



# R F D

Results Framework Document  
for  
Town and Country Planning

(2011-2012)

## Section 1: Vision, Mission, Objectives and Functions

### Vision

#### VISION

To ensure optimum and sustainable development of land.

### Mission

#### MISSION

- To ensure functional, economical, sustainable and aesthetical living environment for humanity.
- Planned and regulated development through social transformation.
- Optimum, just and balanced use of scarce land resources in view of demographic, socio-economic and techno-legal dynamics.
- Preservation of environment, heritage and rational use of precious land resources by their sustainable development through community participation.

### Objective

- 1 Preparation of Urbanization Policy for the State.
- 2 Constitution of Regions, Planning Areas and Special Areas under Section-4, 13 and 66 of the Himachal Pradesh Town and Country Planning Act, 1977, respectively.
- 3 Preparation of Existing Land Use Maps and Registers.
- 4 Preparation of Regional Plans, Development Plans, Sector Plans, Town Planning Schemes and Land Pooling & Re-constitution Schemes.
- 5 Preparation of Vision Document and Design Guidelines for Re-development Areas through out sourcing.

## Section 1: Vision, Mission, Objectives and Functions

- 6 To amend the Himachal Pradesh Town and Country Planning Act, 1977, Rules 1978 for inclusion of Regulations for Disaster Management, Regulations for Apartments, Rain Water Harvesting, Communication Towers and Composition of Offences.
- 7 To expedite the clearing of building plans by amending the Interim Development Plans and Development Plans for inclusion of simplified regulatory regime.
- 8 Preparation of modules for capacity building of stakeholders w.r.t. Disaster Management and preparing project for Housing Start Up Index (HSUI).
- 9 Adoption of modern Geo- information and communication technologies to enhance the efficiency of the Department and thereby reducing the services delivery time.

### Functions

- 1 Formulation and conversing with the Urbanization Policy for the State.
- 2 Enforcement of the Himachal Pradesh Town and Country Planning Act, 1977 and Rules, 1978 and the Himachal Pradesh Apartment Property and Regulation Act and Rules, 2005 in the entire State .
- 3 Constitution of Regions, Planning Areas and Special Areas.
- 4 Creation and updation of critical baseline data as input to spatial planning.
- 5 Preparation of Existing Land Use Maps and Registers.
- 6 Spatial planning for the State i.e. preparation of Regional Plans, Development Plans and Sector Plans.
- 7 Conservation of Heritage.
- 8 To curb ribbon development and safe guard highways for community mobility.
- 9 To create awareness for enhancing social acceptability of spatial planning domain.
- 10 Regular capacity building of staff for enhancing use of state of art of e-governance through latest technology / techniques.

## Section 2: Inter se Priorities among Key Objectives, Success indicators and Targets

Objective	Weight	Action	Success	Unit	Weight	Target / Criteria Value				
						Excellence	Very Good	Good	Fair	Poor
[1] Preparation of Urbanization Policy for the State.	5.00	[1.1] Compilation and analysis of views of various stakeholder departments and finalization of Policy Document for submission to the Government.	[1.1.1] Completed.	No.	5.00	100%	90%	80%	70%	60%
[2] Constitution of Regions, Planning Areas and Special Areas under Section-4, 13 and 66 of the Himachal Pradesh Town and Country Planning Act, 1977, respectively.	6.00	[2.1] Feasibility check, reconnaissance survey and procurement of Base Maps.	[2.1.1] 1. Regions = 7, (Bath Valley, Kullu Valley, Capital City, Southern Himachal, Kangra Valley, Northern Himachal and Central Himachal) 2. Planning Areas = 8 (Jogindernagar, Chopal, Nadaun, Bhoti, Sujanpur, Barsar, Jahu and Jharera ) 3. Special Area = 1 (Sangla).	No.	1.98	16	14	12	10	8
		[2.2] Procurement of spatial and non spatial data.	[2.2.1] Regions = 7, Planning Areas = 8, Special Area = 1	No.	2.04	16	14	12	10	8
		[2.3] Proposal for constitution under the Act.	[2.3.1] Regions = 7, Planning Areas = 8, Special Area = 1	No.	1.98	16	14	12	10	8
[3] Preparation of Existing Land Use Maps and Registers.	10.00	[3.1] Preparation of Existing Land Use Maps and Registers and adoption thereof.	[3.1.1] Existing Land Use Map and Register = 1 (Additional Dharamshala	No.	10.00	1	0	0	0	0

## Section 2: Inter se Priorities among Key Objectives, Success indicators and Targets

Objective	Weight	Action	Success	Unit	Weight	Target / Criteria Value				
						Excellence	Very Good	Good	Fair	Poor
			Planning Area ).			100%	90%	80%	70%	60%
[4] Preparation of Regional Plans, Development Plans, Sector Plans, Town Planning Schemes and Land Pooling & Re-constitution Schemes.	20.00	[4.1] Preparation of Base Maps.	[4.1.1] Base Maps = 20 (Barog, Jabli, Bagha, Darlaghat, Trilokpur, Renuka Ji, Karsog-Tatapani, Khatarwar- Chambi-Sundernagar, Kamandi, Baba Balak Nath, Jahu, Theog, Rohru, Ghumarwin, Ghagus, Amb-Gagret, Sarahan (Shimla), Rampur, Hatkoti and Bharmour).	No.	10.00	20	15	10	5	5
		[4.2] Public awareness.	[4.2.1] 36 Meetings.	No.	10.00	36	30	24	18	12
[5] Preparation of Vision Document and Design Guidelines for Re-development Areas through out sourcing.	8.00	[5.1] Examination of Report and presentation on :- 1. Vision Document of Manali and its Sub-Region.	[5.1.1] 1	No.	1.60	1	0	0	0	0
		[5.2] Examination of Reports on Built Environment and Design Guidelines for Re-development Areas of :- 1. Sangla 2. Kalpa 3. Bharmour	[5.2.1] 3	No.	6.40	3	0	0	0	0
[6] To amend the Himachal Pradesh Town and Country Planning Act, 1977, Rules 1978 for inclusion of Regulations for Disaster Management, Regulations for Apartments, Rain Water	15.00	[6.1] 1. Disaster Management.	[6.1.1] 1	No.	3.00	1	0	0	0	0

## Section 2: Inter se Priorities among Key Objectives, Success indicators and Targets

Objective	Weight	Action	Success	Unit	Weight	Target / Criteria Value				
						Excellence	VeryGood	Good	Fair	Poor
Harvesting, Communication Towers and Composition of Offences.						100%	90%	80%	70%	60%
		[6.2] 2. Regulations for Apartments.	[6.2.1] 1	No.	3.00	1	0	0	0	0
		[6.3] 3. Rain Water Harvesting.	[6.3.1] 1	No.	3.00	1	0	0	0	0
		[6.4] 4. Communication Towers.	[6.4.1] 1	No.	3.00	1	0	0	0	0
		[6.5] 5. Composition of Offences.	[6.5.1] 1	No.	3.00	1	0	0	0	0
[7] To expedite the clearing of building plans by amending the Interim Development Plans and Development Plans for inclusion of simplified regulatory regime.	10.00	[7.1] 1. Preparation of proposals for amendment in zoning regulations of approved Interim Development Plans and Development Plans.	[7.1.1] 17	No.	5.00	17	0	0	0	0
			[7.2] 2. Inviting public objections/ suggestions, hearing on the same and to finalize amendment proposals for submission to the Government.	No.	5.00	17	0	0	0	0
[8] Preparation of modules for capacity building of stakeholders w.r.t. Disaster Management and preparing project for Housing Start Up Index (HSUI).	10.00	[8.1] 1. Modules for capacity building of stakeholders.	[8.1.1] 1	No.	5.00	1	0	0	0	0
			[8.2] 2. Preparing project for Housing Start Up Index (HSUI).	No.	5.00	1	0	0	0	0
			[9.1] 1. Acquisition of Softwares and Hardwares related to modern technologies.	No.	2.50	42	0	0	0	0
[9] Adoption of modern Geo- information and communication technologies to enhance the efficiency of the Department and thereby reducing the services delivery time.	5.00									

## Section 2: Inter se Priorities among Key Objectives, Success indicators and Targets

Objective	Weight	Action	Success	Unit	Weight	Target / Criteria Value				
						Excellence 100%	VeryGood 90%	Good 80%	Fair 70%	Poor 60%
		[9.2] 2. Training of personals.	[9.2.1] 22	No.	2.50	22	0	0	0	0
* Efficient Functioning of the RFD System	5.00	Timely submission of Draft for Approval Timely submission of Results Finalize a Strategic Plan	On-time submission On-time submission Finalize the Strategic Plan for next 5 years	Date Date Date	2.0 1.0 2.0	12/08/2011 01/05/2012 20/02/2012	16/08/2011 02/05/2012 24/02/2012	17/08/2011 03/05/2012 29/02/2012	18/08/2011 04/05/2012 05/03/2012	19/08/2011 07/05/2012 09/03/2012
* Improving Internal Efficiency / responsiveness /service delivery of Department	4.00	Develop RFDs for all Responsibility Centers (Subordinate Offices, Attached Offices, Autonomous Bodies, Implementation of Sevottam	Percentage of RCs covered	%	2.0	100	95	90	85	80
		Implement a compliant system to implement, monitor and review Citizen's / Client's Charter	Create a compliant system to redress and monitor public Grievances	Date	1.0	20/02/2012	24/02/2012	29/02/2012	05/03/2012	09/03/2012
* Administrative Reforms	2.00	Identify potential areas of corruption related to departmental activities and develop an action plan to mitigate them	Finalize an action plan to mitigate potential areas of corruption.	Date	1.0	20/02/2012	24/02/2012	29/02/2012	05/03/2012	09/03/2012

\* Mandatory Objective(s)

### Section 3: Trend Values of the Success Indicators

Objective	Action	Success	Unit	Actual Value FY 09/10	Actual Value FY 10/11	Target Value FY 11/12	Projected Value for FY 12/13	Projected Value for FY 13/14
[1] Preparation of Urbanization Policy for the State.	[1.1] Compilation and analysis of views of various stakeholder departments and finalization of Policy Document for submission to the Government.	[1.1.1] Completed.	No.	0	0	1	0	0
[2] Constitution of Regions, Planning Areas and Special Areas under Section-4, 13 and 66 of the Himachal Pradesh Town and Country Planning Act, 1977, respectively.	[2.1] Feasibility check, reconnaissance survey and procurement of Base Maps.	[2.1.1] 1. Regions = 7, (Bath Valley, KuluValley, Capital City, Southern Himachal, Kangra Valley, Northern Himachal and Central Himachal) 2. Planning Areas = 8 (Jogindernagar, Chopal, Nadaun, Bhota, Sujanpur, Barsar, Jahu and Jharera ) 3. Special Area = 1 (Sangla).	No.	2	0	16	0	0
	[2.2] Procurement of spatial and non spatial data.	[2.2.1] Regions = 7, Planning Areas = 8, Special Area = 1	No.	2	0	16	0	0
	[2.3] Proposal for constitution under the Act.	[2.3.1] Regions = 7, Planning Areas = 8, Special Area = 1	No.	2	0	16	0	0
[3] Preparation of Existing Land Use Maps and Registers.	[3.1] Preparation of Existing Land Use Maps and Registers and adoption thereof.	[3.1.1] Existing Land Use Map and Register = 1 (Additional Dharamshala Planning Area ).	No.	0	1	1	2	0

### Section 3: Trend Values of the Success Indicators

Objective	Action	Success	Unit	Actual Value FY 09/10	Actual Value FY 10/11	Target Value FY 11/12	Projected Value for FY 12/13	Projected Value for FY 13/14
4] Preparation of Regional Plans, Development Plans, Sector Plans, Town Planning Schemes and Land Pooling & Re-constitution Schemes.	[4.1] Preparation of Base Maps.	[4.1.1] Base Maps 20 (Barog, Jabli, Bagha, Darlaghat, Trilokpur, Renuka Ji, Karsog-Tatapani, Khatarwar- Chambi-Sundemagar, Kamand, Baba Balak Nath, Jahu, Theog, Rohru, Ghumarwin, Ghagus, Amb-Gagret, Sarahan (Shimla), Rampur, Hatkoti and Bharmour).	No.	1	1	20	0	0
	[4.2] Public awareness.	[4.2.1] 36 Meetings.	No.	5	7	36	0	0
5] Preparation of Vision Document and Design Guidelines for Re-development Areas through out sourcing.	[5.1] Examination of Report and presentation on :- 1. Vision Document of Manali and its Sub-Region.	[5.1.1] 1	No.	0	0	1	0	0
	[5.2] Examination of Reports on Built Environment and Design Guidelines for Re-development Areas of :- 1. Sangla 2. Kalpa 3. Bharmour	[5.2.1] 3	No.	0	0	3	0	0
6] To amend the Himachal Pradesh Town and Country Planning Act, 1977, Rules 1978 for inclusion of Regulations for Disaster Management, Regulations for Apartments, Rain Water Harvesting, Communication	[6.1] 1. Disaster Management.	[6.1.1] 1	No.	0	0	1	0	0

### Section 3: Trend Values of the Success Indicators

Objective	Action	Success	Unit	Actual Value FY 09/10	Actual Value FY 10/11	Target Value FY 11/12	Projected Value for FY 12/13	Projected Value for FY 13/14
Towers and Composition of Offences.								
	[6.2] 2. Regulations for Apartments.	[6.2.1] 1	No.	0	0	1	0	0
	[6.3] 3. Rain Water Harvesting.	[6.3.1] 1	No.	0	0	1	0	0
	[6.4] 4. Communication Towers.	[6.4.1] 1	No.	0	0	1	0	0
	[6.5] 5. Composition of Offences.	[6.5.1] 1	No.	0	0	1	0	0
7] To expedite the clearing of building plans by amending the Interim Development Plans and Development Plans for inclusion of simplified regulatory regime.	[7.1] 1. Preparation of proposals for amendment in zoning regulations of approved Interim Development Plans and Development Plans.	[7.1.1] 17	No.	0	1	17	0	0
	[7.2] 2. Inviting public objections/ suggestions, hearing on the same and to finalize amendment proposals for submission to the Government.	[7.2.1] 17	No.	0	1	17	0	0
8] Preparation of modules for capacity building of stakeholders w.r.t. Disaster Management and preparing project for Housing Start Up Index (HSU).	[8.1] 1. Modules for capacity building of stakeholders.	[8.1.1] 1	No.	0	0	1	0	0
	[8.2] 2. Preparing project for Housing Start Up Index (HSU).	[8.2.1] 1	No.	0	0	1	0	0
9] Adoption of modern Geo- information and communication technologies	[9.1] 1. Acquisition of Softwares and Hardwares related to	[9.1.1] 42	No.	5	19	42	0	0

### Section 3: Trend Values of the Success Indicators

Objective	Action	Success	Unit	Actual Value FY 09/10	Actual Value FY 10/11	Target Value FY 11/12	Projected Value for FY 12/13	Projected Value for FY 13/14
to enhance the efficiency of the Department and thereby reducing the services delivery time.	modern technologies.							
	[9.2] 2. Training of personals.	[9.2.1] 22	No.	11	12	22	0	0
* Efficient Functioning of the RFD System	Timely submission of Draft for Approval	On-time submission	Date	--	--	16/08/2011	--	--
	Timely submission of Results	On-time submission	Date	--	--	02/05/2012	--	--
	Finalize a Strategic Plan	Finalize the Strategic Plan for next 5 years	Date	--	--	24/02/2012	--	--
* Improving Internal Efficiency / responsiveness /service delivery of Department	Develop RFDs for all Responsibility Centers (Subordinate Offices, Attached Offices, Autonomous Bodies,	Percentage of RCs covered	%	--	--	95	--	--
	Implementation of Sevottam	Create a compliant system to implement, monitor and review Citizen's / Client's Charter	Date	--	--	24/02/2012	--	--
* Administrative Reforms	Identify potential areas of corruption related to departmental activities and develop an action plan to mitigate them	Create a Compliant system to redress and monitor public Grievances	Date	--	--	24/02/2012	--	--
		Finalize an action plan to mitigate potential areas of corruption.	Date	--	--	15/12/2011	--	--

\* Mandatory Objective(s)

## Section 4: Description and Definition of Success Indicators

### SECTION-4

#### DESCRIPTION AND DEFINITION OF SUCCESS INDICATORS AND PROPOSED MEASUREMENT METHODOLOGY.

##### 1. Success Indicator

- (i) Planning Area is spatial planning unit, which includes an existing urban area, adjoining urban extensions and rural areas prone to urbanization in near future. Till date 21 such Planning Areas have been notified by the Government in the State.
- (ii) Special Area includes specific area where there is no notified urban local body and area being of specific economic importance i.e. tourism, religious, recreational of service growth node and is emerging as an urban growth center. Till date there are 34 Special Areas notified in the state by the Government.
- (iii) Interim Development Plan is an interim technical legislative tool / arrangement for controlling and regulating development activities in any area. Till date 2 Interim Development Plans have been approved by the Government.
- (iv) Development Plan is an ultimate development regulatory mechanism for ensuring optimum use of scarce land resources for achieving balanced spatial development, social justice and living environmental quality in human settlements both, Urban and Rural. Till date 17 such Development Plans have been approved by the Government.
- (v) Sector Plan is a micro level document which helps in translating the proposals contained in the Development Plans on the ground. Till date 4 such Sector Plans have been approved by the Government.

##### 2. Proposed Measurement Methodology.

- (i) Enforcement of Himachal Pradesh Town and Country Planning Act, 1977 to the entire State.
- (ii) Implementation of Himachal Pradesh Town and Country

## Section 4: Description and Definition of Success Indicators

Planning Rules, 1978 in the entire State.

- (iii) Implementation of Urban Planning norms and Development Regulation in the entire State.
- (iv) Implementation of the Himachal Pradesh Apartment & Property Regulation Act, 2005 in the entire State.
- (v) Implementation of National Urban Information System Scheme in Himachal Pradesh for which the Town and Country Planning Department has been designated as State Nodal Agency for the implementation of this Scheme.

### 3. Important latest Notifications.

- (i) Guidelines for Barrier Free Environment for the persons with Disabilities notified on 24.2.2007.
- (ii) Guidelines for development of Information Technology Park in Wahnaghat Planning Area notified on 22.5.2009.
- (iii) Regulations for Solar-Passive Building Design for Government and Private Buildings notified on 11.11.2009.
- (iv) Simplified Regulatory Regime and Map approval process for Shimla Planning Area notified on 28.2.2011.

**Section 5:  
Specific Performance Requirements from other Departments**

**SECTION - 5**

**SPECIFIC PERFORMANCE REQUIREMENTS FROM OTHER DEPARTMENTS**

**Convergence is regularly required with following linked Departments on NOCs by Apartment Act, Spatial Land Use Planning envisaging infrastructure projections.**

Himachal Pradesh Urban Development Authority/ HIMUDA.	For the implementation of Development Plans, Sectoral Plans, Town Planning Schemes etc.
Deputy Commissioners.	Co-ordination for effective implementation of H.P. Town and Country Planning Act, 1977 and the Himachal Pradesh Apartment & Property Regulation Act, 2005.
Himachal Pradesh Public Works Department.	
Himachal Pradesh Irrigation and Public Health Department.	
Himachal Pradesh State Electricity Board Limited.	
Himachal Pradesh Urban Development Department/ ULBs/ Rural Development and Panchayati Raj Department.	
Himachal Pradesh Forest Department.	
National Highway Authority.	
Himachal Pradesh Police Department.	
Himachal Pradesh Economics and Statistics Department.	For sharing non-spatial sectoral data for research.
Himachal Pradesh Institute of Public Administration.	For capacity building and awareness of stakeholders.



## Section 6: Outcome/Impact of Department/Ministry

Outcome/Impact of Department/Minist	Jointly responsible for influencing this outcome / impact with the following department (s) /	Success Indicator	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
<p>1. Planned &amp; regulated development of Urban and Rural Areas of notified Planning and Special Areas of the State. 2. Rational use of precious and scarce land resources by sustainable development through Spatial Plans. 3. Conservation of rich heritage. 4. Regulatory measures through Interim Development Plans / Development Plans. 5. Ensuring provision for Barrier Free Environment for Disabled persons in the Govt. /Semi- Govt. buildings. 6. Created green built environment by preserving open areas, forests and green belts. 7. Housing approvals in accordance to regulations and generating employment to the work force on one hand and fulfilling demand of housing, apartments and colonies on the others. 8. Ensuring construction of rain water harvesting structures for optimum use of water. 9. Solar Passive Building constructions for</p>	<p>1. HP Urban Development Authority/ HIMUDA. 2. Deputy Commissioners. 3. Himachal Pradesh Public Works Department. 4. Himachal Pradesh Irrigation and Public Health Department. 5. Himachal Pradesh State Electricity Board Limited. 6. Himachal Pradesh Urban Development Department/ ULBs/ Rural Development and Panchayati Raj Department. 7. Himachal Pradesh Forest Department. 8. National Highway Authority. 9. Himachal Pradesh Police Department. 10. Himachal Pradesh Economics and Statistics Department. 11. Himachal Pradesh Institute of Public Administration.</p>	<p>Preparation of Urbanization Policy for the State, Constitution of 7 Regions, 8 Planning Areas, 1 Special Area, Preparation of Existing Land Use Maps &amp; Registers and adoption thereof for 1 Planning Area, Preparation of Base Maps for 20 towns/ areas including 36 public awareness meetings, Preparation and examination of vision Document and Design Guidelines for 4 town/ areas. To amend the HP TCP Act, 1977, Rules 1978 for inclusion of Regulations for Disaster Management, Regulations for Apartments, Rain Water Harvesting, Communication Towers and Composition of Offences, To expedite the clearing of building plans by amending the IDPs and DPs for inclusion of simplified regulatory regime, Preparation of modules for capacity building of stakeholders w.r.t. Disaster Management and preparing project for Housing Start Up Index (HSUI), Adoption of modern Geo- information and communication</p>	--	--	--	--	--

**Section 6:  
Outcome/Impact of Department/Ministry**

Outcome/Impact of Department/Minist	Jointly responsible for influencing this outcome / impact with the following department (s) /	Success Indicator	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
energy efficiency.		technologies to enhance the efficiency of Deptt. & thereby reducing the services delivery time.					