

(AUTHORITATIVE ENGLISH TEXT OF THIS DEPARTMENT NOTIFICATION NO. TCP-F(5)-5/2010 DATED 28-02-2011 AS REQUIRED UNDER CLAUSE (3) OF ARTICLE 348 OF THE CONSTITUTION OF INDIA).

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

No. TCP-F(5)-5/2010

Dated:

28-02-2011.

NOTIFICATION

In exercise of the powers conferred by 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 for Shimla Planning Area notified vide Government Notification No. 9-12/72-PW dated 24.3.1979 and published in the Rajpatra, Himachal Pradesh on the 31st March, 1979 for the purposes of regulating development activities in the Shimla Planning Area, as per proposal received from the Director, Town and Country Planning, Himachal Pradesh vide letter No. HIM/TP/PP-P.Reg./Shimla Gen/09-Vol-II-5969, dated 6.9.2010 as required under sub-section (1) of section 17 of the Act *ibid*, without modifications in the following manner, namely:-

Amendment
in Chapter X

In Chapter X of Interim Development Plan for Shimla Planning Area,-

(a) for para 10.4, the following shall be substituted, namely:-

"10.4. Zoning Regulations.- Shimla Municipal Corporation Area of Shimla Planning Area shall be delineated into the following areas, namely:-

10.4.1. CORE AREA.- The Core Area shall comprise of the following areas, namely:-

- 98200*
- (i) Central Shimla bounded by the circular Cart Road starting from Victory Tunnel and ending at Victory Tunnel via Chhota Shimla and Sanjauli 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 Secretariat then along the Tribunal road / path joining boundary/ Dhobi Ghat path and then following Dhobi Ghat boundary path upto the Shimla Junga road near Boundary. Then following Chhota Shimla Himatvi Bhawan path upto house of Sh. Amin Chauhan, then along with house of Sh. Amin

Contd.....

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. Indervir 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. The 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.

10.4.2.

RESTRICTED AREA.- The Restricted Area shall comprise of the following areas, namely:-

Area outside the Core Area, defined vide Para 10.4.1. above and bounded by bye-pass road starting from Barrier to Tutikandi-Khalini-Vikas Nagar, Pantha Ghati, Malyana, Bhattakufar to Dhalli Tunnel. The Restricted Area shall also include a belt of 50 meter on valley side of National Highway-22 starting from Barrier to Dhalli Tunnel. Sanjauli area starting from Dhalli Tunnel to old house of Smt. Shanti Devi along Tibetan Hospital (excluding Tibetan Hospital) to Dhingu Temple via Municipal Corporation path to electricity transformer all along defense boundary and then following the nallah cremation ground. From cremation ground to Sanjauli along existing Forest and Government land boundary and 50 meter on valley side of the Cart Road from Sanjauli Chowk to Victory Tunnel, Long Wood- Shankli, Ruldubhatta area bounded by upper Bhrari road on East upto Harvington to Power House along sewerage line path on west to cart road from above point to Tara Hall School to Tapovan to lower Kaithu along road on East to Cart Road along External Municipal road on North and West meeting cart road near Hotel Hans.

10.4.3.

OTHER AREAS.- The Other Area shall comprise of all other parts of Shimla Planning Area excluding Core and Restricted Areas.

10.4.4.

GREEN AREA.- The Green Area shall comprise of the following areas, namely:-

- Q.25
- (i) the Forest Area bounded by bye-pass and cart road starting from junction of barrier following the cart road to Parivahan Bhawan Nallah 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 nallah meeting at bye-pass road and back to Tuti Kandi near Government High school;

Contd.....

- (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, Shiv Rajan, Directorate Education Office to Municipal Corporation Quarter to Sr. Sec. School Lalpani then alongwith, Ladakhi Mohalla path upto house of Smt. Janki Devi, Sunder Singh and Naresh then following the Nallah meeting at bye-pass road and back to the phagl path;
- (iv) Bemloe Forest bounded by Cart road and bye-pass starting from lift nallah moving along cart road then following down the path near Government quarters meeting at junction on Cart road to Bemloe road along with post office building C.P.R.I. Complex, house of Shri Sumer Chand, I.D. Garg, Tripta Devi, Uma Vati, Sawarn Lata, Block D & C to Bemloe road & bye-pass and following back the bye-pass upto the lift Nallah;
- (v) Himland Forest starting from CPRI Complex, on Bemloe road to house of Shri Ram Dhan Lal, Darshan Lal, Joginder Pal, D.P. Sharma to Cart road then following the Cart Road to Himland Nallah meeting at bye-pass to Bemloe road and back to CPRI Complex;
- (vi) Khalini & Chotta Shimla Forest Area bounded by Cart Road starting from the Nallah near Palika Bhawan then following the Nallah to Bye-Pass road then to B.C.S. Road via Khalini Chowk to the house of Shri Prithvi Sen. Telecom Office. house of B.S. Chauhan, Hukmi Devi, H.T. Upadhya, 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 Kasumpti 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. Dhaluta, 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 Nallah;
- (vii) Chhota Shimla Forest Area above card road starting from Eastern path near/ Military quarter to Mall Road to Western path meeting at Cart Road;
- (viii) Kasumpti Forest Area starting from the junction of Kasumpti Mehli Path and Police Colony Road near H.P.PWD enquiry office then following Mehli Kasumpti path upto Geeta Mandir along Jammu Castle Road upto junction;
- (ix) Charlie Villa Forest Area 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

Contd.....

Road to C.M. residence then following the nallah near the house of Shri Satish Kumar Goel meeting at Cart Road;

- (x) Forest Area starting from the nallah near Himfed Petrol Pump following the nallah upto the junction of path and Nallah 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 Nallah to Titla Hotel following the road to Oak Wood through Northern road then following the Nallah down ward to Snowdon Pump House via Snowdon Road to house of Shri T.D. Gupta, Sukhvinder Singh, M.C. Commissioner residence, Corner House (M.C. Qrt) Nehar Singh Thakur and Govt. Sr. Sec. School Sanjauli 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 Sanjauli 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 Shri M.L. Sharma (Geeta Bhawan), Prem Bhawan house of Shri Desh Raj to Cart Road along Nallah then following Cart Road upto R.K.M.V. 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 nallah near Press Building and down the nallah 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.

9.8.11

10.4.5.

HERITAGE AREA.- The Heritage Area shall comprise of the following areas, namely:-

- (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 IIAS 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 Parakash 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;
- (viii) the following buildings falling inside the heritage area shall be the heritage buildings, namely:-

1. Post Office Summer Hill, 2. Indian Institute of Advanced Study, 3. Post Office Chaura Maidan, 4. The Cecil, 5. Carton House, 6. Clermont, 7. Race View, 8. Vidhan Sabha Himachal Pradesh, 9. Gorton Castle, 10. Railway Board Building, 11. Parkash 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. Erneston, 36. Yates Place, 37. Raj Bhawan (Barnes Court) and 38. Police Station Sadar at Boileauganj; and

- (ix) the following buildings falling outside the above area shall be the heritage building, namely:-

(a) **Heritage Buildings**

1. Y.M.C.A., 2. St. Michael's Cathedral, 3. Deen Dayal Updhayaya Hospital (Formerly Ripon Hospital); 4. Green Gate, 5. Rothney Castle, 6. Tara Hall, 7. Auckland House, 8. Chapslee, 9. Convent of Jesus and Mary, 10. Aira Holme, 11. Sterling Castle, 12. Hainault, 13. Jakhoo Temple, 14. Corner House, 15. Torrentium, 16. Pari-Mahal (Old building), 17. Holly Lodge Main Building, 18. Walsingham (D.C. Residence), 19. Kamla Nehru Hospital (Old), 20. Manorville, 21. Bishop Cotton School, 22. Govt. Boys Degree College, Sanjauli, 23. Sodhowal Lodge, 24. The Kalka Shimla Railway Line, 25. Crow-Borough, 26. Inverarm (State Museum), 27. Strawberry Hill, 28. The Bemole Cottages, 29. Spring Field, 30. South Gate, 31. Foswell, 32. Emm Villa, 33. Craig Gardens, 34. Dimple Lodge, 35. Delphine Lodge, 36. Eddleston, 37. Eaglemount, 38. Railway Station, Summer Hill, 39. Winter Field, 40. St. Thomas Church, 41. Shimleshwar (Shiv mandir), 42. St. Edward School, 43. Wood Bank Offices Rest House, 44. Thistle Bank, 45. Y.W.C.A., 46. Office of the Deputy Commissioner, 47.

Contd.....

Ellerslie Building, 48. Police Station, Chhota Shimla, 49. The Bury, 50. Armsdell, 51. Benmore Estate, 52. Toryne House, 53. Morvyn (I.T.I. Shimla), 54. Police Sataion Sadar at Sabji Mandi, Shimla.

(b) Cemeteries

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

10.4.6. **SINKING AND SLIDING AREA.-** The Sinking and Sliding Area 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 Dhobi Ghat below the Idgah Electric Sub-station.
- (ii) Sliding Areas.- This area shall include Ladakhi Mohalla, the spurs below the office of the Director of Education and the surrounding areas on Clarke's Hotel.

10.4.7. **AREAS OTHER THAN THE MUNICIPAL CORPORATION SHIMLA AREA.-** All other areas outside the Municipal Corporation Shimla area and restricted areas outside the Municipal Corporation area but falling within the Shimla Planning Area shall also constitute Other Areas.

10.4.8. The following building regulations shall be applicable in Shimla Planning area, namely:-

Sr. No	Description of Area	Minimum Plot Size (in m ²)*	Minimum Set Backs (m)				Maximum Floor Area Ratio
			F	R	LS	RS	
1	2	3	4				5
1.	CORE AREA						
	Detached	250	2.50	2.00	2.00	2.00	1.50
	Semi detached House with one side dead wall	250	2.50	2.00	2.00		1.50
	Row Housing House with two side dead walls	250.	2.50	2.00	Nil		1.50
2.	RESTRICTED AREA						
	Detached	200	2.50	2.00	2.00	2.00	1.50
	Semi detached House with one side dead wall	200	2.50	2.00	2.00		1.50
	Row Housing House with two side dead walls	200	2.50	2.00	Nil		1.50
3.	OTHER AREAS						
	Detached	200	2.50	2.00	2.00	2.00	1.75
	Semi detached House with one side dead	200	2.50	2.00	2.00		1.75

Contd.....

wall						
Row Housing House with two side dead walls	200	2.50	2.00	Nil	1.75	

10.4.9. **Regulations for Heritage Area.-** The Core Area regulations as specified in clause 10.4.8 alongwith following additional regulations shall be applicable in Heritage Areas, namely:-

- (1) the facade of the building / blocks shall be maintained on old lines in case of reconstruction of existing buildings, however the internal changes shall be permissible;
- (2) the facade of new building on vacant plots shall be in conformity with the architectural features and elements of the adjoining buildings for maintaining aesthetic of existing surrounding buildings; and
- (3) no new construction shall be allowed in green patches in this area.

10.4.10. **GREEN AREAS.-** In Green Areas only reconstruction on old lines shall be permissible with same plinth area and number of storeys.

10.4.11. **SINKING AND SLIDING AREA.-** The Core and Restricted Area regulations specified in clause 10.4.8 along with the regulation to the effect that reconstruction and new construction on vacant plot shall be allowed on the basis of a structural design in consonance with Geological Report from the competent authority shall be applicable in these areas.

10.4.12. **The following regulations shall be applicable in the Shimla Planning Area for the existing plots:-**

- (1) the minimum residential plot size of 150 Sqm. shall be permissible in Core Area prior to the notification dated 22.8.2002 the regulations prevailing at that time shall be applicable in case of such plot;
- (2) in the case of plots in the areas other than Core Area, the minimum plot size shall be regulated as per the regulations that were applicable in the Shimla Planning Area from time to time; and
- (3) 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 dated 31.3.1979 regarding Interim Development Plan for Shimla Planning Area shall be applicable.

10.4.13. **Common regulations for all areas under Shimla Planning Area.-** The following common regulations shall be applicable in Shimla Planning Area, namely:-

- gsw*
- (i) mixed landuse shall be permissible;
 - (ii) sub division of Land shall be permissible;
 - (iii) minimum width of path in new sub-division of land shall be as under:-

Contd.....

(a)	Minimum width of path/road for sub-division of land having more than 5 plots	5.00 meters
(b)	Minimum width of path/road for sub-division of land having upto 5 plots	3.00 meters
(c)	Minimum area for open/green spaces for the scheme having more than 5 plots	10 % of scheme area
(d)	Minimum area for soakage pit etc. (irrespective of number of plots)	5% of the scheme area.

- (iv) maximum height of plinth level shall be 2.00 metre;
- (v) minimum Floor Height shall be 2.60 metre, however, in an attic floor ceiling height upto 2.40 metre shall be permissible;
- (vi) Rain Water Harvesting System shall be mandatory @ 20 litre per Sqm. of roof top area;
- (vii) Solar Passive Design shall be mandatory;
- (viii) basement and attic floor shall be considered as storeys and included in FAR;
- (ix) sloping roof shall be mandatory with 2/3rd coverage of roof area;
- (x) plot holder shall have choice to go for detached, semi-detached and row housing subject to the condition that on a sandwiched plot conformity to authorised abutting building shall be essential, provided that the word authorized shall not include any relaxation as a result of composition of offences and relaxations;
- (xi) reconstruction and additions/alterations shall be permissible subject to fulfillment of these regulations. In the case of buildings on plots falling under the provisions of regulation 10.4.12 reconstruction, addition/ alteration shall be allowed on the basis of old lines;
- (xii) provision for parking shall be made at the rate of one Equivalent Car Space (ECS) per dwelling unit in residential buildings and at the rate of one Equivalent Car Space per 50 sqm. of built up area in other non-residential buildings, on plots having access to a motor road. Any additional built up area of 20 Sqm. over and above a multiple of 50 Sqm. built up area shall require an additional Equivalent Car Space for parking. These guidelines shall be subject to any relaxation / addition in bye-laws of the Municipal Corporation for proximity to types of roads i.e. sealed, restricted and others;
- (xiii) minimum distance of 5.00 metre from Forest boundary shall be maintained and minimum distance from existing tree shall be 2.00 metre;
- (xiv) in case of Educational, Health, Tourism Institutions and Industries, the building norms of respective competent authorities under their respective laws shall be applicable in addition to the building regulations prescribed for various areas as per regulations detailed in Regulation No. 10.4.8;
- (xv) in case of Industrial use, the same shall be permissible only outside the Municipal Corporation limits of Shimla Planning Area;
- (xvi) in case of plots abutting highways, bye-passes and scheduled roads owned by the Public Works Department, No Objection Certificate from Himachal Pradesh Public Works Department shall be mandatory;
- (xvii) submission of structural stability certificate on completion of building shall be mandatory;
- (xviii) any No Objection Certificate issued by the department shall be liable for withdrawal on breach of terms and conditions of references of the issuance of such No Objection Certificate and undertaking to this effect shall be given by the applicant;

- (xix) No Objection Certificate from the Himachal Pradesh State Electricity Board Limited shall be obtained and attached with the application seeking planning permission;
- (xx) no construction shall be permissible above vision line (1.50 meter) on valley sides of highways/major roads;
- (xxi) minimum width of path abutting at least one side of the plot shall be 3.05 metre;
- (xxii) sub-division of land into plots amounts to development under the Himachal Pradesh Town and Country Planning Act, 1977 and as such, no person shall sub-divide the land unless permitted to do so as per rules framed under the said Act. The development proposal for a part of land or khasra number shall not be considered and proposal for complete land holding shall be submitted;
- (xxiii) roof slab/ chajja projection over door and window openings shall be limited upto 0.45 metre over set backs on all sides;
- (xxiv) permissible area standard/ norms for different parts of a building shall be as under:-

Habitable room	Minimum floor area Minimum width	9.50 square meter 2.40 meter
Kitchen	Minimum floor area Minimum width	4.50 square meter 1.80 meter
Bath room	Minimum floor area Minimum width	1.80 square meter 1.20 meter
W.C.	Minimum floor area Minimum width	1.10 square meter 0.90 meter
Toilet	Minimum floor area Minimum width	2.30 square meter 1.20 meter
Minimum width of Corridor	For residential For Other uses	1.0 meter wide 1.20 meter wide
Minimum width of Stair	For residential For Other uses	1.0 meter wide 1.50 meter wide
Minimum width of treads without nosing	For residential For Other uses	25 centimeter wide for internal stairs 30 centimeter wide for internal stair case.
Maximum height of riser	For residential For Other uses	19 centimeter 15 centimeter
Provision of Spiral stair case	For other uses except residential	Provision of Spiral stair case not less than 1.50 meter dia with adequate head height as fire escape in addition to regular stair case.

- (xxv) Openings.- For sufficient air and light, windows and ventilators provided shall have minimum area equivalent to $1/6^{\text{th}}$ of floor area; and
- (xvi) Balcony Projections.- 1.20 meter wide balcony complete open at two sides with restriction of 50% of building frontage where

Contd.....

minimum front set back is 3.00 meter shall be permissible.

10.4.14.

Constitution of Single Umbrella Committee.- (1) For the Purpose of according building plan approvals in all types of areas in Municipal Corporation, Shimla area established under the provisions of Municipal Corporation Act, 1994, there shall be a Single Umbrella Committee (hereinafter referred to as the 'SUC') which shall comprise of the following:-

Commissioner, Municipal Corporation Shimla	Chairman
Town & Country Planner (Shimla)	Member
Executive Engineer (Urban Development)	Member
Architect Planner, Municipal Corporation Shimla	Member Secretary

(2) The SUC shall discharge the following functions, namely:-

- (i) in cases where relaxation of provisions is required, the SUC shall send those cases to the State Government for decision under provisions of section 76 of the Himachal Pradesh Town and Country Planning Act, 1977. The cases in which the relaxation is sought from the Government, such cases shall be properly scrutinized by the SUC and if justified, the cases shall be sent to the Government for relaxation or otherwise the same shall be liable to be rejected;
- (ii) in case of non-residential buildings e.g. commercial, tourism, education, health, industrial establishments etc. having covered area of more than 1000 Sqm., the SUC shall co-opt officers of the concerned Department / Agency having specialization in relevant field for processing such cases;
- (iii) the SUC shall meet at least once every month and decide a fix-day for this purpose; and
- (iv) in context of Heritage Zone, the SUC shall consider cases of Heritage Area only on the recommendation of the Heritage Advisory Committee comprising of the following:-
 - (1) Director, Town and Country Planning Department.
 - (2) Two experts, having knowledge in the field of Conservation of Heritage, Architecture, Archeological, Environment, Natural Heritage etc.

10.4.15.

Simplification of the Map Approval Process.- (1) The whole map approval process in the Municipal Corporation area shall be under the domain of SUC.

(2) For Other Areas of Shimla Planning Area out side the Municipal Corporation Shimla Area, the map approval process shall be as under:-

- (i) the empanelled Private Practitioner (s) shall be registered by the Town and Country Planning Department;
- (ii) the empanelled Private Practitioner (s) shall be competent to approve maps and after certifying that maps are in accordance with the relevant regulations and also the bye-laws of the local

Contd.....

- body, if any, involved, they shall file these maps with the SADA concerned;
- (iii) the SADA shall have the right to review maps submitted to it and if found contrary to any of the regulations it may take action against the concerned practitioner(s);
 - (iv) after construction, a certificate on a specified format from a empanelled private practitioner shall be sufficient for grant of the completion certificate (CC) by the SADA; and
 - (v) the SADA concerned shall have the right to review the certificate given by it and may take penal action in relation to such structure and against empanelled private practitioner (s) as per law and these regulations. If empanelled private practitioner is found to have approved maps in violation of these regulations or issued wrong certificates for obtaining a completion certificate, he shall be liable to have his registration cancelled on the recommendations of the SADA concerned under provisions of para-5 of Appendix-II of the Himachal Pradesh Town and Country Planning Rules, 1978. In addition, the recommendation shall be made by the Town & Country Planning Department to the respective professional institute for revoking the licence of the empanelled private practitioner who is found in default of the prescribed norms.

10.4.16. Constitution of Inspection Squad.- (1) To perform the inspection and monitoring of the plan approval and implementation process, there shall be an Inspection Squad comprising of the following:-

- (1) State Town Planner/Town & Country Planner (HQ) -Chairman
- (2) Tehsildar (TCP) - Member
- (3) Planning Officer (HQ) - Member

(2) **The Inspection squad shall discharge the following functions, namely:-**

- (i) conduct random checks of the construction activities and perform inspection of records pertaining to planning permissions, NOC and unauthorized constructions going on in Shimla Municipal Corporation area;
- (ii) take cognizance of the deviations committed by the individuals/sanctioning authorities with reference to the provisions of Municipal Corporation Act, 1994 and Himachal Pradesh Town and Country Planning Act, 1977 and shall bring the same to the notice of the authorities concerned including Commissioner, Municipal Corporation Shimla for taking further action;
- (iii) co-opt Executive Engineer, Municipal Corporation Shimla or any other functionary of Municipal Corporation Shimla, as a member of the Inspection Squad for the purposes of monitoring and facilitating compliance to the provisions of the Himachal Pradesh Town and Country Planning Act, 1977; and
- (iv) periodic reports, along with recommendations of the Inspection Squad shall be shared with concerned Municipal Corporation, Shimla, Urban

J.S.W.

Local Bodies and Special Area Development Authorities for inducing qualitative improvement of management systems.”; and

Deletion of paras 10.5, 10.6, 10.7 and 10.7A	(b) The para 10.5, 10.6, 10.7 and 10.7A shall be deleted
--	--

By order,

G/S

Principal Secretary (TCP) to the
Govt. of Himachal Pradesh, Shimla

Dated:- 28-02-2011.

Copy forwarded for information and necessary action to: -

1. The Chief Secretary to the Govt. of H.P.
2. All Pr. Secretaries/Secretaries to the Govt. of H.P.
3. All Divisional Commissioners, H.P.
4. All the Deputy Commissioners, H.P.
5. All the Heads of the Departments, H.P.
6. The Special Secretary (GAD) to the Govt. of H.P. w.r.t. item No. 18 of the Cabinet meeting held on 25.11.2010 for information.
7. The Joint Secretary (Law) to the Govt. of H.P.
8. The Director, Town and Country Planning Department, H.P. Shimla-9 w.r.t. his letter No. HIM/TP/PP/Reg/Shimla Gen./09-vol-II-5969 dated 6.9.2010 with 10 spare copies.
9. The Commissioner, Municipal Corporation, Shimla-1.
10. Guard file.

G/S

Under Secretary (TCP) to the
Govt. of Himachal Pradesh.