areas of Clarks's Hotel.

(2) In Sinking and Sliding Area, the following Regulations shall be applicable:-

- (i) The development permission shall be granted by the Commissioner, Municipal Corporation, Shimla in whose jurisdiction the Sinking and Sliding Area falls.
- (ii) The Regulations as applicable for Core Area and Non-Core Area shall be applicable in Sinking and Sliding Area.
- (iii) Re-construction or new construction on vacant plot shall be allowed on the basis of a structural design & soil investigation report and in consonance with the Geological Report of the competent authority. In case of negative observations, the construction shall not be allowed or shall be allowed as per conditions imposed by the consultant.

10.4.7. Simplification of the Map Approval Process.-The whole map approval process in Shimla Planning Area shall be as under:-

- (i) the Registered Private Professional (s) shall be one who is registered/empanelled by the Town and Country Planning Department, under rule 17 of the Himachal Pradesh Town and Planning Rules, 2014. (herein after referred to as the "said rules");
- (ii) the Registered Private Professional (s) shall be competent to certify building map (except apartments and colonies) in the Shimla Planning Area and will submit complete set such building map in following form alongwith necessary documents to the Competent Authorities i.e.

Commissioner, Municipal Corporation, Shimla for the area falling in Municipal Corporation Shimla or to the concerned Special Area Development Authorities for the area falling in Special Areas or to the Town and Country Planner, Divisional Town Planning Office Shimla for the rest of the Shimla Planning Area:-

Certification of Building Maps by the Registered Private Professional(s)/empanelled by the Town and Country Planning Department

No.....

Dated.....

To

The Commissioner/SADA/Town and Country Planner Shimla,

Sir.

I/We hereby submit certified building map alongwith necessary documents for grant of planning permission under section 31 of the Himachal Pradesh Town and Country Planning Act, 1977 in the Name of Sh./Smt./M/s.....on Khasra No.....Hadbast No.....measuringsquare Metre, situated at Ward /Town/ ViillagePost Office..... Tehsil..... District..... Himachal Pradesh forpurpose.

It is certified that the plans have been prepared by me and I am a Registered/empanelled professional with the Department of Town and Country Planning having Registration No.....dated..... valid up to

Yours faithfully,

(Signature of the Registered Private Professional)

Address.....

Phone No.....

Copy to:-

Sh./Smt.....with a request not to start the construction until the map is approved by the Competent Authority.

(Signature of the Registered Private Professional)

Address.....

Phone No.....

- (iii) the Competent Authorities shall examine the certified building maps as early as possible but not later than one month of submission of certified building maps.
- (iv) if certified building map is in order, sanction will be conveyed by the Competent Authorities to Registered Private Professional (s) in next 15 days.
- (v) in case of any discrepancies are found in the map, the Competent Authorities shall convey the observations in next 15 days to the Registered Private Professional (s).
- (vi) in case Competent Authorities are not convinced with the reasons given by the Registered Private Professional (s) and said discrepancies are stated to be in violation to the Regulations, the approval shall not be granted and concerned Registered Private Professional (s) shall be informed by speaking order and certification granted by him to applicant/ owner shall be treated as null and void.
- (vii) No Objection Certificate (NOC) for release of service connections under section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) at plinth level shall be given by Competent Authorities, after obtaining certificate from the Registered Private Professional (s), subject to physical verification by the Competent Authorities or their representative(s) and in conformity with the Regulations.
- (viii) in no case, the construction will be done by the Owner without engaging Registered Private Professional (s).
- (ix) the Registered Private Professional (s) shall ensure that the construction of building is completed strictly as per the sanctioned building map. In case, any dispute arises between the Owner and the Registered Private Professional (s), the present Registered Private Professional (s) shall hand over the sanctioned map and the work done at site to the new Registered Private Professional (s) engaged by the Owner duly signed by all the three parties under intimation to the Competent Authority.
- (x) in case any deviation is found, Notice under relevant section(s) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) shall be issued by the Competent Authority and simultaneously action shall be taken against the Registered Private Professional (s) including cancellation of Registration as per Appendix-10 of rule 17 of the said rules by giving a reasonable opportunity of being heard to the Registered Private Professional (s).
- (xi) in case Registered Private Professional (s) notices certain violations being made by the owner, he shall immediately intimate the owner and ask him to stop further work. He shall also intimate the same to the Competent Authority regarding such violations.
- (xii) A completion certificate (CC) will be issued by the Competent Authorities in following form after certifying that said construction has been carried out as per sanction accorded by the Competent Authority:-

18

COMPLETION CERTIFICATE

No..... Dated.....

To
Shri/Smt./M/s (Registered Private Professional)

Subject: Completion Certificate.

Reference: Your Application No..... dated

This is in reference to your Application dated.....for issue of Completion Certificate and the same is hereby granted in your favour for the Building constructed on Khasra No.....Hadbast No.....measuringsquare Metre, situated at Ward /Town/ VillagePost Office..... Tehsil..... District..... Himachal Pradesh.

Commissioner/SADA/Town and Country Planner Shimla,
.....
.....

- (xiii) the Competent Authority shall have the right to reject any completion certificate, if the same is in violation to the sanctioned plan by passing speaking order. Simultaneously a penal action shall be taken against Registered Private Professional (s) as per prevailing law (s).
- (xiv) composition of Offences under rule 35 of the said rules shall be done by the Competent Authority.
- (xv) applicant shall have choice for getting development permission either through Registered Private Professional or may apply directly to the Competent Authorities.

Note:- The Registered Private Professionals (s) with Class-A shall be competent to certify maps in the Municipal Corporation Area, as prescribed under rule 17 of the said rules.

10.4.8 General Regulations.- The following General Regulations shall apply to all development activities in the Shimla Planning Area wherever applicable:-

- (1) Maximum acceptable slope for development shall be 45 degrees.
- (2) One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 4.00 Metres including depth of beam below the ceiling of the slab and it shall be over and above the permissible Floor Area Ratio (FAR) limit. However, the fee shall have to be paid for parking floor. The shear walls shall be constructed on all the three sides of parking floor so that it is not a soft storey.
- (3) In case, space as per requirement for parking is available in open, over and above the Set Backs, condition of parking floor shall not be insisted. The closed floors in a building at any level, if proposed and feasible for parking, shall be allowed over and above the permissible Floor Area Ratio (FAR), subject to height restriction and structural stability. The fee shall have to be paid for parking floor. In case any person intends to construct parking floor, if feasible for parking, in addition to the number of storeys approved, will be allowed over and above the permissible Floor Area Ratio (FAR) subject to structural stability. The fee shall have to be paid for such parking floor. The said parking floors shall be used exclusively for parking only. Though, one parking floor is mandatory yet, second parking floor can be constructed which will be optional. Subsequent parking floors shall be included in the Floor Area Ratio (FAR).
- (4) Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of not less than 2.70 Metres measured from the floor to ceiling. In any such room having a sloping ceiling, the height shall be measured to the mean height of such ceiling above the floor level. Provided that no portion of such room shall have a height of less than 2.00 Metres. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required Set Backs.
- (5) Sloping roof shall be mandatory in hill areas and the main roof shall be gable end roof or hipped end roof with option of dormer/chimneys. The roof may be of GCI, GIS or slate roof with fascia shall be provided with weather board and weather strip for proper dripping of rain water. The roof shall be painted with post office red or forest green or natural roofing material such as slates.
 - (i) Height of sloping roof zero at eaves and maximum 2.70 Metres at centre shall be permissible. The continuous Dormer on any side of sloping roof shall not be allowed. Maximum 2 Dormers (preferably Gable and Triangular type) on the either side of sloping roof at a reasonable distance between eaves, sides and ridge shall be allowed. The 1/3rd area of the top floor shall be allowed as open terrace wherever sloping roof is provided.

OR

- (ii) The top most floor of the building shall be in the form of the attic floor. The height of the sloping roof shall be zero at eaves level at slab of attic floor, which shall not exceed 0.60 Metre horizontally including gutter and fascia and maximum 5.50 Metre at centre shall be permissible. The total height of the Dormer shall not exceed 3.25 Metre at ridge level of the Dormer from the attic floor level. The Dormer shall be at least 1.50 Metre away from eaves of main roof. The total width of any individual Dormer shall not exceed 2.5 Metre.
- (iii) The enclosed space left under roof and above habitable space shall be used for water storage tanks.
- (iv) Roof top @ 12 M² per 1 Kilo Watt peak (KWp) can be used for Solar Photovoltaic (PV) installations.
- (6) (i) Minimum front Set Backs from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area /Special Area limits (excluding the land, included in the inhabited sites of a village as entered and demarcated in the Revenue record or on sites in notified Municipal or town area that are already built up) shall be 1.00 Metre.
- (ii) Minimum front Set Back from non-scheduled roads and Municipal roads shall be 3.00 Metres.
- (iii) Every building shall have a clear means of access there to from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this Regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.
- (7) For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate (NOC) from the Himachal Pradesh Public Works Department shall be mandatory in the cases where plot is directly abutting to these roads and there is direct access through connecting bridge and by constructing ramps to such roads.
- (8) No construction shall be allowed on Valley Side above the road level on the following National Highways, State Highways & Major District Roads of Shimla Planning Area.

Four lane:
Kaithalighat (Shoghi) to Dhalli.
National Highway-5:
Chandigarh-Kalka-Parwanoo-Solan-Shimla-Theog-Narkanda-Rampur Road.
National Highway-88:
Shimla-Mandi Road.
State Highway-13:

Shimla-Tatapani-Mandi Road.	Major District Roads
Mehli to Junga.	
Mehli to Shoghi via Anandpur.	
Taradevi - Jutogh Bye Pass.	
Totu to Kunihar via Airport.	
Sanjauli- Dhalli Bye Pass.	
Chotta Shimla to Panthaghatti via Kasumpti.	
Circular Cart Road.	

- (9) No construction shall be permitted on the either side of Sanjauli- Dhalli Bye pass upto 15 Metre from the acquired width of the road.
- (10) (i) No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting. Building shall be allowed to come up without disturbing the natural land profile.
- (ii) A clear intervening space or area of a width of not less than $\frac{1}{4}$ of the height of the earth cutting shall be left between such building at ground floor level and the toe of the earth cutting. Such intervening space or area shall in no case be less than 2.00 Metres in width. For the purpose of this Regulation, the height of the earth cutting shall be deemed to be the height measured on a vertical line drawn from the toe of such earth cutting. Any such retaining wall/breast wall/ diaphragm wall/toe wall shall be independently certified to be structurally safe by the Structural Engineer.
- (11) Submission of structural stability certificate on its completion shall be mandatory.
- (12) Civil Engineer having minimum three years experience in Engineering Structural design shall be eligible for preparation of structural designs and issuance of certificates thereof.
- (13) Issuance of No Objection Certificate (NOC) for water supply and electricity connection:-
- | | | |
|------|-----------|--|
| (i) | Temporary | At plinth level |
| (ii) | Permanent | On completion of dwelling unit /floor /whole building. |
- (14) Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.
- (15) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall be maintained. No Objection Certificate (NOC) of the competent authority shall also be required, if H.T. line is crossing through the site.

- (16) Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 Metres.
- (17) The construction shall be allowed at distance of 3.00Metre and 5.00Metre from Nullah and Khad respectively.
- (18) No residential building shall be permissible on land having buildable width less than 5.00 Metres after leaving Set Backs.
- (19) No construction shall be allowed within a radius of 2.00 Metre from the existing tree and 5.00 Metres from the Forest boundary measured from the circumference of an existing tree.
- (20) Construction on sandwich plots in Bazaar area shall be permissible for shops as per existing building lines, only in existing built up areas.
- (21) In new sub-division of land :-

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

22) Permissible Area Standard/Norms for different parts of a Building shall be as under:-

Habitable room	Minimum floor area	9.50 M ²
	Minimum width	2.40 M
Kitchen	Minimum floor area	4.50 M ²
	Minimum width	1.80 M
Bath room	Minimum floor area	1.80 M ²
	Minimum width	

		1.20 M
Water Closet (WC)	Minimum floor area Minimum width	1.10 M ² 0.90 M
Toilet (WC+ Bath)	Minimum floor area Minimum width	2.30 M ² 1.20 M
Minimum width of corridor	For Residential use For Other uses	1.00 M 1.20 M
Minimum width of stairs	For Residential use For Other uses	1.00 M 1.50 M
Maximum width of treads without nosing	For Residential use For Other uses	25 Centimeter wide for internal stairs 30 Centimeter wide for internal stairs case
Maximum height of riser	For Residential use For Other uses	19 Centimeter 15 Centimeter
Provision of spiral stair case	For Other uses expect Residential use	Provision of spiral stair case not less than 1.50 Metre dia with adequate head height for fire escape in addition to regular stair case
Openings	For sufficient air and light, windows and ventilators should have minimum area equivalent to 1/6 th of Floor area.	
Projections over doors, windows and ventilators.	0.60 M	
Balcony Projections	1.20 M wide Balcony complete open on two sides with restriction of 50 % of building frontage where minimum front Set Back is 3.00 M shall be permissible.	

- (23) The habitable basement and attic shall be counted as independent storey.
- (24) No plot size restriction shall be applicable for the plots existing prior to 31.3.1979. however, Interim Development Plan Regulations applicable immediately after coming into operation of Notification No.9-12/72-PW dated 24.3.1979 published in the official Gazette on 31.3.1979 regarding Interim Development Plan for Shimla Planning Area shall be applicable.

- (25) The Apartments and Colonies shall be dealt with as per Regulations contained in Appendix-7 of the Himachal Pradesh Town and Country Planning Rules, 2014. The powers for Registration of Promoters / Estate Agents and powers for issuance of Licences shall vest with the Director, Town and Country Planning.
- (26) Though minimum area of plot has been defined in the Regulation 10.4.1 and 10.4.2 yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission will be accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M² and 80 M² respectively.
- (27) Service floor wherever proposed is required for transferring of the plumbing and other services effectively and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. For service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR, however, the overall height restriction of building will remain the same".

10.4.9 Shimla Planning Area shall be comprised of the following areas:-

Sr. No.	Name of Area	Description	Competent Authority												
	Municipal Corporation Shimla	Entire 25 numbers wards (1-25)	Commissioner, Municipal Corporation, Shimla												
II	Kufri Special Area notified vide Notification No. TCP-F(5)4/2000 dated 30.11.2000	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Name of the Village</th> <th>Hadbast No.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Lambi Dhar</td> <td>349 (Whole)</td> </tr> <tr> <td>2.</td> <td>Jungle Mashobra</td> <td>247 (Partly, as already bifurcated in M.C. Shimla).</td> </tr> <tr> <td>3.</td> <td>Kolu Ka Jubbar</td> <td>309 (Partly, as bifurcated by Khasra No. 2,21,</td> </tr> </tbody> </table>	Sr. No.	Name of the Village	Hadbast No.	1.	Lambi Dhar	349 (Whole)	2.	Jungle Mashobra	247 (Partly, as already bifurcated in M.C. Shimla).	3.	Kolu Ka Jubbar	309 (Partly, as bifurcated by Khasra No. 2,21,	Special Area Development Authority, Kufri
Sr. No.	Name of the Village	Hadbast No.													
1.	Lambi Dhar	349 (Whole)													
2.	Jungle Mashobra	247 (Partly, as already bifurcated in M.C. Shimla).													
3.	Kolu Ka Jubbar	309 (Partly, as bifurcated by Khasra No. 2,21,													

		85, 79, 80, 95, 96, 106 inclusive towards Shimla- Sunni Road).
4.	Jhalti	307 (Whole)
5.	Chanavat	308 (Partly, as bifurcated by Khasra No. 64, 65, 66, 67, 68 inclusive towards Shimla-Sunni Road).
6.	Bontlu	306 (Whole)
7.	Dhagog	305 (Partly, as bifurcated by Khasra No. 1, 3, 4, 22, 151, 158, 162, 215, 219, 220, 221, 119, 117, 116, 112 inclusive towards Shimla- Sunni Road).
8.	Jungle Dhagog	304 (Whole)
9.	Jotlu	303 (Partly, as bifurcated by Khasra No. 1, 8, 128, 129, 137, 138, 155, 156, 186, 187, 188, 195, 196 inclusive towards Shimla-Sunni Road).

10.	Bhatla	302 (Partly, as bifurcated by Khasra No. 1,2, 3,4, 5, 6, 79, 80, 81, 72, 73, 66, 152 inclusive towards village Sandhora).
11.	Sandhora	296 (Whole)
12.	Kailidhar	297 (Whole)
13.	Jungle Sheel Barog	298 (Whole)
14.	Balldehan	283 (Whole)
15.	Shaiser	291 (Partly, as bifurcated by Khasra No. 582, 486, 329, 333, 334, 345, 346, 347, 348, 354, 355, 366, 367, 364 inclusive towards Shimla-Sunni Road).
16.	Mashobra	246 (Partly, as bifurcated in M.C.Shimla).
17.	Retreat	243 (Whole)
18.	Chharabra	241 (Whole)
19.	Jungle Chharabra	240 (Whole)
20.	Kufri Junga	228 (Whole)
21.	Kufri Koti	229 (Whole)
22.	Catchment Area	242 (Whole)

		23.	Badah	350 (Partly, as bifurcated in M.C.Shimla)	
		24.	Chhakryal	352 (Partly, as bifurcated in M.C.Shimla)	
		25.	Chamyana	372 (Partly, as bifurcated in M.C.Shimla)	
		26.	Shanan	375 (Partly, as bifurcated in M.C.Shimla)	
		27.	Malyana	378 (Partly, as bifurcated in M.C.Shimla)	
		28.	Mewag	353 (Whole)	
		29.	Ganoti	377 (Partly, as already bifurcated in M.C.Shimla)	
		30.	Jungle Ganoti	380 (Partly, as already bifurcated in M.C.Shimla)	
		31.	Kamali	379 whole	
		32.	Shakral	381 (Partly, as bifurcated in M.C.Shimla).	
		33.	Mehli	113 (Partly, as bifurcated in M.C.Shimla).	
III	Shoghi Special Area notified vide Notification No. TCP-	1.	Pawad	393 (Partly, as bifurcated by Khasra No. 617,	Special Area Development Authority.

F(5) 4/ 2000 dated 30.11.2000		618, 621, 623, 583, 600, 599, 595, 593, 591, 571, 572, 574, 447, 648, 298, 297, 282, 283, inclusive towards Shimla-Kalka Road).	Shoghi
	2.	Chelli Chola	382 (Whole)
	3.	Gusan	117 (Partly, as bifurcated by Khasra No. 562/8, 2, 12, 15, 68, 69, 103, 104, 105, 106, 107, 108, 113, 114, 192, 357, 358, 143, 136, 539/132, 542/135, 539/132, 515/23, 512/20, 513/20, 514/20, 19, 559/511/18, 556/510/18, 555/510/18, 557/510/18, 547/1, 549/4, 551/5, 564/8 inclusive towards villages Sargheen and Kwara).
	4.	Pujarli	116 (Partly, as bifurcated by Khasra No. 83, 82, 85, 89, 1402/ 321, 327, 328, 329, 338, 344, 360, 359, 357, 356, 355, 342,

		341, 337 inclusive towards villages Kwara and Gusan).
5.	Kwara	115 (Partly, as bifurcated by Khasra No. 250, 118, 189, 220, 217, 219, 200, 209, 210, 366, 365, 401, 402, 399, 480, 481, 505, 483, 511, 513, 948/791, 789, 788 inclusive towards village Sargheen).
6.	Sargheen	114 Partly (As bifurcated by M.C.Shimla)
7.	Patti Rehana	110 Partly (As bifurcated by M.C.Shimla)
8.	Rajhana	109 (Whole)
9.	Nehra	108 (Whole)
10.	Bihar	104 (Partly, as bifurcated by M.C.Shimla).
11.	Barhai	102 (Partly, as bifurcated by M.C.Shimla).
12.	Malog	100 (Whole)
13.	Sheel Gaon	99 (Whole)
14.	Pattiud	98 (Whole)

15.	Bhog	125 (Partly, as bifurcated by Khasra No. 118, 117, 108, 105, 101, 106, 30, 37, 38, 39, 1111/43, 562, 1112/177, 150, 561, 558, 626, 630, 777, 775, 644, 646, 603 inclusive towards Dhalli-Shoghi Road).
16.	Mahauri	96 (Partly, as bifurcated by Khasra No. 34, 30, 26, 741, 46, 739/24, 748/204, 203, 154, 153, 149, 148, 137, 138, 188, 116, 112, 111, 385, 813/367, 811/645 inclusive towards Dhalli-Shoghi Road).
17.	Shoghi	95 (Whole)
18.	Gawahi	397 (Partly, as bifurcated by Khasra No. 338, 303, 302, 425 inclusive towards Shimla-Kalka Road).
19.	Panog	396 (Partly, as bifurcated by Khasra No. 151, 203/139, 126,

		183, 110, 107, 106, 184 inclusive towards Shimla-Kalka Road).
20.	Ganaidi	382 (Partly, as bifurcated by Khasra No. 179, 157, 176, 177, 178 inclusive towards village Batlana).
21.	Batlana	381 (Partly, as bifurcated by Khasra No. 207, 380/268, 266/220 inclusive towards Shimla-Kalka Road).
22.	Jungle Tarab	97 (Whole)
23.	Matholi	370 (Whole)
24.	Bharyal	6/87 (Partly, as bifurcated by M.C.Shimla)
25.	Majthai	6/86 (Partly, as bifurcated by M.C.Shimla).
26.	Dawat	6/82 (Partly, as already bifurcated in M.C. Shimla)
27.	Manglooj	6/84 (Whole)
28.	Badoh	338 (Whole)
29.	Kayargi	30/42 (Partly, as bifurcated by

		Khasra No. 28, 29, 33, 27 inclusive towards Village Bagna).
30.	Bagana	343 (Whole)
31.	Panti	344 (Whole)
32.	Dhanokri	345(Whole)
33.	Shilru	331(Whole)
34.	Patina	330(Whole)
35.	Khalog	95(Whole)
36.	Thalu Chamaru	329(Whole)
37.	Kot	326 (Whole)- Solan District)
38.	Chandoli	325 (Whole)- (Solan District)
39.	Pawabo	324 (Whole)- (Solan District)
40.	Sayari	322 Whole- (Solan District)
41.	Balain	16/195(Whole)
42.	Banwi	16/196 (Whole)
43.	Mawari	16/198(Whole)
44.	Barog	16/188(Whole)
45.	Kaphlerh	16/169(Whole)
46.	Jakari	9/108(Whole)
47.	Khayari	9/101(Whole)
48.	Baghli	86/337(Whole)

		49.	Gudshali	6/83(Whole)	
IV	Ghanahatti Special Area notified vide Notification No. TCP-F(5)-5/2004 dated 4.11.2004	1.	Rehal Bachadi	7/88(Whole)	Special Area Development Authority, Ghanahatti
		2.	Fatnechi	7/89 (Whole)	
		3.	Kanda	11/109 (Partly) as already included in Shimla Planning Area	
		4.	Dhayla	11/108(Whole)	
		5.	Padech	63 (Partly) as already included in Shimla Planning Area	
		6.	Ichhaser	60(Whole)	
		7.	Bharoi	61 (Partly) as already included in Shimla Planning Area	
		8.	Jablog	62 (Whole)	
		9.	Fataichi	4/63(Whole)	
		10.	Neri	64(Whole)	
		11.	Rihai	67(Whole)	
		12.	Girb Khurd	65(Whole)	
		13.	Girb Kalan	66(Whole)	
		14.	Dhainda	80 (Partly) as already bifurcated in M.C.Shimla	
		15.	Kyar	79(Whole)	
		16.	Chandi	77(Whole)	
		17.	Gdawag	78(Whole)	
		18.	Chayali Kalan	76(Whole)	

19.	Chayali Khurd	75(Whole)
20.	Sangti	3/13(Whole)
21.	Sanog Uprala	3/14(Whole)
22.	Kyar Giri	5/71(Whole)
23.	Bhoong	3/30(Whole)
24.	Manla	3/29(Whole)
25.	Neri	3/35(Whole)
26.	Krand	28(Whole)
27.	Hiun	5/72(Whole)
28.	Chamu	3/17(Whole)
29.	Karog	3/15(Whole)
30.	Kyalu	3/16(Whole)
31.	Nawag	18(Whole)
32.	Golchha	19(Whole)
33.	Kawai	20(Whole)
34.	Mathav	320(Whole)
35.	Jangle Pagog	322(Whole)
36.	Pagog	323 (Partly) as already bifurcated in M.C.Shimla

List of Revenue Villages included in the Shimla Planning Area vide Notification No. TCP-F(5)-1/2006, dated 12.01.2007. The Competent Authority is Town and Country Planner, Divisional Town Planning Office Shimla.

Sr. No	Name of Revenue Village	Hadbast Number	Remarks
Tehsil Shimla, District Shimla			
1.	Marhabag	76	
2.	Chandal	85	
3.	Jhundia	82	
4.	Gharog	92	

5.	Jhakdi Upperli	75	
6.	Sedan	77	
7.	Bashaul	84	
8.	Tool	83	
9.	Shakrah	79	
10.	Dhar	80	
11.	Jungal Kamala	81	
12.	Jungal Badua	67	
13.	Jhakdi Nichali	74	
14.	Shahech	78	
15.	Chauri	70	
16.	Maghech	66	
17.	Padech	63 (Whole)	Partly already included in Shimla Planning Area.
18.	Dafawag	65	
19.	Badua	67	
20.	Bhutuva	68	
21.	Chalohag	69	
22.	Up-Mohal Jhamrech (Mohal Jhakdi Nichali)	74	
23.	Jadhog	72	
24.	Kashad	71	
25.	Jungle Balau (Mohal Balau)	13/121	
26.	Balau	13/121	
27.	Chdah	13/119	
28.	Kanda	11/109 (Whole)	Partly already included in Shimla Planning Area.
29.	Balogdi	73	
30.	Jungle Rapra (Mohal Rapra)	134	
31.	Jajed	133	
32.	Dhanedi	13/120	
33.	Kadech	13/123	
34.	Rapra	134	
35.	Gawahi Khurd	137	
36.	Patshal Kalan	131	
37.	Talayala	132	
38.	Charund	13/122	
39.	Bhaloh	13/126	
40.	Tikri Mashah	13/118	
41.	Khadol	13/110	
42.	Roda	10/105	
43.	Ladvi	11/111	
44.	Kated	10/107	

45.	Khanet	7/91	
46.	Badhawnee	7/92	
47.	Gaug	7/93	
48.	Jadenee	29/336	
49.	Hathni Ki Dhar (Mohal Rehai Vaychdi)	7/88	
50.	Patshal Khurd	130	
51.	Khadau	129	
52.	Gawahi Kalan	141	
53.	Seri	13/127	
54.	Panchauti	13/125	
55.	Panesh	113	
56.	Shavla	12/116	
57.	Ner	8/96	
58.	Jabag	7/90	
59.	Patta	140	
60.	Jungal Dalata (Mohal Panchauti and Mohal Majhaila)	13/124 and 13/125	
61.	Majhaila	13/124	
62.	Shildu	112	
63.	Deshdi	12/115	
64.	Chavag	104	
65.	Raudi	142	
66.	Jungle Khryad (Mohal Shildu)	112	
67.	Shalagda	10/106	
68.	Phagli	8/94	
69.	Shilli	28/334	
70.	Bhalavag	28/332	
71.	Dhamun	9/160	
72.	Panevla	9/97	
73.	Galot	12/117	
74.	Fagera	114	
75.	Kutasni	8/95	
76.	Kalimu	28/335	
77.	Dadhol	9/98	
78.	Raudi	9/99	
79.	Khadun	9/100	
80.	Bhavanna	28/333	
81.	Anji	33/362	
82.	Kayargi	342 (Whole)	Partly already included in Shimla Planning Area.
83.	Chanan	340	
84.	Majhaila	341	
85.	Shillibagi	339	

86.	Jamlog	6/85	
87.	Rampuri	277	
88.	Hiun	33/363	
89.	Shamleeg	33/364	
90.	Jadyal	33/365	
91.	Dhanool	33/366	
92.	Kharog	33/367	
93.	Bijli	368	
94.	Shageen	369	
95.	Baun	388	
96.	Kotla	387	
97.	Jadiyana	374	
98.	Dharighat	375	
99.	Shadiyana	380	
100.	Phayal	371	
101.	Kakret	360	
102.	Sandhut	359	
103.	Taradi	386	
104.	Laga	389	
105.	Nagadi	386	
106.	Dooh	33/361	
107.	Dhari Bageri	372	
108.	Dol	373	
109.	Lagdu	376	
110.	Sari	351	
111.	Nareval	358	
112.	Salana	357	
113.	Thadi	392	
114.	Nyace	391	
115.	Shakoh	390	
116.	Javag	385	
117.	Sehal	383	
118.	Jamati	384	
119.	Badi	377	
120.	Jalel	379	
121.	Ganperi	378	
122.	Keed	352	
123.	Lagdu	353	
124.	Thalakdhar	354	
125.	Thalaknal	355	
126.	Pawad	393 (Whole)	Partly already included in Shimla Planning Area.
127.	Gawahi	397 (Whole)	Partly already included in Shimla Planning Area.
128.	Panog	396 (Whole)	Partly already included in Shimla Planning Area.

129.	Ganedi	382 (Whole)	Partly already included in Shimla Planning Area.
130.	Batlana	381 (Whole)	Partly already included in Shimla Planning Area.
131.	Bhog	125 (Whole)	Partly already included in Shimla Planning Area.
132.	Mahauri	96 (Whole)	Partly already included in Shimla Planning Area.
133.	Bathun	394	
134.	Luharda	395	
135.	Bharov	124	
136.	Banadi	123	
137.	Bharoi	4/61 (Whole)	Partly already included in Shimla Planning Area.
138.	Jungal Ichaser-Pratham	4/60	
139.	Jungal Ichaser-Dwetiya	4/60	
140.	Shadog	5/68	
141.	Nalayal	5/73	
142.	Dhanayal	5/69	
143.	Anji	5/74	
144.	Up Mohal Tal and Giri (Mohal Kyargiri)	5/71	
145.	Tood	21	
146.	Shahal	25	
147.	Pavabo	24	
148.	Kamivana	22	
149.	Up-Mohal Dudhari (Mohal Tood)	21	
150.	Barmu	333	
151.	Jungal Godi Ka Nal	332	
152.	Jungle Barmu	334	
153.	Banredu	335	
154.	Up-Mohal Tilla (Mohal Saruila Baruila)	341	
155.	Badfar	337	
156.	Jungle Badfar-Aa	336	
157.	Jungle Badfar-Ba	340	
158.	Lindi Dhar	339	
159.	Masech	346	
160.	Saruila Baruila	341	
161.	Ajdhar	347	
162.	Dhani	345	
163.	Dhanain	344	
164.	Shildu Sapoli	311	
165.	Patengali	310	
166.	Kolu Jubbar	309(Whole)	Partly already included in Shimla

				Planning Area.
167.	Chanavat	308 (Whole)		Partly already included in Shimla Planning Area.
168.	Dhagog	305 (Whole)		Partly already included in Shimla Planning Area.
169.	Jotlu	303 (Whole)		Partly already included in Shimla Planning Area.
170.	Bhatla	302 (Whole)		Partly already included in Shimla Planning Area.
171.	Shaiser	291 (Whole)		Partly already included in Shimla Planning Area.
172.	Shainal	291 (Whole)		Partly already included in Shimla Planning Area.
173.	Jungal Naldehra	278 (Whole)		Partly already included in Shimla Planning Area.
174.	Neri	281 (Whole)		Partly already included in Shimla Planning Area.
175.	Seepur	245		
176.	Jungle Seepur	244		
177.	Dhojidhar	248		
178.	Jungle Mool Koti	238		
179.	Purani Koti	234		
180.	Thathrog	233		
181.	Kunee	232		
182.	Jalf	383		
183.	Gosan	117 (Whole)		Partly already included in Shimla Planning Area.
184.	Shakral	381 (Whole)		Partly already included in Shimla Planning Area.
185.	Chaili Chaula	382 (Whole)		Partly already included in Shimla Planning Area.
186.	Pujarli	116 (Whole)		Partly already included in Shimla Planning Area.
187.	Kawara	115 (Whole)		Partly already included in Shimla Planning Area.
188.	Kawalag Majhar	118		
Tehsil Suni, District Shimla				
1.	Durgapur	134 (Whole)		Partly already included in Shimla Planning Area.
Tehsil Theog, District Shimla				
1.	Galu Kalan	320 (Whole)		Partly already included in Shimla Planning Area.
2.	Fagu	241 (Whole)		Partly already included in Shimla Planning Area.
3.	Dehna	370 (Whole)		Partly already included in Shimla Planning Area.

4.	Kadarav	384 (Whole)	Partly already included in Shimla Planning Area.
Tehsil Kandaghat, District Solan			
1.	Sharer	178	
2.	Mundi Khurd	179	
3.	Mundi Kalan	180	
4.	Kanair	185	
5.	Nagalathi	184	
6.	Rugda	183	
7.	Ser	181	
8.	Majhar	182	
9.	Shakret	323	
10.	Sunkhi	321	
11.	Bagi	327	
12.	Natalia	328	
13.	Vadhawani	348	
14.	Thaul Kolian	344	
15.	Kanoli	306	
16.	Shadhlyana	317	
17.	Fagoli	314	
18.	Shalog Kolian	316	
19.	Shalog Jogiyan	315	
20.	Kahla	94	
21.	Majhyari	346	
22.	Tikkar	310	
23.	Niuen	313	
24.	Dhrore	349	
25.	Danwati	350	
26.	Mashru	302	
27.	Dhanro	312	
28.	Jhekhadi	311	
29.	Sulani	88	
30.	Badiyavla	89	
31.	Kandaur	90	
32.	Aanji Brahamna	91	
33.	Bodhan	87	
34.	Kot	86	
35.	Garu	75	
36.	Chund	76	
37.	Banota	85	
38.	Tikkar	84	
39.	Rugta	77	
40.	Gandrodi	79	
41.	Makalyan	78	
42.	Kotla	83	

43.	Nal Ka Gaun	81
44.	Dhala	80
45.	Katoh	276
46.	Dihari	424
47.	Lachog	82
48.	Kathli	425
49.	Shungal	398
50.	Shadyal	399

By Order

Manisha Nanda

Addl. Chief Secretary (TCP) to the
Govt. of Himachal Pradesh.

13-08-2015

Endst. No. TCP-A(3)-2/2014

Dated, Shimla-2,

Copy forwarded for information and necessary action to:-

1. All the Heads of Department, Himachal Pradesh.
2. All Deputy Commissioners, Himachal Pradesh.
3. The Director, Town and Country Planning Department, Himachal Pradesh, Shimla
4. The Director, Urban Development Department, H.P. Shimla-2.
5. The Under Secretary (Law) to the Government of Himachal Pradesh. Shimla.
6. The Commissioner, Municipal Corporation, Shimla.
7. The Additional Secretary (GAD) to the Govt. of H.P. w.r.t. Cabinet item No.22 of the Cabinet meeting held on 5.8.2015.
8. The Town and Country Planner, Divisional Town Planning Office. Dharamshala. Nahan. Solan, Shimla, Hamirpur, Kullu and Mandi.
9. The Assistant Town Planner, Sub-Divisional Town Planning Office, Parwanoo, Rampur, Una, Chamba and Bilaspur.
10. Guard file.

Rikhi Ram
13/8/2015

(Rikhi Ram)
Under Secretary (TCP) to the
Govt. of Himachal Pradesh
Phone No. 2880516