

No. TCP-A(3)-3/2008
Government of Himachal Pradesh,
Department of Town and Country Planning.

From:

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

To

1. The Director,
Town & Country Planning Deptt.,
Himachal Pradesh, Shimla.
2. The Director,
Urban Development Department,
Himachal Pradesh, Shimla.
3. The Director,
Rural Development and Panchayati Raj Department
Himachal Pradesh, Shimla.
4. All the Deputy Commissioners
in Himachal Pradesh.
5. The Chief Executive Officer,
Baddi-Barotiwala and Nalagarh Development Authority at
Jharmajri, Tehsil Kasauli, District Solan, H.P.
6. The Commissioner,
Municipal Corporation, Shimla.
7. The Chairman,
Special Area Development Authority, Shoghi, Kufri, Hatkoti,
Ghanahatti, Sarahan, Kandaghat, Barog, Chail, Jabli, Harat,
Paonta Sahib, Trilokpur, Una, Baba Balak Nath Ji, Chintpurni,
Ner-Chowk, Solang, Rohtang, Manikaran, Naggar, Pong Dam,
Chamunda, Garli-Pragpur, Bir-Billing, Khajjiar, Bharmour,
Pangi (Killar),
Chamera, Reckong Peo, Kaza, Keylong, Tabo and Udaipur.
8. The Town and Country Planner, Divisional Town Planning
Office, Shimla, Dharamshala, Solan, Kullu, Nahan, Mandi and
Hamirpur.
9. The Assistant Town Planner,
Sub-Divisional Town Planning Office, Chamba, Una, Parwanoo,
Bilaspur and Rampur.
10. The Executive Officer, Municipal Council, Chamba, Hamirpur,
Rampur, Bilaspur, Nahan, Paonta Sahib, Mandi, Solan,
Nalagarh, Una and Parwanoo.

Dated:- 02.07.2009

Subject: Prescribed limits in respect of exemptions from permission under the Himachal Pradesh Town and Country Planning Act, 1977 in Rural Areas of the Planning and Special Areas.

Sir/Madam,

Consequent upon the substitution of the existing provision of section 30-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No.12 of 1977) with a new provision, notified vide Notification No. LLR-D(6)-5/2009 dated

27.03.2009 (published in Govt. Gazette on 27.3.2009) regarding exemptions from development permissions under the Act ibid in Planning and Special Areas of Rural Areas of the State, the Govt. has decided to provide following parameters/norms for construction activities in rural areas:-

1. Residential Buildings and Farm Houses

- (i) Maximum floor area = 600.00 M².
- (ii) Maximum number of storeys = 3 Nos.

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

2. Commercial Use

- (i) Maximum floor area = 100.00 M².
- (ii) Maximum number of storeys = 2 Nos.
- (iii) Minimum access = 3.00 Metre
- (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.

3. Service Industries

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

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 Metre
- (iv) Parking = @ 0.50 to 1.50 equivalent car space per 100 M² of floor area.
- (v) Play fields in case of educational buildings = 0.20 Hectare to 1.60 Hectare is desirable, however, as per Availability of land.

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Other Imperatives

- (i) Structural safety and seismic proofing should be ensured.
- (ii) Attic or basement shall be counted as a storey.
- (iii) Sloping roof shall have to be ensured.
- (iv) No construction shall be raised within a distance of 5.00 Metre from the centre of the roads in respect of all other village roads.
- (v) No construction shall be raised within controlled width of major District roads.
- (vi) Minimum front set back of 3.00 Metre from controlled width of National Highways, State Highways and Scheduled Roads under the Himachal Pradesh Road Side Land Control Act shall be kept.
- (vii) Construction on valley side of National and State Highways has to be restricted upto 1.50 Metre above the road level.
- (viii) Minimum set back of 2.00 Metre from the adjoining property, Government land and 5.00 Metre from Forest land shall have to be maintained.
- (ix) Minimum horizontal and vertical clearance from HT/ LT lines shall have to be maintained in accordance with provisions of Indian Electricity Rules, as provided in the National Building Code of India - 2005, as under:-

Electricity line	Vertical distance (Metre)	Horizontal distance (Metre)
Low and medium voltage lines and service lines	2.50	1.20
High voltage lines upto and including 11000V.	3.70	1.20
High Voltage lines above 11000V and upto and including 33000V.	3.70	2.00
Extra High Voltage lines beyond 33000V.	3.70 (Plus 0.30 M for every additional 33000 V or part thereof.	2.00 (Plus 0.30 M for every additional 33000V or part thereof.

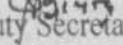
- (x) Hill side cutting may be done upto 3.50 Metre height.
- (xi) Provision of Rain Water Harvesting System @ 20 litre per square metre of roof area should be made.
- (xii) Septic Tank and Soak Pit should be made.
- (xiii) Preference shall be given for Solar Passive Building Design.
- (xiv) Locational attributes, aesthetics, local building material, heritage and environmental aspects should also be taken into account.

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It is requested that the above parameters/norms for construction activities in rural areas may please be followed.

Yours faithfully,

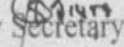

Deputy Secretary (TCP) to the
Govt. of Himachal Pradesh.

Endst. No. TCP-A(3)-3/2008

Shimla, dated 2-07-09

Copy forwarded for information to:-

1. The Sr. Private Secretary to the Chief Secretary, f Himachal Pradesh, Shimla.
All the Additional Chief Secretaries to the Government of Himachal Pradesh, Shimla.
3. All the Principal Secretaries/ Financial Commissioner/ Secretaries to the Government of Himachal Pradesh, Shimla.
4. The Senior Private Secretary to the Hon'ble TCP Minister.H.P. Shimla-2.
5. The Station Director, All India Radio Station, Shimla with a request for broadcasting in the local news and for publicity in other respective local Radio programmes.
6. The Director, Information and Public Relation Department, Shimla for advertisement in leading newspapers of the State.
7. All the Heads of Departments and Public & Semi-Public Organisations in Himachal Pradesh.


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