

FOREWORD

Kasauli is one of the most popular hill stations of Himachal Pradesh. The town is widely known for its commanding site. It has a panoramic view of the Plains, on one hand and the lofty snow clad Greater Himalayas, on the other. It is blessed with a salubrious climate and peaceful environs. The Cantonment Town of Kasauli possesses a vital colonial heritage and well preserved hillscape. Due to proximity to the Plains, a large number of tourists visit the place.

In order to combat threats from urbanization and consumerism forces, on the one hand and to ensure planned and regulated development, on the other, the State Government extended the provisions of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to Kasauli Planning Area, vide Notification dated 17.10.1991. The Development Plan was notified by the Government and published in the Official Gazette on 21.07.1998. Since then, the provisions of this Plan have been in force in the area.

The Hon'ble High Court of the State passed orders in the CWPL titled Shri Baljit Malik V/S State of Himachal Pradesh in December, 2006 that no construction having financial involvement of more than Rs. 25 lac be approved or allowed to be executed by the State Government in Kasauli Planning Area. In compliance of orders of the Hon'ble High Court, no project of any kind has been approved by the Town and Country Planning Department, having financial involvement of more than Rs. 25 lac. In order to address this aspect, the Development Plan was required to take a holistic view of availability of resources of the area, on one hand and sustainability of development to be carried accordingly, on the other in the larger public interest. In compliance of Hon'ble High Court Orders, the boundaries of Kasauli Planning Area were extended vide State Government Notification dated 15.01.2007. Existing landuse of the area was also frozen.

Kasauli Planning Area measures 1911.39 Hectare. It comprises of 35 revenue villages, which fall in 10 panchayats. Total population of the Planning Area is 11,556 persons, as per census 2001. It is anticipated that population of the Planning Area shall increase to about 18,000 by census year 2021.

In order to maintain the premier character of Kasauli, as a major tourist destination and sustainable habitat of local population, on one hand and to ensure sustainable development of the area, on the other, the proposed Draft Development Plan document has been prepared for the revised Planning Area, known as Greater Kasauli Planning Area. A notice for inviting public objections and suggestions on the same was published in the Official Gazette dated 23-9-2008. A series of meetings were conducted to explain the provisions of the draft document. The Development Plan has been finalized after consideration of public objections and suggestions by the Director. The document makes compliance of the Hon'ble High Court Orders issued from time to time. It addresses the concerns of general public, Panchayati Raj Institutions and the various existing stakeholders.

The Development Plan envisages for up-gradation of Parwanoo-Kasauli-Garkhal-Dharampur road, so that it acts as a Circular Road alongwith National Highway-22. Garkhal Bye-pass has been proposed to be constructed. A Bus Stand and a parking lot near Garkhal Bazaar Chowk have been proposed to be developed. A Petrol Pump, a Community Hall and a Stadium have also been proposed in the area. The Plan is proposed to be implemented through Land Pooling and Re-constitution Mechanism by the Development Authority. The Plan envisages regulatory mechanism for development and accordingly grant of permissions and enforcement of provisions of the document.

Place: Shimla

Date:

Director,
Town and Country Planning Department,
Himachal Pradesh, Shimla-171009.

**TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH**

No. HIM/TP/PJT/DP/Kasauli/2008 /Volume-III/

Shimla,

Dated:

To

The Principal Secretary (TCP) to the
Government of Himachal Pradesh,
Shimla-171002.

**Subject: Development Plan for Kasauli Planning Area in compliance
of Hon'ble High Court's Order dated 30.9.2008.**

Madam,

The Hon'ble High Court vide its order dated 30.9.2008 had directed **“within a month of the disposal of the objections or say upto 22nd February, 2009, the Director, Town and Country Planning, shall (We are directing by this order) process the draft in its original form or modified/ changed form, based on the decision, which he takes qua the objections received from the public and will ensure that the same is submitted to the Government within 15 days. The State Government shall (this is again our direction) take the final decision within 15 days, i.e. upto 10th March, 2009. Within a week thereafter, affidavits shall be submitted by the Director, Town and Country Planning and the Chief Secretary about the compliance of our aforesaid directions and the matter shall be listed in the Court on 20th March, 2009”** (Annexure-I).

In compliance of order of the Hon'ble High Court dated 30.9.2008, the Draft Development Plan for Kasauli Planning Area was prepared by the Department and notice of public objections and suggestions issued vide notice dated. 20.9.2008 (Annexure-II) which was published in the Official Gazette on 23.9.2008 (Annexure-III). The objections and suggestions were heard by the Director on 28.11.2008. The summary of objections and suggestions alongwith decisions is enclosed at Annexure-IV. A copy of Development Plan document, as finalized by the Department is enclosed herewith (Annexure-V). The salient features of the Development Plan are as under:-

(i) Kasauli Planning Area measures 1911.39 Hectare. It comprises of 35

Revenue villages, which fall in 10 Panchayats. Total population of Planning Area is 11,556 persons, as per census 2001. It is anticipated that population of Planning Area shall increase to about 18,000 by census year 2021.

- (i) In order to maintain the premier character of Kasauli, as a major tourist destination and sustainable habitat of local population, on one hand and to ensure holistic as well as heritage and eco-friendly development of area, on the other, the proposed Development Plan document has been prepared for the revised Planning Area, known as Greater Kasauli Planning Area.
- (ii) The major proposals of Development Plan are:-
 - (a) Up-gradation of Parwanoo- Kasauli-Garkhal-Dharampur road, so that it acts as a Circular road alongwith National Highway No.-22.
 - (b) Construction of Garkhal Bye Pass.
 - (c) Proposal of a Bus Stand near Garkhal.
 - (d) Proposal of Parking lot near Garkhal for Taxis, Cars and two wheelers.
 - (e) Implementation of Development Plan through Land Pooling and Re-Constitution Mechanism by the Development Authority.
 - (f) Regulatory provisions for planning and development.

In view of foregoing submissions, it is requested that the Development Plan may be considered, so that time bound compliance of Hon'ble High Court's Order dated 30.9.2008 is ensured, please.

Yours faithfully,

Encl: As above.

Director,
Town and Country Planning Department,
Himachal Pradesh, Shimla-171009.

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