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राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शुक्रवार, 7 जुलाई, 2017 / 16 आषाढ़, 1939

हिमाचल प्रदेश सरकार

लोक निर्माण विभाग

अधिसूचना

शिमला-2, 30 जून, 2017

संख्या:पी.बी.डब्ल्यू(बी)एफ(5)30/2016.—यतः हिमाचल प्रदेश के राज्यपाल को यह प्रतीत होता है कि हिमाचल प्रदेश सरकार को सरकारी व्यय पर सार्वजनिक प्रयोजन हेतु नामत गांव मिहाना, तहसील जुब्बल, जिला शिमला, हिमाचल प्रदेश में ठियोग-कोटखाई-हाटकोटी सडक के निर्माण हेतु भूमि अर्जित करनी अपेक्षित है, अतएव एतद् द्वारा यह अधिसूचित किया जाता है कि उक्त परिक्षेत्र में जैसा कि निम्न विवरणी में निर्दिष्ट किया गया है, उपरोक्त प्रयोजन के लिए भूमि का अर्जन अपेक्षित है।

2. यह अधिसूचना ऐसे सभी व्यक्तियों को, जो इससे सम्बन्धित हो सकते हैं, की जानकारी के लिए भूमि अर्जन, पुनर्वास और पुनर्व्यवस्थापन में उचित प्रतिकर और पारदर्शिता अधिकार अधिनियम, 2013 (2013 का 30) की धारा-11 के उपबन्धों के अन्तर्गत जारी की जाती है।

3. पूर्वोक्त धारा द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए राज्यपाल हिमाचल प्रदेश इस समय इस उपक्रम में कार्यरत सभी अधिकारियों उनके कर्मचारियों और श्रमिकों को इलाके की किसी भी भूमि में प्रवेश करने और सर्वेक्षण करने तथा उस धारा द्वारा अपेक्षित अथवा अनुमत: अन्य सभी कार्यों को करने के लिए सहर्ष प्राधिकार देते हैं।

4. कोई भी हितबद्ध व्यक्ति जिसे उक्त परिक्षेत्र में कथित भूमि के अर्जन पर कोई आपत्ति हो तो वह इस अधिसूचना के प्रकाशित होने के 60 दिनों की अवधि के भीतर भू-अर्जन समाहर्ता, लोक निर्माण विभाग (शि0क्षे0), विन्टर फिल्ड, शिमला के समक्ष लिखित रूप से आपत्ति दायर कर सकता है।

विवरणी

जिला	तहसील	गांव	खसरा नम्बर	क्षेत्र (है0)
शिमला	जुब्बल	मिहाना	40 / 1	00-05-04
			किता-1	00-05-04

आदेश द्वारा,
हस्ताक्षरित /—
अति0 मुख्य सचिव (लोक निर्माण)।

लोक निर्माण विभाग

अधिसूचना

शिमला-2, 30 जून, 2017

संख्या:पी.बी.डब्ल्यू (बी)एफ (5)23/2017.—यतः हिमाचल प्रदेश के राज्यपाल को यह प्रतीत होता है कि हिमाचल प्रदेश सरकार को सरकारी व्यय पर सार्वजनिक प्रयोजन हेतु नामत गांव बरयुडी, तहसील पच्छाद, जिला सिरमौर, हिमाचल प्रदेश में मरयोग-कोटला-बरयुडी सडक के निर्माण हेतु भूमि अर्जित करनी अपेक्षित है, अतएव एतद् द्वारा यह अधिसूचित किया जाता है कि उक्त परिक्षेत्र में जैसा कि निम्न विवरणी में निर्दिष्ट किया गया है, उपरोक्त प्रयोजन के लिए भूमि का अर्जन अपेक्षित है।

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विवरणी

जिला	तहसील	गांव	खसरा नम्बर	क्षेत्र (बीघा-बिस्वा)
सिरमौर	पच्छाद,	बरयुडी	448 / 10 / 1	0-11
			449 / 10 / 1	0-12
			451 / 19 / 1	1-10
			507 / 22 / 1	0-5
			463 / 413 / 1	0-13
		कुल जोड़	किता-5	3-11

आदेश द्वारा,
हस्ताक्षरित / -
अति० मुख्य सचिव (लोक निर्माण)।

DRAFT DEVELOPMENT PLAN FOR THEOG PLANNING AREA '2027'



TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF HIMACHAL PRADESH

FOREWORD

Theog town is situated along NH-22 (on Hindustan Tibet Road), 32 km. away from Shimla and surrounded by apple orchards, agriculture land and thick deodar forests. This town is known for five Ghats, RahiGhat, DeoriGhat, PremGhat, JanogGhat and BagaGhat.

Theog Planning Area has expanded right from Fagu to Theog along the Kotkhai road and Narkanda road in the absence of service land and basic infrastructure. In order to ensure planned development of Theog Town, Govt. of H.P. vide Notification No. PBW(B&R)(B)26(45)/86, dated 26.6.1986 extended the H.P. Town & Country Planning Act, 1977 to Theog and constituted Theog Planning Area covering 9 revenue villages including M.C. area and revised its limits vide Notification No.TCP-F(S)-6/2004 dated Shimla, 4.11.2003 which includes 22 revenue villages. Subsequently, existing landuse of this Planning Area was prepared and frozen/adopted vide Notification No.HIM/TP/PJT/DP-Theog/99-Vol.I-2791-2920, dated 19.6.2008.

The Draft Development Plan of Theog Planning Area contemplates increase of population from 6219 persons in 2001 to 10222 by 2027. Keeping in view the requirement for residential, commercial, industrial, public/semi-public, parks/open spaces, traffic/transportation & tourism etc. additional land shall be required increasing present 67.17 Hect. to 134.44 Hect. by the year 2027.

The contribution made by all officers and officials of Divisional Town Planning Office Shimla, in formulation and drafting of this Development Plan is hereby acknowledged.

The plan is based upon the projection of the development activities by the year 2027. After its approval by the State Govt., it is expected that this Development Plan will be an important tool for ensuring planned development of Theog Planning Area.

Place :

Shimla Director

Dated :

Town & Country Planning Deptt.
Shimla-9

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CHAPTER-1 CONTEXT

- 1.1 The Theog Town is a fast growing urban centre of Shimla District. It is situated on the National Highway-22 (on Hindustan-Tibet road), a 32 KM. away from Shimla and is a town of five ghats; RaiGhat, DeoriGhat, PremGhat, JanogGhat and BagaGhat. Another road leads to Kotkhair / Rohru from the Theog town. It is expanding rapidly with a panoramic view of mountains all around. Theog town is a base station for interior/upper areas of Shimla District namely; Narkanda, Rampur, Kinnaur, Rohru, Kotkhair, Jubbal, Chirgaon and Dodrakwar. A lot of ribbon development is taking place along the National Highway-22 right from Fagu to Theog and along the Kotkhair and Narkanda road. In order to regulate the development in accordance with potentials of the town, a perspective Development Plan for the year 2027 is required to be prepared.
- 1.2 In order to prepare a technically viable document, acceptable to the masses, deliberations with the public, grass root functionaries of the planning area, public representatives and NGOs have been organized at Theog to obtain the opinions on problems being faced by them and solutions to the same as well as potentials.
- 1.3 To examine the quantitative and qualitative aspects of various landuses, development activities, problem and potentialities of the Theog Planning Area both, primary and secondary sources of data have been tapped which form the basis for working out future requirements of space for various activities and proportionate infrastructure both physical and socio-economic.
- 1.4 The Development Plan envisaged implementation of Plan through the Development Authority and Local Bodies. The provisions of Development Plan have been envisaged to be implemented through limited acquisition of land for roads and public /semi-public uses through the land Pooling and Re-constitution mechanism. In order to ensure social acceptability development proposals have been worked out in accordance with changing requirements and aspirations of local stakeholders. The plan has been prepared on the Revenue base map of 2007-08 and on the basis of findings of socio-economic surveys and studies.
- 1.5 The Development Plan aims for planned and regulated Development with the objectives of Zoning of land use, provision of infrastructure, preservation of the character of the landscape, areas of natural beauty, renewal of areas in need of re-generation, improvement and extension of recreational facilities, location and future development pattern.
- 1.6 This Development Plan is a strategic policy document setting out an overall strategy for the proper planning and sustainable development of Theog town for the plan period of 2015-2027.
- 1.7 As the Development Plan is a document of people, community, Government and all democratic institutions including Local Bodies, the same are, therefore, required to come forward for its implementation. Execution of this Development Plan has to be ensured by Land Pooling and Re-constitution mechanism by coordinated efforts of the land owners, Development Authority, Revenue Department, Panchayats and Infrastructural Departments. Besides landowners, the Municipal Councils and Gram Panchayats shall be responsible for creation of serviced land.
- 1.8 Theog being a potential tourist and multi-functional town, financing of Plan is required to be geared by the Development Authority by raising resources from the betterment levies on

development pursuits. The development that has come up along the National Highway and State Highway and public roads is required to be suitably charged.

- 1.9 The role of this Development Plan is to ensure orderly and progressive development of both rural and urban areas in Theog Planning Area in order to secure a proper balance between the competing demands for the use of land.

CHAPTER-2

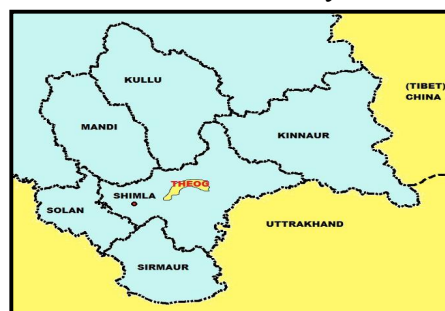
TOWN OVER TIME

2.1 NOMENCLATURE

Theog is bounded by Madhan and Matiana pargana in the North and in the East by Kumarsain and Ghund, in the South by Balson and Keonthal and on the West by Keonthal and Madhan. Shali (now Theog) on hill and Theog dakbanglow, on Hindustan Tibet Road were famous places of that time. Now Theog town is famous for exchange of goods, Agriculture/ Horticulture products. The local fair/festivals are organized in Theog area with great enthusiasm specially 15th August and Summer Festival.

2.2 LOCATION

Theog Planning Area is situated along the National Highway -22 surrounded by apple orchards, agriculture land and thick forests Geographically, it is located between 31°-21" and 31°-9" North and 77°-21" and 77°-31" East at an altitude of 2500 metre above the mean sea level.



2.3 MUNICIPAL COUNCIL

The Municipal Council Theog was constituted in 1949 with an area of 4.00 Sq.km. There are 7 wards accommodating population of 4,353 persons. On an average population in each ward is 622 persons. Besides there are 1224 households, therefore, an average household size is 3.55 persons. Theog is the fastest growing Town in the District Shimla. In order to cater and manage critical urban issues, it is imperative that Municipal Council is required to be strengthened with adequate technical manpower and resources for ensuring efficient urban management and sustainable development of Theog Town.

2.4 STATUS OF TOWN

Theog town is enjoying the administrative status of a Municipal Council. Town is over growing by leaps and bounds by dint of rapidly increasing decadal population, urbanization pressure and massive influx of rural migration. The H.P. Town & Country Planning Act, 1977 was extended in 1986 and Planning Area was constituted. Later on, some more areas of Theog Tehsil were included in Theog Planning Area in the year 2004. Yet development pattern along the National Highway and State Highway and other roads are emerging in the form of uncontrolled ribbon development. Construction and design of houses are not ensured as per seismically resistant as prescribed in the National Building Code(NBC). Shimla District comes under Seismic Zone-IV from deformation of tectonic activities point of view. Provisions of town planning principles are grossly violated. There is no urban use Zoning for ascertaining planned and regulated development. Haphazard construction in an unplanned manner is a major concern. The Town is facing worse conditions and is losing its

carrying capacity, besides, mounting pressure over infrastructure and thus becoming prey of consumerism forces.

Keeping this in view and to ensure planned and regulated development of Theog Town, this Development Plan has been conceived for the plan period up to 2027. Future development shall be regulated in purview of this strategic policy document. Schemes and programmes have been framed for urban renewal, fringe area and urban slum development. Development shall not be allowed without considering its environs. This is a legal document to guide common masses, Local Bodies, Development authorities and Government agencies for planned and regulated growth of the Planning Area.

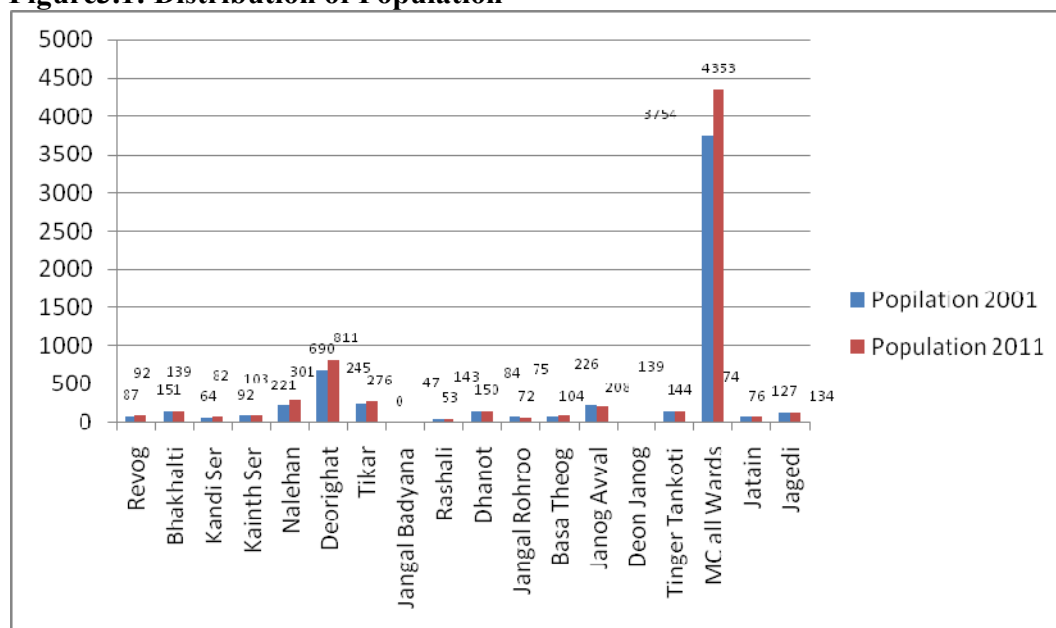
CHAPTER-3

PLANNING AREA

- 3.1** In order to ensure planned and regulated growth, the Government of Himachal Pradesh extended the H.P. Town and Country Planning Act, 1977 to Theog Planning Area vide Notification No. PBW(B&R) (B)26 (45)/86, dated 26.6.86 by including 9 No. Revenue villages including entire Municipal Council Area and vide Notification No. TCP-F(5)-6/2004, dated Shimla- 4.11.2004, the revised Theog Planning Area has been notified which includes 22 Revenue villages.

Table 3.1: Theog Planning Area

Sr. No.	Name of settlement	Hadbast No.	Area in Hect.	Population in 2001	Population on 2011	Remarks
1.	Revog	358	36.91	87	92	
2.	Bhakhalti	353	22.76	151	139	
3.	KandiSer	352	29.59	64	82	
4.	KainthSer	351	44.37	92	103	
5.	Nalehan	280	63.05	221	301	
6.	Deorighat	278	19.56	690	811	
7.	Tikar	261	39.00	245	276	
8.	JangalBadyana	275	49.05	-	-	
9.	Rashali	274	5.61	47	53	
10.	Dhanot	268	42.18	143	150	
11.	JangalRohroo	270	131.53	84	72	
12.	BasaTheog	131	13.99	75	104	
13.	JanogAvval	291	53.20	226	208	Partly in M.C.
14.	TingerTankoti	289	29.04	139	144	Partly in M.C.
15.	JanogDeom	-	39.63	3754	4353	M.C.Area
16.	ShaliShiliNalli	-	24.50			
17.	Shali	-	1.16			
18.	ChhaDaala	-	4.38			
19.	ShaliKhagali	-	30.49			
20.	Rehighat	-	43.58			
21.	Jatain	286	20.26	74	76	Partly in M.C.
22.	Jagedi	277	20.16	127	134	
	Total	-	764.00	6219	7098	

Figure3.1: Distribution of Population

The boundaries of Theog Planning Area are as under:-

North: Starting from the outer boundaries of revenue villages revag, Hadbast No.358, Bekhlti Hadbast No.353, Kanddiser, Hadvast NO.352, Kaithser, Hadbast No.351, Nalehan, Hadbast No.280, Deorighat, Hadbast No.278, Tikkar, Hadbast No.261, Jangal Badyana, Hadbast No.75, Rashelli, Hadbast No.274, Dhanot, Hadbast No.268, Jangal Theog, Hadbast No.,270 and upto outer boundaries of revenue village BasaTheog, Hadbast No.131.

East: Starting from the outer boundaries of revenue village of BasaTheogHadbast No.131 and upto outer boundaries of revenue village of janogAvval, hadbast No.291.

South: Starting from the outer boundaries of revenue village of janogAvval, Hadbast No.291, Tinger Tankoti, Hadbast No.289, Jatain, Hadbast No.286, Jagedi, Hadbast No.277, Nalchan, Hadbast No.,280, KainthSer, Hadabst No.351, KandiSer, hadbast No.352, Bhakhalti, Hadbast No.353 and upto outer boundaries revenue village RevagHadbast No.353 and upto outer boundaries revenue village Revaghadbast No.358.

West: Bounded by the outer boundary of Revenue village Revog, Hadbast No.358.

CHAPTER-4

REGIONAL SCENARIO

4.1 REGIONAL SETTING

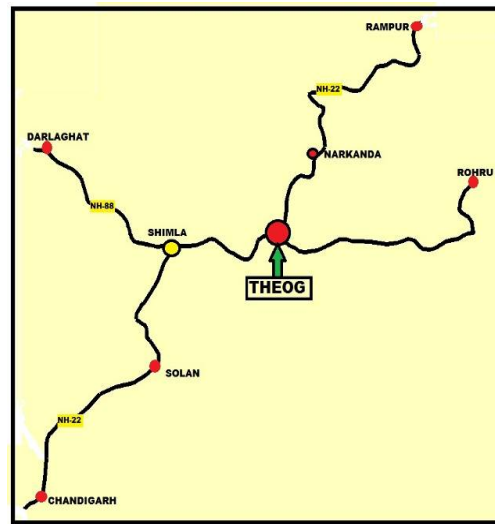
No settlement can be viewed in isolation for the purpose of Development Plan as it is an integral part of its region. In order to ensure the sustainable development of regional space, it is imperative to consider the planning at Regional Level. The Theog region extends up to Sandhu and Matiana in North, Chail in East, Bhekhalti, Fagu, Gallu and Cheog in South and up to Kayartu in West. Thus, Theog caters facilities like, Educational, Health etc. to the inhabitants of surrounding areas &Theog is attaining the character of Regional Town and has number of activities in and around it as listed below:-

- (i) Civil Hospital
- (ii) Government Degree College
- (iii) Jawahar Navodaya Vidyalaya at Deorighat
- (iv) Government Industrial Training Institute.
- (v) Sabzi Mandi at Aloo Ground Theog and at jais.
- (vi) Sub-Divisional Magistrate Court

People come here to avail the health, educational, Commercial and other facilities and also bring various services as well as vegetables, food milk etc. to meet with the growing requirements of Theog Town. Keeping this in view, an effective integrated regional planning is required to meet these challenges and regulate un-precedent growth of regional centre in a planned way.

4.2 REGIONAL LINKAGES

The National Highway No.22 (Hindustan Tibet Road) is a prominent road passing through Theog Town. It is an important road from many point of view. Firstly, it is a defense road connecting, Delhi, Ambala and Chandigarh to the China Border. It is also the life line of our State as all raw products, building materials, passengers, goods etc. for upper Shimla Area come through this route only. Besides N.H.22, there is another road connecting Theog with Chail, Kotkhai, Kharapather, Jubbal, Hatkoti, Rohru etc. and other road connecting Nerwa and Chopal in Distt. Shimla and several parts of Distt. Sirmour and Tuini in Uttrakhand etc.



4.3 REGIONAL ATTRACTIONS

Theog in itself may not be called a tourist station on this day. But it acts as a base point for nearby tourist stations. Presently, it is a place where one can have a halt and then proceed further to tourists stations like Fagu, Kufri, Kharapather, Hatkoti, Narkanda, Hatupeak, Kotgarh, Kumarsain, Rampur, etc.

4.4 REGIONAL RESOURCES

The whole valley is rich in horticulture as well as in agriculture. It has the organized Sabji Mandi at Aloo Ground Theog and one at jais i.e. outside Planning Area. Theog is known for production of Cauliflower, Cabbage, Peas, Potato, Apple and Pear as well as stone fruits. The geo-climatic features of this region are very much congenial for Agricultural and Horticultural pursuits. The Agriculture and Horticulture has revolutionized the economic position of the region.

CHAPTER-5

PHYSICAL AND ENVIRONMENT

5.1 CLIMATE

Except for winter months from November to March, Theog valley is bestowed with an excellent climate. The rainfall in the area varies from time to time. It largely rains during the month of mid June to August. The summer season from mid April to June is pleasant with temperature not rising beyond 32°C. In winter season, there is snowfall during December to February and the temperature falls down to 1°C in lower areas.

5.2 VEGETATION

Theog Planning Area contains scattered oak, kathi and other fuel trees forests on lower elevation, Pine, Deodar and Kail forests exists at higher elevations. At some places the oak forests also exists. Besides this natural flora and fauna, orchards of apple, plum, pear, cherry and apricots also exists. The cultivation of cabbage, cauliflower, peas and potatoes is very common in this area and it is also the main source of income of the people.

5.3 NATURAL HAZARDS

As per national Earthquake Seismic Map, Himachal Pradesh comes under Zone-IV and Zone-V, therefore, susceptibility of earthquake is very high due to tectonic movement. Development activities including housing are not coming in accordance to the provisions of code meant for earthquake resistant structure. Therefore, buildings and public utilities including services like water supply, hospitals, schools are the critical areas vulnerable to earthquake and needs to be built as per seismic code in order to save life and mitigate losses of properties in the event of any disaster. Besides, susceptibility to other related hazards like fire and landslides is also high in Theog Town. Therefore, this Development Plan envisages a strategy to cope up with such natural hazards by making rules in this regard.

5.4 ENVIRONMENT POLLUTION

Major Environment concern of this town is pollution. There are some major pollution i.e. Agricultural Pollution, Environmental Pollution, Water Pollution, Noise Pollution etc. The adjoining villages of this town are using fertilizer and chemical in their fields. The town is located along NH-22 and noise pollution is also alarming. The waste and garbage is being dumped in open spaces and also in adjoining forests which is causing environmental as well as water pollution. So far as pollution level is concerned, quantum of pollution is increasing in the town because of development activities. The air is contaminated with different pollutants such as SO₂, NO₂ as well as SPM. PH level in portable water is increasing and ground water level is going down. Level of noise pollution in main bazar area, Janog avval, Janog Doyam etc. is very high. Sufficient care has been taken in this plan to tackle the pollution by proposing dumping sites, STPs and adequate plantation of trees etc.

5.5 CONFIGURATION OF THE GROUND

Narkanda, Matyana, Lafughati, Sandu, Theog, Kufri and Shimla, is the main ridge forming partition line between the Satluj and Yamuna catchments. Thus a drop of rain falling on the eastern part of Hatu peak ultimately goes into the Bay of Bangal whereas the drop falling on the western part ultimately leads to the Arabian sea.

5.6 FAUNA

Owing to a variety of vegetation due to altitudinal variations, there occurs a variety of Fauna in the track. The Himalayan black bear and panther are the carnivore whereas the Ghoral and the barking deer are the herbivore in and around the Theog Planning Area. The non game animals include the jackal, mongoose, the jangli billi, monkeys and langurs etc. The game birds include jungle murga, kabutar, ghughi and dhaula teetar etc.

5.7 LAND USE AND ZONING

As per provision, envisaged in the H.P.Town & Country Planning Act, 1977, permission for sub-division of land is mandatory to avoid unplanned and haphazard development of land. At present, in Theog Planning Area the development is coming up in contravention to the concept of Hill Architecture. Implementation and enforcement of such techno-legal frame

work is violated. Even residents are denied proper circulation, ventilation and light to their habitable rooms. There is mixed land use pattern without any zoning for different urban uses, like residential, commercial, public and semi-public, traffic and transportation, green area etc. Each and every use is intermixed with some other one. As such collision and intrusion of land use is prime concern. In order to have planned and regulated development of Theog Planning Area, this Development Plan will guide and cater for needs of each and every use. Entire future development activities will be inconsonance with provisions of this strategic document prepared for the plan period of 2027, where in overall strategies are set for the proper planning and sustainable development.

5.8 IMPERATIVES

Integration of environmental concerns is major issue by dint of unplanned and improper managements of physical as well as man-made environment. The techno-legal framework for management of such issues is not properly enforced. Integrated environmental development is required for sustainable development of such small hill town like Theog. It is imperative to avoid ribbon development, population congestion, unplanned construction and haphazard development. Entire future developmental activities shall have to be in accordance with provisions of this Development Plan.

CHAPTER-6

DEMOGRAPHIC CHARACTER

6.1 POPULATION

Theog Tehsil consists of 435 villages out of which 22 Revenue villages including M.C.area falls within the purview of Theog Planning Area. The total area of Tehsil Theog is 471.34 km² and the total Theog Planning Area is 764 Hect. The total population of Tehsil Theog as per census data 2011 is 84,684 and Theog Planning Area is 7,098 which is around 9% of total population of Tehsil population. The development of a particular town, city or a region depends upon natural, physical and economic factors. Among these factors the population assumes significance in determining the future pattern of progress and spatial development. Some of the most important aspects of population structure like population size, density, spatial distribution, age and sex composition as well as social organization are as below:-

Table 6.1: Population of Theog Planning Area 2001 and 2011

Sr. No.	Name of settlement	Hadbast No.	Area in Hect.	Population 2001	Population 2011	Remarks
1.	Revog	358	36.91	87	92	
2.	Bhakhalti	353	22.76	151	139	
3.	KandiSer	352	29.59	64	82	
4.	KainthSer	351	44.37	92	103	
5.	Nalehan	280	63.05	221	301	
6.	Deorighat	278	19.56	690	811	
7.	Tikar	261	39.00	245	276	
8.	JangalBadyana	275	49.05	-	-	
9.	Rashali	274	5.61	47	53	
10.	Dhanot	268	42.18	143	150	
11.	JangalRohroo	270	131.53	84	72	
12.	BasaTheog	131	13.99	75	104	
13.	JanogAvval	291	53.20	226	208	Partly in M.C.

14.	Tinger Tankoti	289	29.04	139	144	Partly in M.C.
15.	Janog Deom	-	39.63	3754	4353	M.C.Area
16.	ShaliShiliNalli	-	24.50			
17.	Shali	-	1.16			
18.	Chha Daala	-	4.38			
19.	Shali Khagali	-	30.49			
20.	Rehighat	-	43.58			
21.	Jatain	286	20.26	74	76	Partly in M.C.
22.	Jagedi	277	20.16	127	134	
	Total	-	764.00	6219	7098	

Source:- Census hand book 2001 & Census data 2011.

Fig 6.1: Population distribution of Theog Planning Area

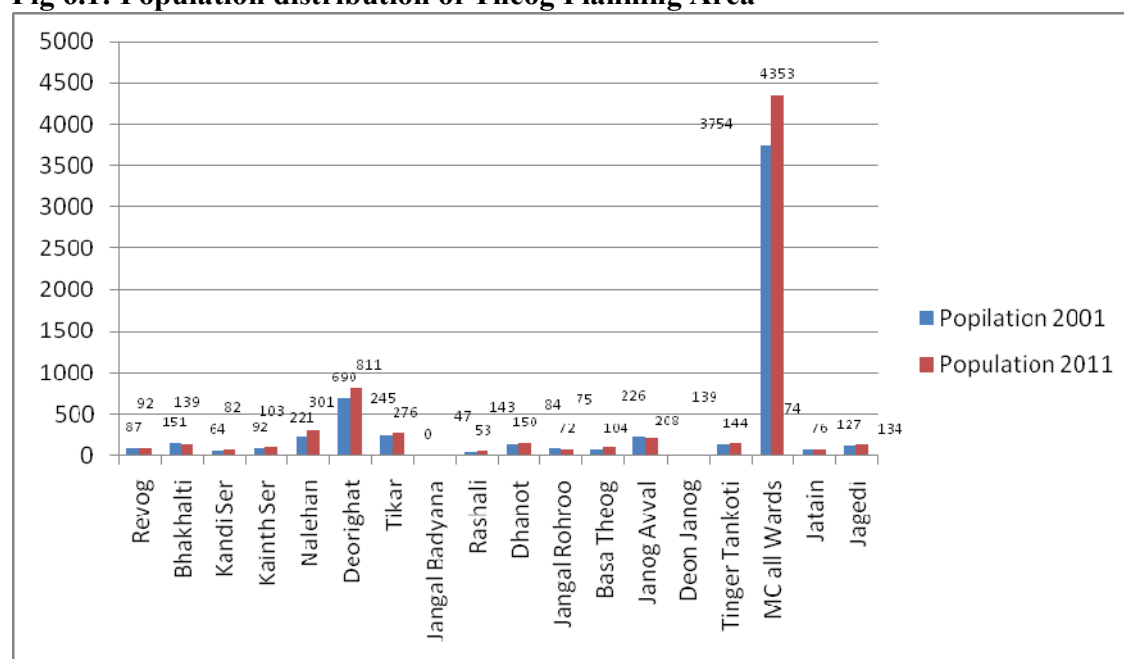


Table 6.1 reveals that population of Theog Planning Area has increased from 6,219 persons in 2001 to 7,098 persons in 2011 at the rate of 14.13% during 2001-2011.

6.2 HOUSEHOLD SIZE

Household size while related to number of available rooms gives an idea about occupancy ratio and the degree of congestion. It has its utmost use in estimating the future housing requirements of the town or city. As per census data 2011 it is found that there were 1,722 households accommodating population of 7,098 persons. Therefore, the household size works out to be 5 persons. The household size is varying and higher in rural areas against the Planning Area as given in table 6.2 below. Besides intensity of gross density is around 10 persons/hectare, where as net density of urban area is quite high due to overcrowding, congestion and high occupancy rate, adequacy and inadequacy of open spaces. Major concentration of population is along the N.H.22 and in different directions of the Planning Area as per availability of developable land in and around the town as well as Planning Area.

Table 6.2: Household size and population in TheogPlanning Area.

Sr. No.	Name of settlement	Household 2011	Population 2011	Household Size	Remarks
1.	Revog	21	92	4.38	
2.	Bhakhalti	28	139	4.96	
3.	KandiSer	18	82	4.55	
4.	KainthSer	18	103	5.72	
5.	Nalehan	63	301	4.77	
6.	Deorighat	99	811	8.19	
7.	Tikar	65	276	4.24	
8.	JangalBadyana	-	-	-	
9.	Rashali	11	53	4.81	
10.	Dhanot	37	150	4.05	
11.	JangalRohroo	14	72	5.14	
12.	BasaTheog	22	104	4.72	
13.	JanogAvval	36	208	5.77	
14.	TingerTankoti	24	144	6.00	
15.	JanogDeom	1224	4353	3.55	M.C. Wards
16.	ShaliShiliNalli				
17.	Shali				
18.	ChhaDaala				
19.	ShaliKhagali				
20.	Rehighat				
21.	Jatain	13	76	5.84	
22.	Jagedi	29	134	4.62	
	Total	1722	7098	4.37	

Source:-Census data 2011.

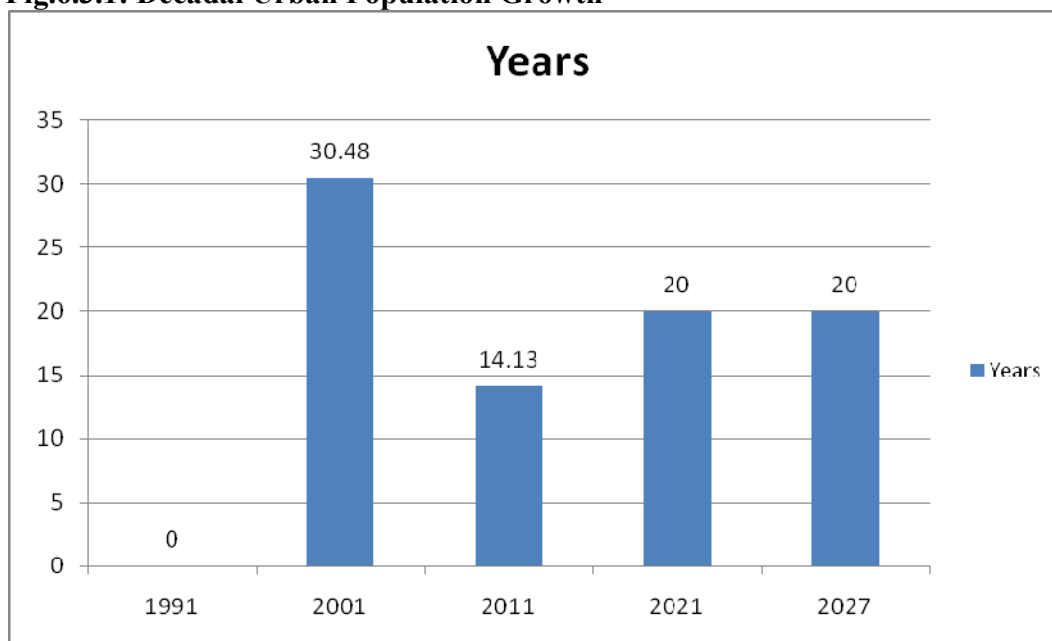
6.3 RURAL AND URBAN POPULATION OF THEOG PLANNING AREA

The population of Theog Planning Area has increased from 6219 persons to 7098 persons during 2001 to 2011, recording the decadal growth rate of 14.13%. It is anticipated that the population of Theog Planning Area, shall experience as increase in growth rate 20.00% during 2011-2021 and 20.00% during 2021 to 2031 and upto 2031 as influx of rural migration is adding fuel to rapid urbanization process, which is comparatively faster in Theog than other towns of Shimla District. The population projections for Planning Area are given in following table.

Table 6.3.1: Growth rate of population in Planning Area

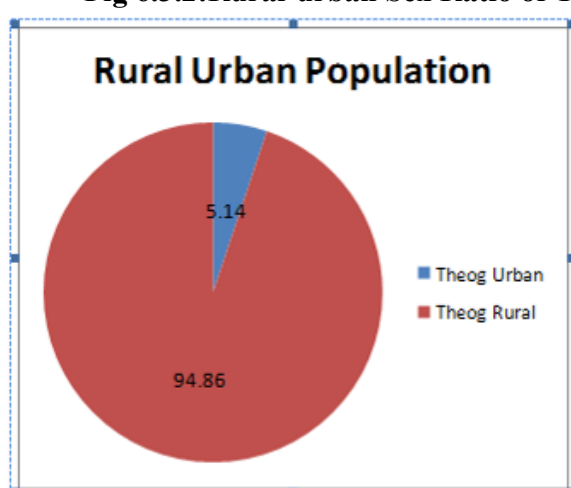
Sr. No.	Year	Persons	Decadal variation	Decadal Growth in % age
1.	1991	4766	-	-
2.	2001	6219	1453	30.48
3.	2011	7098	879	14.13
4.	2021	8518	1420	20.00
5.	2027	10222	1704	20.00

Source:- Census hand book 1991 - 2001 & census data 2011

Fig.6.3.1: Decadal Urban Population Growth**Table 6.3.2:-Rural-urban Sex Ratio of Theog Tehsil**

Component	Persons	%age	Male	%age	Female	%age	Females per thousand male
Theog Tehsil	84684	-	43219	51.03	41465	48.96	960
Theog Rural	80331	94.86	40991	51.02	39340	48.97	960
Theog Urban	4353	5.14	2228	51.18	2125	48.81	954

Source:- Census data 2011

Fig 6.3.2:Rural-urban Sex Ratio of Theog Tehsil

The above table reveals that at present total population of Tehsil Theog is 84,684 persons, out of which 43,219 are males and 41,465 are females. Therefore, sex ratio is 960 female per 1000 males. The majority of population is residing in rural area which accounts for 94.86%. There are about 80,331 persons in rural area out of which 51.03% are males and 48.97% are females. The sex ratio is 960 females per 1000 males in rural areas, whereas 954 females per 1000 males in urban area. Reason behind lower sex ratio in urban area is majority of males migrated to urban area from surrounding rural areas under thrust of availability of job opportunities.

6.4 LITERACY

As per the census 2011, 75.23% of total population of Theog Tehsil is literate as against 75.26% of Shimla District. The table 6.4.1 clearly indicates percentage of literates and illiterates in rural and urban areas. This shows more illiterates in rural areas. Theog Planning

Area needs to be provided with infrastructure under Govt. education scheme to improve the situation.

Table 6.4.1: Literate and Illiterate in Theog Tehsil

Component	Literacy Rate			
	Person	%age	Male	Female
Theog Tehsil	84684	-	43219	41465
Literate	63709	75.23	34895	28814
Illiterate	20975	24.77	8324	12651
Theog Urban	4353	-	2228	2125
Literate	3636	83.52	1899	1737
Illiterate	717	16.48	329	388
Theog Rural	80331	-	40991	39340
Literate	60073	74.78	32996	27077
Illiterate	20258	25.22	7995	12263

Source:- Census data 2011

Fig 6.4.1: Literates and Illiterates in Theog Tehsil

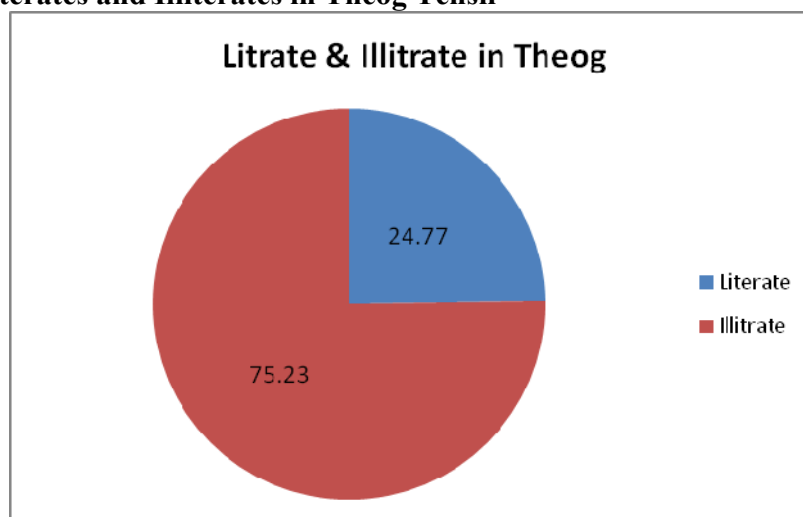
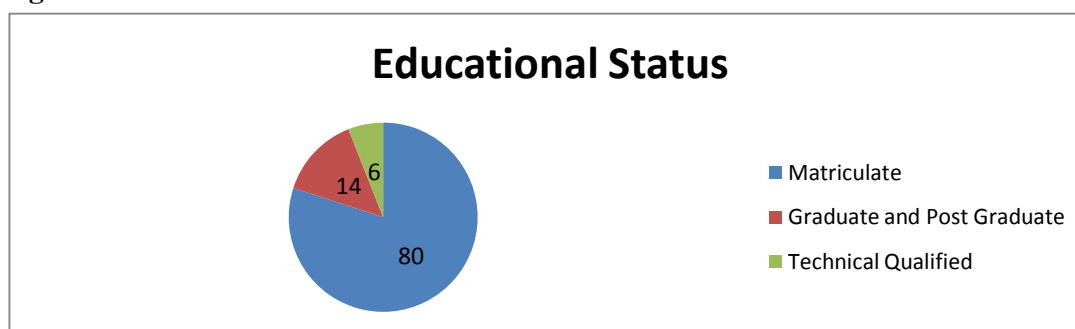


Table 6.4.2: Education Status

Sr.No.	Class	Percentage
1.	Matriculate	80.00%
2.	Graduate and Post Graduate	14.00%
3.	Technical qualified	6.00%

Source: Town & Country Planning Survey

Fig 6.4.2: Education Status



The Town & Country Planning Survey reveals that, 80.00% literate are under metric followed by 14.00% graduates and post graduates. Only 6.00% are technically qualified, which is lower as compared to other towns. It is thus imperative to provide vocational training opportunities by locating more Technical Institutions in the Planning Area.

6.5 OCCUPATIONAL STRUCTURE

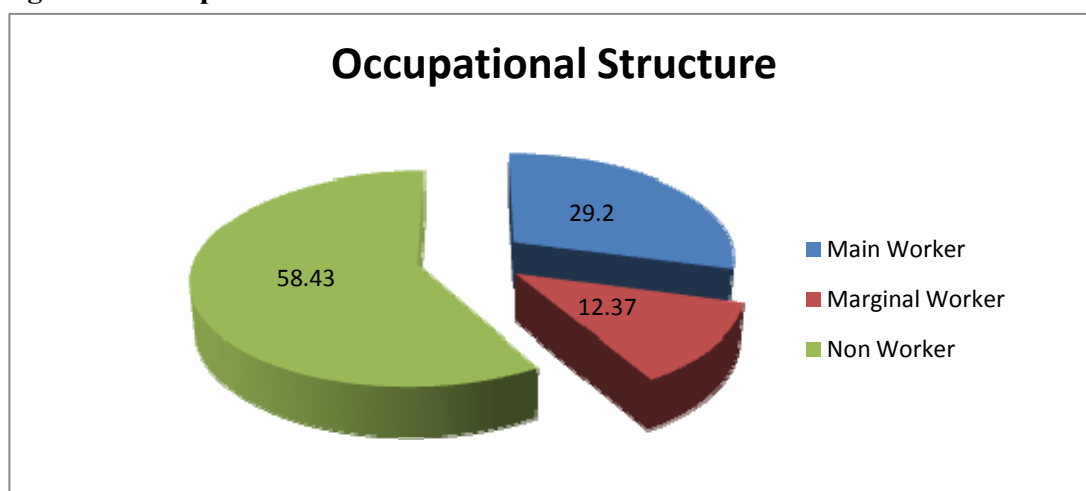
As per census data 2011, the main workers in Theog Planning Area are 2,210 where as marginal workers are 936. The main occupation of the people in Theog Planning Area is growing vegetables which includes cabbage, cauliflower, Broccoli, Potato and capsicum and also growing fruits which includes apples, peach, cherry and apricot. The table 6.5.1 show the occupational structure as under:-

Table 6.5.1 Occupational Structure

Sr. No.	Occupation	Total persons	Male	%age	Female	%age
1.	Main workers	2210	1692	76.56	518	23.44
(i)	Cultivators	504	291	57.73	213	42.27
(ii)	Agricultural Labours	41	25	60.97	16	39.03
(iii)	Household, industry workers	4	3	75.00	1	25.00
(iv)	Other workers	1661	1373	82.66	288	17.34
2.	Marginal workers	936	322	34.40	614	65.60
(i)	Cultivators	826	264	31.96	562	68.04
(ii)	Agricultural Labours	28	10	35.71	18	64.29
(iii)	Household, industry workers	0	0	0	0	0
(iv)	Other workers	82	48	58.53	34	41.47
3.	Non workers	4420	1806	40.86	2614	59.14
Total		6292	4028	513.52	2264	306.48

Source:-Census data 2011

Fig.6.5.1: Occupational Structure



6.6 POPULATION ANTICIPATION

In order to have planned and regulated growth of town, it is imperative to work out population size of town meticulously as the same is prerequisite for regulation of spatial

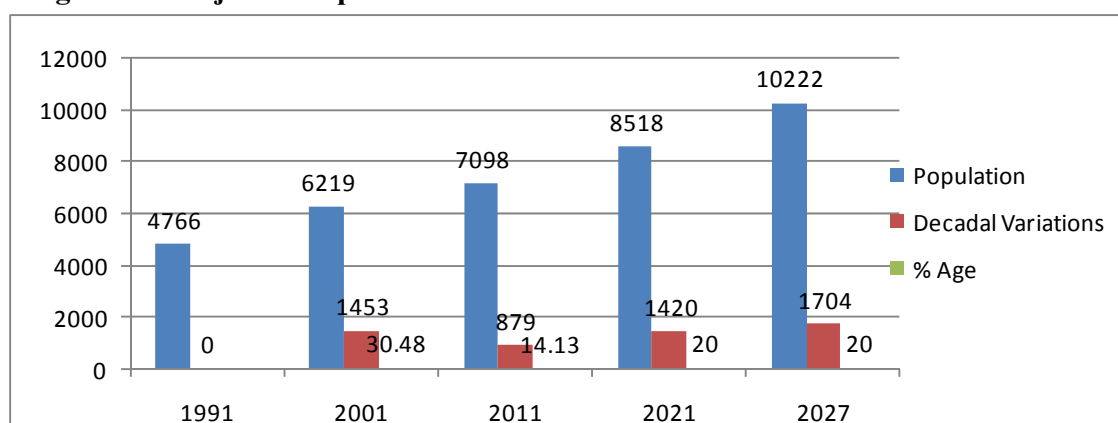
development regulation of town. The population size for the Theog Planning Area has been worked out for the year 2027, on the basis of previous trend and potential for future growth. The population of Theog Planning Area is likely to increase to 8,518 persons in 2021 and 10,222 persons in 2027. The decadal growth rate of 2001 to 2011 is 14.13%. The population projections are given in the table below.

Table 6.6.1: Projected population

Year	Population	Decadal variation	%age
1991	4766	-	-
2001	6219	1453	30.48
2011	7098	879	14.13
2021	8518	1420	20.00
2027	10222	1704	20.00

Source: Census data 2011 and projections.

Fig. 6.6.1: Projected Population 2027



6.7 IMPERATIVES

The existing natural growth of Theog Town coupled with floating regional population is exerting heavy pressure on the existing infrastructure. Theog town is growing at a faster pace, being the hub of administrative and other activities of Sub-Division level. It is likely to attract more population. Unplanned and un-authorised construction activities are taking place. It is however, over-weight and cannot combat with increasing load of population and activities. The interests of already settled population can only be safeguarded from further environmental deterioration and ruin, if additional population on account of natural growth as well as migration is allowed to settle in ambience of main Theog Town in a systematic manner.

CHAPTER-7

SHELTER-THE EXISTING SITUATION

7.1 HOUSING

In order to prepare Development plan for Theog, it is essential to study in detail the requirement of housing so that besides meeting existing backlog in housing the provisions of sufficient housing could be made in order to meet out the demand of future population of

Theog town by the year 2027. In any urban area quantum of residential land use is larger than any other land uses. So far Theog Planning Area is concerned; residential land use constitutes around 60% of the total urban area as against norm of 50-55% in UDPFI norms. The villages which are an integrated part of Theog have traditionally constructed wooden houses with two storeys. The new constructions are coming with new materials and are generally 4 to 5 storeys. The man-made environment is Mushrooming over virgin land in view of inadequate implementation of planning norms and proper sub-division of land. The old residential houses are gradually being converted into commercial houses. In bazar area of Theog like Nangal Devi, Bhakhalti, Theog - Narkanda Road and Theog-Kotkhai road the houses have mixed landuse pattern i.e. Ground Floor commercial and upper storey residential. This expansion is linear in shape. The villages in the outskirts still maintain their traditional look except for the buildings along the road, which have gone under considerable changes in their structure due to spontaneous trend of urbanisation.

7.2 SPATIAL EXPANSION OF BUILT UP AREAS

The bazar area is main hub for commercial and business activities in Theog Planning Area. In addition, a few Government, Semi Government offices and facilities also exist in the vicinity of Residential and Commercial buildings. The residential & commercial buildings with their activity are spatially expanding along the N.H.22 i.e. at Nangal Devi, Bhakhalti, Theog - Narkanda Road and Theog-Kotkhai road. This expansion is linear in shape.

7.3 HOUSING CHARACTERISTICS

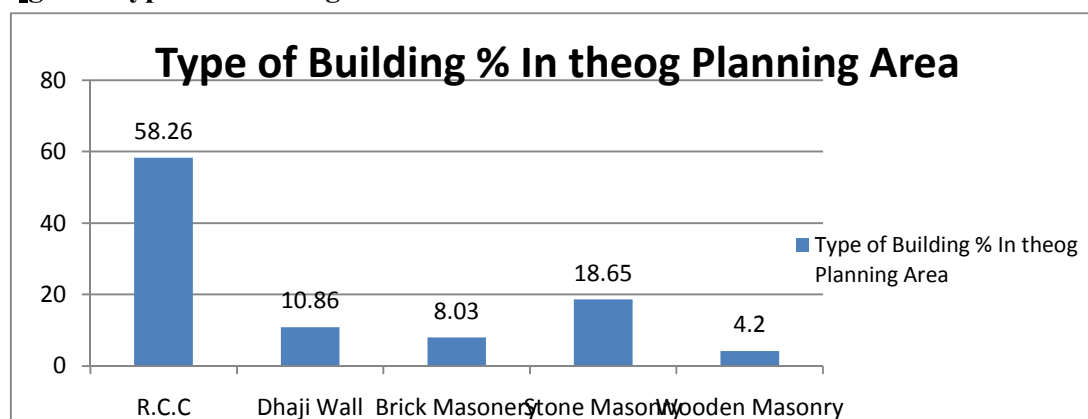
Theog Town has mixture of different types of houses i.e. R.C.C., Brick masonry, stone, wooden masonry and Dhajji wall. The Survey conducted by the Town & Country Planning Deptt. during 2010 reveals that houses made of R.C.C. are higher in number as compared to other type of houses. Around 58.26% of houses are R.C.C. followed by 8.03% brick masonry. In addition shacks, wooden and stone masonry houses also exist in Theog Planning Area. Preposition of various types of buildings are as below:-

Table 7.3: Types of buildings in Theog Planning Area

Type	No. of houses	%age
R.C.C.	638	58.26
Dhajji wall	119	10.86
Brick masonry	88	8.03
Stone masonry	204	18.65
Wooden masonry	46	4.20
Total	1095	100

Source: Departmental Survey -2010

Fig 7.3: Types of buildings



7.4 USE OF BUILDINGS

The survey analysis reveals that 60% of total houses are used for residential activities where as 40% building are put to use comprising of mixed commercial and residential uses. Ground floors are used for commercial and upper floors are put to residential use. Major issue is that residential and commercial lanes are not in planned orders. As such, congestion and over-crowding have become prime concern. Proper zoning for urban uses have not been followed at all. Around 30 buildings are occupied by the Government, Semi- Government and private companies for office use.

7.5 BUILDING HEIGHTS

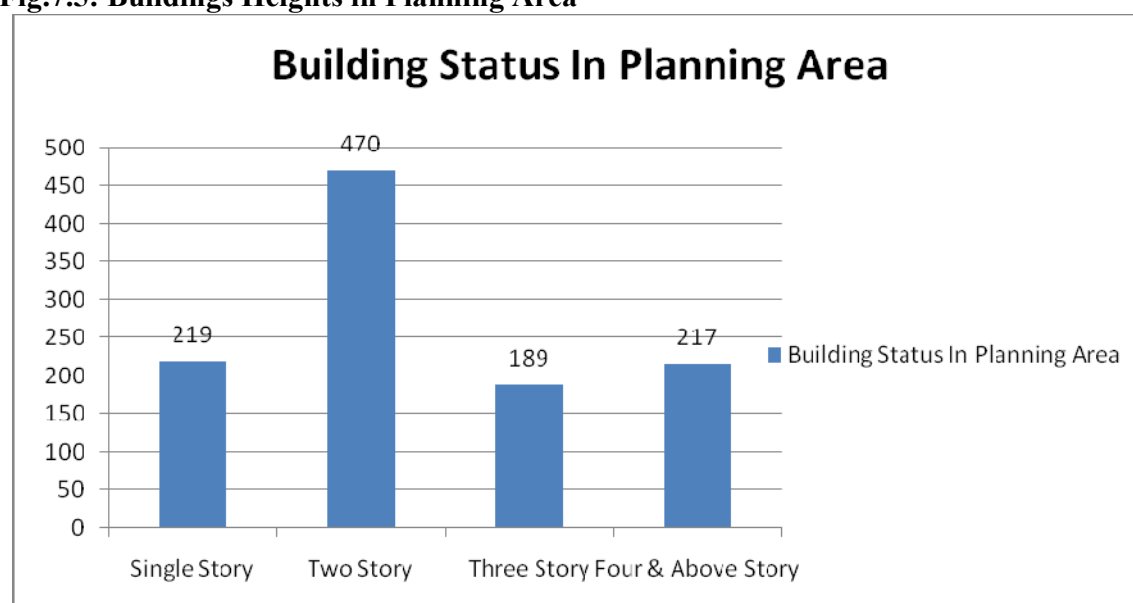
Local topography of Theog is better than other small towns of Shimla District. Western part of town valley side has substantial flat agricultural land dotted with private orchards. Therefore, majority of residential buildings are now coming on these agricultural lands in an unplanned manner. 1095 buildings have been surveyed and the detail of houses are as under.

Table 7.5: Buildings Heights in Planning Area

Sr.No.	Component	No of houses	%age
1.	Single storey	219	20.00
2.	Two storey	470	42.92
3.	Three storey	189	17.26
4.	Four storey and above	217	19.82
	Total	1095	100

Sources:- Departmental Survey -2010

Fig.7.5: Buildings Heights in Planning Area



Physical observations and survey analysis reveals that number of multi-storey buildings is now increasing, which is not in consonance with hill architecture design and concepts environs. Beside, as per latest version of Indian Seismic Map, Shimla Distt. comes under Zone-V of the earthquake prone area. Therefore, such high-rise buildings are not desirable in this seismic zone. Even spacing between buildings are kept less against 2 to 3 Metres. Moreover, buildings are not constructed in consonance to earthquake resistance codes.

7.6 BUILDINGS CONDITION

The condition of buildings is worked out by surveying, studying building structures and its physical conditions. Survey analysis reveals that 56.25% of buildings are in age group of 0-

10 years old followed by 32.87% of houses in age group 10-30 years. The structure which are made of R.C.C. are in good condition. In addition 8.49 % houses are in age group of 30-50 years only 2.39% houses are in age group of more than 50 years. It stated that newly built structures are higher in number as compared to other houses. A few old buildings are needed to be conserved in order to save the hill architecture characteristics. Buildings prone to disaster are required to be either retrofitted or dismantled in order to mitigate the effects of natural hazards. So far building roofing is concerned, share of slab roof is comparatively higher than slopping roof. Flat roofs are there in around 70.00% of the total houses and only 30.00% houses are having slopping roofs. It is therefore, imperative that slopping roofs are made mandatory in order to maintain the traditional hill character of Town.

Table 7.6: Buildings condition

Sr.No.	Age group of houses (Years)	No of houses	%age
1.	0-10	616	56.25
2.	10-30	360	32.87
3.	30-50	93	8.49
4.	50 and above	26	2.39
	Total	1095	100

Sources:- Departmental Survey -2010

7.7 WATER SUPPLY

In order to fulfil the demand of water, IPH Deptt.has augmented water sources through 'WSS' scheme from Chakerh to Theog and Giri Khad Theog .

7.8 SEWERAGE SCHEME

Presently, there is no sewerage scheme in Theog Town. Majority of houses have septic tank.

7.9 SOLID WASTE DISPOSAL

There is no system available for proper garbage disposal.

7.10 IMPERATIVES

Redevelopment schemes are required to be taken up for already congested localities of central town area. The limits of such crowded area be defined where in no more population be allowed at all and the constructions be banned. Housing has to be developed in accordance with location aspects of work area, environmental and ecological imperatives accessibility and availability of basic services infrastructure and facilities. Housing for workers is to be provided in vicinity of their work areas, so that they do not travel long distances.

CHAPTER-8

TRADE AND COMMERCE

Theog town is vibrating with trade and commerce activity. Besides serving the Planning Area population, it is also serving the surrounding area of Sainj-Chaila-Kotkhai, Matiana and Narkanda. The 81.20% are retail shops 9% are of whole sale, dealing in grains, cement, coal and other 7.25% are seasonal. In addition, there are number of special type shops like

sweets, tea stall, dhabas and medicines, which cater for the daily needs of the residents as well as floating population of the Planning Area.

8.1 SPATIAL DISPERSION OF SHOPS

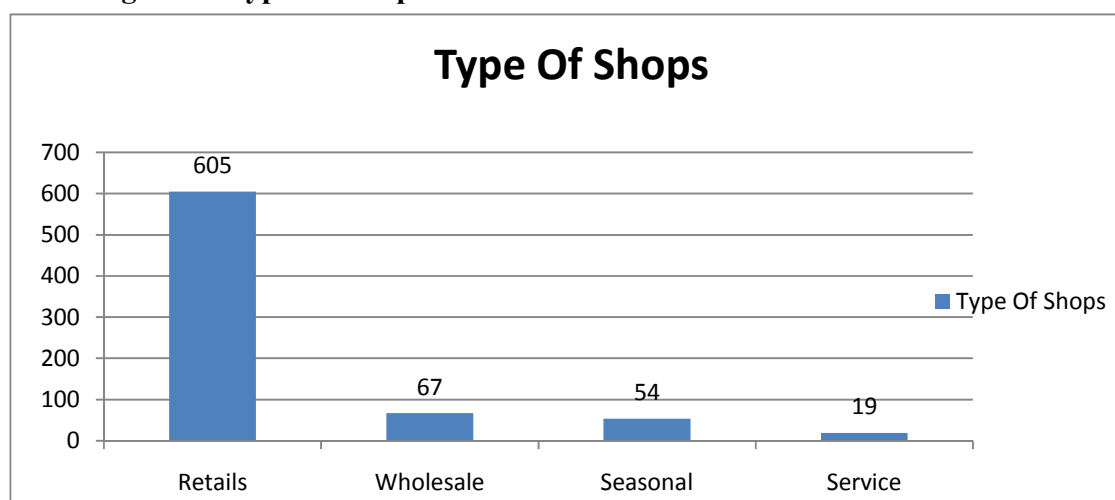
Commercial activities are vibrating in Theog in view of its status as an administrative seat of sub-divisional centre of tourism and another institutions. Shops are expanding along the N.H. roads right from Fagu which is 5 Km. away from the Theog town in the Northern side of Planning Area. Similar thrust of shops is felt along Kotkhai road and SDM office road Development is also coming along NH right from Fagu to Theog with non-conforming activities like automobile repair workshops, hotels, restaurants and dhabas. The details of types of shop are given in Table 8.1 below.

Table 8.1: Status of shops

Sr.No.	Type of Shops	No. of Shops	%age
1.	Retails	605	81.20
2.	Wholesale	67	9.00
3.	Seasonal	54	7.25
4.	Service	19	2.55
	Total	745	100.00

Source:- Departmental Survey -2010

Fig.8.1.1: Types of Shops



8.2 WHOLESALE TRADING CENTERS

Physical feature being constraint, the town doesn't possess large size wholesale trading centre as in the plains. A few regional level wholesale trading establishments which cater for needs of surrounding areas are located in main bazaar. There are 67 major wholesale shops as per the record of Food and Supply Department.

A regional level wholesale and warehousing facility is required for the anticipated population of Planning Area for the year 2027. With coming of new small and medium industries and headway made in the field of agriculture including horticulture, the trade, commerce and banking activities have increased manifold in the Planning Area. The main exports of the region include agricultural produces, especially off-season vegetables like cabbage, potato and peas besides, fruits and dry fruits such as apples, and walnuts. Adequate space is required for vegetable and whole sale market.

8.3 SHOPPING AREAS AND MARKET CENTRES

The existing main shopping centre is located in the heart of town namely; Theog bazaar. Other newly coming up commercial centre is in Rehigat area. These centres are serving for basic needs of surrounding residential extensions. Even Theog doesn't have large size shopping centre, therefore, in order to cater for growing needs of Planning Area as well as Regional population a new modern commercial centre is required with in the Planning Area, space for which has to be allocated in the vicinity of main town.

8.4 AGE OF ESTABLISHMENT

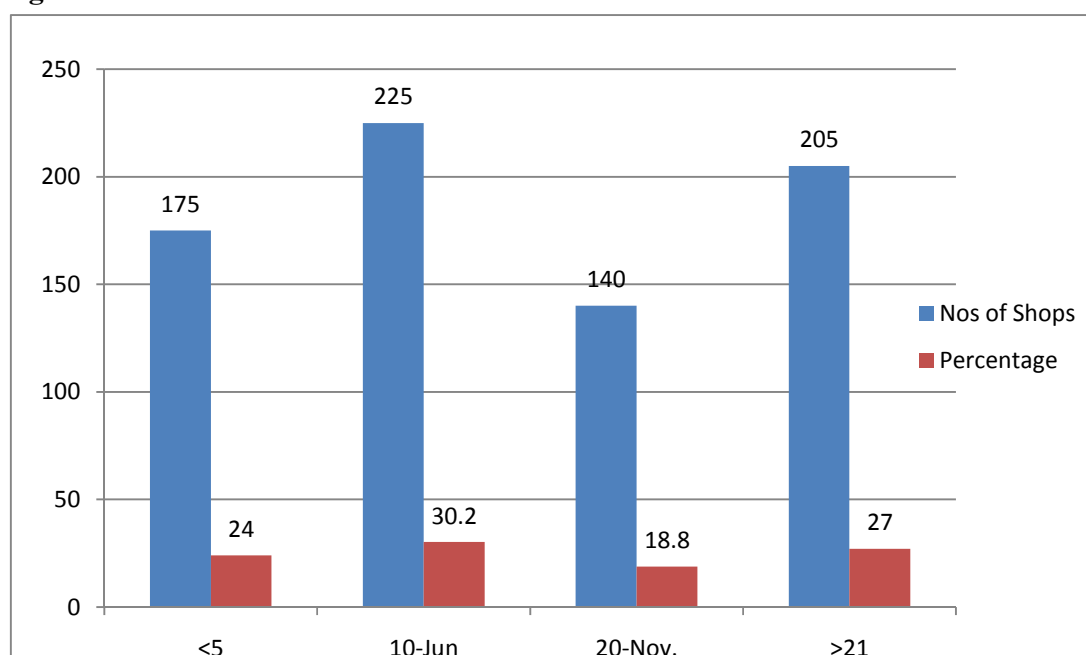
The commercial activity is picking up the Planning Area. Un-planned commercial pursuits have created congestion and overcrowding in bazaar area. Only 27.00% shops are more than 21 years old. The 54.20% have come up during the last 10 years.

Table 8.4.1: Year of Establishment

Sr.No.	Age in Years	No. of Shop	%age
1.	<5	175	24.00
2.	6-10	225	30.20
3.	11-20	140	18.80
4.	>21	205	27.00
5.		745	100

Source: Departmental Survey -2010

Fig.8.4.1: Year of Establishment



In Theog Planning Area 26.17% have own shops and 73.83% shops are functioning in rented building.

Table 8.4.2: Shop ownership

Sr.No.	Ownership	No. of Shop	%age
1.	Owner	195	26.17
2.	Rental	550	73.83
	Total	745	100.00

Source: Departmental Survey -2010

The 46.97% shops have less than 10 m² area and 25.50% shops have area in the range of 11-20m². Only 27.5% shops have area in the range of 21 -50 m² and above.

Table 8.4.3: Shop size

Sr.No.	Size of shops (SQ.mtr.)	No. of Shop	%age
1.	> 10m ²	350	46.97
2.	11-20m ²	190	25.50
3.	21-50m ²	150	20.13
4.	Above 51m ²	55	7.40
	Total	745	100

Source: Departmental Survey -2010

8.5 ATTACHED FACILITIES AND UTILITIES

Only 440 shopkeepers own vehicles out of which 50 have two wheelers.

Table 8.5.1: Category of vehicle

Sr.No.	Vehicle owned	No.	%age
1.	Two wheelers	50	11.37
2.	Four wheelers	295	67.05
3.	LMV	60	13.64
4.	Heavy vehicles	35	7.94
	Total	440	100

Source: Departmental Survey -2010

The 90.94% vehicles are parked on road side and only 9.06% are parked in the authorized parking areas.

Table 8.5.2: Parking facilities

Sr.No.	Parking facility	No.	%age
1.	On foot path	45	10.23
2.	On street	50	11.36
3.	On main road	305	69.32
4.	Authorized parking	40	9.09
	Total	440	100

Source: Departmental Survey -2010

8.6 VEHICLE OWNERSHIP

Numbers of commercial and private vehicles are slowly increasing in Theog Planning Area. The survey conducted with respect to shopkeepers revealed that about 11.37% shopkeepers have two wheelers followed by 67.05% having cars. About 13.64% shopkeepers have light commercial vehicles and 7.94% of the total shop owners have heavy vehicles. But despite high vehicle ownership rate they don't have proper parking lots for vehicles. Not even a single shopkeeper has own parking arrangement therefore, their vehicles are queued along the roadside i.e. N.H., on streets and in market which is posing threat to passersby and causing obstruction to smooth traffic movement and even leading to bottlenecks and frequent accidents. Even provision of community car parking is not available in the town. As such, there is an urgent need of parking lots at spatially appropriate locations in town, to ensure efficient and safe pedestrian as well as vehicular traffic movement.

8.7 SOLID WASTE

Commercial establishments in Urban part of the Planning Area has increased manifold, where as provision of solid waste management is not proper. Heaps of garbage are seen in

and around market. Shopkeepers don't have provisions for separate solid waste collection. Nagar Panchayat manages solid waste partially in the town. There is no appropriate dumping site in the vicinity of Planning Area. Entire town waste is disposed off at Nallah/forest areas thus polluting these virgin streams and forests. Toxic gases from decomposition of organic material may cause serious health threat to residents. In order to manage solid waste in town, the provision for proper solid waste management is required to be made.

8.8 STREET VENDORS

There is no provision for street vendors in the town. These non-conforming activities can be seen at every nook and corner. The magnitude of this is increasing over the period of time and occupying potential prime locations in and around the town. These activities are creating acute congestion, insanitary conditions and spoiling the quality of living environment. Therefore, this aspect should be taken care of and necessary provisions for such activities with requisite facilities, to improve the living standard and quality of life, needs to be made. The street vendors need space at proper places, as they are vital cog of the town life and an integrated component of economic structure of the urban areas.

8.9 IMPERATIVES

The commercial activities have come up here and there in every nook and corner of the town. Haphazard commercial pursuits, encroachments on the NH road and intrusion and collision thereof with other activities are affecting the visual and environmental health of town adversely. It has been observed that more than 70% commercial establishments are located in the central areas of the town and along the Hindustan-Tibet road. All out efforts are required to be made to decongest Theog town by shifting major activities like wholesale, vegetable market and other uncalled non-conforming activities from the central part to the outskirts. Also non-conforming activities including workshops, wholesale, trade and commerce have to be shifted to the periphery of the town on strategic locations. Planned and regulated development of commercial pursuits along with their proper location and spatial distribution including requisite provision for parking and walkways is urgently required to be assigned top priority. Planned commercial by pass road centers, each covering two to three sectors are needed to be developed at peripheral locations.

CHAPTER-9

TOURISM

9.1 TOURISM SCENARIO

The fame and peculiarity of any town depends upon its natural as well as man-made heritage, tourist attractions and popular entertainment sources including cultural manifestations and landscape. Theog Planning Area don't have varied artifacts including well-known landmarks, interesting architecture masterpieces and noted historical features as compared to Rampur Bushahr and Theog Town. Only snow clad high mountains and its natural picturesque gorges are famous. Gradient of Valleys is quite ameliorating with slopes ranging between 15⁰ to 45⁰. The influx of tourists is lower than other towns. In order to rejuvenate the economy of town, it is imperative to identify major tourist attraction points in the Planning Area and make provisions for requisite infrastructure in potential areas.

9.2 GLIMPSE OF TOURISM INFRASTRUCTURE

Influx of elite-overseas tourist arrival is negligible as compared to Rampur town. There are no other complementary attractions like Museums, Swimming pool, Art Gallery, Theatre and Library. Planning Area however, has potential to attract elite tourists on account of apple, orchards and mountains presenting a varied and fascinating natural landscape. The only thing required is to ensure planned spatial urban growth in consonance with its environs and hill architecture elements including sloping roofs, facades, dormers etc. Uncontrolled corridor development is need to be discouraged and green cover preserved to keep the natural landscape of town intact. Therefore, sustenance of tourism industry is directly depending upon the incoming tourist traffic and their economic status.

9.3 LOCAL TOURIST ATTRACTIONS

Theog Town is emerging as commercial town by its location on National Highway-22. Due to its location of Ridge, it has picturesque view of surrounding snow clad mountains. Two of the main chain of Hotels i.e. Club Mohindera and Taj is also setting up its unit in Theog Planning Area which will provide great contributions for promoting Tourism Industry & Economy of the area. The other attraction is adjoining village which has unique environment. The traditional houses made of local materials i.e. stone, wood & slanting slate roofs add advantage in attracting tourists.

9.4 REGIONAL TOURIST ATTRACTIONS

The major regional Tourist attractions are Fagu, Kufri, Chail, Matiana, Narkanda which has unique picturesque views and unmatched beauty. The other tourist attractions are Kupad, Jubbal Hatkoti, Rohru and Chanshal, having great tourism potential.

9.5 TOURIST ACCOMMODATION

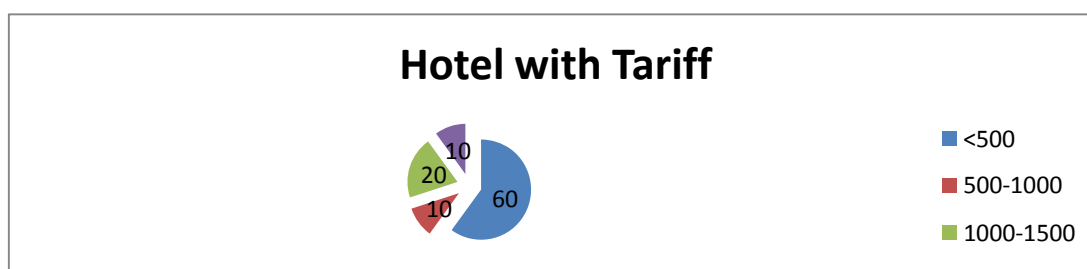
In Theog, there are about 10 Hotels & Guest Houses which caters for tourist accommodation. The total bedding capacity is 150 to 200 (data from Tourist Department). In addition to this HPPWD Rest House is located in main market area along Shimla -Theog road (NH-22).

Table 9.5: Hotels with Tariff

Tariff in Rs. per day	No. of Hotels	PERCENTAGE
< 500	6	60.00
500-1000	1	10.00
1000-1500	2	20.00
1500-2000	1	10.00
Total	251	100.00

Source: Tourist Statistics, 2011

Fig. 9.5: Hotels with Tariff details



CHAPTER-10**FACILITY AND SERVICES**

Theog Planning Area is dotted with numerous public facilities and services like education, health, fire, communication and banking. As base station for interior parts of District Shimla as well as civil Sub-Division, there are institutions like College, Industrial Training Institute, Government and Private Schools to cater for needs of local /resident population of town and that of region as well.

10.1 EDUCATION FACILITIES

Theog Planning Area has one Govt. Degree college, two Government Senior Secondary Schools, one Private Senior Secondary School, one centre Government School, four private High Schools, one Government Middle School and four private Primary Schools. These educational institutions are also serving population of adjoining villages outside planning area. Total intake of these institutions is 3,626 students. Majority of Government Institution have proper buildings, space for playground and other attached facility. The private schools do not have adequate building, space for playground and other required facility. There is an Industrial Training Institute (I.T.I.), presently having 54 students. There is also one private Hotel Management Institute having 42 students. The existing educational facilities in Theog Planning Area are shown in table 10.1.

**Table 10.1: Student Teacher Ratio**

Sr No.	Description	Educational Institutes	Functioning from Govt./ Private Building	No. of Students	No. of Teachers	Student Teacher Ratio
1.	Govt. College	1	Govt . Building	726	29	25:1
2.	Govt.Sr.Sec. School	2	-do-	1110	68	16:1
3.	Central Govt. School	1	-do-	425	31	14:1
4.	Pvt.Sr.Sec. School	1	Pvt. building	405	25	16:1
5.	Govt.High School	-	-	-	-	-
6.	Private High School	4	Pvt. building	535	83	6:1
7.	Govt.Middle School	1	Govt. Building	85	9	9:1
8.	Private Middle School	-	-	-	-	-
9.	Govt. Primary School	4	Govt. building	244	12	20:1
10.	Pvt. Primary School	--	-	-	-	-
11.	Govt. I.T.I.	1	Pvt. building	54	6	9:1
12.	Hotel Management	1	-do-	42	6	7:1

Source: Respective heads of the Educational Institutes.

10.2 MODERN FACILITIES IN EDUCATIONAL INSTITUTIONS

Majority of Government Schools don't have modern facilities like Computers, Laboratories and Libraries. The Senior Secondary Schools have facility of Computers and Labs. In order to equip these schools with modern facilities, it is imperative to provide Computers and necessary Labs for lower level Schools. Modern Computer facilities are available in a few Private Schools. Most of these private Schools are in rental building situated in residential areas and required to have their own buildings within the Planning Area. Therefore, space for these Schools has to be earmarked in this Development Plan as per their requirements. Schools, which are not having space for playground, are also to be considered for providing common open spaces for playing within or in the periphery of Planning Area.

10.3 MEDICAL FACILITIES

Theog Planning Area has Civil Hospital (50 beds). In addition to this, there is one PHC. These Medical Institution are functioning in their own building. Four Pvt. Clinics are located in the town. Besides above, Theog Planning Area also has one veterinary dispensary.

Table 10.3:-Doctor Patient Ratio

Sr. No.	Description	No of Doctor	No. of Daily Patients.	Doctor/Patient Ratio.
1.	Civil Hospital	6	50	8:1
2.	Primary Health Centre	1	25	25:1
3.	Veterinary Hospital	1	20	20:1
4.	Private clinic	4	10	2:1

Source: Respective heads of the Medical Institutions

10.4 PUBLIC SERVICES

The Thoeg Planning Area has public services like banking, police, post-office and communication etc. Since these are mostly concentrated in the main town, as such, needs to be provided in rest of the area. The existing public services are as under:-

10.4.1 FIRE SERVICE

A fire station with two fire tender is located at potato ground. This is functioning in M.C. office building.

10.4.2 POSTAL SERVICES

For postal services, a sub-post office is located in ward no.3 near bus stand and is functioning in own building. Parking for only one vehicle is available.

10.4.3 BANKING AND INSURANCE SERVICES

There are six banks in Theog Planning Area. These are functioning from Pvt. Building. No parking is available in the campuses of these buildings.

10.4.4 POLICE STATION

A police station is located in ward no. 3 near post office. It is functioning from its own building.

10.4.5 TELECOMMUNICATION SERVICES

BSNL office is located opposite to police station and running from private building.

10.5 IMPERATIVES

Modernization of educational and medical institutions, in view of technological advancement is required to be done. Requisite basic amenities are required to be provided. Availability of water is required to be improved. Parking facilities require utmost attention. Repair and maintenance of old buildings is needed or retrofitted in view of seismic conditions. Environmental improvement scheme is also required to be devised and implemented in the town by involvement of local communities, Parents Teachers Association (P.T.A.), public representatives and Non-Government Organizations (N.G.Os.) Medical Institutions located either in congested localities or at lop-sided locations needs attention. Proper maintenance and widening of roads is a major concern so that ambulance and fire fighting tenders could ply effectively. Lack of proper disposal of hospital waste and fire services in the city is a matter of concern.

CHAPTER-11**GOVT. /SEMI GOVT. OFFICES****11.1 SPATIAL DISTRIBUTION OF GOVT./SEMI GOVT. OFFICE**

There are 16 State Govt. Offices, 5 Semi-Govt. offices and 2 Central Govt. offices. Important State Govt. offices namely ; B.D.O. Office, Executive Engineer, P.W.D., Executive Engineer, H.P.S.E.B. Executive Engineer(IPH), Police Station, D.F.O. Office, Post Office, Patwari Revenue, Civil Court, S.D.M. office Tehsildar Office, Settlement Officer, Agriculture Office, Distt Hospital, Veterinary Hospital, H.R.T.C. Office. Central Govt. offices like postal, telecommunication are functioning at Theog.

11.2 NO.OF GOVT. EMPLOYEES

Total number of employees working in these offices is about 1045 persons, out of which 115 are female staff. The offices are facing various problems related to office space crunch, parking, inconvenient locations and lack of facilities, because of their scattered location interaction among themselves is negligible or very poor. Visitors face difficulty due to their scattered location. Some of the departments have provided accommodation to their employees, however, maximum of Deptts. are yet to provide the same.

11.3 NO. OF STOREY IN GOVT. BUILDINGS

In most of the hill towns vertical growth is more than horizontal due to scarce developable land. Survey reveals that 33 % of the total offices are housed in single storeyed, 48 % in two storeyed, 14 % three storeyed and 5% offices in four storeyed building within Theog Planning Area. Majority of these buildings have been constructed in R.C.C. and Brick masonry. Buildings have been constructed without taking into account the provisions made for earthquake resistant houses in the relevant codes. This has to be ensured in case of new constructions.

Table 11.3: No. of Storeys in Govt. buildings

Sr. No.	Storeys	No. of Buildings	%age
1	Single	9	30.00
2	Two	14	46.67
3	Three	5	16.67
4	Four	2	6.66
	Total	30	100.00

Source:-Departmental Survey 2010

11.4 AVAILABILITY OF PARKING

Out of 16 State Govt. offices only 8 offices have Govt. vehicles namely; H.P. Public Works Deptt., IPH Deptt., H.P.S.E.B. Distt. Hospital. Civil Court, D.F.O. Office, Police Station, B.D.O. office out of which only 5 offices have their own parking facilities in and around the Department office buildings. However, the parking facilities are inadequate in view of increasing private vehicles visiting these public offices.

11.5 IMPERATIVES

Most of the Government and Semi-Government offices and institutions are presently located here and there in isolation and without requisite, transportation and infrastructure. To solve the problems as well as to ensure improvement in their environs, it is proposed to construct Mini Secretariat building in place of existing SDM office building, so that all the offices are housed in one complex to facilitate the general public.

CHAPTER-12
BASIC SERVICE INFRASTRUCTURE**12.1 WATER SUPPLY**

Water *Baudies* and natural springs were main source of potable water to Theog Area, but with the passage of time, Baudies and natural springs are insufficient to cater to town's increasing population as well as urbanization process. In order to fulfill growing water demand, Deptt. of I&PH has augmented water sources through L.W.S.S. scheme from Chakarh to Theog and GiriKhad to Theog.

12.2 WATER SOURCES

Two major water sources i.e. Giri Khad and Chakerh contributes 1,05,000 ltr. and 3, 52,000 ltr. respectively. These sources are situated outside the Planning Area in the east direction. After treatment through rough filtration and sedimentation water storage tanks are located, one at Basa Theog with the capacity of 1,05,000 ltr. and two tanks at Chanu with the capacity of 3,52,000 ltrs. each. The future demand for 2021 is to be met by Chakerh urban and Giri Sanj Lift upto Talai which is located at the *Jais* top.

12.3 SEWERAGE

Presently no area of Theog town is served with sewerage scheme. The work on sewerage scheme is going on, though at a very slow speed. Rs.19,60,000/- are deposited in the N.H. office to excavate 3.0 km. line with 84 main hole chambers along NH-22. Only town centre is to be connected with sewerage line and same for surrounding localities shall be installed in phased manner. Majority of households have septic tanks & open drains flowing along the residential buildings which causes health and environment hazard.

12.4 SOLID WASTE

Municipal Council, Theog has a well organized network of solid waste collection and disposal. Average garbage generation in M.C. Area is 1.5 Tonnes per day, i.e. around 0.35 kgs/person/day, which is marginally higher as compared to 0.25kg/person/day generation as per UDPFI norms for small towns. For garbage collection bins are placed throughout the M.C. area at strategic locations. In total about 20 bins are placed in town as well as along

the N.H-22 for waste collection. The collected waste is disposed off through a tipper vehicle up to dumping site. Average waste generation in urban area as well as Planning Area is about 4.0 ton per day. Majority of dumpers are posing inconvenience to pedestrian traffic and vehicular traffic movement. Dumpers are placed along the roads and delayed disposal of waste creates nuisances to residents and passersby. Land filling & Solid Waste Management Plant are proposed along Narkanda Road.

12.5 ELECTRICITY

Presently town is equipped with various capacity transformers, located at different place as per requirement. At present 35 No. transformers are working within M.C. area with the capacity of 4000 KVA. There, 3112 connections are installed in residential, 988 in commercial, 107 in Industrial and 7 No. connections are as street light.

12.6 TELECOMMUNICATIONS

Bharat Sanchar Nigam Limited (BSNL) has installed 14 no. towers at the various locations in Theog for effective communication networking. As per their record around 15000 landline connections have been given to various consumers in Tehsil Theog and around 1,490 connections exists in local Theog Area. Two Mobile towers are installed in Theog and about 18000 connections are issued to the surrounded people. One W.L.L. Tower exists at Sandu and about 1525 connections are given in the Theog area. At present the BSNL office is running from a rental building. A land measuring 5.0Bighas is earmarked for the BSNL office near Akant Vatika, below Govt. Degree College. When the office will be constructed thereafter the 3G and Broad Band system has also been proposed to be introduced.

CHAPTER-13

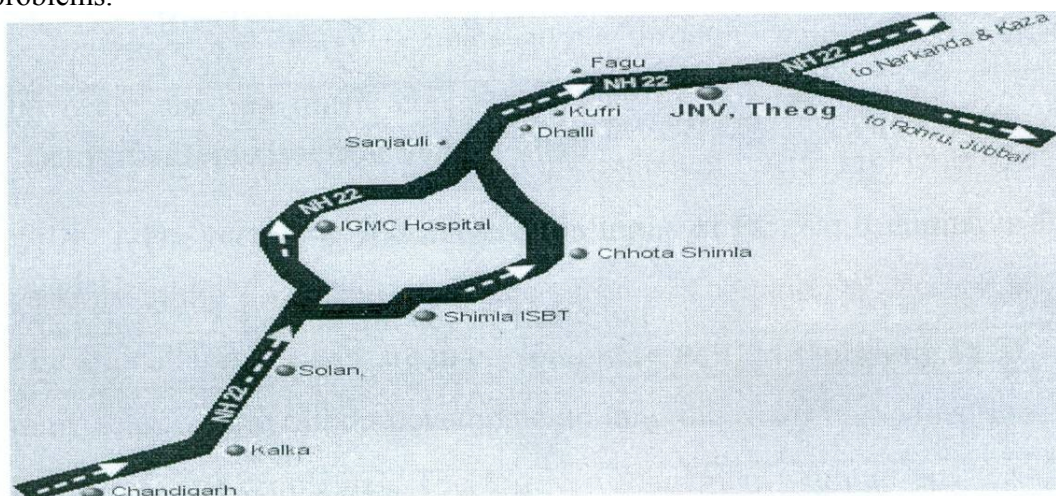
TRAFFIC AND TRANSPORTATION

13.1 EXISTING ROAD NETWORK

The highways and link roads are the veins and arteries of any town. As proper blood circulation is necessary for survival of the human beings, similarly well planned circulation network is must for the development of any Town. A town can't sustain without proper assess /road network.

At present heavy vehicles plying through central hub of the town is creating traffic congestion and constant bottlenecks. Due to increase in all type of vehicles, the Town is witnessing unprecedented traffic problems like traffic jams particularly on major road crossing and junctions. There is no earmarked parking in the town thus road side parking is a common phenomenon. The drains on road sides are in deplorable conditions especially during rainy season. The ribbon development along the major roads and highways has

added fuel to the fire thus escalating the inherent problems of town. The traffic management without any bye- pass has resulted in persisting and magnifying the basic town issues and problems.



Existing road network

Following major roads are passing through Theog Planning Area:

1. Shimla-Kaurik National Highway-22
2. Theog-Rohru State Highway-10

Besides these major roads, an intricate network of internal roads exists in the Town.

13.2 TRAFFIC VOLUME

To assess the volume of Traffic and Transportation, a survey was carried out by the H.P. Town & Country Planning Deptt. Peak hour traffic with different kind of incoming and outgoing traffic, from 9.00A.M. to 5.00P.M., was surveyed at the following junctions.

- (i) Tri-junction at Theog
- (ii) Rahighat-junction

The detail of passenger car unit (PCUs) observed during the Traffic and Transportation survey conducted at above referred point by H.P. Town & Country Planning Deptt. are given in the following table:-

Table-13.2.1: Traffic Survey at Tri-junction

Sr.No.	Name of Vehicles	Incoming PCU	Outgoing PCU
1.	Bus/Truck	87	73
2.	LMW	314	332
3.	Two wheeler	37	47

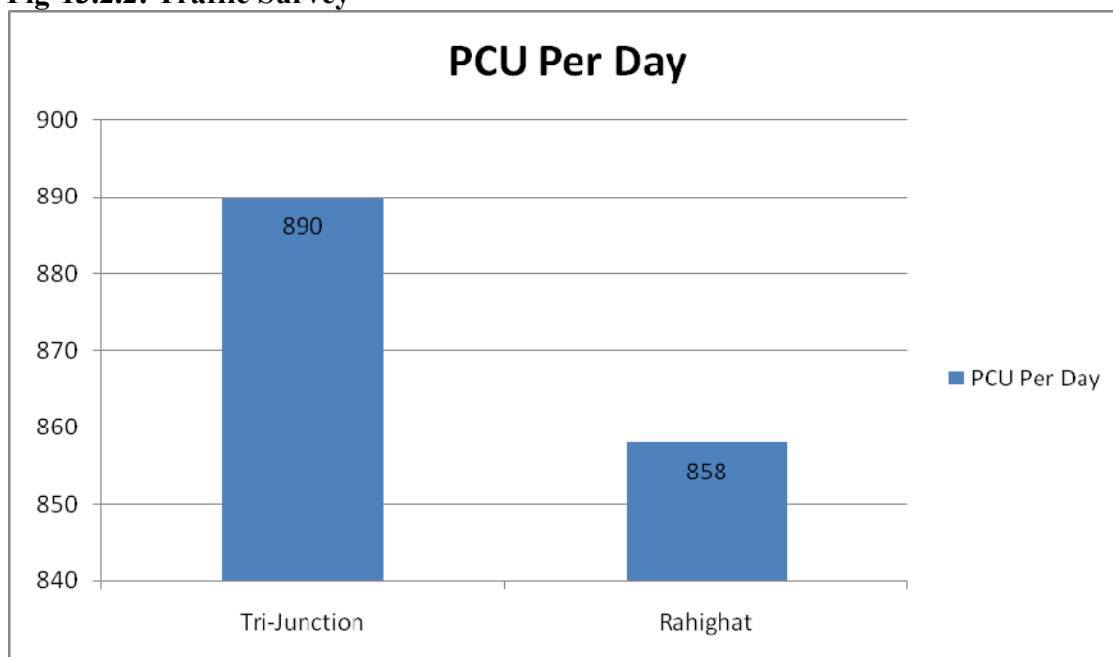
Source: Departmental Survey

The incoming and outgoing in terms of PCU at Raighat is as under:-

Table-13.2.2: Traffic Survey at Rahighat

Sr.No.	Name of Vehicles	Incoming PCU	Outgoing PCU
1.	Bus/Truck	78	83
2.	LMW	300	316
3.	Two wheeler	43	38

Source: Departmental Survey

Fig-13.2.2: Traffic Survey

13.3 GROWTH OF VEHICLES

Theog is facing many traffic problems, generated by the ever-increasing number of vehicles over the years initially developed for pedestrians and animals, the overall road network appears unable to cope up with the fast moving vehicles like four-wheelers, scooters, cars, buses and trucks etc.

As per information received from registering and licensing authority (SDM), Theog the various type of vehicles registered in Theog Sub-Division are as under:-

13.3.1 Number of Vehicles

Table 13.3.1: Number of Vehicles

Sr.No.	Vehicles	No. of Vehicles	%age
1.	Pvt. Carrier Buses	7	0.27
2.	H.G.V.	41	1.57
3.	M.G.V.	56	2.14
4.	L.M.V.	1724	65.85
5.	L.C.V.	266	10.16
6.	M.Cycle/ Scooter	498	19.02
7.	Tractor	11	0.42
8.	Ambulance	2	0.07
9.	J.C.B.	13	0.50
Total		2618	100.00

Source: Registering and licensing authority (SDM), Theog

Table reveals that quantum of Heavy Motor Vehicles is around 104 which accounts for 3.98 % of the total vehicles followed by 95.45% Light Motors vehicles. Heavy Motors Vehicles (HMTV) consists of trucks, buses where as Light Motor Vehicles (LMV) includes car, jeep and taxis. Besides, 0.57% vehicles are in other category like ambulances and tractors. Keeping in view the past trend, number of vehicles is likely to increase in future due to increase in population as well as easy loan facilities by Banks and low price by car manufactures.

Sharp increase in traffic volume is causing pollution as well as many other problems to the town and to pedestrian movement. Therefore, in order to cater smooth and sustainable traffic movement, bye pass is required to be proposed. This will ease the problem to much extent. The traffic using at present National Highway passes through the main town. Numerous developments such as buildings encroachment on right of way and non-conforming activities are causing obstructions in smooth ply of vehicles. Therefore, this road is becoming highly prone to accidents and area of intense congestion. The proposed bye-pass will cater to heavy traffic and will certainly reduce accidents and pollution and will reduce the traffic load particularly in apple and potato season.

13.4 TERMINALS

13.4.1 BUS TERMINAL

Existing Bus-Stand for Theog is located along the National Highway-22 in the main Town. The Bus Terminal is not suitable and creating nuisance to the residents as well as to the nearby Government Offices and Bazaar Area. New Bus Terminal of regional level is needed to be proposed at some appropriate location with a capacity for at least 50 buses. Presently, there is not any community car parking, and the private taxis are seen queued up either on road sides or in front of shops/house. Therefore, a Community car parking with capacity of 100 cars is required.

13.4.2 TRUCK TERMINAL

Presently, Town does not have any Truck Terminal. The entire trucks can be seen queued up on roads sides, causing obstruction for smooth traffic flow on the State Highways, arterial roads and other local roads. A Transport Nagar / Truck Terminal has to be developed.

13.5 MAJOR CONCERNS

Registration of irregular and zigzag 'Khasra' plots without directing the land owners for proper layouts illustrating and earmarking proper road network in a hierarchical fashion, various haphazard and congested localities have come up in the town and are now looking eyesores and blots on the townscape of Theog. Upcoming ribbon development along the State Highway, arterial roads and other local roads emanating from the town is reducing the efficiency of roads, which is a matter of concern. The roadside parking all along the roads adds fuel to the fire which needs to be tackled without further delay.

13.6 IMPERATIVES

As serious challenges are posed by traffic volume to the town, on one hand and environmentally sensitive areas in and around it, the traffic and transportation networks require serious thought and meticulous planning. The ribbon development problems, endangering tourist's potential, on one hand and causing traffic hazards, on the other have to be tackled on war footing. To cop up with this problem, all uses including shops, hotels, workshops practically dependent on the roads must be heavily charged and rigorous steps under the mandatory provisions needs to be taken and an alternate road to through the National Highway be proposed.

CHAPTER-14**EXISTING LANDUSE**

Theog Planning Area was constituted vide Govt. No. PBW (B&R) 26 (45) /86, Shimla, dated 26.6.1986. The limits of Theog Planning Area were extended upto Fagu in the west and up to the office of Sub-Divisional Magistrate, Theog in the East by including 5 more revenue villages, vide Govt. Notification No.TCP-F-6/04 Shimla dated 4.11.2004. In total about 22 revenue mohals including Municipal Council wards, Theog now falls within the Planning Area. The Existing landuse map of Theog Planning Area was prepared and published in official Gazettee on 11th Feb.,2008 for inviting public objections and suggestions under Sub-section (1) of Section-15 of Himachal Pradesh, Town & Country Planning Act, 1977 (Act No.12 of 1977). After incorporating the objections/suggestions the Existing Landuse of Theog Planning Area was adopted vide notice No. HIM/TP/PJT/DP Theog /99-Vol.I-2791-2920 Shimla, dated 19.6.2008. The total area under Theog Planning Area is 764.00 Hect. The landuse wise description of various areas is as under.

14.1 RESIDENTIAL USE

The existing residential use comprises of 25.77 Hec. of land which work out to 3.37 % of the planning Area. The residential areas are scattered throughout the planning area. In addition to thickly populated M.C. area, the locality like Revag, Kandiser, Kainthser, Nalahan, Deorighat, Rahighat & Janog Doyam are also witnessing fast residential developments. In central area of the town, residential use intermixed with commercial use is a common phenomenon, shops on the ground floor on road side and remaining upper floors for residential use can be easily seen in the area. The residential houses are generally two to four storeys.

14.2 COMMERCIAL USE

The commercial activities have come up here and there in every nook and corner of the town. Presently, there are 745 commercial establishments in Planning Area, which serves the population of the Theog as well as the population residing in surrounding villages beyond the Theog Planning Area limit. The existing area under Commercial use is 4.60 which is 0.60% of Theog Planning Area. All along NH-22 at Theog Bazaar, Shalli bazaar, Rahighat, BasaTheog road, commercial use has been coming up floor on the road level. However, in many cases there are shops in the ground floor and residences, offices, go-downs or some other activities at other levels. Thus, the commercial activities have conspicuous tendency to come up in mixed pattern with residential and the other compatible landuses along N.H. and other major roads which need to be discouraged by way of zoning regulations and strict implementation thereof.

14.3 INDUSTRIAL USE

The existing area under industrial use is 0.50 Hect. which is 0.07% of the planning area. There is no large scale industry in Theog Planning Area. A few small scale industries are existing in industrial area at Rahighat along N.H.

14.4 PUBLIC AND SEMI-PUBLIC USE

The existing area under public and semi-public use is 9.20 Hect. which is 1.20% of the total planning area. The public and semi-public use also includes Govt. and Semi-Govt. offices, facilities like education, health, religious and recreational institutions, utilities and services

as well as cremation/burial ground etc. The services and facilities have been clubbed for the purpose of working out proposals.

14.5 PARKS AND OPEN SPACES USE

At present, there is no park existing in Theog Planning Area. Only open space i.e. Aloo ground is existing and total area under this open space is 0.10 Hect. which is 0.01% of the total Planning Area. More open spaces and organized parks are required to serve active and passive recreational needs of the residents as well as visitors.

14.6 TRAFFIC AND TRANSPORTATION USE

The area existing under circulation network is 27.0 Hect. which is 3.53% of total Planning Area. The area for local bus stand, Truck Terminal, car parking, workshop and petrol pump is required to be proposed.

14.7 TOURISM USE

There are potentials for development of tourism activities in Planning Area, however, specifically there is nil area over earmarked or existing under this use which needs to be addressed properly in the Development Plan.

14.8 FOREST LAND USE

An area of 142.40 Hect. is existing under forest use, which is 18.65% of the Planning Area. Out of 142.40 Hect. forest land, 40.27 Hect. is Demarcated Protected Forest and 102.13 Hect. is under Un-Demarcated Protected Forest.

14.9 AGRICULTURE USE

Under the existing agriculture use, there is 539.38 Hect. which is 70.60% of the Planning Area. Agriculture is not merely an occupation but an established tradition. It is the mainstay of economy of local people, on which a vast majority of the population depends directly or indirectly on the various agriculture pursuits for maintaining their livelihood. However, at the same time shelter i.e. housing is also one of the basic necessities of human being after food and clothing, therefore, to accommodate future population of the Planning Area, some of the land under agriculture use shall have to be used for other purposes.

14.10 WATER BODIES USE

The area under water bodies and steep slopes is 15.05 Hect., which is 1.97% of total planning area.

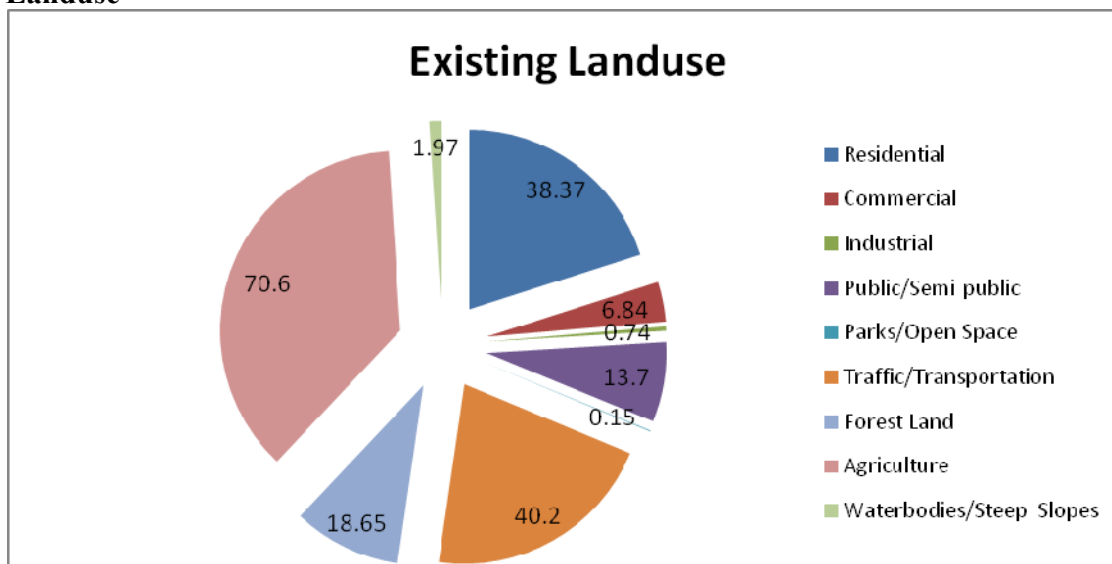
Table 14.10: Existing Landuse of Theog Planning Area

Sr. No.	Landuse	Area in Hect.	% age
1.	Residential	25.77	38.37
2.	Commercial	4.60	6.84
3.	Industrial	0.50	0.74
4.	Public/semi public	9.20	13.70
5.	Parks/open spaces	0.10	0.15
6.	Traffic/Transportation	27.00	40.20
7.	Tourism	-	-
	Total	67.17	100.00

		67.17	8.79
8.	Forest Land	142.40	18.64
9.	Agriculture	539.38	70.60
10.	Water Bodies/ steep slopes	15.05	1.97
	Grand Total	764.00	100.00

Fig.14.10:
Landuse

Existing



CHAPTER-15

REQUIREMENTS & PROJECTIONS

Projections and requirements for the Development Plan have been worked out in view of analysis of surveys, studies, and public aspirations and as per the ministry of Urban Affair and Employment, Government of India, New Delhi's Urban Development Plan Formulation and Implementation (UDPFI) Guides Lines. Population of Theog Planning Area is anticipated to increase to 10,222 persons by the year 2027. The landuse wise projections and requirements are as under:-

15.1 RESIDENTIAL USE

In order to cater for the requirement of housing for the anticipated population of 10,222 persons in the Planning Area by year 2027, about 2556 dwelling units shall be required, taking four persons per family. In view of present trend of 250 persons per Hect, 40.89 Hect. land for residential uses is required to cater for the Planning Area population. As 25.77 Hect. land is existing, therefore $40.89 - 25.77 = 15.12$ Hect. Additional area is required for residential use.

15.2 COMMERCIAL USE

Present commercial areas are not functionally located to meet the demands of growing population. These areas are characterized by high congestion as most shopping streets have

in-adequate width. Commercial areas are mixed with residential and other uses. There is no proper separate organized commercial centre. Retail business is causing traffic congestion due to lack of space for parking, loading and unloading facilities. Storage and godown facilities do not exist. Sale area with the shop is in-adequate and there i.e. tendency of encroaching upon the road. There are 745 commercial establishments existing in Planning Area and area under these commercial establishments is 4.60 Hect. The additional area required for providing organized commercial centre, warehousing, local vegetable market, fruit market etc. an area of 2.30 Hect. is required, keeping in view the projected population by the year 2027. At present main commercial trade is located in the heart of town and will continue to cater to the needs of the town as well as dependent region.

15.3 INDUSTRIAL USE

Industrial use already exists at Rahighat area. There are 10 small industrial units housed in a single building. The total area under existing industrial use is 0.50 Hect. However, in order to encourage the local art & craft, to accommodate workshops, steel fabrication, shoe industry and printing press etc., an additional land of 0.70 Hect. is required. Therefore, total 1.20 Hect. land has been proposed for the same.

15.4 PUBLIC AND SEMI-PUBLIC USE

An area of 9.20 Hect. exists under facilities, utilities services which also includes Govt. and Semi- Govt. offices. The various requirements covering 14.80 Hect. of land area have been worked out in the following table.

Table 15.4: Requirement of area for facilities and services

Sr. No.	Description	Standard of Level/ Population/ Unit	Existing Facility	Future requirement	Unit (in Hect.)	Total area (in Hect.)
1.	Degree College	Regional Level	1	-	4.00	-
2.	Bachelor of Education (B.Ed.)	Regional Level	-	1	1.00	1.00
3.	Industrial Training Institute	Regional Level	1(Pvt.)	1(Govt.)	1.00	1.00
4.	Senior Secondary School	10,000-15,000	3	-	1.50	-
5.	High Schools	5,000-6,000	4(Pvt.)	1	1.00	1.00
6.	Middle Schools	2,500-6,000	1	2	0.80	1.60
7.	Primary School	2,000-5,000	4	-	0.40	-
8.	Nursery School	Two in each sector	-	4	0.10	0.40
9.	Allopathic Hospital	Regional level	1	-	4.00	-
10.	Ayurvedic Hospital	Regional Level	-	1	0.50	0.50

Sr. No.	Description	Standard of Level/ Population/ Unit	Existing Facility	Future requirement	Unit (in Hect.)	Total area (in Hect.)
11.	Primary Health Center	Sector Level	1	1	0.40	0.40
12.	Veterinary Hospital	Regional Level	1	-	1.00	-
13.	Veterinary Dispensary	Town Level	1	1	0.40	0.40
14.	Leprosy Hospital	Regional Level	-	1	0.40	0.40
15.	Community Hall	Sector Level	-	2	0.10	0.20
16.	Old Age Home	Regional Level	-	1	0.60	0.60
17.	Stadium	Town Level	-	1	1.50	1.50
18.	Swimming Pool	Town Level	-	1	0.40	0.40
19.	Post Office	Town level	-	1	0.10	0.10
20.	Sub-Post-Office	Sector Level	1	-	0.01	0.01
21.	Telephone Exchange	Town Level	1	1	0.10	0.10
22.	Electric Sub Station	One for Two sector	2	-	0.10	-
23.	Police Station	Town Level	1	-	0.40	-
24.	Jail	Town Level	-	1	1.00	1.00
25.	Police Post	Sector Level	-	3	0.20	0.60
26.	Fire Station	Town Level	1	-	0.40	-
27.	Petrol/Diesel Filling Station	One for two Sector	1	1	0.40	0.40
28.	Cremation Ground	One for two Sector	1	1	0.40	0.40
29.	Cemetery	Town Level	-	1	0.20	0.20
30.	Sewerage treatment Plant	Town Level	-	2	0.80	1.60
31.	Cinema	Town Level	-	1	0.20	0.20
32.	Library	Town Level	-	1	0.20	0.20
33.	Club	Town Level	-	1	0.40	0.40
34.	Electric Sub-Station	Town Level	-	1	0.10	0.10
	Total	-	-	-	-	14.71

15.5 PARKS AND OPEN SPACES

A ground popularly known as “Aaloo Ground” exists in the town and same is used for celebrating local fair and festivals and other cultural activities. The area under this ground exists 0.10 Hect. However, it is anticipated that 10.31 Hect. land shall be required for providing parks and open spaces by 2027 in Planning Area.

15.6 TRAFFIC AND TRANSPORTATION USE

An area of 27.00 Hect. exists under Traffic and Transportation use where as an area of 18.84Hect. is additionally required to meet the future requirement by the year 2027. Detail of the area requirements is worked out as under:-

- Circulation =14.84 Hect. (9.0 Hect. for the new bye pass and rest of the area for other circulation i.e Road, Pathways Etc)
- Terminal facility =2.00 Hect.
- Parking facility =1.00 Hect.
- Workshop =1.00 Hect.

15.7 TOURISM USE

There are potentials for development of tourism activities in Planning Area, however, specifically there is nil area over earmarked or existing under this use which needs to be addressed properly in the Development Plan. Therefore, 5.20 Hect.land has been proposed at Basa Theog for hotels and other Tourism related activities.

15.8 FOREST USE

The existing area under forest use is 142.40 Hect. which comprises of 40.27 Hect. under demarcated forest (D.P.F.) and 102.13 Hect. area under un-demarcated (U.P.F.). The area under forest use has been kept intact in view of its ecological importance and essence of Forest Conservation Act-1980, except a piece of 7.0 Hect., which is proposed to be developed as a Botanical and Zoological garden through the forest wild life authorities itself.

15.9 AGRICULTURE USE

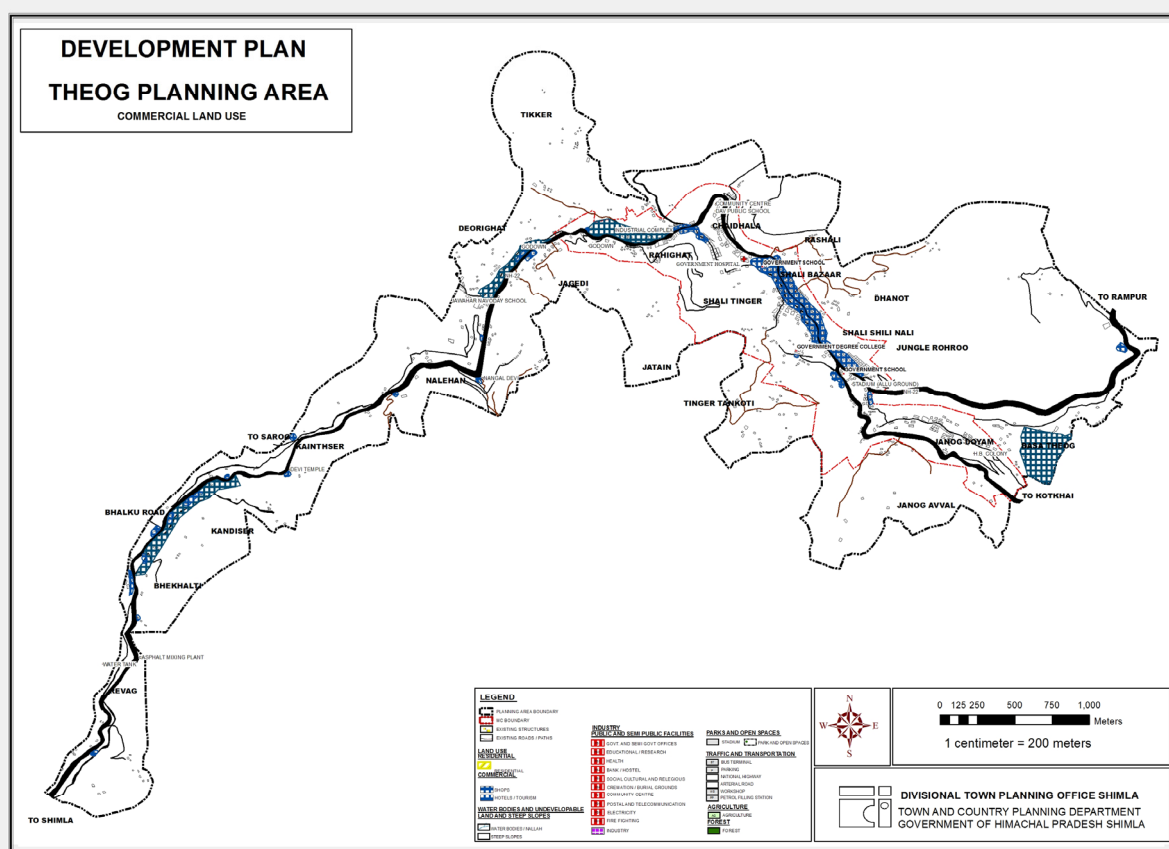
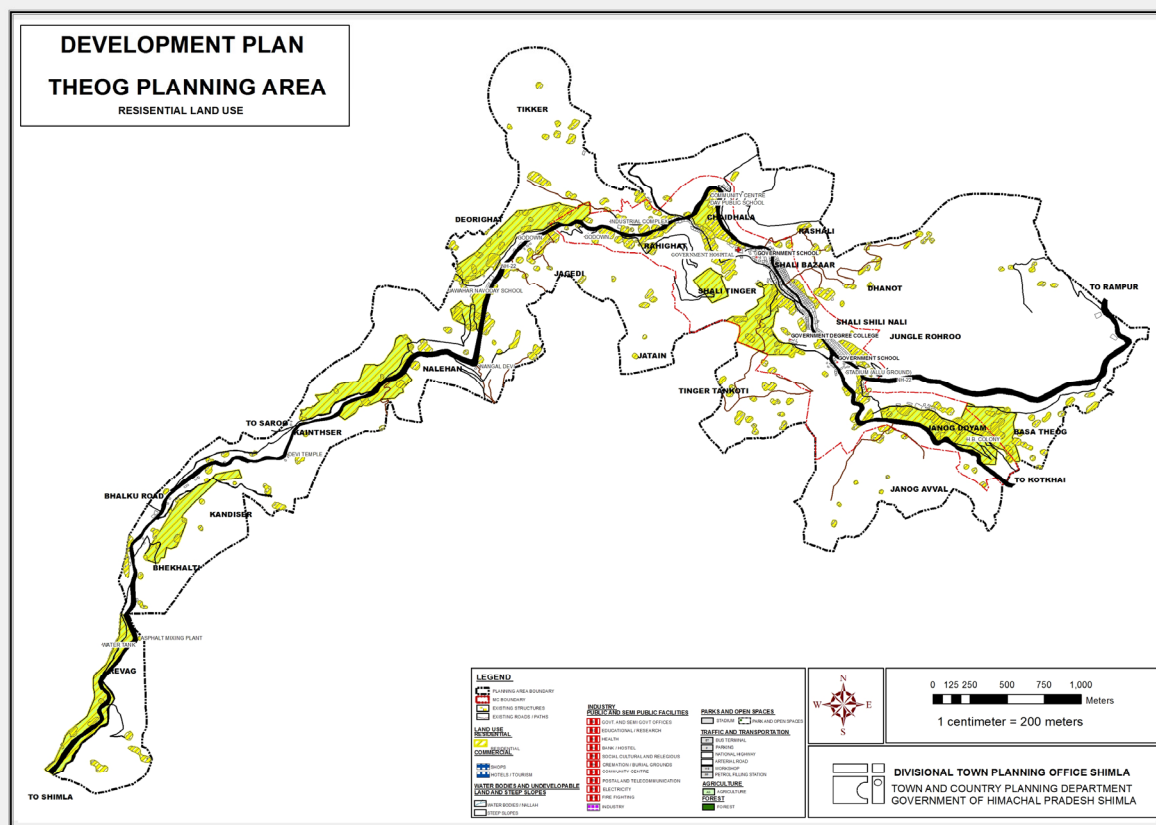
Total area existing under agriculture use is 539.38 Hect. an area of 71.75 Hect.as shown in table 15.10 is additional area requirement under different landuses. Out of agriculture use 71.75 Hect. area is proposed to be taken to meet with the additional requirement. Rest of the area i.e. 467.63 Hect. shall remain as such under this use.

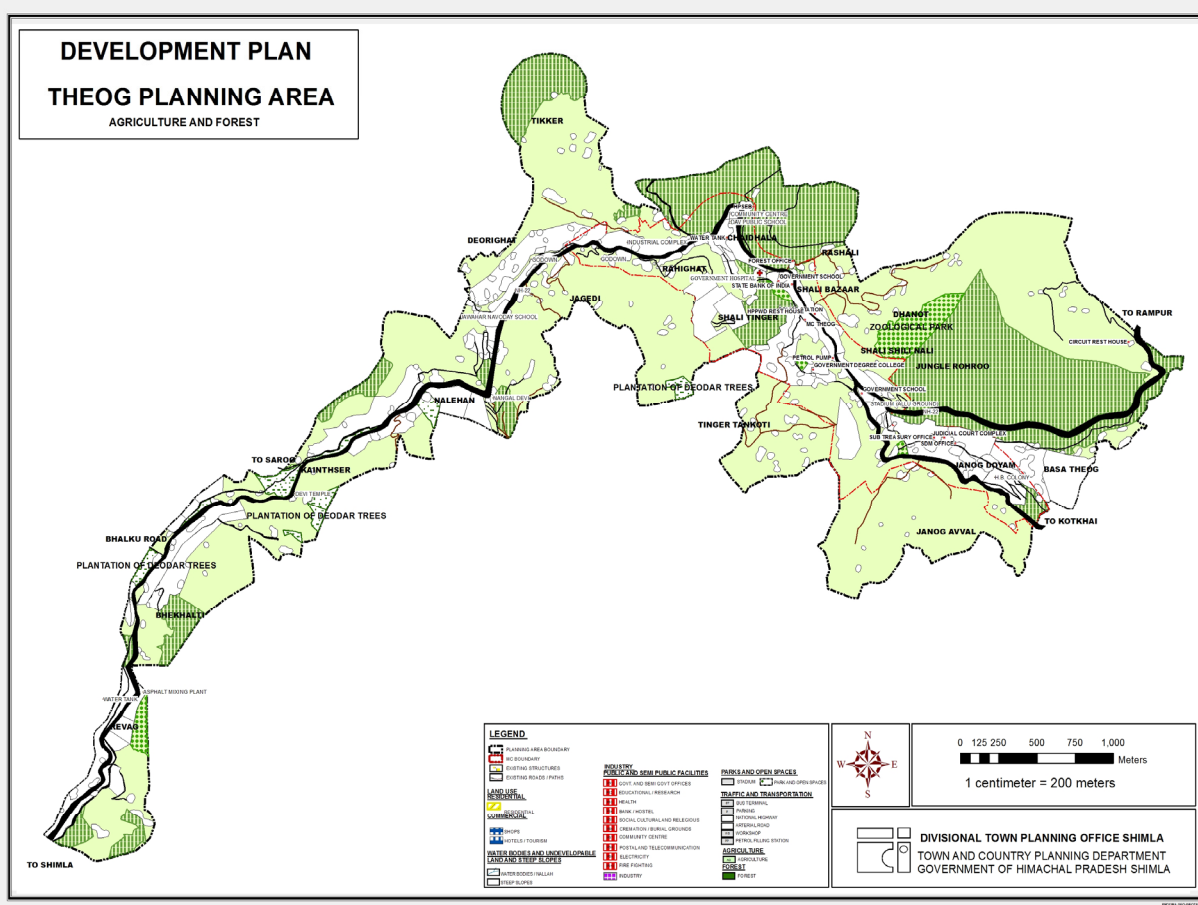
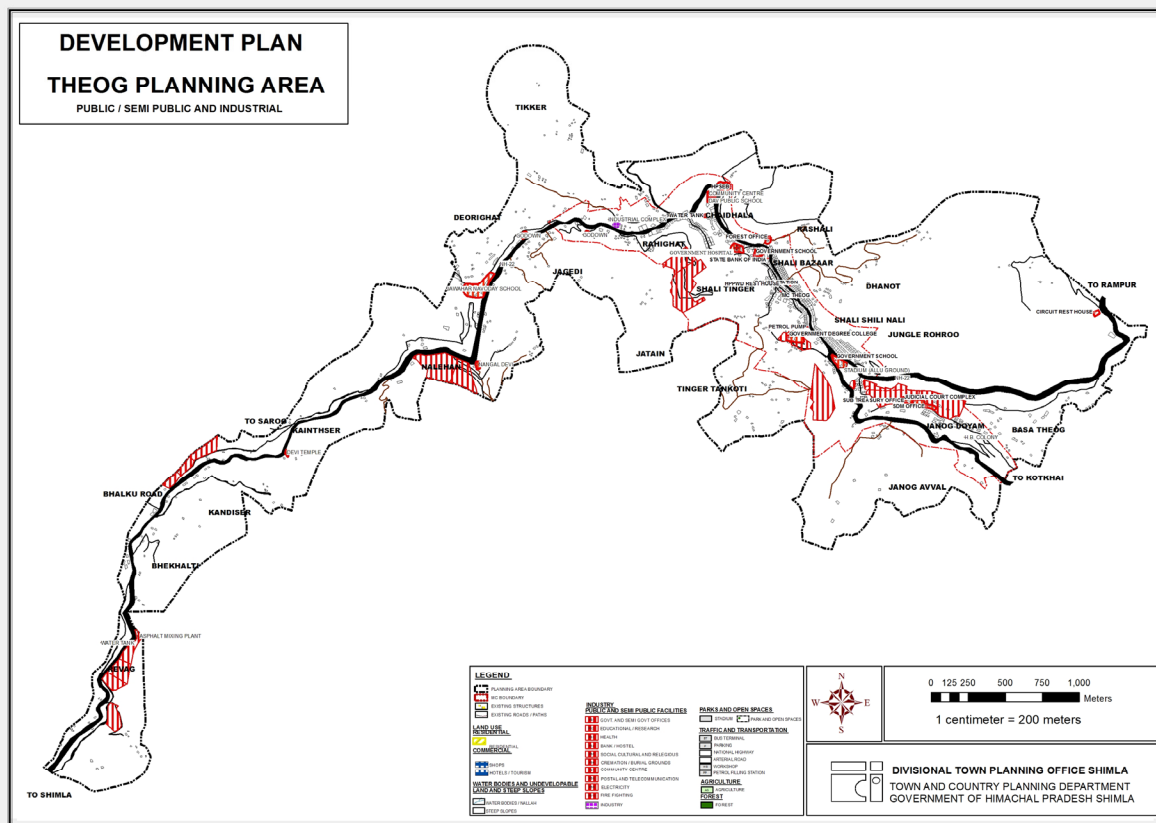
15.10 WATER BODIES USE

The existing land under the water bodies/ steep slopes is 15.05 Hect. which will not be disturbed and shall remain as such under this use. The additional area requirement of 67.27Hect.has been allocated for various land uses as under.

Table 15.10:Additional Area requirement

Sr.No.	Landuse	Existing Area (in Hect.)	Addl. requirement	%
1.	Residential	25.77	15.12	22.47
2.	Commercial	4.60	2.30	3.41
3.	Industrial	0.50	0.70	1.04
4.	Public/semi public	9.20	14.80	22.00
5.	Parks/open spaces	0.10	10.31	15.32
6.	Traffic/Transportation	27.00	18.84	28.00
7.	Tourism	-	5.20	7.76
	Total	67.17	67.27	100.00
8.	Forest Land	142.40	-	
9.	Agriculture	539.38	-	
10.	Water Bodies/Steep slopes	15.05	-	
	Total	764.00		





CHAPTER-16

DEVELOPMENT PROPOSALS

16.1 PERCEPTION

The Development Plan caters for entire Theog Planning Area, which consists of Municipal Council area and adjoining rural area. It envisages for the requirements of population of Planning Area, dependent regional population and tourists population to this region. Hence proposals have been finalized in view of community aspirations, potentials of land and recommendations come from, series of deliberations held with professional experts stakeholders and the community. Theog Planning Area including fringes are highly eco-sensitive and fragile for development. Need based construction for original local inhabitants shall therefore be allowable in these areas. Those who have already purchased lands in these areas may be allowed need based two-three storeyed constructions with sloping roofs. The Development Plan is a documents of common man, a document of the public/community and that of the local bodies, Development Authority and the Government.

16.2 IMPERATIVES

This Development Plan contemplates allocation of developable land for different uses to meet needs up to year 2027. Various land uses have been proposed keeping in view the availability of developable land, holding capacity in terms of population and other activities, existing land use of area, development potentials, conformity of land use of its surrounding area, threshold population for facilities, location attributes of facilities and services, site characteristics, convenient distance of work area from residential area and values etc. The Development Plan for Theog Planning Area is based on findings of surveys conducted by the Department and data collected from the secondary sources.

16.3 PROPOSED LANDUSE STRUCTURE

16.3.1 RESIDENTIAL USE

Residential requirements have been worked out for total population of 10,222 persons. It is anticipated that residential area shall grow in a normal trend as extensions to the existing area due to easy accessibility and availability of infrastructural facilities. An area of 15.12 Hect. has been earmarked for Residential use in Planning Area depending upon the availability of developable land. As area of nursery schools, sub-post offices, dispensaries, convenient shopping, and other lower order amenities are not detailed out in Development Plans, their landuse requirements have been included in residential area.

In order to cater for the requirements of housing for the anticipated population of 10,222 persons in Theog Planning Area, 2,556 dwelling units shall be required. At the rate of 4 persons per family, presently there are 1,622 dwelling units in Planning Area. Thus there will be additional requirement of 934 dwelling units by the year 2027.

At the nodal locations, which has a reasonable potential for residential development are proposed to be designated for residential purposes, where only need based development shall be allowed, provided it satisfies the provisions of zoning regulations envisaged in this plan. As the residential development is to come primarily on the private land and acquisition being not liked by the landowners, the norms of residential area will rest upon them and the entire mechanism of sub-divisions, of land, provisions of basic services infrastructure including water supply, sewerage, drainage, electric supply requisite facilities and services shall be the responsibility of the owners. Strict enforcement of sub-division regulations on one hand and land pooling and reconstruction of schemes by collaborated effects will be essential in order to ensure proper network of roads, requisite services infrastructure etc. for healthy living off the community likely to reside in area.

16.3.2 COMMERCIAL USE

The commercial activities have come up there in every nook and corner of the town. Presently there are 745 commercial establishments in Planning Area, which serves the population of the Theog as well as the population residing in surrounding villages beyond the Theog Planning Area limit. The existing area under Commercial use is 4.6 Hect. In Theog Planning Area. The commercial activities have conspicuous tendency to come up in mixed pattern with residential and the other compatible landuses. For commercial development, 2.30 Hect. of additional land has been proposed as per UDPFI guidelines. Haphazard commercial pursuits, encroachments along the roads and intrusion as well as collision with other activities is presently playing havoc in Theog planning area. All out efforts are required to be made to decongest central Theog by shifting wholesale, commercial activities, warehousing, fruit and vegetable markets to convenient sites.

16.3.3 INDUSTRIAL USE

In order to encourage local arts and crafts, to accommodate workshops, steel fabrications, shoes industry, printing Press etc. are for this use is allocated on the Shalli bazaar road only eco friendly or home based instructions shall be allowed in this area in order to safe environment and reduction of increasing pollution. At present 0.50 Hect. area exists under Industrial use and 0.70 Hect. additional land has been proposed for the same.

16.3.4 PUBLIC AND SEMI-PUBLIC USE

The public and semi-public use includes Govt. and Semi govt. offices, facilities like education, health, religious and recreational institutions, utilities and services as well as

cremation burial ground etc. The services and facilities have been clubbed for the purpose of working out proposals. The existing area under this use is 9.20 Hect. whereas the additional area under public and semi-public use needed will be 13.11Hect. as per UDPFI guidelines. The proposed area under different activities like education, medical/health, socio-cultural, religious, utilities and services, cremation and burial grounds, solid waste disposed site etc. comes to 22.31 Hect. Mostly Govt. land is being earmarked under this use.

16.3.5 PARKS AND OPEN SPACES USE

A ground popularly known as “Aaloo Ground” exists in the town and same is used for celebrating local fair and festivals and other cultural activities. Aloo ground covers an area of 0.10 Hect. However, it is anticipated that about 0.90 Hect. of additional land shall be required for providing parks and open spaces by 2027 in planning area.

16.3.6 TRAFFIC AND TRANSPORTATION USE

Traffic and Transportation is the next most important aspect to be taken care of after water supply and sanitation. Two roads connect the Theog with the surrounding area i.e. N.H.22 and one State Highway. The existing Bus Stand is centrally located on the N.H.22 at bazaar area with a capacity of 6 buses where situation is worsening day by day. The traffic system may just collapse if organized parking lots away from the roads are not developed without any further loss of time. There cannot be any realistic assessment of parking requirement. As on this day parking provisions are not matching with the actual parking demand. Then growing number of vehicles is adding overall requirement. Parking is to be provided in each and every locality ultimately every building house and institution must have its own parking provision.

16.3.7 TOURISM USE

There are potentials for development of tourism activities in Planning Area, however, specifically there is nil area over earmarked or existing under this use which needs to be addressed properly in the development plan. Therefore, 5.20 Hect. land has been proposed at Basa Theog for hotels and other Tourism related activities.

16.3.8 FOREST USE

The existing area under forest use is 142.40 Hect. which comprises of 40.27 Hect. under demarcated forest (D.P.F.) and 102.13 Hect. area under un-demarcated Forest (U.P.F.). The area under forest use has been kept intact in view of its ecological importance and essence of Forest Conservation Act, 1980 except a piece of 10.00 Hect. which is proposed to be developed as a Botanical and Zoological garden through the forest wild life authorities itself. To increase the forest cover it is proposed that the Forest Department shall plant pine trees in the vacant Govt. land patches & steep slopes under ambitious tree planting programmes combined with natural expansion of forests.

16.3.9 AGRICULTURE USE

There are rich agriculture land and orchards in and around the town which are proposed to be preserved. Urban activity shall be permitted on barran/banjar and ghasni lands only. In the green belt outside the urbanisable limits following activities shall be permissible.

Self residential house or farm houses up to three storeys with plinth area not exceeding 200 M² with a setback of 2.00 M. on all sides. A simple application may be submitted by the owner to the competent authority before raising the construction.

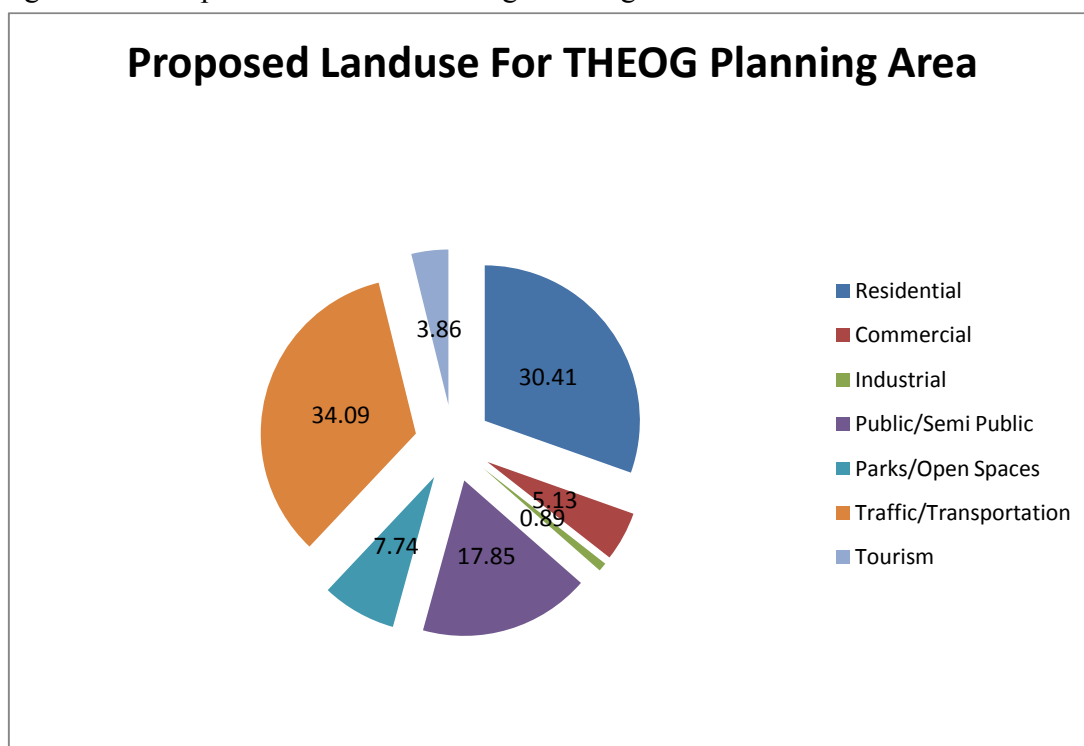
16.3.10 WATER BODIES USE

The existing land under the water bodies/ steep slopes is 15.05 Hect. which will not be disturbed and shall remain as such under this use .

Table 16.3.10: Proposed Landuse For Theog Planning Area.

Sr.No.	Landuse	Existing	Proposed	Total	%age
1.	Residential	25.77	15.12	40.89	30.41
2.	Commercial	4.60	2.30	6.90	5.13
3.	Industrial	0.50	0.70	1.20	0.89
4.	Public/semi public	9.20	14.80	24.00	17.85
5.	Parks/open spaces	0.10	10.31	10.41	7.74
6.	Traffic/ Transportation	27.00	18.84	45.84	34.09
7.	Tourism	-	5.20	5.20	3.86
	Total	67.17	67.27	134.44	100.00
8.	Forest Land	142.40	-	-	
9.	Agriculture	472.11	-	-	
10.	Water Bodies/Steep slopes	15.05	-	-	
	Total	696.93			

Fig.16.3.10: Proposed Landuse for Theog Planning Area



CHAPTER-17**PHASING COSTING AND IMPLEMENTATION****17.1 PHASING**

Development Plan is a statutory tool to guide physical development of town during 2015 to 2027 A.D. and subsequent Five years plan periods, but simultaneously there must be review of each phase to incorporate all alterations in priority. Implementation of Development Plan is divided in to three phases of 2015-2017, 2017-2022, 2022-2027. Therefore the first phase of Development Plan, aligning with the current 12th Five Year Plan (FYP), is very important as it gives lead to the development pattern that is to be followed in subsequent phases.

Phase-1: 2015 to 2017 (Two Year)

The following proposals are to be implemented in this phase.

- i) Regulated Sabzi Mandi market at Aloo ground with facilities like informal market, Sulabh Shanchalya, idle truck parking etc.
- ii) Development of Parking sites within Theog Town at various locations.
- iii) Developing parks with in town area.
- iv) Construction of bye pass.
- v) Construction of work shop at proposed site in Janog Ghat.

Phase-II: 2017 to 2022 (Five Years)

- i) To shift the main bus stand from the main bazaar area to proposed location at Janog Ghat.
- ii) Construction of sabzi mandi at proposed site along Narkanda road.
- iii) To implement tree plantation program through Forest Deptt.

Phase-III: 2022 to 2027(Five Years)

- i) Development of Parking sites within Theog Town at various locations.
- ii) Constructions of Community Centre / Public/ semi-public facilities buildings.
- iii) To implement tree plantations program through Forest Deptt.

17.2 COSTING AND IMPLEMENTATION

The Development Plan does not envisage any acquisitions for residential, commercial and infrastructure development. Most of the proposals are being made on Govt. land. However some acquisition is imperative for development of parking sites and traffic improvement as well as other aspects.

To start with, it is proposed to have a revolving fund with a seed capital of Rs. 60 Crore approximately for giving effect to various proposals under this plan. The state level urban development authority or Local Bodies/ Panchayati Raj Institution shall be responsible for overall implementation of the plan document. However majority of the proposals are required to be implemented by concerned state Government Departments as a part of their routine functions. Therefore actual costing of the plan proposals shall be worked out by the respective agencies as and when these are taken up in hand. Majority of the residential and commercial development may come up in private sector only in accordance with the zoning regulations.

So far as arterial roads and major proposals including Government and Semi-Government offices, bus terminals, ware housing and whole sale market, Truck Terminal, parking lots, infrastructural net works are concerned, the land has to be arranged, acquired and same be implemented by the Development Authority and respective agencies. Therefore, entire funding is to be done through the inbuilt mechanism as envisaged in the Development Plan.

17.3 FINANCING AND RESOURCE GENERATION

17.3.1 Development for Theog is going to be a self-financing proposition by making the optimum utilization of spatial planning know how. Development Authority, Local Bodies/ Panchayati Raj Institutions shall be responsible for the creation of serviced land and its optimum utilization, on one hand and implementation of vital provisions like bye passes, Truck Terminals, bus terminals, parking at strategic locations, on the other. The finances can also be geared up by BOT mode. In case of poor allocation of funds for development of proposed infrastructure, private entrepreneurs have to be invited.

17.4 FINANCING AND RESOURCE GENERATION

17.3.2 Development for Theog is going to be a self-financing proposition by making the optimum utilization of spatial planning know how. Development Authority, Local Bodies/ Panchayati Raj Institutions shall be responsible for the creation of serviced land and its optimum utilization, on one hand and implementation of vital provisions like bye passes, Truck Terminals, bus terminals, parking at strategic locations, on the other. The finances can also be geared up by BOT mode. In case of poor allocation of funds for development of proposed infrastructure, private entrepreneurs have to be invited.

17.3.3 The cost of residential development including road network, sewerage, drainage, electricity, parks, open spaces, parking and other amenities to be borne by the landowners, through the mechanism of land pooling and reconstitution and thereby enhancement of land values. The benefits likely to occur by the sale of plots would be sufficient to meet with the cost of development.

17.3.4 The wholesale and ware housing is to be developed by the State Agricultural marketing Board. The Department of Industries /H.P.State Industrial Development Corporation will be responsible for the development of industrial areas and shifting of workshops. The Bus terminal is to be developed by Himachal Pradesh Bus Stand Development Authority. Similarly the respective agencies and Govt. undertakings by raising resources from the beneficiaries will be responsible for development of utilities, facilities and services including water supply, sewerage, drainage electrification, telephone etc. at the town level.

17.3.5 Theog being a potential tourist and multifunctional town, financing of plan is required to be geared by the Development Authority by raising resources from the betterment levies on development pursuits. Conversion of land use may be charged suitably in view of enhancement of land values. The development that has come up along the National Highways and public roads is required to be suitably charged.

17.3.6 The various resource generation measures in accordance with statutory provisions and regulatory control are as under.

- a. Building regularization fee.
- b. Development charges and betterment levies.
- c. Sub-Division and Building permission fee.
- d. Vacant land tax.

Town development fund shall be maintained by the concerned Development Authority for the Development of infrastructure infrastructural, landscaping and beautification of the

town. Economically Weaker Sections of the society shall not be charged for basic amenities.

17.5 IMPLEMENTATION

Besides landowners, Nagar Panchayat, Gram Panchayats and Development Authority shall be responsible for creation of serviced land. However overall control on implementation of proposals of Development Plan in terms of landuse, zoning and sub-division regulations shall vest with the Director, Town & Country Planning Department, Himachal Pradesh. To assess achievements of each phase as to cater for unforeseen factors, it is envisaged to review this plan after completion of the period of each phase.

CHAPTER-18

PLANNING AND DEVELOPMENT REGULATIONS

18.1 PROCEDURE AND REQUIREMENTS

18.1.1 APPLICATION FOR PERMISSION

18.1.1.1 Intention of development undertaken on behalf of Union Government or State Government or local authority or any authority constituted under the Act.—The intimation by Union Government, State Government, a local authority or any Authority constituted under the Act regarding the intention to carry out any development on any land as envisaged under sub-section (1) of section 28 or section 29 of the Act, shall be on simple paper accompanied by following documents and particulars:-

- i) A copy of title/ownership documents i.e. latest jamabandi in original; a copy of latest original tatima showing Khasra number(s), description and area of land in question, abutting path with its width as well as adjoining Khasra number(s) falling on all the outer limits/ boundaries of the land in question. The land applied for shall be shown in red, in the tatima;
- ii) Three sets of Location Plan in the scale of 1:1000 showing North direction, indicating the land in question, showing main approach road(s), name of road(s) on which the property and boundaries abuts, important public buildings like hospital, school, cinema, petrol pump, existing land uses / building uses surrounding the land;
- iii) Three sets of Site Plan in the scale of 1:200 showing North direction and all the boundaries of land in question, abutting path with its width, natural features like nullahs, ponds, trees, slopes, contours at an interval of 5.00 Metres if the land is undulated, high tension lines passing through or adjoining the land, existing roads, highways showing the right of way, railway lines, airports with their specification(s) and boundaries, showing details of utilities and services like water supply, drainage, sullage, sewage, sewerage alongwith disposal of drainage, sullage, sewage, position of septic tank, soak pit, rain harvesting tank, electric and telephone poles, showing manner and site for muck disposal, and all such other matters which need to be coordinated with the adjoining area;
- iv) For sub-division of land into plots, three sets of Drawings in the scale of 1:100 showing North direction, dimensions and area of plots, internal roads, set backs, parks and open spaces, community buildings such as schools, dispensary, post office, bank etc. and all development proposals including a general report and mode so as to make scheme self explanatory;
- v) For construction of building, apartment, colony etc., three sets of Drawings in the scale of 1:100 showing North direction, dimensions and area of building, apartment, colony etc. and other architectural details and Specifications of proposed building, apartment,

colony etc. alongwith Schedule of Area including built up and open area, set backs, structural stability certificate and soil investigation report as specified in rule 21 of these rules and any other information or document or plan or design, as may be required by the Director;

- vi) A note indicating the type of development proposed i.e. land use or building use, namely residential or commercial or industrial or public and semi-public etc; and
- vii) The name and address of the registered Town Planner/ Architect/ Engineer/ Draughtsman/ Surveyor.

Note:- The Location Plan, Site Plan and Drawings can be drawn on single sheet or in multiple sheets depending upon the size and area of the land or building or apartment or colony, as the case may be.

18.1.1.2 (1) Form of application for permission for development.—(1) Any person not being the Union Government or the Government, a local authority or any Authority constituted under the Act, shall apply for development under sub-section (2) of section 15-A or clause (a) of section 16 or of sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30- A) of the Act, as the case may be, in form-11 for sub-division of land and form-12 for construction of building alongwith the Specifications and Schedule of Area attached with the application form. (2) Every application submitted under sub-section (2) of section 15-A or clause (a) of section 16 or sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30-A of the Act shall be accompanied by fee as specified in HPTCP Rules 2014.

18.1.1.3 Application for permission:

After the boundaries of the land in question are marked, the applicant shall make an application on Form 11 or Form 12, as the case may be, addressed to the Director and such application shall be accompanied by such documents as prescribed in Form 11 or Form 12 and accompanied by such fee as specified under sub-rule (2) of Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014.

18.1.1.4 REGULATIONS

1. The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) shall be as under:-

Sr. No	Description of Area	Minimum Plot Area (in M2)	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Max Height in Metres
			Front	Left	Right	Rear		
1	2	3	4	5	6	7	8	9
Residential use								
1	Detached House	150	2.00	1.50	1.50	1.50	1.75	21.00
2.	Semi-detached House with common wall on one side	200	2.00	2.00	2.00	2.00	1.75	21.00
3.	Row Housing with common wall on two sides	200	2.00	Nil	Nil	1.50	1.75	21.00

Commercial									
1.	Booth	8.75	1.00	Nil	Nil	Nil	-	5.00	
2.	Shop	19.50	2.00	Nil	Nil	Nil	-	5.00	
3.	Hotel from 500 M ² and upto 1500 M ²	-	5.00	4.00	4.00	3.00	1.75	21.00	
4.	Hotel 1500 M ²	-	7.50	5.00	5.00	4.00	1.40	21.00	
5.	Guest Houses	250	3.00	2.00	2.00	2.00	2.00	21.00	
Public and Semi Public Use									
1.	Educational Building (i)250 to 500M ² (ii)Above 500 to 1000 M ² (iii)Above 1000 to 5000 M ² (iv)Above 5000 M ²	As column No. 2	3.00 5.00 10.00 15.00	2.00 2.00 5.00 7.50	2.00 2.00 5.00 7.50	2.00 3.00 5.00 7.50	2.00 1.75 1.50 1.50	21.00	
2.	Police/Fire Station	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
3.	Medical -	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
4.	Community Hall	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
5.	Library/Religious Building	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
6.	Govt. and Semi-Govt. Buildings	-do-	-do-	-do-	-do-	-do-	-do-	-do-	
Industrial Use									
	Small Scale Industries	250 to 500	3.00	2.00	2.00	2.00	1.75	15.00	12.00
	Services/Light scale Industries	Above 500 to 1000	5.00	2.00	2.00	3.00	1.50	15.00	12.00
	Medium Scale Industries	Above 1000 to 5000	10.00	5.00	5.00	5.00	1.25	20.00	15.00
	Large and Heavy Scale Industries	Above 5000	15.00	7.50	7.50	7.50	1.00	20.00	15.00

18.1.1.5 General Regulations

The following Regulation shall be applicable in all areas where no specific mention is made, namely:-

1. Maximum acceptable slope for development shall be 45°.
2. Maximum height of plinth level shall be 2.00 M.
3. One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab and it shall be over and above the permissible Floor Area Ratio limit. However, the fee as specified under sub-rule(2) of Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 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.
4. In case, space as per requirement for parking is available in open, over and above the setbacks, condition of parking floor shall not be insisted. 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), irrespective of height restriction, subject to structural stability. The fee as specified under sub-rule (2) of Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 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 as specified under sub-rule (2) of Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 shall have to be paid for parking floor. The said parking floors shall be used exclusively for parking only.
5. Multilevel parking floors shall be allowed in Government & public undertaking buildings and in Commercial Uses wherever feasible. The Regulations of Public & Semi-Public Use shall be applicable for Government & public undertakings where multilevel parking floors are proposed. The Regulations of Commercial Uses shall be applicable for multilevel parking floors proposed in Commercial Uses. Though, one parking floor is mandatory yet, second parking floor can be constructed which will be optional.
6. Minimum and maximum height of floor shall be 2.70 M and 3.50 M respectively (for all uses) and variations in floor heights, if required for specific functional/operational requirement of an activity shall be permissible with restriction of overall height of the structure. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required set backs.
7. Sloping roof shall be mandatory in hill areas. The CGI sheets on roof top and MS sheet 0.24 M wide Facia shall be painted in post office red or grey green colour or any other colour confirming to the natural roofing material. Height of sloping roof zero at eaves and maximum 2.70 M at centre shall be permissible. The continuous Dormer on any side of sloping roof shall not be allowed. Maximum 2 Dormers on the either side of sloping roof at a reasonable distance between eaves and ridge shall be allowed. The 1/3rd area of the top floor shall be allowed as open terrace wherever sloping roof is provided.
8. **Set backs:-**
Minimum front set back from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area or Special Area limits (excluding the land, included in the inhabited sites

of an village as entered and demarcated in the Revenue record or on sites in notified Municipal area that are already built up) shall be 3.00 M. Minimum front set back for non-scheduled roads and Municipal roads shall be 3.00 M.

9. 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, as per the format appended below:

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

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

Seal of the Competent Authority

10. Maximum hill cut of 3.50 M height shall be permissible.
11. Submission of Structural Stability Certificate on completion of building shall be mandatory.
12. Competency for preparation of structural design and its certification:-
Registered Civil Engineer having experience in Engineering Structure practice with design and field work.
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 have to be maintained. The No Objection Certificate (NOC) of the Competent Authority shall also be required, if HT/LT line is crossing through the site, as per the format appended below:

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD.

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

Seal of the Competent Authority

16. Minimum permissible distance between two blocks constructed on a plot shall be 5.00 M.
17. Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods.
18. No development shall be permissible on land having buildable width less than 5.00 M after leaving set backs.
19. No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree.
20. Construction on sandwich plots shall be permissible 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-desac) 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.	-
(vii)	In exceptional circumstances, for the benefit of Economically Weaker Sections and where the site conditions permit to do so, the Director may fix 60 M ² , the minimum area of plots with two common walls.	-

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

Habitable room	Minimum floor area Minimum width	9.50 M ² 2.40 M
Kitchen	Minimum floor area Minimum width	4.50 M ² 1.80 M
Bath room	Minimum floor area Minimum width	1.80 M ² 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 M 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 .Balcony of 1.00 M width shall be allowed over set back of 2.50 M.	

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

to the plots carved out after inheritance and to such plots carved out for social housing schemes of Government.

25. Drainage:-

The road side drain shall be on hill side. However, in plain areas where there are buildings on either side of road, drain may be provided on both sides.

26. Re-construction of existing buildings:-

Regulations regarding re-construction of houses/ buildings in the existence shall be on predominantly existing building lines, provided minimum width of road as per Rules and Regulations is available and roof projections, sun shades upto 0.60 M shall be permitted over streets or paths, as the case may be.

18.1.1.6 Change of Land Use:-

Change of existing land use for Residential, Commercial, Public and semi-public and Industrial uses, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.

18.1.1.7 Relaxation:-

In case of any constraints as per the site conditions in maintaining set backs or any other regulations the powers of relaxation shall be vested with the Director, Town & Country Planning Deptt.

18.2 DEFINITIONS:

i) Definitions of various types of housing.

- (a) Row housing means where two side walls are common and plots created specifically for houses in the row.
- (b) Semi-detached housing means where one side wall is common and plots created as such for this purpose.
- (c) Detached houses mean where there are no common walls and plots created as such for independent houses.

ii) Floor Area Ratio (F.A.R.): Means the ratio between the total built up area of all the floors of the building to the area of plot.

$$\text{F.A.R.} = \frac{\text{Total area of all floors}}{\text{Plot Area}}$$

iii) Builder: Will refer to the one who is involved in constructing flats or houses or other establishments for commercial purposes and by way of sale thereof he will be involved in acquiring profits.

iv) Colonizer: Will refer to the one who is involved in development of plots for various purposes including residential and will be transacting the developed land for earning profits thereof.

v) Light Weight Material:- Shall refer to stone or brick walls in foundations, brick dhajji walls/Aero brick walls in Superstructure, Siporex light weight concrete block for partions, Aerotile for flooring, Fiber/PVC sheets for roofing, wooden joinery with proper seismic bonds and pitched roof with wooden truss at the top.

18.3 LAND POOLING AND RECONSTITUTION OF PLOTS REGULATIONS

18.3.1 On commencement of these regulations, no person shall be allowed to carve out plots of zig-zag 'Khasra' Numbers in his ownership and the same have to be organized alongwith other such adjoining chunks of land to ensure proper dimensioned plots to the purchasers, on one hand and in the interest of urban design, safety, economy, functionality, aesthetics and optimum use of land, on the other.

18.3.2 Maximum upto 60% plotted area shall be made available to the land owners, proportionate to their land ownerships, in accordance with prescribed regulatory provisions of this Development Plan. The remaining 40% area shall have to be surrendered and the same be utilized for circulation, infrastructural networks, parking, parks, open spaces, playgrounds and recreational pursuits.

18.3.3 In case of any person whose plot comes within the roads or community amenities, he shall be suitably compensated by the parties who are going to be benefited in lieu of his land in such scheme.

18.4 RESTORATION AND CONSERVATION REGULATIONS

18.4.1 In order to ensure healthy environment in areas, which have deteriorated considerably, schemes are to be framed by the local bodies and same implemented by participatory process.

18.4.2 As far as possible, open spaces shall be created by shifting non-conforming uses from congested and unhealthy localities by the concerned local bodies.

18.5 LAND SUB-DIVISION REGULATIONS

18.5.1 The Sub-Division of land into plots amounts to "Development" under the Himachal Pradesh Town & Country Planning Act, 1977. No person shall subdivide his land unless permitted to do so in accordance with Rules and Regulations in force.

18.5.2 Similarly no 'Registrar or the Sub-Registrar shall register any sale deed or documents of any sub-division of land on share basis unless the sub-division of land is duly approved by the Director in accordance with provisions of Section 16 C of the Himachal Pradesh Town & Country Planning Act, 1977 and sub-division of land regulations as contained in this Development Plan.'

18.5.3 The application for sub-division of land shall be submitted as per the procedure laid down under regulation 19.1.1.1 to 19.1.1.3.

18.5.4 The sub-division of land shall be permitted in accordance with natural profile of topography as shown on a contour map, drainage of the land, accessibility, road alignment, wind direction, local environmental imperatives and in accordance with prescribed land use of the Development Plan. Natural flora and fauna shall have to be preserved.

18.5.5 Natural nallahs which pass through land involving sub-division shall be developed and maintained according to discharge of water during the peak rainy season.

18.5.6 The sub-division of land shall not be permitted in area where basic services like paved roads, drainage, water supply, sewerage disposal, electricity, street lighting etc. do not exist or unless the applicant undertakes that these services shall be provided at his own cost.

18.5.7 The minimum width of road/path shall be 3.0m. for upto 5 plots, 5.00 m. for 6 plots to 10 plots, 7.00 m. for 11 to 20 plots and 9.00 m. for more than 20 plots in number respectively.

18.5.8 In case of plots or land abutting the existing or proposed roads or paths, width of the same shall have to be increased to meet requirements of width for requisite plots as prescribed in regulation 19.5.7.

18.5.9 Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient upto 1:8 as per Indian Road Congress Standard as per H.P. P.W.D. and additional width of carriage way shall be provided on

- curves for ensuring smooth flow of vehicular traffic, which shall not obstruct view or vista.
- 18.5.10** For schemes approved by the Government, relaxation can be given by the Government.
- 18.5.11** Minimum area of a plot for residential development in Group Housing Scheme shall be 1000 Sqm. in accordance with provision of Apartment Act.
- 18.5.12** The minimum area for open/green space for the scheme having more than 5 plots (1000 m²) shall be 10% of the scheme area. Where a sub-division of land involving plots exceeding 10 in number (2000m²) by individual colonizer or any Society is proposed, the provisions of parks/tot-lots and open spaces shall be made on a central suitable location in the scheme. Such parks cannot be built upon and sold in any manner in future. Provision shall also have to be made for education, medical, fire fighting, religious, socio-cultural and other community facilities based on actual requirements in the cases of sub - division of land in accordance with prescribed norms and standards in the Urban Development Plan Formulation Implementation Guidelines. The ownership of such land shall be transferred/ surrendered to the Development Authority/Local body for its development and future maintenance.
- 18.5.13** While carving out plots, the orientation of the plots shall be made in such a manner, so as to be in conformity with the existing plots/infrastructure, wind direction, availability of Sun and Natural flow of surface drainage to allow unobstructed rain water discharge.
- 18.5.14** Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 5% of the scheme area.
- 18.6** ZONING REGULATIONS
- 18.6.1** Common regulations for all areas under Theog Planning Area:-
The following common regulations shall be applicable in Theog Planning Area, namely:-
- Mixed landuse shall be permissible. However, obnoxious hazardous activities including Chemical industries, inflammable goods, Printing Press, Auto repair workshop, Slaughter House, Sewerage Treatment Plant, Shooting Range, Solid Waste Dumping Yards, Forensic Lab, Poultry Farm, Hospital / Research Laboratories, Warehousing and Arms and ammunition shall not be allowed.
 - Sub-division of land shall be permissible as provided in 19.5;
 - Minimum width of path in new sub-division of land shall be as under:-
 - Maximum height of plinth level shall be 2.00 metre;

(a)	Minimum width of path/road for sub-division of land having upto 5 plots	3.0meters
(b)	Minimum width of path/road for sub-division of land having cluster of plots from 6 to 15	5.00meters
(c)	Minimum width of path/road for sub-division of land having group of plots between 16 to 25	7.00meters
(d)	Minimum width of path/road for sub-division of land in case plots exceeding 25 in number.	9.00meters
(e)	Minimum area for open/green spaces for the scheme having	10% of scheme area
(f)	Minimum area for soakage pit / septic tank etc. (irrespective of number of plots)	5% of the scheme area.

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- (v) Maximum hill cut of 3.50mtr. height shall be permissible.
 - (vi) Minimum and maximum Floor height shall be 2.70 metre and 3.50 metre respectively, however, in an attic floor ceiling height upto 2.40 metre shall be permissible;
 - (vii) Sloping roof shall be mandatory with 2/3rd coverage of roof area. The height of sloping roof, zero at eaves and maximum 2.50 M at center shall be maintained.
 - (viii) The continuous dormers on any side of slopping roof shall not be allowed. However, maximum 2 No. Dormers on either side of the slopping roof shall be provided to maintain the aesthetic of the roof. The dormers shall be provided inside the roof slope with reasonable distance from eaves and ridge.
 - (ix) Basements and attic floor shall be considered as storeys and included in FAR;
 - (x) Plot holders shall have choice to go for detached, semi-detached and row housing subject to written consent of adjacent plot holders with the condition that on a sandwiched plot conformity to authorized abutting building shall be essential, provided that the word authorised shall not include any relaxation as a result of composition of offences and relaxation;
 - (xi) Re-construction on old lines shall be permissible with same plinth area and no. of storeys.
 - (xii) Minimum buildable width shall not be less than 5.00 metre. However, relaxation in buildable width shall be considered subject to topography/site condition and structural stability.
 - (xiii) (i) Parking floor shall be allowed with approach wherever feasible subject to the condition that the maximum height of parking floor shall be 3.0 m. including the beam depth. This parking floor shall be over and above the permissible FAR.
 - (xiv) (ii) 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 50sqm. 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. However, extra provision of parking other than the parking floor shall be included in F.A.R. These guidelines shall be subject to any relaxation/ addition in bye-laws of the Municipal Council for proximity to types of roads i.e. National Highway, State Highway and others;
 - (xv) Minimum distance of 5.00m. from Forest boundary shall be maintained and minimum distance from existing tree shall be 2.00m.;
 - (xvi) Minimum distance from existing khad 5.00 metre and existing nallah 2.00 metre shall be maintained.
 - (xvii) In case of Educational, Health, Tourism Institutions, Indian Oil Corporation, Transport Infrastructure, Power Projects 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.18.1.1.4;
 - (xviii) In case of Industrial use, the same shall be permissible only outside the Municipal Council limits of Theog Planning Area;

- (xix) In case of plots abutting NHAI/ National highways, bye-passes and other scheduled roads owned by the Public works Department/ National Highway Authority of India, No Objection Certificate from Himachal Pradesh Public Works Department shall be mandatory;
- (xx) A plinth level certificate as well as completion certificate on the specified format from empanelled private graduate civil engineers having degree in architecture or civil engineering shall be sufficient for grant of NOC/completion certificate by Municipal Council/TCP Department.
- (xxi) Submission of structural stability certificate on completion of building shall be mandatory;
- (xxii) Any No Objection Certificate issued by the department shall be liable for withdrawal on breach of terms and conditions of references of such No Objection Certificate and undertaking to this effect shall be given by the applicant;
- (xxiii) No Objection Certificate from the Himachal Pradesh State Electricity Board Limited shall be obtained and attached with the application seeking planning permission;
- (xxiv) No construction, including the top of roof ridge, shall be permissible above the road level along National Highway, State Highway and other major PWD roads, Municipal Council roads, on valley sides;
- (xxv) Minimum width of path abutting at least one side of the plot shall be 3.0 metre;
- (xxvi) 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;
- (xxvii) Any structural component of building including slab/chajja projection shall be permitted to penetrate horizontally in the interest of aesthetics into space over setbacks to the extent of 0.45m.
- (xxviii) The floor height limitations of these Regulations shall not apply to all kind of religious places e.g. Temples, Mosques, Gurudwaras, Churches, etc. provided it is so designed and approved by the competent authority which can put overall height restrictions. 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 yards.
- (xxix) Natural Nallahs which passes through land involving division shall be developed and maintained according to discharge of water or realigned with the approval of Competent Authority after taking views of adjacent plot holders and consent of local authority.
- (xxx) Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.
- (xxxi) In case of petrol filling station, the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. However, on National Highways and State Highways the front set back shall be kept as 8.00 M from acquired width of the Highway. If the rear and side set backs are not mentioned in the layout plan of IOC, the sides and rear set backs shall be 2.00 M minimum in addition to above.

- (xxxii) All buildings, which are 15m in height or above, and all buildings used as educational, assembly, institutional, industrial, storage, and hazardous occupancies and mixed occupancies with any of the aforesaid occupancies, having area more than 500m² on each floor shall have a minimum of two staircases. They shall be of enclosed type; at least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.
- (xxxiii) Every development proposal shall have explicit mention of muck disposal.
- (xxxiv) Septic Tanks/ Soak Pit should be pucca in all sides and bottom. Its effluent should be discharged in soak pit. The soak pit shall be lined with brick bats on its sides. These structures shall be at least 1.00 m. inside from the property line.
- (xxxv) Composition of offence under section-39(C) will be permissible, keeping in view topographical constraints. Where column position will be shifted no composition shall be permissible in con/ balcony projection.
- (xxxvi) Permissible area standard/norms for different parts of a building shall be as under:-

18.7 SIMPLIFICATION OF THE MAP APPROVAL PROCESS

18.7.1 The whole map approval process in Municipal Council Area and 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 Himachal Pradesh Town & Planning Rules, 2014;
- (ii) the Registered Private Professional (s) shall be competent to certify building maps in the Theog Planning Area and will submit complete set of certified buildings map on prescribed format (Annexure-II) alongwith necessary documents to the Competent Authorities i.e. Executive Officer, Municipal Council, Theog for the area falling in Municipal Council Theog or to the Town and Country Planner, Divisional Town Planning Office Shimla for rest of the Theog Planning Area.
- (iii) the Competent Authorities shall examine the certified building maps as early as possible as but not later than one month of submission of certified building maps.
- (iv) if certified building maps is 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 to the Regulations, 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 reasoning or defence of the Registered Private Professional (s) and 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) and only when the project is physically checked by the Competent Authorities or his representative and adherence to the Regulations are confirmed.

- (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 Authorities.
- (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 Authorities and simultaneously action shall be taken against the Registered Private Professional (s) including a warning for cancellation of Registration as per Appendix-10 of Rule 17 of the Himachal Pradesh Town and Country Planning Rules, 2014.
- (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 Authorities regarding such violations.
- (xii) A completion certificate (CC) will be issued by the Competent Authorities on a prescribed format (Annexure-III) after certifying that said construction is as per sanction accorded by the Competent Authorities.
- (xiii) the Competent Authorities 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 Himachal Pradesh Town and Country Planning Rule, 2014 shall be done by the Competent Authorities i.e. Executive Officer, Municipal Council Theog for the area falling in Municipal Council Theog or to the Town and Country Planner, Divisional Town Planning Office Shimla for rest of the Theog Planning Area

18.8 REGULATIONS FOR INDUSTRIAL USE

For Industrial use/activities, following Regulations shall be applicable:-

18.8.1 Minimum area of plot:-

- a) For small scale industry shall be 250 M². to 500 M².
- b) For services/light scale industry shall be above 500 M² to 1000 M².
- c) For medium scale industry shall be above 1000 M² to 5000 M².
- d) For large and heavy scale industry shall be above 5000 M².
- e) The plot area as mentioned in clauses (a) to (d) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of the Himachal Pradesh Town and Country Planning Rules, 2014.
- f) The plot area as mentioned under clauses (a) to (d) above would not be applicable for the individual plots, if any, created/allotted by the Himachal Pradesh Industries Department or the Himachal Pradesh State Industrial Development Corporation (HPSIDC) or the Himachal Pradesh Housing and Urban Development Authority

(HIMUDA) or any Local Authority or any Authority constituted under the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) or any other Authority prior to coming into force of the Himachal Pradesh Town and Country Planning Rules, 2014.

- g) The layout and design of industrial area, if any, shall be as per requirement of the Industry and shall be got approved from the Director.

18.8.2 Height of floor/storey:-

The minimum floor/storey height of industrial building shall be 3.00M and sloping roof height shall be in accordance with volume of the structure. In case of roof trusses, height of building should be adjusted /relaxed accordingly.

18.8.3 Type of Industry, minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building:-

The minimum plot area, minimum set backs, maximum Floor Area Ratio (FAR) and maximum height of building for different type of Industry shall be governed by the following Table:-

Sr. No.	Type of Industry	Plot area in M ²	Minimum Set Back in Metres				Max. FAR	Max. Height in Metres from Mean Sea Level upto 1000 M	Max. Height in Metres from Mean Sea Level above 1000 M
			Front	Left	Right	Rear			
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1.	Small Scale Industries	250 to 500	3.00	2.00	2.00	2.00	1.75	15.00	12.00
2.	Services/ Light Scale Industries	Above 500 to 1000	5.00	2.00	2.00	3.00	1.50	15.00	12.00
3.	Medium Scale Industries	Above 1000 to 5000	10.00	5.00	5.00	5.00	1.25	20.00	15.00
4.	Large and Heavy Scale Industries	Above 5000	15.00	7.50	7.50	7.50	1.00	20.00	15.00

Note:-

- Minimum width of path/road abutting one side of plot shall be 5.00 M.
- Service area required for pharmaceutical units or such type of Industries under requirement of Goods Manufacturing Practice (G.M.P) shall not be included for calculation of FAR, provided it is only used for utilities and services but not in any case for production.
- For ancillary uses like security post/room shall be allowed in set back area i.e. one wall shared with the boundary wall and shall be counted in the FAR.

18.8.4 Construction of Cellar:-

- Construction of cellar shall not be counted as a storey and should be constructed within the prescribed set backs and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:-

- (i) storage of household or other goods of ordinarily combustible material;
- (ii) strong rooms, bank cellars etc;
- (iii) air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.

b) The cellar shall have following requirements:-

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

18.9 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY PARK

18.9.1 Slope

Buildings of Information Technology (IT) Park shall be allowed upto 30° slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

18.9.2 Land Use structure of complex

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

18.9.3 Means of Access

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

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

18.9.4 Parking Provision

- 1. Residential = @ 1.00 car space per 75 M² floor area
 - 2. Commercial = @ 1.50 car space per 75 M² floor area
 - 3. Office Use = @ 1.25 car space per 75 M² floor area
 - 4. Hardware Manufacturing Unit = @ 1.00 car space per 60 M² floor area
 - 5. Software development/ITES = @ 1.00 car space per 40 M² floor area
- Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab.

18.9.5 Maximum Floor Area Ratio (FAR)

Maximum Floor Area Ratio (FAR) shall be 1.75.

18.9.6 Maximum height of buildings

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

18.9.7 Set Backs

- (i) Block to Block distance shall be $\frac{2}{3}$ rd of average height of the Blocks.
- (ii) Distance of structures from the adjoining properties and side Set Backs shall not be less than $\frac{1}{3}$ rd of the height of the Blocks.
- (iii) Minimum 3.00 M distance from internal roads shall have to be maintained.

18.9.8 Expansion Joints

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

18.9.9 Structural Stability

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

18.9.10 Environment and Health

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters. In case of residential structures, kitchen and services shall have to be provided along the external walls. However, if the water closets and bath rooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 M² with minimum one dimension of 1.50 M.
- (ii) The Developer shall ensure prior environmental clearance under the provisions of the Environment Protection Act, 1986 from the Competent Authority, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

18.9.11 Safety Measures

- (i) In case of buildings above 15.00 M height, No Objection Certificate from the Director of Fire Services or Chief Fire Officer, as the case may be, shall be required.
- (ii) The provision of stair cases shall be as per clause 8.6.2 of Part-IV of the National Building Code of India i.e. minimum two stair cases for floor area of more than 500 M². At least one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in each flight.
- (iii) Provision for lift shall be optional upto 3 storeys and 1 parking floor. However, for more than 3 storeys and one parking floor, it shall be mandatory requirement. The Developer shall make provision of power back up for the lift and general lighting within and outside the building at his own cost.
- (iv) Provision for proper Fire Hydrants shall have to be made in the Complex and the layout, showing position and location of the same. It shall be made available to the nearest Fire Office.

18.9.12 Potable Water Supply and Rain Water Harvesting

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

18.9.13 Parks and Tot Lots

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

18.9.14 Existing trees and plantation

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

18.9.15 Distance from Natural drainage

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

18.9.16 Distance from Roads

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

18.9.17 Distance from Electric Lines

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

18.9.18 Assessment of Power requirement

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the HPSEB

Ltd. And accordingly No Objection Certificate (NOC) alongwith verification at site shall have to be furnished.

18.9.19 Development of Infrastructure and its maintenance

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

18.9.20 Supervision

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

18.9.21 Integration

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

18.9.22 Preservation of local Heritage and Hill Architecture

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

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

18.10 REGULATIONS FOR SOLAR PASSIVE BUILDING DESIGN

18.10.1 Scope

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

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

18.10.2 Building Map

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

18.10.3 Site Selection

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

18.10.4 Orientation

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

18.10.5 Planning of Spaces

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

18.10.6 Integrating Solar Heating Systems in Building Designs

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

18.10.7 Solar Photovoltaic Panel (SPV) for Lighting

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

18.10.8 Solar Passive Cooling Design Features

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

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

18.10.9 Reducing Thermal Losses

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

18.10.10 Outer Wall Thickness

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

18.10.11 Installation of Solar assisted Water Heating System in Buildings

1. The capacity of the Solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted alongwith provision of solar water heating system.-
 - a) Hospitals and Nursing Homes.
 - b) Hotels, Lodges, Guest Houses, Group Housing or Apartments on an area of more than 1000 M².
 - c) Hostels of Schools, Colleges, Training Centres and other Institutions.
 - d) Barracks of Police.
 - e) Functional Buildings of public institutions like Airports, Bus Stands and Railway Stations.
 - f) Community Centres, Banquet Halls and buildings for similar use.
2. (a) New buildings should have open space on the roof top which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kgs./M². All new buildings of above categories must complete installation of solar water heating system before putting the same in use.
 (b) Installation of solar assisted water heating systems in the existing building as given in Regulation 18.12.11(1) shall be required at the time of change of building use to above said categories, provided there is a system or installation, for supplying hot water.
3. Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
4. All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.
5. Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.
6. The solar water heating system has to be integrated preferably in roof of the building, wherever possible, so that the panels become integral part of the roof. The solar air /water collectors/ green houses / sunspaces on the roof for receiving maximum solar radiation will be allowed.

18.11 REGULATIONS FOR DEVELOPMENT OF BARRIER FREE ENVIRONMENT FOR THE PERSONS WITH DISABILITIES IN PUBLIC AND SEMI-PUBLIC BUILDINGS AND RE-CREATIONAL AREAS WITHIN THE LIMITS OF ECONOMIC CAPACITY

18.11.1 Site Planning:

Every public and semi-public building shall have at least one access to main entrance/exist to the disabled, which shall be indicated by proper signage. This entrance shall have approach through a ramp together with stepped entry. The ramp should have a landing after 9 M run and in front of the doorway. Minimum size of landing shall be 1000 mm x 2000 mm.

18.11.2 Access Path/Walkway:

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any step. The slope, if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose colour texture is

conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to common level.

18.11.3 Parking Provision:

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

18.11.4 Approach to Plinth Level:

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

18.11.5 Entrance Door:

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

18.11.6 Corridor connecting the Entrance/Exit:

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

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

18.11.7 Lift:

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

- a) Clear internal depth 1100 mm
- b) Clear internal width 2000 mm
- c) Entrance door width 910 mm

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

18.11.8 Toilets:

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

- a) Provision of wash basin near the entrance.

- b) The minimum size shall be 1500 mm x 750 mm.
- c) Minimum clear opening of the door shall be 900 mm and the door shall be swinging/sliding type.
- d) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- e) The Water Closet (WC) seat shall be 500 mm from the floor.

18.11.9 Refuge Area:

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

18.12 REGULATIONS FOR COLLECTION OF RAIN WATER

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

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

18.13 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES

18.13.1 Site selection

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

18.13.2 Check List

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

Sr. No.	Description	As per Regulations	As proposed
1.	Scheme Area		
2.	Slope of Area.		
3.	Means of Access.		
4.	Land Use Structure.		
5.	Coverage (i) Under Flats (Block wise). (ii) Under other uses (Block wise).		
6.	Total Built up Area.		
7.	Floor Area Ratio (FAR).		
8.	No. of storeys in each Block.		
9.	Height of each floor.		
10.	Total Height of Block.		
11.	No. of Flats/Dwelling Units in each Block.		
12.	Total Population.		
13.	Density per Hectare.		
14.	Detail of facilities like school, health services etc. with respect to population.		
15.	Parking provision.		
16.	Structural Stability Certification.		
17.	Distance of structures from natural drainage.		
18.	Distance of structures from Highways and other District Roads.		
19.	Distance of structures from HT/LT lines.		
20.	No Objection Certificate of competent authority of the Himachal Pradesh State Electricity Board Limited in case HT/LT line is crossing over/ nearby proposed site.		

21.	No Objection Certificate of the competent authority of National Highway / Himachal Pradesh Public Works Department or Local Bodies for approach to the proposed project as the case may be.		
22.	No Objection Certificate of the competent authority of Himachal Pradesh Forest Department.		
23.	No Objection Certificate of the competent authority of Himachal Pradesh Irrigation and Public Health Department or consent of Central Ground Water Authority regarding use of ground water.		
24.	No Objection Certificate of the competent authority of Himachal Pradesh Fire Services Department.		
25.	No Objection Certificate of the competent authority of Urban Local Bodies/Panchayats		
26.	Provision of Rain Water Harvesting Structure.		
27.	Arrangement for disposal and treatment of solid waste, sullage, sewage, sewerage and storm water.		
28.	Provision for street lighting		
29.	Name of the registered Town Planner /Architect/Engineer with full correspondence address, appointed for the job.		
30.	Name of the registered Structural Engineer with full correspondence address, appointed for the job.		

18.13.3 Size and shape of Scheme Area

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

18.13.4 Slope

Apartments shall be allowed upto 30° slope.

18.13.5 Land Use structure of Apartments in a Colony:-

Sr. No.	Land Use	Percentage to Total Area
1.	Area under Apartments	30 – 35 %
2.	Commercial	02 – 05 %
3.	Public and Semi- Public	05 – 10 %
4.	Traffic and Transportation	20 – 30 %
5.	Parks and Open Spaces	10 – 15 %
6.	Area under Set Backs, pavement, plantation and landscaping etc.	12 – 25 %

Note :-

Under Commercial Use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion. In case Public and semi-Public amenities like schools, health centres etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given in the Check List at Regulation 18.5.2. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ tot lots etc. shall have to be made in every Scheme.

18.13.6 Means of Access

- (i) The minimum access/approach from main road to the project site for construction of colony or apartments with a population of 1000 persons shall not be less the 5.00 M and for population above 1000 persons shall not be less than 6.00 M.
- (ii) Width and length of means of internal access for Colonies of more than 1000 persons shall be as under:-

a) For plain areas:-**b)**

Sr. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	250.00
2.	7.50	400.00
3.	9.00	1000.00
4.	12.00	Above 1000.00

c) For hilly areas:-**d)**

Sr. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	400.00
2.	7.50	1000.00
3.	9.50	Above 1000.00

18.13.7 Parking Provision

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

18.13.8 Maximum Floor Area Ratio (FAR)

- (i) Maximum permissible FAR shall be 1.75. However, the maximum FAR with respect to Apartments shall be 1.50. The rest 0.25 FAR shall, however be meant for Public and Semi-Public and Commercial purposes in view of the requirements of locality as well as surrounding areas.
- (ii) In case of a Colony where independent Plots, Apartments and Cottages are proposed to be developed and constructed, the calculation of FAR shall be as under:-
 - (a) For independent Plots-
The FAR shall be calculated for whole of the Plot area.
 - (b) For Apartments -
The FAR shall be calculated for the built up area available after leaving prescribed Set Backs.
 - (c) For Cottages –
 - (d) The FAR shall be calculated for whole of the land over which cottages are proposed to be constructed.

18.13.9 Floor Height and Maximum Height of Building

The minimum floor height of Apartments may vary from 3.00 Metres to 3.50 M. However, the overall height of the building shall not exceed 30.00 Metres in plains areas and 25.00M including sloping roof in hilly areas of the State. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 30° slope of the roof. The height of the Block shall be measured from plinth of the Block to the ridge of the roof including parking and roof. The minimum slope of the roof/ dormer shall not be less than 30°. The colour of the roof shall be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

18.13.10 Set Backs

The Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 6.00 M. Distance of Apartments from the adjoining properties and side Set Backs for plain area shall not be less than 1/3rd and for hilly area 1/4th of the height of the respective adjacent Block subject to minimum of 3.00 M.

18.13.11 Structural Stability

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

18.13.12 Environment and Health

- (i) Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. Kitchen and services shall

have to be provided along the external walls. However, if the Water Closets (WCs) and bath rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:-

(ii)

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

(iii) In view of Notification No. S.O. 801 (E) dated 7.7.2004 of the Ministry of Environment and Forests, Government of India, New Delhi and accordingly further directions of the State Government circulated vide letter No. STE-A (3)-11/2003 dated 28.3.2005, in case of population more than 1000 persons or discharging sewage more than 50 Kilo Liter per Day (KLD) or above or with an investment of Rs.50 Crores or above, the Promoter has to ensure the Environmental Clearance from the Government of India, besides consent of the Himachal Pradesh State Environment Protection and Pollution Control Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

18.13.13 Safety Measures

- (i) In case of buildings above 15.00 M of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required.
- (ii) The provision of stair cases shall be as per clause 8.6.2 of Part-IV of National Building Code of India i.e. minimum of 2 stair cases for floor area of more than 500 M². Atleast one of the stair case shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 M i.e. 1.50 M in one flight.
- (iii) Upto 4 storeys and 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys and one parking floor, it shall be mandatory requirement. The Promoter has to make provision of power back up for the lift and general lighting within and outside the building at his own cost.

18.13.14 Potable Water Supply and Rain Water Harvesting

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

18.13.15 Parks and Open Spaces

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

18.13.16 Existing Trees and Plantation

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

18.13.17 Distance from Natural Drainage

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

18.13.18 Distance from Roads

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

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

18.13.19 Distance from Electric Lines

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

18.13.20 Assessment of Power Requirement

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

18.13.21 Reservation for Economically Weaker Sections, Low Income Groups of Society and Bonafide Himachalis

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

18.13.22 Development of Infrastructure and its Maintenance

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

Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, undertakes the maintenance pursuits of the area.

18.13.23 Control on Registration of Apartments and release of service connections

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

18.13.24 Supervision

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

18.13.25 Integration

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

18.13.26 Preservation of local Heritage and Hill Architecture

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

18.13.27 Urban Development Plan Formulation and Implementation(UDPFI) Guidelines.

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

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

18.14.1 Residential Buildings and Farm Houses

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

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

18.14.2 Commercial Use

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

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

18.14.3 Service Industries

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

18.14.4 Public Amenities

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

18.14.5 Other Imperatives

- (i) Structural safety and seismic proofing including soil investigation should be ensured.
- (ii) Attic and basement shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured in hilly areas.
- (iv) No construction shall be raised within a distance of 5.00 M from the centre of the roads in respect of all other village roads.
- (v) No construction shall be raised within the controlled width of major District roads.
- (vi) Minimum front Set Back of 3.00 M from the controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act, 1968 shall be kept.
- (vii) Minimum Set Back of 2.00 M in front and 1.50 M in sides and rear side and from the adjoining property, Government land and 5.00 M from Forest land shall have to be maintained.
- (viii) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the Scheme.
- (ix) Hill side cutting may be done upto 3.50 M height.
- (x) Provision of Rain Water Harvesting structure @ 20 Liters per M² of roof area should be made.
- (xi) Septic Tank and Soak Pit should be constructed.
- (xii) Preference shall be given for Solar Passive Building Design.
- (xiii) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

18.14.6 Remarks:

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

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

- (iii) In case of any constraints as per the site conditions in maintaining set backs or any other Regulations, the concerned Officer vested with the powers of the Director may relax the same.

18.15 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS

18.15.1 DEFINITION

Communication Tower- shall include Antenna, fabricated Antenna, Antenna fixtures, tower erected on ground to install the telephone lines including transmission lines. This will not include the Antennas installed for domestic purpose, namely Television Antennas or Dish Antennas or Cable Antennas.

18.15.2 APPLICATION FOR PERMISSION

Any person or stakeholder who intends to erect any communication tower shall make an application to the competent authority alongwith the following documents and requisite fee as prescribed:

- (i) Latest copy of Revenue documents namely tatima and jamabandi in original.
- (ii) Two copies of Location Plan in the scale of 1:1000 and Site Plan in the scale of 1:200. Location Plan should show the adjoining buildings and open spaces.
- (iii) Two copies of drawing of tower with complete details including the specifications of foundations and design parameters showing clearly the height of the tower along with its elevation.
- (iv) Affidavit from owner of the land containing his consent along with proof of ownership.
- (v) Structural Safety Certification of tower including its base by registered Civil Engineer, who should be Graduate in Civil Engineering from a recognized Indian or Foreign University or Corporate Member of Civil Engineering Division of the Institute of Engineers (India) with 3 years experience in Structural Engineering practice in designing and field work. The Soil Investigation Report from a registered Geologist.
- (vi) In case the tower is in the vicinity or adjoining to high or low voltage lines, then its horizontal and vertical distance from the same shall be clearly indicated in the drawings, which shall conform to the distances as prescribed in the National Building Code of India, 2005.
- (vii) Indemnity Bond to take care of any loss or injury due to accident caused by the tower to a person or property (including a declaration to the effect that the applicant shall take special precaution for fire safety and lightning and shall be solely responsible for paying all kinds of compensation and damages and would be responsible for any civil or criminal case arising there from) shall be submitted.
- (viii) Mobile Companies (duly registered) shall indicate the capacity of tower or Antennas in Mega Watt.
- (ix) In case the tower is proposed to be installed in the residential area or in vicinity thereof or near school or hospital or public or semi-public buildings, No Objection Certificate (NOC) from owners of adjoining buildings or the concerned Institution or requisite stakeholders, as the case may be, shall be submitted.
- (x) No Objection Certificate for noise pollution from the Himachal Pradesh State Environment Protection and Pollution Control Board shall be submitted.

- (xi) In case the Mobile tower is proposed to be installed in the vicinity of any Airport, No Objection Certificate from the Airport Authority of India shall be submitted.
- (xii) In the case of erection of towers in the border areas of the State, No Objection Certificate from the Defense or the Police Authorities as the case may be, shall be submitted.

18.15.3 FEE

Installation and renewal fee shall be deposited at the following rates:-

- (i) **Municipal Corporation, Areas:-**One time installation Fee @ Rs. 20,000/- per tower and Annual Renewal Fee @ Rs. 10,000/- per annum per tower.
- (ii) **Urban Areas:-**One time installation Fee @ Rs. 15,000/- per tower and Annual Renewal Fee @ Rs. 8,000/- per annum per tower.
- (iii) **Rural areas of Planning Areas and Special Areas:-** One time installation Fee @ Rs. 10,000/- per tower and Annual Renewal Fee @ Rs. 5,000/- per annum per tower.
- (iv) **Areas located in Tribal or Difficult Areas:-**One time installation Fee @ Rs. 4,000/- per tower and Annual Renewal Fee @ Rs. 2,000/- per annum per tower.
- (v) There shall be an option for lump sum payment of renewal fee given in a block of 5 years (with 40% discount for upfront payment of the entire amount including renewal fees for 5 years).
- (vi) An additional amount @ 60% shall be levied for every additional Antenna which shares the same tower.

Note:

The renewal fee shall be increased by 25% after every five years. The period of five years shall be counted from the date of commencement of The Himachal Pradesh Town and Country Planning Rules, 2014.

18.15.4 LOCATION

Location of communication towers is governed by the Radio frequency system. The Cellular Operators shall avoid residential areas for erection of the same. The location for erection of towers shall be decided as follows:-

- (i) First preference shall be given to the location of tower in the open or public areas away from the residential locations.
- (ii) Where it is not possible to avoid the location in residential area, the same shall be erected in open space or park, with prior consent of owners of adjoining residential houses.
- (iii) Erection of tower shall not be allowed within a radius of 100 M from residential buildings, schools and hospitals.

18.15.5 INSTALLATIONS

- (i) In order to avoid any eventuality due to thunder storm, lightning conductors have to be installed with proper earthing.
- (ii) Generator set installed at the tower site to cater to the power requirements of the Antenna shall conform to the noise and emission norms prescribed by the Himachal Pradesh State Environment Protection and Pollution Control Board.

18.15.6 SET BACKS

- (i) The distance equivalent to the height of tower shall be left as set backs around the tower.
- (ii) The distance of communication tower from electric lines or poles or electric transmission towers thereof shall not be less than the height of tower plus requisite distance from respective high or low voltage lines. The horizontal and

vertical distance from high or low voltage lines shall conform to the distances as prescribed in the National Building Code of India, 2005.

18.15.7 SHARING OF TOWERS

The Telecom Operators may share the towers for fixing their respective Antennas subject to structural safety to be certified by the registered Civil Engineer. The Telecom operators shall adhere to the prescribed technical requirements, so as to curtail multiplicity of towers as well as to optimize the use of the existing ones.

18.15.8 DEEMED APPROVAL

A final decision for allowing permission or rejection for erection of a communication tower shall be taken within 30 days from the date of submission of all the documents by the applicant. In case the documents submitted for permission are complete in all respects and decision is not conveyed within 30 days, deemed permission shall be assumed, provided that the same is in accordance with these Rules and Regulations.

18.16 REGISTRATION OF PRIVATE PROFESSIONALS NAMELY TOWN PLANNERS /ARCHITECTS /ENGINEERS /DRAUGHTSMEN/ SURVEYORS, THEIR QUALIFICATIONS AND COMPETENCY

18.16.1 ESSENTIAL REQUIREMENTS-

Every Plan / Design within the limits of Planning Area/ Special Area shall be prepared/ designed/ signed by the Town Planner/ Architect / Engineer/Draughtsman /Surveyor belonging to an appropriate class of Town Planner/Architect / Engineer/ Draughtsman/Surveyor duly registered by the Director.

18.16.2 CATEGORIZATION-

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

Class	Plot Area For Building Plan	Area for Sub Division of land	Class of Town where entitled to function
A-Class	No limit	No limit	Municipal Corporation, Municipal Councils, Nagar Panchayats and Rural Areas
B-Class	500 M ²	5000 M ² .	Municipal Councils, Nagar Panchayats and Rural Areas
C-Class	250 M ²	Nil	Nagar Panchayats and Rural Areas

18.16.3 CLASS WISE QUALIFICATION-

The minimum qualification necessary for the registration of Town Planner/ Architect / Engineer/ Draughtsman/ Surveyor of an appropriate class shall be as under:-

(i) CLASS-A

- (a) A Degree or equivalent qualification in Town Planning or Regional Planning from a recognized University or Institute making the holder eligible for the

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

- (b) A Degree or equivalent qualification in Architecture from a recognized University or Institute, making the holder eligible for Associateship or Fellowship of the Royal Institute of British Architects or Institute of Architects (India) and registered with the Council of Architecture.
- (c) A Degree or equivalent qualification in Civil Engineering from a recognized University or Institute, making the holder eligible for the Associate Membership of the Institute of Engineers (India).

(ii) CLASS-B

Three years Diploma in Civil Engineering or equivalent or three years Diploma in Architectural Assistantship awarded by the State Board of Technical Education or Intermediate in Architecture or equivalent.

(iii) CLASS-C

Two years Diploma in Civil Draughtsmanship /Surveyor or equivalent from a recognized Polytechnic/ Industrial Training Institute and recognized for recruitment as a Civil Draughtsman/ Surveyor.

18.16.4 REGISTRATION AND RENEWAL FEE-

The non-refundable Registration Fee and Renewal Fee after a period of five years of initial Registration shall be as given in the following Table.

Sr. No.	Category of Registered Private Professionals	Registration Fee (Rupee)	Renewal Fee (Rupee)
1.	Class-A : (a) Town Planner /Architect/ Engineer. (b) Group or Company of Town Planners/Architects/ Engineers.	2000.00 6000.00	2500.00 7500.00
2.	Class-B	1000.00	1250.00
3.	Class-C	600.00	750.00

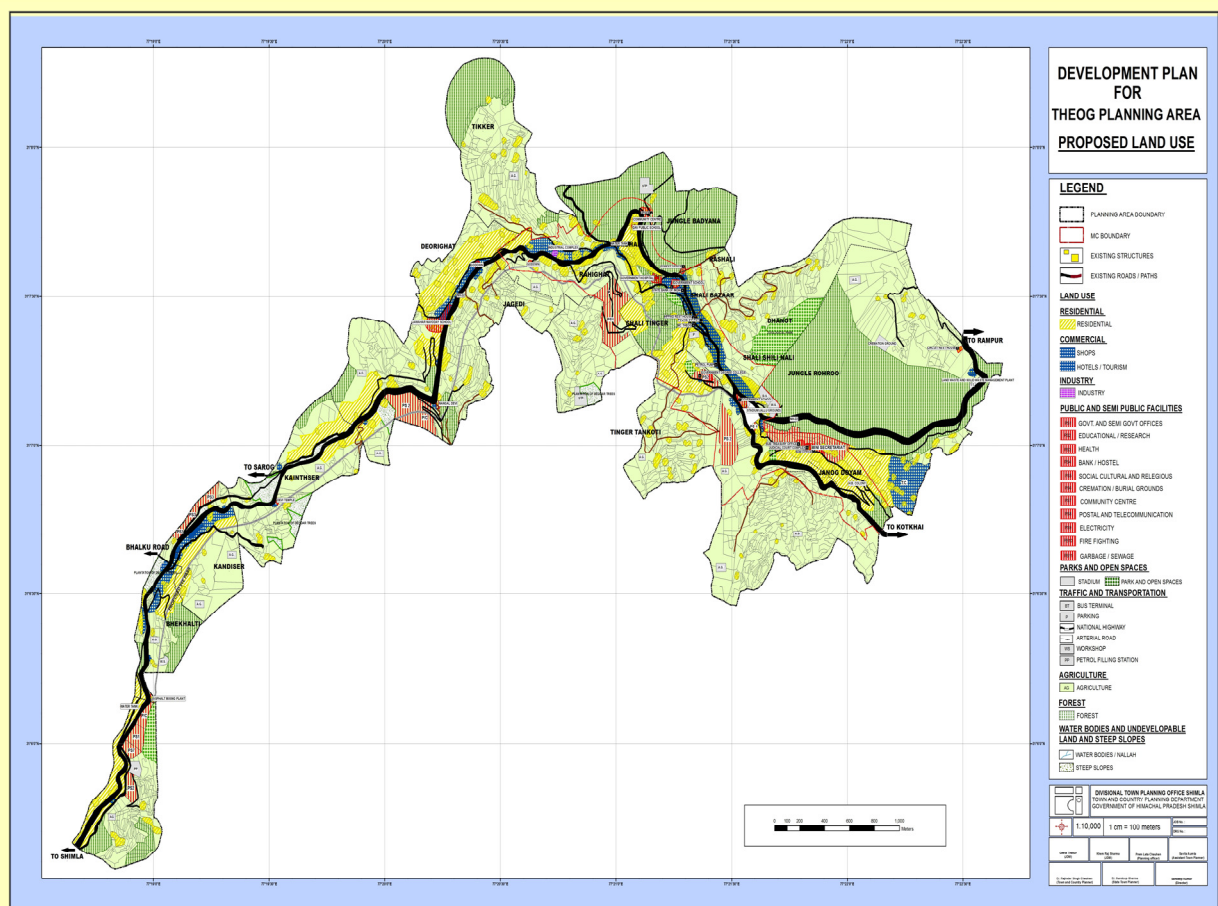
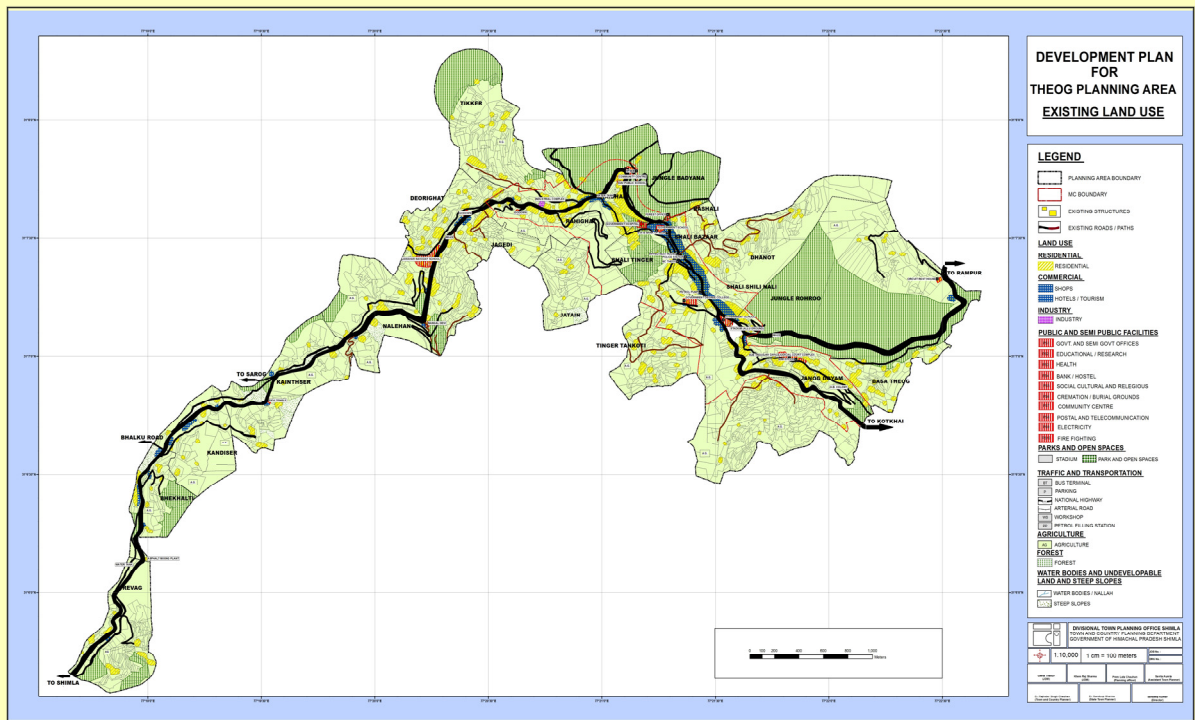
The Renewal Fee shall be payable every five years after the initial Registration. Provided that the Architects registered with the Council of Architecture, New Delhi under the Architects Act, 1972 shall not require Registration under these Rules. However, such Architects shall require to be empanelled with the Director without paying any Fees. Such Architect once empanelled, shall not required any renewal of empanelment.

18.16.5 CANCELLATION OF REGISTRATION

The Director may suspend or cancel the Registration of any Town Planner/ Architect / Engineer/ Draughtsman/ Surveyor, who in the opinion of the Director is not carrying out the requirements of the Zoning Regulations framed under Interim Development Plan, Development Plan and the Guidelines issued under the Himachal Pradesh Town and Country Planning Act, 1977 and the Himachal Pradesh Town and Country Planning Rules, 2014. Provided that before the Registration is cancelled, an opportunity of being heard shall be afforded to the concerned Town Planner/ Architect/ Engineer/Draughtsman/Surveyor. Provided further that three opportunities shall be given to a professional before finally cancelling the Registration.

18.17 ABADI DEH

- (i) Construction of a residential house, shops, nursery, primary & middle schools, buildings of public utility and service industry shall be permissible. No obnoxious activity as may pose any danger to the living environment shall be permissible in such areas, provided such constructions are acceptable to adjoining owners and shall be uncontroversial.





Shimla-2, the 6th July, 2017

By order,
Sd/-
Chief Secretary (Tourism & CA).

**SPECIFIC NOTIFICATION
GOVERNMENT OF HIMACHAL PRADESH
FINANCE DEPARTMENT**

NOTIFICATION

Shimla-2, the 07th July, 2017

No.Fin-2-C-(12)-3/2017.—Government of Himachal Pradesh hereby notifies the sale of Himachal Pradesh Government Stock (securities) of **10-year** tenure for an aggregate amount of **₹ 500.00 crore** (Nominal). The sale will be subject to the terms and conditions spelt out in this notification (called Specific Notification) as also the terms and conditions specified in the General Notification No.Fin-2-C(12)-11/2003 dated July 20, 2007 of Government of Himachal Pradesh.

Object of the loan

1. (i) The proceeds of the State Government Securities will be utilized for the development programme of the Government of Himachal Pradesh.
- (ii) Consent of Central Government has been obtained to the floatation of this loan as required by Article 293 (3) of the Constitution of India.

Method of Issue

2. Government Stock will be sold through the Reserve Bank of India, Mumbai Office (PDO) Fort, Mumbai-400 001 by auction in the manner as prescribed in paragraph 6.1 of the General Notification No.Fin-2-C(12)-11/2003, dated July 20, 2007 at a coupon rate to be determined by the Reserve Bank of India at the yield based auction under multiple price formats.

Allotment to Non-Competitive Bidders

3. The Government Stock upto 10% of the notified amount of the sale will be allotted to eligible individuals and institutions subject to a maximum limit of 1% of the notified amount for a single bid as per the Revised Scheme for Non-Competitive Bidding Facility in the Auctions of State Government Securities of the General Notification (Annexure-II).

Place and Date of Auction

4. The auction will be conducted by the Reserve Bank of India, at its Mumbai Office, Fort, Mumbai-400 001 on **July 11, 2017**. Bids for the auction should be submitted in electronic format on the Reserve Bank of India Core Banking Solution (E-Kuber) System as stated below on **July 11, 2017**.
 - (a) The competitive bids shall be submitted electronically on the Reserve Bank of India Core Banking Solution (E-Kuber) System between 10:30AM and 12:00 PM.
 - (b) The non-competitive bids shall be submitted electronically on the Reserve Bank of India Core Banking Solution (E-Kuber) System between 10:30 AM and 11:30 AM.

Result of the Auction

5. The result of the auction shall be displayed by the Reserve Bank of India on its website on the same day. The payment by successful bidders will be on **July 12, 2017**.

Method of Payment

6. Successful bidders will make payments on **July 12, 2017** before close of banking hours by means of cash, bankers' cheque/pay order, demand draft payable at Reserve Bank of India, Mumbai/New Delhi or a cheque drawn on their account with Reserve Bank of India, Mumbai(Fort)/New Delhi.

Tenure

7. The Stock will be of **10-year** tenure. The tenure of the Stock will commence on **July 12, 2017**.

Date of Repayment

8. The loan will be repaid at par on **July 12, 2027**.

Rate of Interest

9. The cut-off yield determined at the auction will be the coupon rate percent per annum on the Stock sold at the auction. The interest will be paid on **January 12** and **July 12**.

Eligibility of Securities

10. The investment in Government Stock will be reckoned as an eligible investment in Government Securities by banks for the purpose of Statutory Liquidity Ratio (SLR) under Section 24 of the Banking Regulation Act, 1949. The stocks will qualify for the ready forward facility.

By order and in the name of the Governor of Himachal Pradesh

*Addl. Chief Secretary to the Government of Himachal Pradesh
Finance Department.*

**INDUSTRIES DEPARTMENT
A-Section**

NOTIFICATION

Shimla-2, the 29th June, 2017

No. Ind.-A(B)5-1/2016.—The Governor, Himachal Pradesh is pleased to order transfer/posting of following Joint Director, Class-I/Managers DIC, Class-II (Gazetted), with immediate effect, in public interest:—

S. No.	Name of Officers/ Designation	Present place of posting	New place of posting
1.	Sh. Ramesh Chand Verma, Joint Director of Industries	Directorate of Industries	Single Window Clearance Agency, Baddi, Distt. Solan
2.	Sh. Rajesh Kumar, Manager (Member Secretary)	Single Window Clearance Agency, Nalagarh, Distt. Solan	Distt. Industries Centre, Bilaspur
3.	Sh. Shailesh Kumar, Manager	District Industries Centre, Bilaspur	Single Window Clearance Agency, Nalagarh, Distt. Solan

The above officers are directed to report for duty at their new place of posting, within 07 days and submit joining report to this Department as well as to the Director of Industries immediately.

By Order,
Sd/-
Addl. Chief Secretary (Inds.).