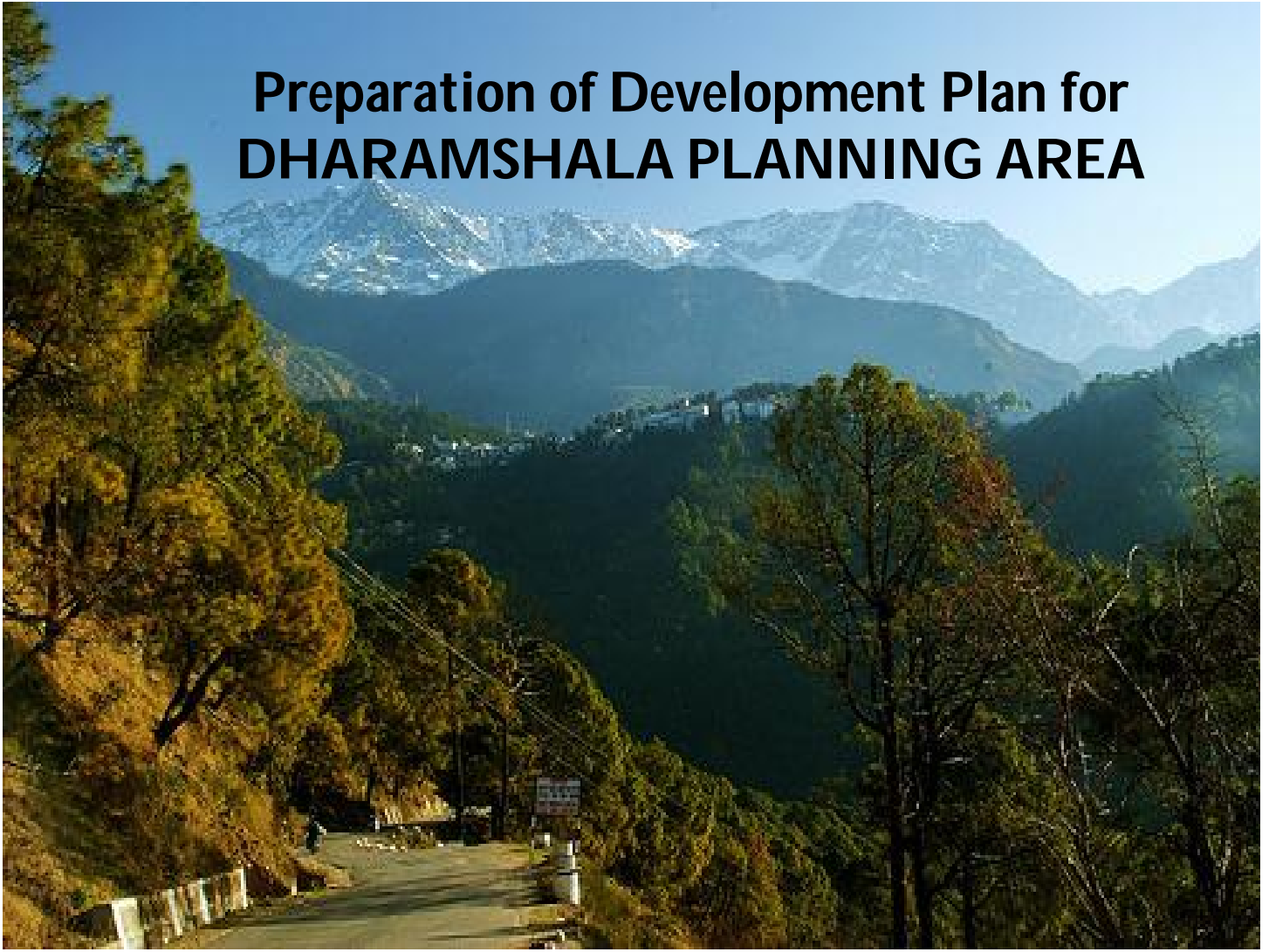


Preparation of Development Plan for DHARAMSHALA PLANNING AREA



DRAFT DEVELOPMENT PLAN

Town And Country Planning Department,
Government Of Himachal Pradesh



Report Quality Check

Dharamshala Planning Area

Draft Development Plan

Revision No	Prepared By	Checked By	Submitted On	No. of Copies Circulated
1	Gargi Asati, Nitya Agarwal, Tanya Dwivedi, Prakash Adhikarai	Prof. J. H. Ansari	May 2017	3 (One Each in TCP Shimla, Divisional TCP Office, Dharamshala, MC Dharamshala)

Submitted To:

Town and Country Planning Department

Government of Himachal Pradesh



Inclusion of the comments received vide letter No.HIM/TP/PJT/RFP-III/2015/Vol-I/20171-72 Shimla, dated 18 March 2017 against submission of Draft Report

S. No.	Comments from TCP Department	Action taken by REPL
1	Quality of analysis and drafting still needs improvement in all the chapters as minor typing and drafting mistakes still persists.	Corrected
2	As conveyed during the Concept Stage that all the Reports should be duly signed and vetted by the Team Leader. DDP is not vetted.	Vetted by Team Leader
3	Name may be changed from 'DRAFT REPORT' to 'DRAFT DEVELOPMENT PLAN'. Same changes may be incorporated in headers and footers and elsewhere in the DDP.	Changed as required
4	Analysis throughout the DDP w.r.t. population figures and projections needs a thorough cross checking and revision.	Cross checked and revised
5	Vision 1.5: As per discussions held in MC Dharamshala, the vision was to be modified in line with the Smart City Vision, but it still talks about eco-tourism alone. (Refer 6.8, Page 69).	Modified and heading 'Vision' has been removed but incorporated in para 1.2.
6	For Dharamshala Planning Area and the population projection figures will need thorough cross checking and verification as there seems to be an enormous increase in population figure from year 2011 to 2012. The discrepancy is also evident in the population graph with a sudden spike/jump between 2011-15, which is quite abnormal and unjustifiable for any population projection and growth curve. Population projections is the most important aspect as land use proposals and future requirement are based on population projections alone and therefore whole DDP will need desired revisions in each chapter.	Corrected and revised in entire chapter 3 and in relevant tables and figures
7	Analysis throughout the DDP w.r.t. population figures and projections needs a thorough cross checking and revision.	Cross checked and revised in entire report
8	Relation between Table 2.1 (Page -8) and all the Tables under Section 3.3(Page 39 to 42). All graphs and Tables should be correlated for figures and years, 2011, 2016, 2021 etc.)	Note has been added after table 2-1 and all tables of section 3.4 has been revised.
9	Method of deriving floating population figures and its justification is not very convincing. One or two prominent methods for calculating floating population may be given and best method may be adopted rather than directly adopting a single method.	Methods were already mentioned in the report but now heading wise method is written in page 37.
10	It is observed that most of the pages are left blank or	Edited and formatted



Draft Development Plan Dharamshala, 2035

	half blank. Same be avoided, correct and edit accordingly. This exercise is likely to reduce the DDP by nearly 20-30 pages.	properly.
11	Map (5-2): is very sketchy and may be shown and corrected properly. Spellings may be corrected.	Corrected in Map 5-2
12	Existing Land Use (5.3)- Each Land Uses may be elaborated properly. The present description is not sufficient.	Elaborated properly in section 5-3.
13	6.4, Tourism Footfall, may be corrected and redrafted for years of highest domestic and international tourists. Both the years mentioned are wrong and data given is only for 8 years and not for 10 years. Data for year 2006 and 2007 may also be included as it is available on Tourism website.	Data available on website is only for past 8 years.
14	Word Special may be deleted from 'Special Planning Area' appearing throughout the report.	Removed
15	7.4 Household projections- In light of revision of population projection figures this section may also be revised.	Revised in para 7.6.
16	Map 8-3- Legend may be corrected as road are not appearing on the contour Map.	Corrected in Map 8-2.
17	8.1.4 Solid Waste Management- One or two photographs of the dumping site may be inserted. Map may be presented in A3 format.	Inserted in figure 8-1, Location of Dumping Site is shown in Utility Map 8-3.
18	Proposed Land Use Map may be revised based on discussions and issues raised by TCP Department to the representative during review meeting held in Dharamshala. i. Proposed Land Use along major arteries/ corridors. ii. Proposals to be marked on Govt. land.	Revised as per discussion and shown in Map 12-1.
19	Map 8-5 & 8-6, readability may be increased. In source, Google Maps may be deleted. Rural area, health facilities/education facilities have not been mapped. (Table 8-7 & 8-8) In Map as well, a Table may be inserted for better understanding and reference.	Hierarchy wise health and education facilities with improved readability are shown in Map 8-5 and 8-6 respectively. List of education facilities are shown in table 8-12 and name of health facilities are shown in Map 8-5.
20	Figure 10.3 to be enlarged for readability and presentation.	Figure 10-3 enlarged accordingly.
21	Chapter 11- Zoning Regulations: Complete chapter	Revised as per HPTCP



Draft Development Plan Dharamshala, 2035

	may be revised based on HPTCP Rules 2014(Amended upto 2016) and not TCP Rules,1978 which stand repealed, please.	Rules 2014 (Amended upto 2016) in chapter 14
22	Annexure 2 and 3 may be presented on maps with more clarity and readability.	Sketch diagram is only available with the department; therefore exact location is not able to mark. Power map is added in Map 8-4.
23	The Soft copy of DDP in word format and Maps in parent/native GIS format may be submitted to TCP Directorate /Field Office at the earliest.	Will be submitted, once the report will be finalized
Inclusion of the comments received vide letter No.HIM/TP/PJT/RFP-III/2015/Vol-I/20478-80 Shimla, dated 28 March 2017 against submission of Draft Report		
Chapter-1		
1	Introduction- irrelevant, we are talking about what. It is an official document	Corrected
2	1.2 project background – The TCP Department intends to prepare- wrong	Corrected
3	The responsibility of implementing the DP for Dharamshala rests with the TCP Department- this is a wrong statement	Corrected
4	1.3 Aim – to be deleted	Deleted
5	1.4 Objective- to be deleted	Deleted
6	1.5 Vision- to be deleted	'Vision' has been removed but incorporated in para 1.2.
7	1.6 Methodology- to be deleted	Deleted
Chapter 2		
1	Introduction- when was Dharamshala notified as Planning Area and then ELU framed etc.	Planning area notification has already been mentioned in para 2.2. ELU framed has been added in para 2.2.
2	2.2 But now the population will start jumping due to Smart city project, second capital status	Considered in population projection
3	Table 2-1 Population 2011 (22586)- 2015 (53543) the huge increase has not been explained	Note regarding 2015 population has



Draft Development Plan Dharamshala, 2035

		already mentioned below table
4	Apart from Dharamshala town area, the planning area includes a number of suburbs and as such the total population of Dharamshala Planning Area is 39693 in 2011. It is not so as per chapter 3, table 3-3	Corrected
5	Figure 2-2 is blurred	Improved
6	2-3 Tibetan has had to flee. How many Tibetans	This data is not available
7	2-7 Minimum temperature not given. Rainy days are also not given	Added in para 2.7.
8	Map 2-6 category 2500-3000 not in map.	Removed
9	Map 2-9, 3 colors	Map has been removed as relevant data not available and its relevance is not much in Development Plan context.
10	Map 2-10, 4 colors. What is rest of area	
11	2-11, Flora and Fauna has not been detailed out.	Detailed in para 2.11
Chapter – 3		
	3.1 Population of Dharmashala Planning Area mentioned as 46,856 in para but shown as 51,871 in figure 3-1	Corrected
	Population of previous decades is needed in Table 3-1 to match/justify figure 3-1	Added in table 3-1
	First para of page 27 not justified	Removed, as the para is not having much significance in terms of DDP
	What is the relevance 1987 now?	Removed
	Sex Ratio jumps from 824 to 894 in just in 10 years. Source of data and figures not given.	Census of India -2011, source is already mentioned in para 3.2.1, figure 3-5 and 3-6.
	Page 28. Second para says that M.C. holds 56.06% of population in the Planning Area. Not supported by Table 3-3	Corrected in first para of page 23
	How do we take or define Out Growth (OG)	Out growth is the area surrounding main town and depending on it. Out growth data is taken from Census data.
	Population of wards in Table 3-5 is not supported by year of data. Also it does not blend with table 3-4.	Year is already mentioned in table 3-



Draft Development Plan Dharamshala, 2035

		5 heading.
	Para B, page 30 – Decrease in rural population also due to small family norm across the country and H.P. State	Added in para B page 26
	How come rural population decreased in 2011 despite 20 villages having been added to Dharamshala Planning Area in 2005?	To compare the growth rate, 20 additional villages had been considered in 1991 and 2001 also.
	Table 3-6 shows 32 villages as against 33 in Table 2-4.	Table 3-6 showing 32 revenue villages which are rural in character whereas, Dharamshala Municipal area is urban in character and not included in the table.
	Map 3-1 Names of villages wrong and not matching with table 3-6	Corrected as per name of villages mentioned in notification
Chapter -5		
	Table 5-1, "Manikaran" written	Corrected
	Total area 4231.76 is not as per table 2-4. Is Cantonment part of Dharamshala Planning Area?	Area given in table 2-4 is as per revenue record but as per the actual survey and satellite imagery area is slightly more. Cantonment Area falls under Planning Area.
	Para 5.4.1 There is a sharp increase in population growth from 2001-2011- M.C. area or Planning area?	Planning area is added in para 5.4.1.
Chapter – 6		
	Floating/tourist population in Dharamshala Planning area is not worked out at all.	Floating Population of Dharamshala has been taken from I&PH department and added in para 6.4. Also District tourist arrival statistic has been used for the study purpose.
	Bed capacity, occupancy in hotels with relation to activities	Data added in para 6-5, table 6-3 and



Draft Development Plan Dharamshala, 2035

		Annexure 1.
	How many people visit Mcleodganj and HPCA Stadium and implication thereof in terms of parking, TOI etc.	Data related to HPCA stadium is added in para 6-4.
	Tourist facilities	Added in para 6.6.
Chapter – 7		
	Introduction is irrelevant here	Corrected
	7.1, 14 wards?	This is as per census 2011 data, when Municipal Corporation was not formed.
	29 villages	Corrected as 32 villages
	Figure 7-1, what do the figures along 4-axis indicate?	Comment not clear
	Height and storeys of building not given as per sample survey to judge the pattern of development	Added in table 7-1.
Chapter – 8		
	Proposal of PWD in respect of roads not given	Proposal of PWD roads had already been incorporated in Proposed Land use map and Proposed Transportation network (Map 9-2)
	Data on sewerage is just insufficient	Added after data collected from I&PH department
	Salient features of sewerage, zones, design year & population, problems and potentials, treatment and disposal not given.	Sewerage zones are available for left out area only which is added in map 8-6 design year and population is added in table 8-15. Proposed new treatment plants are shown in map 8-7 and mentioned in para 8.4.2.
	Quality of water, quantity, system of supply, metering, treatment need to be dealt in detail	Water quality is added in para 8.1.1.1
	Schemes in the pipe line	Augmentation and improvement work scheme is already shown in map 8-6.
	Map 8-6 Names of educational institutions getting obscured	Hierarchy wise educational facilities



Draft Development Plan Dharamshala, 2035

		map is prepared and added as Map 8-6.
Chapter – 9		
	Data on existing road network less. Missing links, through traffic etc.	Added in Map 9-1.
	What is conclusion for existing roads? Any widening proposed?	Added in para 9.10.2.
Chapter – 10		
	Flash floods data may be Dharamshala specific	Data not available.
Chapter – 11		
	11.1, not needed	Reduced the para
	11.2, not needed	Removed
	11.3(ii), perhaps too harsh	Modified in para 14.2 (ii)
	11.4, online planning permission and fee deposit	Added in para 14.4
	11.4.2(vii), needs to be reviewed	Updated in para 14.3.2 (vii)
	11.4.2(xxvi), already built are discretion	Updated in 14.4.2(xxvi)
	Sloping roof is mandatory or not under which para	Mentioned in para 14.3.2 (xxiii), 14.3.4 (iii), 14.3.4-4(ii), 14.3.4-7-B (ii),
	(xxxiii) which major roads, we need to specify	Updated in para 14.3.2 (xxxiii),
	(xxxvii) RWHT-roof area 200 sqmt to be written	Added in point no xxxvii
	(xxxvii) to be deleted	Deleted
	(xxxviii) cellar for what purpose	For storage etc.
	How many cellars? Why to have this provision at all?	
	Page 162	Revised
	(x) wrong clause, does not match with sr. no. 5 at page 164	Corrected
	(xii) wrong. We do not have any apartment act now.	Removed
	11.4.4, 1(A) min, area 200 sqmt defective clause	Removed
	Page 164 clause 2, 135 sqmt for >501 sqmt?	Not clear
	4. Parking floor height 2.70mt.	Removed
	Notes are not needed Page 165 clause 8 is not correct	Removed
	Page 166 commercial regulations on pattern of Appendix -1	Corrected as per Appendix-1 in para 14.3.4-2
	Hotels too like that	Corrected in para 14.3.4-2
	Page 178 which water bodies, we have to specify if these exist at all	Corrected and merged with para 14.3.4-7



Draft Development Plan Dharamshala, 2035

	c) it is confusing	Removed
	11.4.5 Have we marked any heritage structures	Identified in Figure 6-1 showing tourist spots
	What are precise regulations? As per IDP Shimla.	
	11.4.8 Area under apartments 45-50% is wrong	Corrected in para 14.9
	Approach road	Means of Accessis given in para 14.4-Point no vii
	vi) maximum height of parking floor	Already mentioned in point no viii of para14.9
	FAR-?	Already mentioned in point no ix of para14.9
	Setbacks	Already mentioned in point no xi of para14.9
	11.4.11 Exempted areas already covered at page 172. "Other imperatives need a relook.	Modified in 14.3.5
Maps		
	Smart City charts/maps may not be appended with the DP	Removed
	Layers in respect of Forest areas, government land etc.	Incorporated in Map 5-3 and 5-4.
	Government restricted area, what do we mean by it?	Corrected as Cantonment Area
	Salient features of proposed Land Use Map to be depicted	Detailed out in Land use chapter 12.
	Land Use Map needs to be checked by the field office.	Existing Land use map had been thoroughly checked by field office and proposed land use map has been prepared as per their instructions and suggestions.
General		
	No innovative solution or best practices suggested by the Consultant other than what we are doing in H.P.	Proposals/strategies for various sectors have already been incorporated in respective chapters.



Inclusion of the comments received vide letter No.HIM/TP/PJT/RFP-III/2015/Vol-I/20171-72 Shimla, dated 18 March 2017 against submission of Draft Report Observations received from the Divisional Town Planning Office, Dharamshala:-

Chapter -1

1. Objective and Vision is required to be co-related with each other duly supported with detailed analysis.

REPL Action: Headings of objective and vision is removed as per TCP Shimla comments.

2. Complete Draft Development Plan may be reviewed as a whole and be corrected grammatically and repetition of same words may be avoided.

REPL Action: Revised as suggested.

3. All figures/ images may be revised with a proper legends and readability.

REPL Action: Revised as suggested.

4. The report should be duly signed and vetted by the team leader.

REPL Action: Checked by Team Leader

5. Consultant name at the footer of each page may also be deleted and only name of Town and Country Planning Department with its logo may be written.

REPL Action: Consultant Name is removed.

6. Geographical orientation in terms of longitude and latitude of Planning Area needs to be inserted in Para 2.4.

REPL Action: Added in para 2.4.

Chapter -2

1. Introduction Para may be elaborated containing references of constitution of Municipal Council, Dharamshala Planning Area and Dharamshala Municipal Corporation.etc.

REPL Action: Introduction para is revised and constitution and upgradation of Municipal body is mentioned in para 2.2.

2. Location of in Himachal Pradesh in States and Union Territory Map (Fig. 2.1) of India may be highlighted specifically.

REPL Action: Figure 2-1 is revised

3. Notification of Dharamshala Municipal Corporation may be inserted after table 2.4.

REPL Action: Added as Map 2-1.

Chapter -3

1. In Figure 3.3 growth rate of Dharamshala planning area and urban area may be replaced by Dharamshala Planning Area and Dharamshala Municipal Corporation Area.

REPL Action: Corrected

2. Boundary of Dharamshala Municipal Corporation in map 3.1 is not correctly marked.

REPL Action: Corrected

1. As discussed with the representatives of REPL exact boundary of Dharamshala Municipal Corporation relating to Revenues village Banoi based on Shajra sheets may be marked in map 3.1 & 3.2.

REPL Action: Corrected in Maps

2. Overall analysis of various data and facts needs improvement and also must contain chapter-wise conclusion duly supported with suggestive measures.

REPL Action: Analysis has been improved. Issues and potential has been added in respective chapters. SWOT analysis is now added in Chapter 11.

Chapter -4

1. Occupational structure in tabular form, description of industry, trade and commerce Centres, Retail /wholesale shops and informal sector is missing in the report.



REPL Action: Occupational Structure has been added in para 4.4, type of industries are added in para 4.2, trade and commerce centres as well as retail shops are mentioned in para 4.3. Informal sector is added in para 4.3.1.

2. Key issues of this chapter may be incorporated.

REPL Action: Already mentioned in para 4.6.

Chapter -5

1. Heading of Chapter 5 should be Existing land Use.

REPL Action: Heading is changes to Existing Land Use.

2. Existing land use table must contain use wise existing area and vacant land under various land uses having conformity with the area of total planning area.

REPL Action: Land Use wise area break up has been given in table 5-1 in standard Development Plan format.

3. Area under different uses may be rectified as existing land use map updated in this office.

REPL Action: Updated as per revised Existing land use map.

4. Detail of existing physical infrastructure i.e water supply, sewerage, drainage, and electricity, public - semi public and traffic & transportation duly supported with their relevant maps may be made part of the development plan.

REPL Action: Thematic maps were already there in respective chapter, some updation in the maps has done now.

5. Additional requirement of Physical and Social Infrastructure on the basis of projected population for the year 2035 is not given in the report along with table.

REPL Action: Requirement of physical and social infrastructure for projected population is already given in table 8-13, 8-14, 8-16, 8-17 and 8-18.

6. Floating population, its impact upon the existing infrastructure and future required infrastructure for same is not properly defined in the report.

REPL Action: Physical infrastructure requirement had already worked out after considering floating population.

7. Separate Chapter for proposed land use 2035 may be inserted in the report along with table.

REPL Action: New chapter of proposed land use has been added as Chapter 12.

Chapter -6

1. Whole chapter needs to be re-drafted. It does not provide relevant information about tourism industry and heritage etc. of the town.

REPL Action: Corrections has been made in the entire chapter.

2. More detail about tourism specifying therein tourist flow, existing infrastructure and important regional centre may be included in detail.

REPL Action: Maximum available relevant information through tourism department and websites has been incorporated in the chapter. Some information is not available from any source due to which it is not given.

3. Map of District Kangra showing important tourist destinations is required to be inserted.

REPL Action: Inserted as Map 6-1 and 6-2.

Chapter – 7

1. After Para 7.1 detail of housing and urban poor, housing schemes, urban poor and slums, availability of urban basic services to poor, ongoing projects/proposals may be inserted in the Draft Development Plan.

REPL Action: Added in para 7.2, 7.3

Chapter - 8

1. Planning Area map showing location of sources of water supply may be inserted after Table 8.1.



REPL Action: Location of WTP is shown in Utility Map 8-3.

2. Planning Area map showing connectivity with existing Sewerage Treatment Plant may be inserted after Para 8.1.2.

REPL Action: Location of STP is shown in Utility Map 8-3.

3. Solid Waste Management plan may be made part of draft Development Plan supported with relevant data of concerned local body, its existing locations with capacity, and proposed site for future requirements.

REPL Action: Existing solid waste management data already mentioned in para 8.1.4. Location of proposed dumping site is shown in Utility Map 8-3.

4. Planning Area map showing locations of existing Electricity Sub Stations their capacity may be inserted after Para 8.1.5.

REPL Action: Locations of existing Electricity Sub Stations is shown in Map 8-4.

5. Planning Area map showing locations of existing Educational and Health facilities and their proposed locations if any in view of the future requirements Table 8.2.

REPL Action: Proposal of exact location of activities in Development Plan can not be shown, as it will bound the land owners to such activity. Therefore, proposed land use will allow various activities permitted in zoning regulation in that area which will come up as per the general interest of public and developer.

Chapter – 9

1. NH 503 and its signage is not correctly marked in Figure 9.1.

REPL Action: Corrected in Figure 9-1.

2. Planning Area map showing road network in hierarchical order may be inserted after Figure 9.1

REPL Action: Added in Map 9-1

3. Planning Area map showing locations of existing parking places may be inserted after Table 9.1 and measure to redress the present parking crises by declaring some areas accessible through pedestrian only keeping in view the topography of the Planning Area.

REPL Action: Parking locations are shown in Map 9-1. Strategies are given in para 9.10.2

Chapter – 10

1. Planning Area map showing locations required to be banned for future construction as per survey and study may be inserted in this chapter and any suggestive measures to ward of any natural calamity due to location of Planning Area in the Seismic Zone V in Development Control Regulations may be inserted.

REPL Action: Buffer zone is marked in proposed land use map along natural features, no construction on high slopes and forests is mentioned in para 10.6.1. Zoning regulation also mentions about the restriction on construction in sensitive areas.

Chapter -11

1. The word 1978 in respect of HPTCP rules may be replaced by 2014 in this chapter.

REPL Action: Replaced in Chapter 14.

2. Serial No. 8 of para 11.4.4 may be deleted.



REPL Action: This is ok and also checked from other HP towns regulations.

3. Regulation of exempted activities at page 182 to 185 and 203 to 206 may be deleted.

REPL Action: Modified in para 11.3.4 - 7

4. A regulation for commercial use needs amendments in accordance with the Appendix - 1 of the H. P. Town and Country Planning Rules, 2014.

REPL Action: Amended in chapter 14.

Chapter – 12

1. This chapter may be inserted after Chapter -5 of the draft report.

REPL Action: Maps has been removed as per discussion in Steering committee, only broad proposals has been kept same in para 5.7.

Chapter – 13

1. New chapter for Institutional framework and Implementation mechanism may be inserted containing components viz a viz Implementation Strategy, Urban Land Policy, Importance of Legal Framework, Organizational Structure of Town and Country Planning Department, Phasing and Costing, Review and Monitoring of Development Plan.

REPL Action: New chapter is added as Chapter 13.

Maps:-

- Boundaries of revenues Mohals , Municipal Corporation & Planning Area be marked in a single line in conformity to the standard format of URDPFI guidelines in the proposed and existing land use map may

REPL Action: Added in existing land use map.

- Legend of different land uses in the map of Existing/ Proposed land use as got rectified in this office may be prepared as per above guidelines.

REPL Action: Rectified as suggested.

- Land use proposal may incorporated in the map based upon the projections/requirements of the population in the town up to 2035.

REPL Action: Updated accordingly.

- Logo of this department with the seal may be inserted wherever appeared in the draft report.

REPL Action: Logo is added in the report.

- Separate map showing Govt. land may be made part of the Draft DP report.

REPL Action: Added in Map 5-4.



TABLE OF CONTENTS

Chapter 1. INTRODUCTION.....	1
Chapter 2. DHARAMSHALA PLANNING AREA.....	3
2.1 Introduction.....	3
2.2 Introduction to Dharamshala Planning Area.....	3
2.3 Historical Background.....	9
2.4 Physical Setting.....	9
2.5 Topography.....	10
2.6 Connectivity.....	10
2.6.1 Rail.....	11
2.6.2 Road.....	11
2.6.3 Air.....	11
2.7 Climate and Rainfall.....	14
2.8 Geographical Setting.....	16
2.8.1 Physiography and Geology.....	16
2.9 Soil.....	21
2.10 Water Resources.....	21
2.11 Flora and Fauna.....	22
Chapter 3. DEMOGRAPHY AND SOCIO ECONOMIC PROFILE.....	23
3.1 Demographic Profile.....	23
3.2 POPULATION CHARACTERISTICS.....	32
3.2.1 Sex ratio.....	32
3.2.2 Literacy Rate.....	33
3.3 issues/ challenges.....	35
3.4 Population Projection.....	35
Chapter 4. ECONOMY AND EMPLOYMENT.....	41
4.1 Primary Sector.....	41
4.2 Secondary Sector.....	41
4.3 Tertiary Sector.....	43
4.3.1 Informal markets.....	43
4.4 Occupational structure.....	45
4.5 Workers and Work force Participation.....	45
4.6 Issues/ Challenges.....	46



4.7	Himachal Pradesh Initiatives	46
4.8	Economic Base and Employment Proposals.....	47
4.8.1	Sector wise Projection of Work force.....	48
4.8.2	Smart City Proposal	48
Chapter 5.	Existing LAND USE.....	50
5.1	Introduction	50
5.2	Existing Spatial Growth Trend.....	50
5.3	Existing Land use in Dharamshala Planning Area- 2016.....	53
5.3.1	Residential.....	54
5.3.2	Commercial	55
5.3.3	Mixed use.....	55
5.3.4	Transport and Communication	55
5.3.5	Public and Semi-Public.....	56
5.3.6	Recreational and Green Areas	56
5.3.7	Tea Garden.....	56
5.3.8	Agriculture	57
5.3.9	Ecologically Sensitive Area.....	57
5.4	Development Issues and Challenges.....	61
5.4.1	Demography.....	61
5.4.2	Urban Economy.....	62
5.4.3	Spatial Development	62
5.5	Spatial Planning Concept.....	62
5.6	Proposals of Other Departments	63
5.7	Smart City Proposals of Dharamshala	64
Chapter 6.	TOURISM AND HERITAGE.....	66
6.1	Introduction	66
6.2	Tourism Scenario	66
6.2.1	Regional Level	66
6.2.2	Planning Area Level	67
6.3	Fairs and festivals in Dharamshala Planning Area	72
6.4	Tourist inflow.....	74
6.5	Tourist Accommodation	75
6.6	Tourist Facilities	76



6.7	Tourism Potential.....	76
6.8	Issues/ Challenges.....	76
6.9	Circuit Tourism.....	77
6.10	Proposals for Tourism Development.....	78
6.10.1	Establishment of Tourist Information Centre.....	79
6.10.2	Forest Based Recreation.....	79
6.10.3	Protection of Monuments and Environment in Planning Area.....	79
6.10.4	Artisans Village cum-Vocational Training Centre.....	79
6.10.5	Formulation of Volunteer Network for Identified Sites.....	80
6.10.6	Tourism Branding and Promotion.....	80
6.10.7	Safety of Tourists.....	80
6.10.8	Improvement in Infrastructure.....	80
6.11	smart city proposals.....	80
Chapter 7.	HOUSING PROFILE.....	82
7.1	Overview of Housing Scenario.....	82
7.2	Housing for urban poor.....	82
7.3	Existing Housing initiatives (State and Center).....	82
7.4	Primary Findings FROM sample Survey.....	83
7.4.1	TENURE STATUS OF HOUSEHOLDS (Owner and TENANT).....	83
7.4.2	Type of HOUSEHOLDS (Joint and Nuclear).....	84
7.4.3	Height of Buildings.....	85
7.4.4	Monthly Income.....	85
7.4.5	EDUCATION FACILITIES.....	86
7.5	Census Data on Housing IN Dharamshala planning area.....	86
7.5.1	Condition of Census Houses.....	86
7.5.2	Type of Structure.....	87
7.5.3	Material of Roof.....	88
7.5.4	Material of Wall.....	88
7.5.5	Material of Floor.....	89
7.5.6	Number of Dwelling Rooms.....	89
7.5.7	Toilet Facility.....	90
7.5.8	Sewage Disposal System.....	90
7.5.9	Bathing Facility.....	91

7.5.10	Waste Water Outlet Connection.....	91
7.5.11	Kitchen Facility	92
7.6	Projection OF NUMBER OF Households	92
Chapter 8.	INFRASTRUCTURE	94
8.1	Physical Infrastructure	94
8.1.1	Water Supply.....	94
8.1.2	Sewerage and Sanitation	97
8.1.3	Drainage and Slope Analysis	98
8.1.4	Solid Waste Management.....	101
8.1.5	Electricity	104
8.2	physical Infrastructure issues/ challenges.....	105
8.3	Social Infrastructure	105
8.3.1	Health Facilities	105
8.3.2	Education Facilities.....	106
8.4	Physical Infrastructure Proposals.....	110
8.4.1	Water Supply.....	110
8.4.2	Sewerage	111
8.4.3	Drainage.....	114
8.4.4	Solid Waste Management.....	114
8.4.5	Power	117
8.5	Social Infrastructure Proposals.....	120
Chapter 9.	TRAFFIC AND TRANSPORTATION.....	122
9.1	Road Network	122
9.2	Parking Facilities.....	124
9.3	Traffic Volume.....	124
9.3.1	Traffic Volume Survey.....	124
9.3.2	Existing volume	125
9.3.3	Capacity of major roads.....	134
9.4	Parking SURVEY.....	136
9.5	Origin – Destination Survey	138
9.6	Terminal facilities.....	141
9.7	Growth of vehicles	141
9.8	Road accidents.....	143

9.9	Issues related to Transportation	145
9.10	Proposals	145
9.10.1	Geometric DESIGN and Capacity Augmentation	146
9.10.2	Proposed Roads and Parking	147
9.10.3	Traffic Management Techniques.....	149
9.10.4	Other suggested measures and policies	149
Chapter 10.	ENVIRONMENT & DISASTER MANAGEMENT	151
10.1	Introduction.....	151
10.2	Environment	151
10.2.1	Geology and hydrogeology of the study area	151
10.2.2	Soil.....	152
10.2.3	Forest	152
10.2.4	Ground water resources	152
10.3	Natural Hazards	153
10.3.1	Earthquake.....	153
10.3.2	Landslides.....	155
10.3.3	Flash Floods.....	156
10.3.4	Cloud Burst.....	156
10.3.5	Wind Storm	156
10.4	Man-Made Hazards.....	156
10.4.1	Forest Fire	156
10.4.2	Road Accidents.....	157
10.5	Vulnerability.....	157
10.6	Environmental and Disaster Management Proposals.....	157
10.6.1	Proposals.....	158
Chapter 11.	SWOC Analysis.....	159
11.1	STRENGTHS.....	159
11.1.1	Strong Tourism Base.....	159
11.1.2	Immense Natural and Cultural Heritage.....	159
11.1.3	Very rich cultural heritage	159
11.1.4	Availability of perennial and renewable sources of water and power supply.....	160
11.1.5	Adequate housing	160
11.1.6	Good social infrastructure	160



11.1.7	Environmentally conscious and responsible community	160
11.1.8	Extensive INTERNET connectivity	160
11.1.9	Strengthening Administration Function	160
11.2	WEAKNESSES	161
11.2.1	Lack of Development of Tourism Attraction points around Dharamshala and related infrastructure to hold tourists interest and increase Their Average duration of stay.....	161
11.2.2	Unplanned growth and inefficient land management	161
11.2.3	Lack of public transport and inadequate NMT infrastructure	161
11.2.4	Inadequate and inefficient urban infrastructure and services	161
11.2.5	Seasonal Tourism	161
11.2.6	Lack of Industrial Activities	162
11.3	OPPORTUNITIES	162
11.3.1	Global Tourism Destination	162
11.3.2	Infrastructure development.....	162
11.3.3	Natural Features.....	162
11.3.4	Willingness of Stakeholders for Plan	162
11.4	CHALLENGES	162
11.4.1	Large floating population.....	162
11.4.2	Disaster Risk	163
11.4.3	INCREASING TRAFFIC RELATED ISSUES AND UNORGANISED PARKING.....	163
11.4.4	UNAUTHORISED CONSTRUCTION AND HIGH RISE DEVELOPMENT	163
Chapter 12.	Proposed Land use-2035	164
12.1	Land Requirements	165
12.1.1	Residential.....	169
12.1.2	Commercial	169
12.1.3	Mixed Use	169
12.1.4	Public and Semi Public.....	169
12.1.5	Recreational Area.....	170
12.1.6	Traffic and Transportation	170
12.1.7	Undeveloped Area.....	170
Chapter 13.	Plan Implementation and resource mobilization	171
13.1	Resource Mobilization and Implementation Framework.....	171
13.1.1	Resource Mobilization.....	172
13.1.2	Implementation Strategy.....	172



13.2	Phasing and Prioritization of Development	173
13.3	Costing	174
Chapter 14.	ZONING REGULATIONS	175
14.1	Use Zones Designated	175
14.2	Development Control Regulations (DCR)	181
14.2.1	Procedure	181
14.2.2	General Regulations	183
14.2.3	Sub-Division of Land Regulations	192
14.2.4	Regulations for Each Land Use Zone	195
14.2.5	Other Regulations	203
14.3	EASE OF DOING BUSINESS	209
14.4	Solar Passive Building Design Regulations	210
14.5	Barrier Free Environment for the Persons with Disabilities Regulations	214
14.6	Regulations for Old Age Persons	216
14.7	REGULATIONS FOR COLLECTION OF RAIN WATER	217
14.8	Regulations for development of Apartments and colonies	218
14.9	REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS	226

INDEX OF TABLES:

Table 2-1 Decadal Population of Dharamshala Urban Area (M CI+Out Growth).....	4
Table 2-2 Review of Development Plan Area	6
Table 2-3 Population of Himachal Pradesh and Kangra District.....	6
Table 2-4 List of Revenue Villages under Dharamshala Planning Area	7
Table 3-1 Growth Rate in Population in Dharamshala Planning Area, 2001-11.....	23
Table 3-2 Decennial Growth Rate of Dharamshala Municipal Area	24
Table 3-3 Population of Dharamshala Planning Area- 2011	25
Table 3-4 Total Population and Number of Households (Ward Wise), Dharamshala Municipal Council Area including Out Growth (OG), 2011	26
Table 3-5 Ward Wise Detail of Dharamshala Municipal Corporation Area, 2016.....	27
Table 3-6 Area, Population and Households of Rural and Urban Entities in Dharamshala Planning Area, 2011	29
Table 3-7 Population Projection- Dharamshala Urban Area.....	35
Table 3-8 Population Projection- Dharamshala Rural Area.....	36
Table 3-9 Population Projection- Dharamshala Planning Area.....	37
Table 3-10 Population Projection for Designing Sewerage Network.....	38
Table 3-11 Projected Floating Population.....	39
Table 4-1 Workers engaged in Different Sectors in Dharamshala Planning Area, 2011	41
Table 4-2 List of Units in Dharamshala Planning Area	42
Table 4-3 Year wise Workers engaged in Different Sectors in Dharamshala Planning Area	44
Table 4-4 Urban and Rural Main and Marginal Workers in Dharamshala Planning Area, 2001 and 2011	45
Table 4-5 Projected Work Force for Planning Area- 2035	47
Table 4-6 Sector wise Projection of Work Force in Dharamshala Planning Area.....	48
Table 5-1 Existing Land use – Dharamshala Planning Area, 2016 (After LU Validation)	53
Table 5-2 List of Parks in Old Existing Area, Dharamshala Planning Area	63
Table 5-3 List of New Parks in Dharamshala Planning Area.....	64
Table 6-1 Tourist Arrival Statistics from 2008 – 2015 in Kangra District.....	74
Table 6-2 Tourist Facilities Available in Kangra District	75
Table 6-3 Hotels and Bed Capacity in Planning Area	76
Table 6-4 Tours in Dhauladhar Circuit	77
Table 7-1 Height of Buildings in Planning Area	85
Table 7-2 Projection of Number of Households in Dharamshala Planning Area	92
Table 8-1 Primary source of Water Supply in Dharamshala Planning Area	95
Table 8-2 Results of MPN of groundwater samples for pre-monsoon (June, 2010) and post-monsoon period (October, 2010).....	95
Table 8-3 Water Quality of Ground Water for Pre-monsoon (A) and Post-monsoon (B) Season	96
Table 8-4 Population Considered for Design Existing Sewerage Network	97
Table 8-5 Transportation of Solid Waste in Dharamshala.....	102
Table 8-6 Sector wise Solid Waste Collection and Transportation of Disposal Site at Dharamshala.....	102
Table 8-7 Composition of Municipal Solid Waste at Dharamshala	102
Table 8-8 Existing Toilets in Dharamshala Planning Area.....	103



Draft Development Plan Dharamshala, 2035

Table 8-9 Type of Medical Facility in Dharamshala Municipal Area	105
Table 8-10 Type of Medical Facility in Dharamshala Rural Area	105
Table 8-11 Type of Educational Facility in Dharamshala Planning Area	107
Table 8-12 List of Education Facilities in Planning Area	107
Table 8-13 Projected Water Demand	111
Table 8-14 Projected Waste Water Generation.....	111
Table 8-15 Population Projection for Designing Sewerage Network.....	112
Table 8-16 Projected Solid Waste Generation	114
Table 8-17 Power Requirement for the Perspective Year 2035.....	118
Table 8-18 Area Required for Various Social Infrastructure Facilities in Planning Area for Year 2035.....	120
Table 9-1 Location of Designated Parking Facilities	124
Table 9-2 Traffic Volume and Capacity for NH-503, Dharamshala	134
Table 9-3 Traffic Volume and Capacity for NH-503, Dharamshala	135
Table 9-4 Parking characteristics for designated parking locations, Dharamshala ..	137
Table 9-5 Number of registered vehicles between 2005- 2015	142
Table 9-6 Proposed Road Widening and New Roads.....	147
Table 12-1 Land Use Structure for Heritage/ Religious/ Tourism City	165
Table 12-2 Land Use Structure for Hill Towns	165
Table 12-3 Proposed Land use Distribution- Planning Area 2035	166
Table 14-1: Land Use Zones and Activities Permitted under each Zone	175
Table 14-2 Zoning Matrix	177

INDEX OF FIGURES

Figure 2-1 Location Map of Dharamshala in Kangra District and Himachal Pradesh State	5
Figure 2-2 Satellite Image of Dharamshala Planning Area	10
Figure 2-3 Temperature in Dharamshala- 2016	14
Figure 2-4 Rainfall and Rainy Days in Dharamshala- 2016.....	15
Figure 2-5 Wind Speed and Wind Gust in Dharamshala- 2016.....	15
Figure 3-1 Population Growth in Planning Area	23
Figure 3-2 Decennial Growth Rate of Dharamshala Municipal Area	24
Figure 3-3 Growth Rate of Dharamshala Planning Area and MC Area	26
Figure 3-4 Growth Rate of Dharamshala Planning Area and Rural Area	28
Figure 3-5 Sex Ratio of Dharamshala Planning Area	32
Figure 3-6 Sex Ratio (0-6 Year) of Dharamshala Planning Area	33
Figure 3-7 Literacy Rate of Dharamshala Planning Area.....	33
Figure 3-8 Male and Female Literacy Rate in Dharamshala Planning Area	34
Figure 3-9 Average Household Size in Dharamshala Planning Area	34
Figure 3-10 Population Projection for Dharamshala Urban Area, 2035	36
Figure 3-11 Population Projection of Dharamshala Rural Area, 2035	36
Figure 4-1 Informal Market Shops in Planning Area.....	44
Figure 4-2 Total Workers Engaged in Different Sectors.....	45
Figure 5-1 Existing Land use Break up in Planning Area	54
Figure 6-1 Different Types of Tourism in Planning Area	69
Figure 6-2 Major Tourist Attraction Points in Dharamshala Planning Area.....	72
Figure 6-3 Dhauladhar Circuit in Himachal Pradesh.....	78
Figure 7-1 Tenure Status of Households (Owned and Rented).....	83
Figure 7-2 Type of Residential Properties: (Joint and Nuclear)	84



Figure 7-3 Monthly Income.....	85
Figure 7-4 Educational Facilities	86
Figure 7-5 Condition of Census Houses.....	87
Figure 7-6 Type of Structure	87
Figure 7-7 Material of Roof	88
Figure 7-8 Material of Wall	88
Figure 7-9 Material of Floor	89
Figure 7-10 Number of Dwelling Rooms.....	89
Figure 7-11 Toilet Facility.....	90
Figure 7-12 Sewage Disposal System.....	90
Figure 7-13 Bathing Facility	91
Figure 7-14 Waste Water Outlet Connection	91
Figure 7-15 Kitchen Facility	92
Figure 7-16 Projection of Number of Households	93
Figure 8-1 Open Dumping and Municipal Waste Dumping Site in Dharamshala	101
Figure 8-2 MSW Dumping Site at Dharamshala	103
Figure 8-3 Educational Facilities in Planning Area	106
Figure 9-1 Regional linkage of Dharamshala	122
Figure 9-2 Methodology for Traffic Volume Count.....	125
Figure 9-3 Quarterly Traffic Volume Count at different locations in Dharamshala Planning Area	126
Figure 9-4 Vehicle Composition at Cordon Point 1	127
Figure 9-5 Hourly volume count at Cordon Point 1	127
Figure 9-6 Vehicle Composition at Cordon Point 2.....	128
Figure 9-7 Hourly volume count at Cordon Point 2	128
Figure 9-8 Vehicle Composition at Cordon Point 3.....	129
Figure 9-9 Hourly volume count at Cordon Point 3	129
Figure 9-10 Vehicle Composition at Cordon Point 4.....	130
Figure 9-11 Hourly volume count at Cordon Point 4.....	130
Figure 9-12 Vehicle Composition at Cordon Point 5.....	131
Figure 9-13 Hourly volume count at Cordon Point 5.....	131
Figure 9-14 Vehicle Composition at Cordon Point 6.....	132
Figure 9-15 Hourly volume count at Cordon Point 6.....	132
Figure 9-16 Vehicle Composition at Cordon Point 7.....	133
Figure 9-17 Hourly volume count at Cordon Point 7.....	133
Figure 9-18 Hourly volume count at Cordon Point 7.....	135
Figure 9-19 Methodology for Parking survey	136
Figure 9-20 Parking Accumulation at designated Parking Spots.....	137
Figure 9-21 Methodology for Origin Destination Survey	138
Figure 9-22 Passenger Trips by Distance	139
Figure 9-23 Passenger Trips by Mode	139
Figure 9-24 Passenger Trips by Distance and Mode	139
Figure 9-25 Passenger Trips by Mode and Distance	140
Figure 9-26 Percentage of Passenger Trips by purpose	140
Figure 9-27 Passenger Trips by Mode and Purpose.....	141
Figure 9-28 Percentage of vehicles by type, registered between 2005-2015.....	142
Figure 10-1 Earthquake Hazard Map	154
Figure 10-2 Active Landslide Zones in Dharamshala	155



INDEX OF MAPS

Map 2-1 Notified Dharamshala Planning Area.....	8
Map 2-2 Connectivity Map of Dharamshala Planning Area	12
Map 2-3 Regional Connectivity (Ariel Distance) and Location of Dharamshala Planning Area	13
Map 2-4 Physiography and Drainage Pattern in Kangra District	17
Map 2-5 Geology of Kangra District.....	18
Map 2-6 Elevation in Dharamshala Planning Area	19
Map 2-7 Slope in Dharamshala Planning Area.....	20
Map 2-8 Type of Soil in Kangra District.....	21
Map 3-1 Dharamshala Planning Area- Revenue Villages	30
Map 3-2 Planning Area Boundary Superimposed on Satellite Imagery	31
Map 5-1 Proposed Land use Map of Dharamshala as per Development Plan- 2001.....	51
Map 5-2 Development Pattern in Dharamshala	52
Map 5-3 Existing Forest Cover, Tea Gardens and Recreational Areas in Planning Area	58
Map 5-4 Existing Land use of Dharamshala Planning Area, 2016	59
Map 5-5 Sajra Superimposed on Existing Land use of Dharamshala Planning Area	60
Map 6-1 Important Tourist Destinations in Kangra District.....	70
Map 6-2 Important Tourist Destinations in Dharamshala Planning Area	71
Map 8-1 Natural Drainage Pattern of Dharamshala Planning Area	99
Map 8-2 Contour Pattern in Dharamshala Planning Area	100
Map 8-3 Health Facilities in Dharamshala Planning Area.....	108
Map 8-4 Education facilities in Dharamshala Planning Area	109
Map 8-5 Proposed Sewerage Network Plan in Planning Area	113
Map 8-6 Existing and Proposed Utilities in Dharamshala Planning Area	119
Map 9-1 Existing Transport Facilities in Dharamshala Planning Area	123
Map 9-2 Proposed Road Network and Transportation Facilities.....	148
Map 12-1 Proposed Land use of Dharamshala Planning Area	167
Map 12-2 Proposed Land use Superimposed on Sajra of Dharamshala Planning Area	168



CHAPTER 1. INTRODUCTION

Himachal Pradesh is the least urbanised state of India. However, it is slowly getting urbanised; urbanisation level increasing from 6.99 per cent in 1971 to 10 per cent in 2011. Being a hilly state, Himachal Pradesh is endowed with natural beauty and rich landscape including scenic views of snow capped mountains, hills, green forests, and deep valleys with beautiful lakes, rivers, springs and water falls which attract a large number of tourists from all over the world. Lately there is a spurt in tourists' arrivals in the State, perhaps due to disturbed conditions in Kashmir Valley, which earlier used to be the most preferred tourist destination of India. As a result many urban settlements (and also villages) in the State with tourism potential are experiencing rapid population growth. The unplanned and haphazard growth of these settlements is contributing to environmental degradation and loss of quality of life.

Government of Himachal Pradesh, in order to preempt continuing negative impact of urbanization and ensure planned development of not only its towns but also rural areas with potential for tourism have under the provision of sub-section (3) of Section-1 of Himachal Pradesh Town and Country Planning Act- 1977 constituted 33 Planning Areas and 34 Special Areas. The Government decided to get development plans prepared for each to ensure their planned development. Dharamshala is one Planning Area designated as such under the Act.

Therefore, the Development Plan for Dharamshala Planning Area has been prepared in accordance with Himachal Pradesh Town and Country Planning Act, 1977, as amended till date.

While implementing the Plan, concerned Departments have to ensure that development of urban area is carried out as per the approved Development Plan. To prepare the Development Plan of Dharamshala Planning Area, Town and Country Planning Department has appointed the Rudrabhishek Enterprises Private Limited (REPL), Noida as consultant.



The Development Plan aims at enhancing the economic drivers for the area especially focusing on promotion of tourism and agro based industries and developing infrastructure in the area to give impetus to development of Dharamshala as a Global-Tourism node in Himachal Pradesh.



CHAPTER 2. DHARAMSHALA PLANNING AREA

2.1 INTRODUCTION

Dharamshala is a town in the upper reaches of Kangra Valley and is surrounded by dense coniferous forests consisting mainly of stately Deodar Cedar trees. The suburbs include McLeod Ganj, Bhagsunag, Dharamkot, Naddi, Forsyth Ganj, Kotwali Bazaar, Kaccheri Adda, Dari, Ramnagar, Sidhpur, and Sidhbari.

Planning area is having many administrative offices apart from trade and commerce activities, public institutions, tourist facilities and transport facilities. Besides the population residing in Planning Area, floating population is also very high in this area due to pleasant weather conditions and many tourist attraction points. Dharamshala Planning Area is having a blend of majorly three distinct cultures namely Tibetan, Kangri and Gaddi.

McLeodGanj, lying in the upper reaches, is known worldwide for the presence of Dalai Lama Temple. On 29 April 1959, the 14th Dalai Lama (Tenzin Gyatso) established the Tibetan exile administration in the north Indian hill station of Mussoorie. In May 1960, the Central Tibetan Administration (CTA) was moved to Dharamshala. Simultaneously there was an influx of Tibetan refugees in the town who followed the 14th Dalai Lama. His presence and the Tibetan population has made Dharamshala a popular destination for Indian and foreign tourists, including students studying Tibetan culture.

2.2 INTRODUCTION TO DHARAMSHALA PLANNING AREA

The total area of Dharamshala Planning Area is 41.63 sq. km out of which earlier Municipal Council constitutes 10.63 sq. km. Administratively, the town was divided into 11 wards. As per 2011 Census, total population of Dharamshala Municipal Council area is 22,586. However, after the formation of Municipal Corporation of Dharamshala in 2015, some of the adjoining villages were added to the erstwhile Municipal Council.

New Municipal Area now covers 27.60 sq. km. Table below shows that population of Dharamshala Town has increased from 10,255 in 1961 to 22,586 in 2011 – a relatively slow growth rate (120% in 50 years).



Government of Himachal Pradesh vide notification no. PBW (B&R) (B) (11)-5/84 dated 27.02.1986, extended Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) to Dharamshala Planning Area.

Existing land use map of Dharamshala Planning Area was prepared and adopted vide notice no. HIM/TP-DP-Dharamshala/9998-10148/87 dated 31/03/1988 and subsequently the Development Plan for Dharamshala Planning Area was notified vide notification no. Awas-TCP-I-135/92 dated 15.06.1994

Thereafter, the Planning Area was extended to 20 more revenue villages vide notification no. TCP-F(10)-5/2003 Loose dated 12.07.2005 and accordingly the existing land use map was prepared for additional Dharamshala Planning Area and adopted vide notification no. TCP-F(10)-5/2003 Loose dated 25/07/2014 by the department. Now the Draft Development Plan for the complete 33 revenue villages has been prepared for the perspective year 2035.

Table 2-1 Decadal Population of Dharamshala Urban Area (M CI+Out Growth¹)

Year	1961	1971	1981	1991	2001	2011	2015
Population	10255	10560	14522	17493	19124	30764	53543*

Source: Development Plan of Dharamshala, Census of India 1991, 2001 & 2011

*2015 population including newly formed Municipal Corporation Area population having 17 wards taken from <http://mcdharamshala.in>

Dharamshala Planning Area includes 33 revenue villages including Municipal Corporation limits. The total population of Dharamshala Planning Area is 62,279 of which the urban component contains 30,764 persons whereas rural area has 31,515 persons as per Census 2011.

Planning Area of Dharamshala comprised of 13 revenue villages as notified in the year 1986 having an area of 18.33 sq. km. The number of revenue villages included in the Dharamshala Planning Area increased to 33 in the year 2005 with an area of 41.63 sq. km. In year 2016, Dharamshala Municipal Council was upgraded to Municipal Corporation. Number of Wards increased from 11 to 17 and area increased from 10.63 sq. km to 27.60 sq. km.

¹ Out growth is the area surrounding main town and depending on it. Out growth data is taken from Census data.

Figure 2-1 Location Map of Dharamshala in Kangra District and Himachal Pradesh State

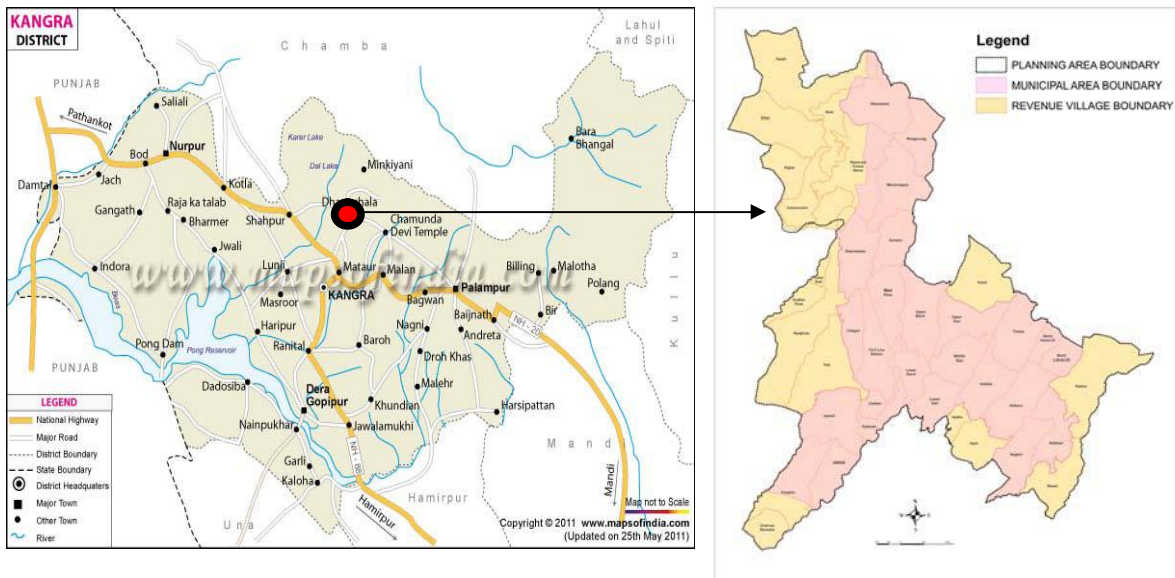
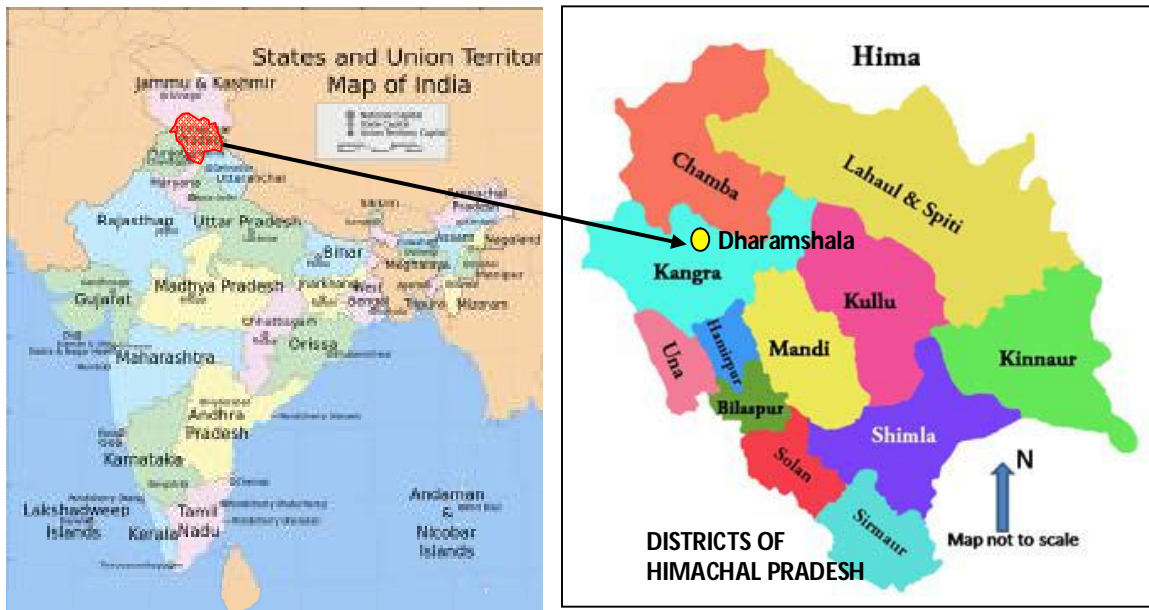


Table 2-2 Review of Development Plan Area

Particulars	Previous Development Plan (Perspective Year 2001)	Development Plan 2035
Total No. of Revenue Villages	13	33
Municipal Status	Municipal Committee	Municipal Corporation
Municipal Area	10.63 Sq.Km.	27.60 Sq.Km.
Total Planning Area (Urban and Rural)	18.15 Sq.km.	41.63 Sq.km.

Source: Dharamshala Development Plan- 2001

Notification No. TCP-F(10)-5/2003-Loose, dated 12th July 2005. Town and Country Planning Department Himachal Pradesh

As per census 2011, the district shares 22% of the state's population of 1.51 million including rural population of 1,423,794 and urban population of 86,281.

Table 2-3 Population of Himachal Pradesh and Kangra District

Total Population (Himachal Pradesh)	Absolute			Percentage		
	Total	Rural	Urban	Total	Rural	Urban
Persons	6,864,602	6,176,050	688,552	100.0	89.97	10.03
Males	3,481,873	3,110,345	371,528	100.0	89.32	10.67
Females	3,382,729	3,065,705	317,024	100.0	90.62	9.37
Total Population (Kangra Dist.)	Absolute			Percentage		
	Total	Rural	Urban	Total	Rural	Urban
Persons	1,510,075	1,423,794	86,281	100.0	94.28	5.72
Males	750,591	705,365	45,226	100.0	93.97	6.03
Females	759,484	718,429	41,055	100.0	94.59	5.41

Source: Census of India- 2011

Extent of Planning Area boundary as per notification is as follows:

North: Revenue village Outer boundaries of Naddi (Hadbast No. 30), Municipal Council Dharamshala (Hadbast No. 363), Upper Barol (Hadbast No. 366), Kand (Hadbast No. 373), Thehar (Hadbast No. 375), Mohli Hahran Di (Hadbast No. 381), Mohli Lahran Di (Hadbast No. 380) and Rakkar village (Hadbast No. 379).

East: Revenue village Outer boundary of Rakkar (Hadbast No. 379), and upto outer boundary of village Rasan (Hadbast No. 392).

South: Revenue village Outer boundaries of Rasan (Hadbast No. 392), Baghni (Hadbast No. 390), Garh (Hadbast No. 389), Upahu (Hadbast No. 388), Lower Dari (Hadbast No. 385), Lower Barol (Hadbast No. 365), Gulerian (Hadbast No. 360), Jatehar (Hadbast No. 358) and upto boundary of village Chakvan Banwala (Hadbast No. 356).

West: Revenue village Outer boundaries of Chakvan Banwala (Hadbast No. 356), Panjlehr (Hadbast No. 357), Uprehr (Hadbast No. 359), Patt (Hadbast No. 362), Narghota (Hadbast No. 348), Sudher



Draft Development Plan Dharamshala, 2035

Khas (Hadbast No. 344), Loharkhad (Hadbast No. 343), Kajlot (Hadbast No. 340), Dhial (Hadbast No. 337) and upto outer boundary of revenue village Naddi (Hadbast No. 30).

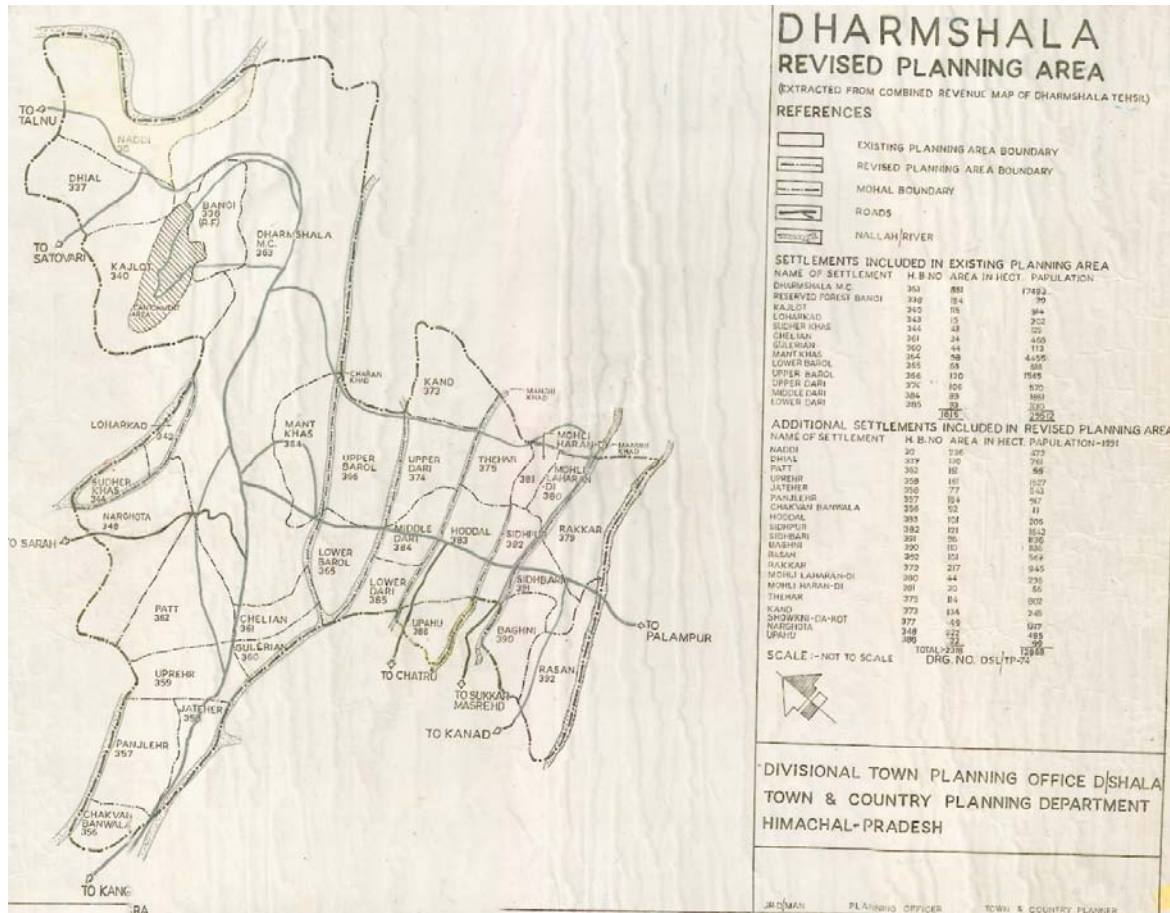
Table 2-4 List of Revenue Villages under Dharamshala Planning Area

S. No.	Name of Revenue Villages	Hadbast No.	Area in Ha.
1	Municipal Council Dharamshala	363	851
2	Mant Khas	364	98
3	Upper Barol	366	120
4	Upper Dari	374	106
5	Middle Dari	384	83
6	Lower Dari	385	89
7	Lower Barol	365	63
8	Gulerian	360	44
9	Chelian	361	34
10	Sudher Khas	344	43
11	Loharkad	343	15
12	Kajlot	340	115
13	Reserve Forest Banoi	338	154
14	Naddi	30	236
15	Kand	373	134
16	Thehar	375	114
17	Mohli Haran Di	381	30
18	Mohli Lahran Di	380	44
19	Rakkar	379	217
20	Hoddal	383	101
21	Sidhpur	382	121
22	Sidhbari	391	96
23	Upahu	388	22
24	Garh	389	79
25	Baghni	390	110
26	Rasan	392	101
27	Chakvan Banwala	356	52
28	Panjlehr	357	154
29	Jatehar	358	77
30	Uprehr	359	151
31	Patt	362	151
32	Narghota	348	222
33	Dhial	337	136
Total			4163

Source: Notification No. TCP-F(10)-5/2003-Loose, dated 12th July 2005. Town and Country Planning Department Himachal Pradesh



Map 2-1 Notified Dharamshala Planning Area



Source: Divisional Town Planning Office Dharamshala, Himachal Pradesh

2.3 HISTORICAL BACKGROUND

Dharamshala has a rich historical background, having its importance since the time of reign of Katoch dynasty before the British Raj after which it was ruled by Britishers and then after the independence, establishment of Tibetan exile community.

Before the British Raj in Dharamshala, the area was ruled by Katoch Dynasty of Kangra. The rulers were reduced to the status of jagirdars under the treaty of Jwalamukhi, signed between the Sansar Chand Katoch and Maharaja Ranjit Singh of Sikh Empire in 1810.

In 1848, the area named as Dharamshala by British was based on an old Hindu rest house called Dharamsala. It originally formed a subsidiary cantonment for the troops stationed at Kāngra, and was first occupied as a station in 1849, when a site was required for a cantonment to accommodate a Native regiment which was being raised in the District. In 1855, the new station was formally recognized as the headquarters of Kangra District. In 1860, the 66th Gurkha light infantry was moved from Kangra to Dharamshala which was at first made a subsidiary cantonment. The Battalion was later renamed the historic 1st Gurkha Rifles, this was the beginning of the legend of the Gurkhas, also known as the 'Bravest of the Brave'. Consequently, fourteen Gurkha platoon villages grew from this settlement.

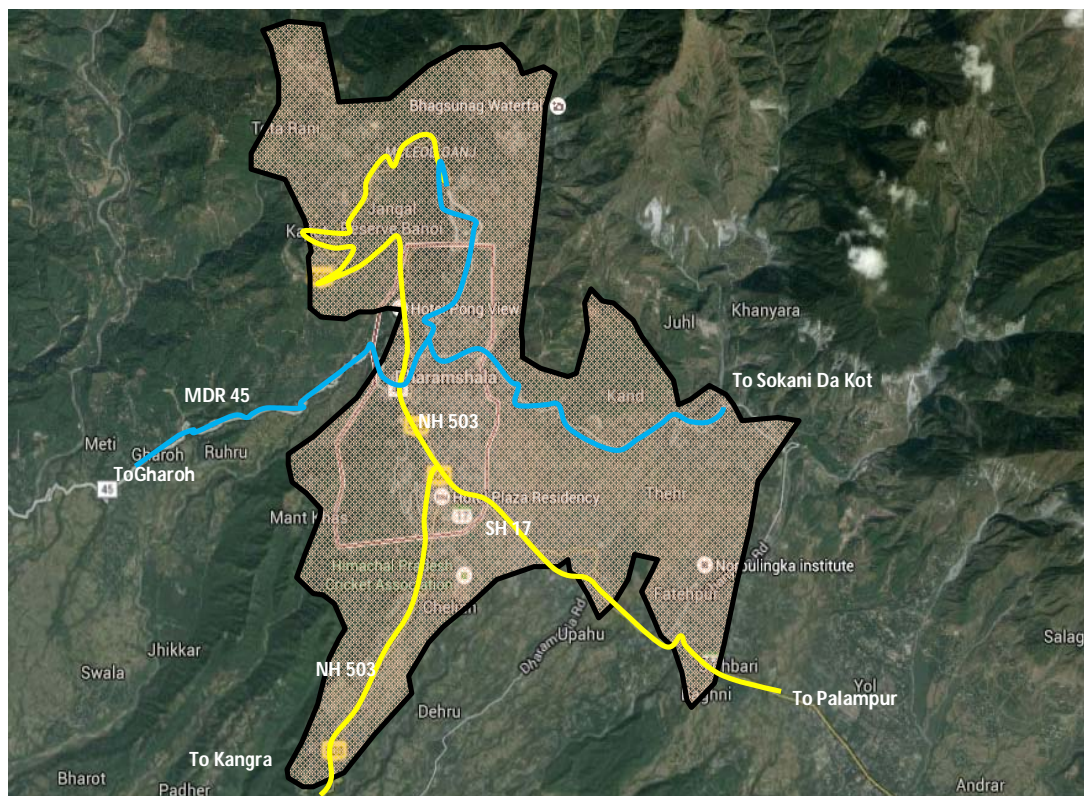
In 1959, Tibetans along with His Holiness Dalai Lama had to flee from Tibet and the then Prime Minister of India allowed him and his followers to settle here after which they formed the Government-in-exile in 1960. Several thousand Tibetan exiles have now settled in the area, and most live in and around McLeod Ganj in Upper Dharamshala, where they have built monasteries, temples and schools. Now Dharamshala became an important tourist centre in Himachal Pradesh.

2.4 PHYSICAL SETTING

Geographically Dharamshala is positioned 23°13' North latitude and 76°19' East longitude. The slope of the town varies from area to area. The upper part of the town is situated at an altitude of 2100 meter and the lower part of the town is situated at an elevation of 1250 meter.



Figure 2-2 Satellite Image of Dharamshala Planning Area



Source: Notification No. TCP-F(10)-5/2003-Loose, dated 12th July 2005. Town and Country Planning Department Himachal Pradesh; Google Earth, REPL Analysis

2.5 TOPOGRAPHY

Dharamshala consists of a compact land locked area and can be divided into two widely dissimilar tracts – the lower Dharamshala and the upper Dharamshala. Lower Dharamshala is having administrative set up, markets, residential areas etc whereas upper Dharamshala is situated at higher altitude also known as McLeod Ganj. There are no major rivers in Dharamshala therefore; Planning Area extracts water from various streams and waterfalls that come down from glaciers from nearby areas. Soil available in the area is fertile which is suitable for rice, wheat and tea. Dharamshala Planning Area is surrounded by Dhauladhar hills which are snowcapped almost throughout the year.

2.6 CONNECTIVITY

Dharamshala is well connected through road and air with different parts of Himachal Pradesh and other States. Connectivity by different modes is as follows:

2.6.1 RAIL

Dharamshala Planning Area does not have railway line but nearest broad gauge railway station is in Pathankot which is 94 km from Dharamshala. Nearest narrow gauge railway station is at Kangra, 17 km from Dharamshala which connects to Pathankot.

2.6.2 ROAD

Dharamshala is accessible through NH 503, SH 17 and major district road (MDR) 45 and other local roads. Major cities connected through Dharamshala are Palampur, Mubarikpur, Pathankot, McLeod ganj etc. Buses ply daily between Dharamshala and major cities such as Chandigarh, Delhi, and Shimla. Several buses (private and government) connect McLeod Ganj with Delhi.

2.6.3 AIR

Dharamshala can be reached by Gaggal airport, about 15 km from the town. Direct flights operate to and from Delhi and Chandigarh only.

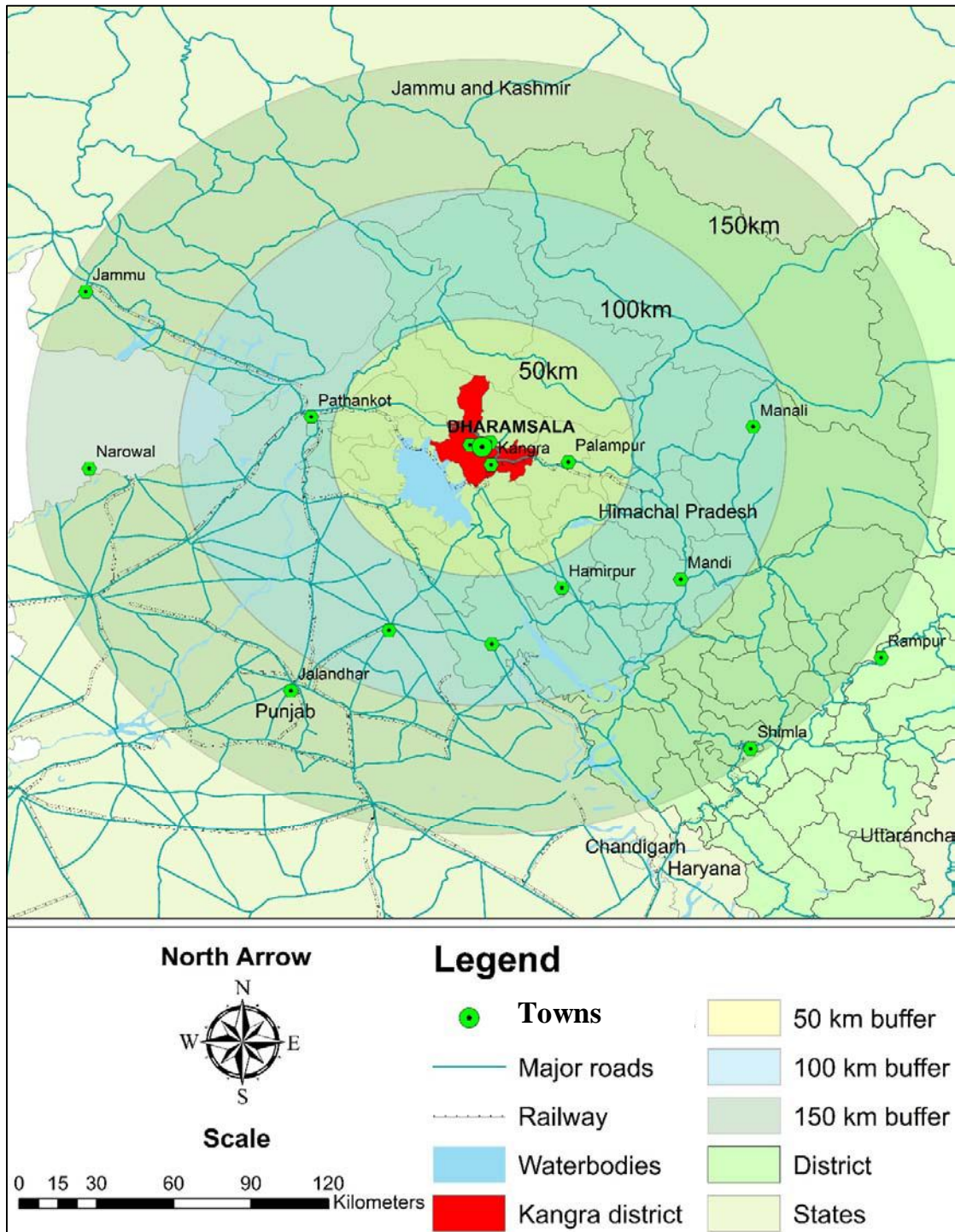
Map 2-2 Connectivity Map of Dharamshala Planning Area



Source: Google Earth, REPL Analysis



Map 2-3 Regional Connectivity (Ariel Distance) and Location of Dharamshala Planning Area



Source: Google Maps, REPL Analysis

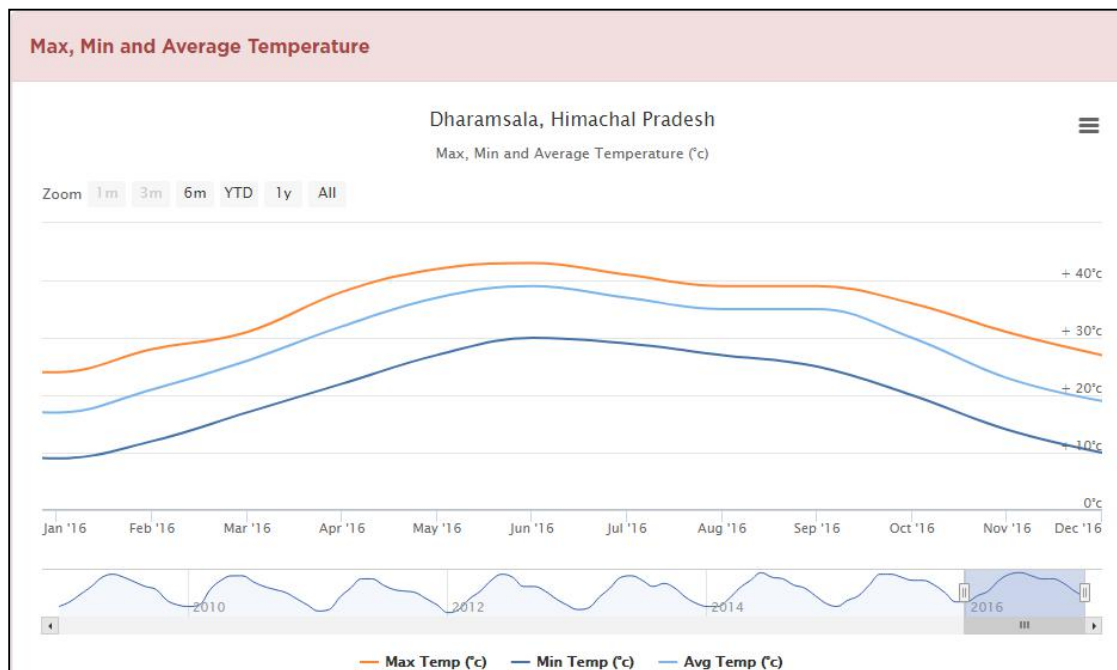


2.7 CLIMATE AND RAINFALL

Dharamshala has a monsoon-influenced humid subtropical climate. Summer starts in early April, peaks in early June (when average temperatures can reach up to 32°C) and lasts till mid-June. The minimum average temperature can be reach up to 10°C in the month of January. In Dharamshala, rainfall is experienced around the year. The maximum rainy days experienced in the month of July and August, maximum average rainfall up to 895 mm can be experienced in the month of July and August, making Dharamshala as one of the wettest places in the state. Autumn is mild and lasts from October to the end of November.

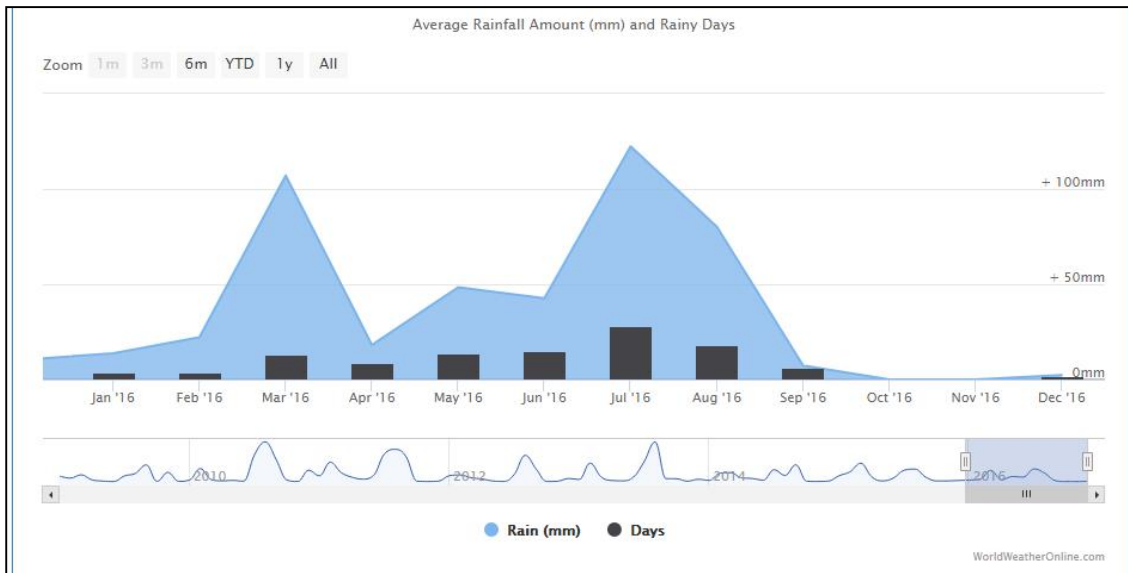
Autumn average temperature air round 16–17 °C. Winter starts in December and continues until late February. Snow and sleet are common during the winter in upper Dharamshala (including McLeodGanj, Bhagsunag and Naddi). Lower Dharamshala receives little solid precipitation except hail storm sometimes. Winter is followed by a short, pleasant spring until April. Historically, the Dhauladhar Mountains used to remain snow-covered all year long, but in recent years they have been losing their snow blanket during dry spells. Various figures related to temperature, rainfall and wind are shown below.

Figure 2-3 Temperature in Dharamshala- 2016



Source: <https://www.worldweatheronline.com/dharamshala-weather-averages/himachal-pradesh/in.aspx>

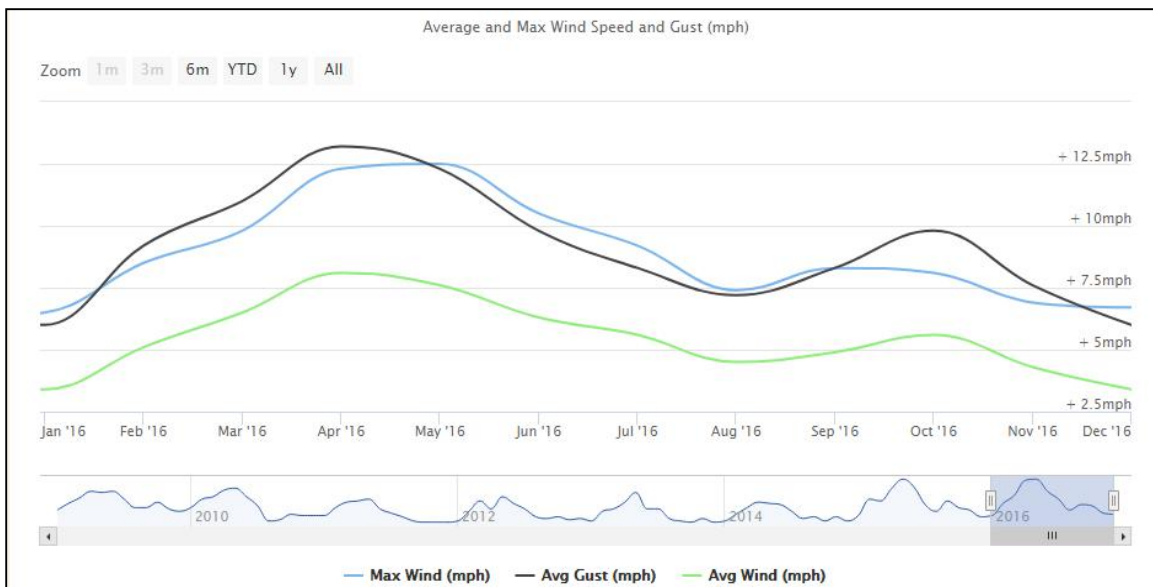
Figure 2-4 Rainfall and Rainy Days in Dharamshala- 2016



Source: <https://www.worldweatheronline.com/dharamshala-weather-averages/himachal-pradesh/in.aspx>

Maximum wind speed in Dharamshala is experienced from the month of March to that of May. Maximum Wind Gust is also experienced during the months of March to May.

Figure 2-5 Wind Speed and Wind Gust in Dharamshala- 2016



Source: <https://www.worldweatheronline.com/dharamshala-weather-averages/himachal-pradesh/in.aspx>

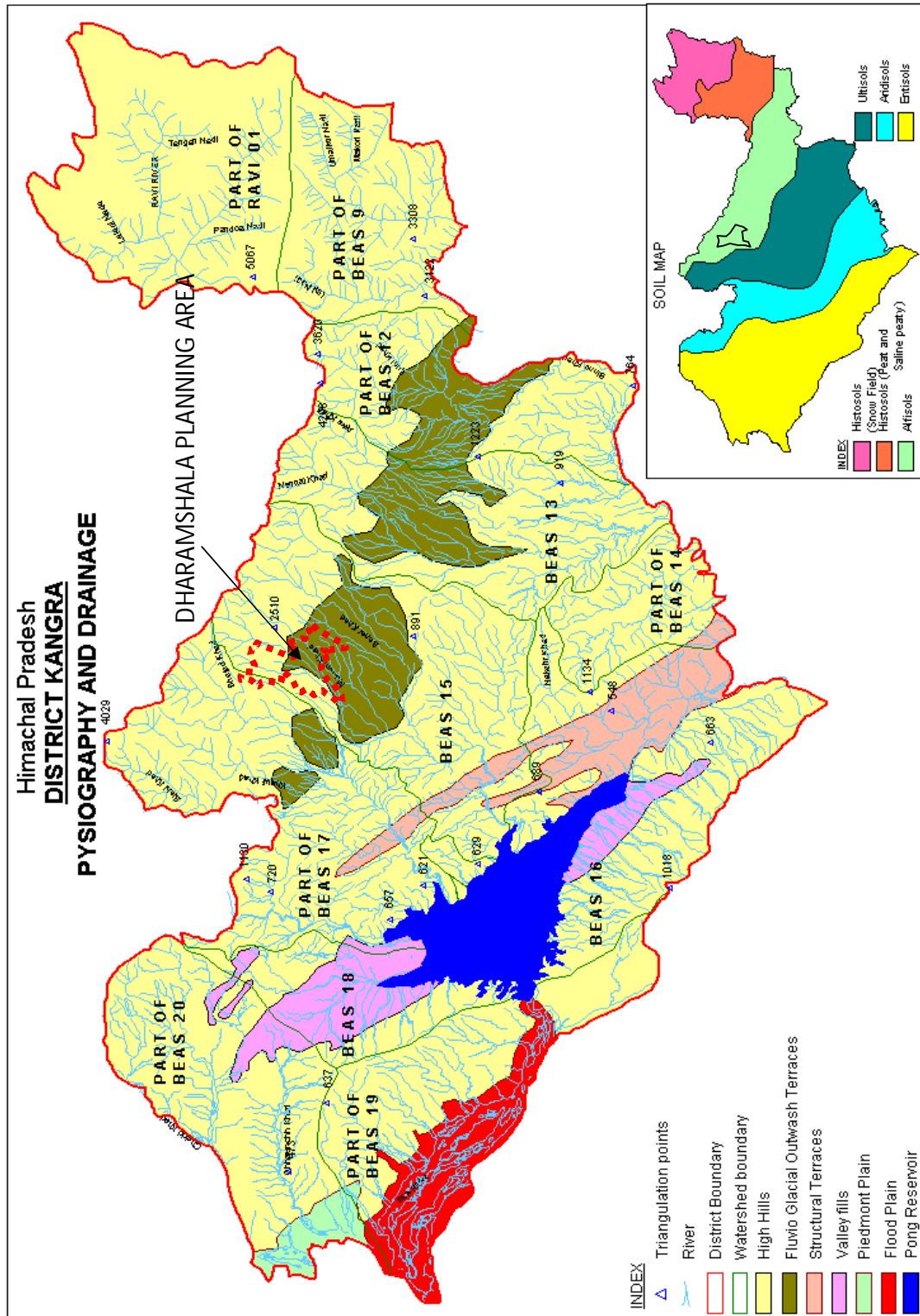
2.8 GEOGRAPHICAL SETTING

2.8.1 PHYSIOGRAPHY AND GEOLOGY

The rock formation occupying the district ranges from pre-Cambrian to Quaternary period. Map 2-4 shows the physiography and drainage pattern in Kangra District. Dharamshala Planning Area is marked on the district map to understand the physiography and drainage pattern in Planning Area. It is observed from the map that, Planning Area is having high hills and fluvio glacial outwash terraces.

Map 2-5 shows the geology in Kangra District. Dharamshala Planning Area is marked on the district map to understand the geology of the Planning Area.

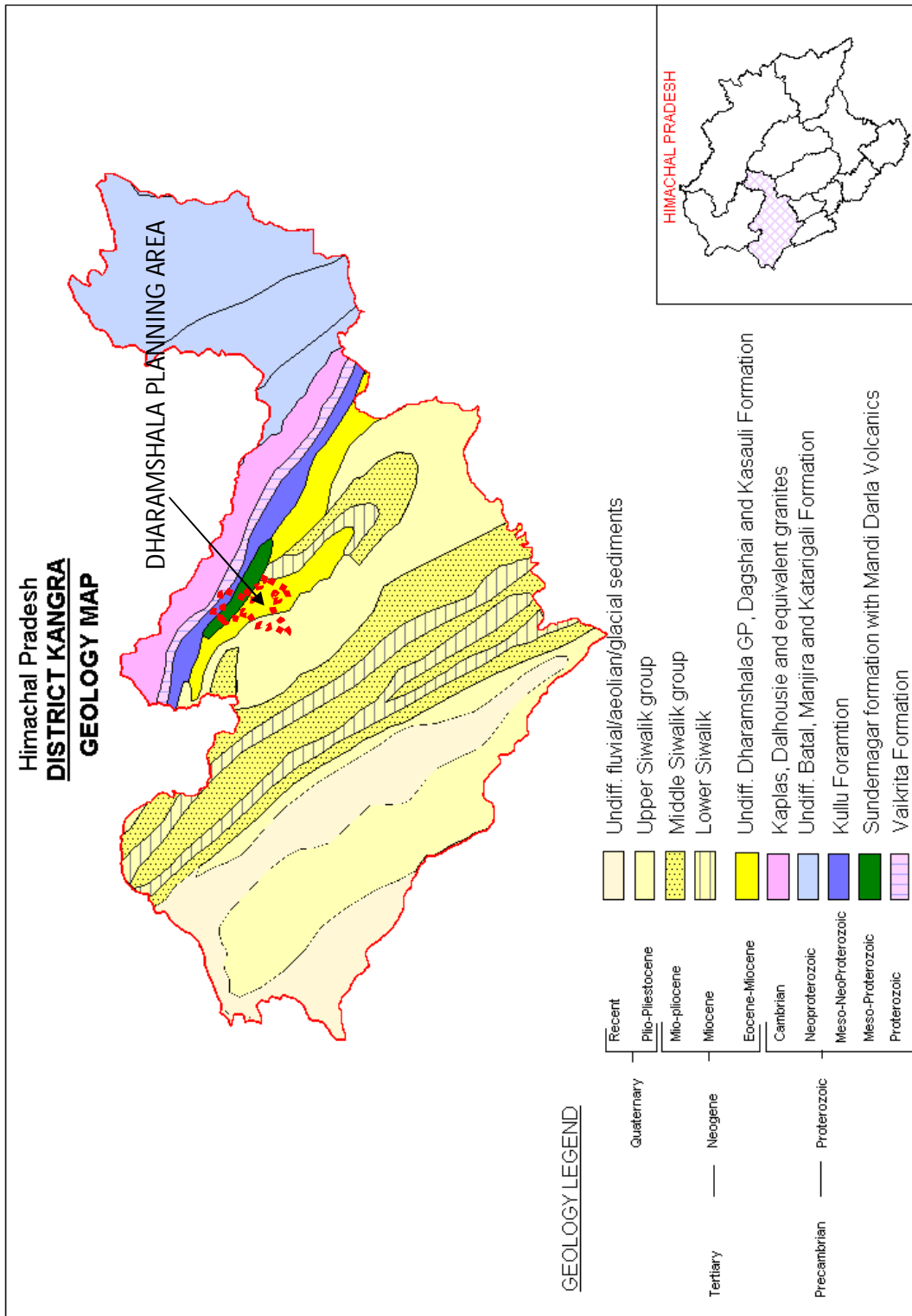
Map 2-4 Physiography and Drainage Pattern in Kangra District



Source: http://www.cgwb.gov.in/District_Profile/HP/Kangra.pdf



Map 2-5 Geology of Kangra District

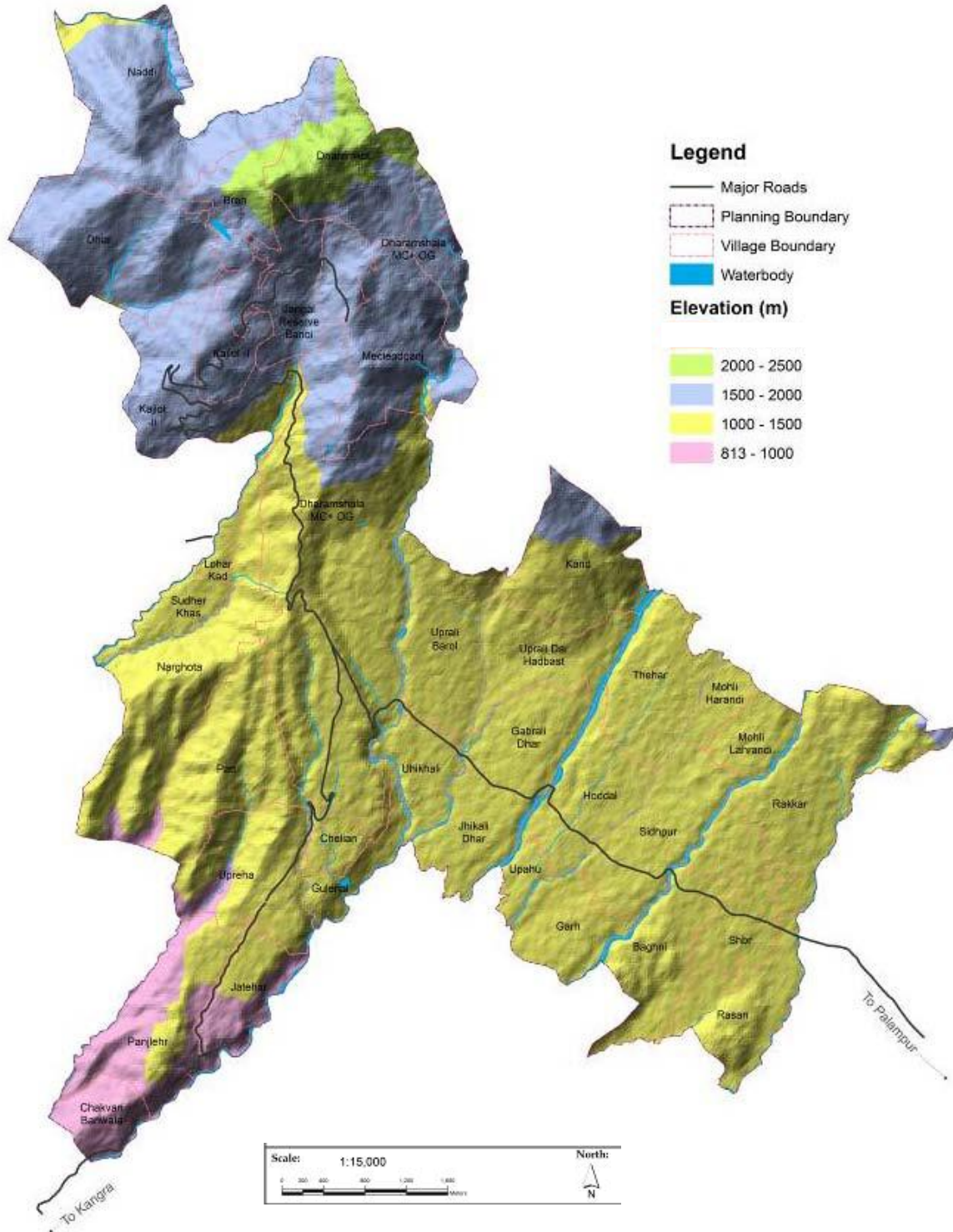


Source: http://www.cgwb.gov.in/District_Profile/HP/Kangra.pdf



A. Elevation

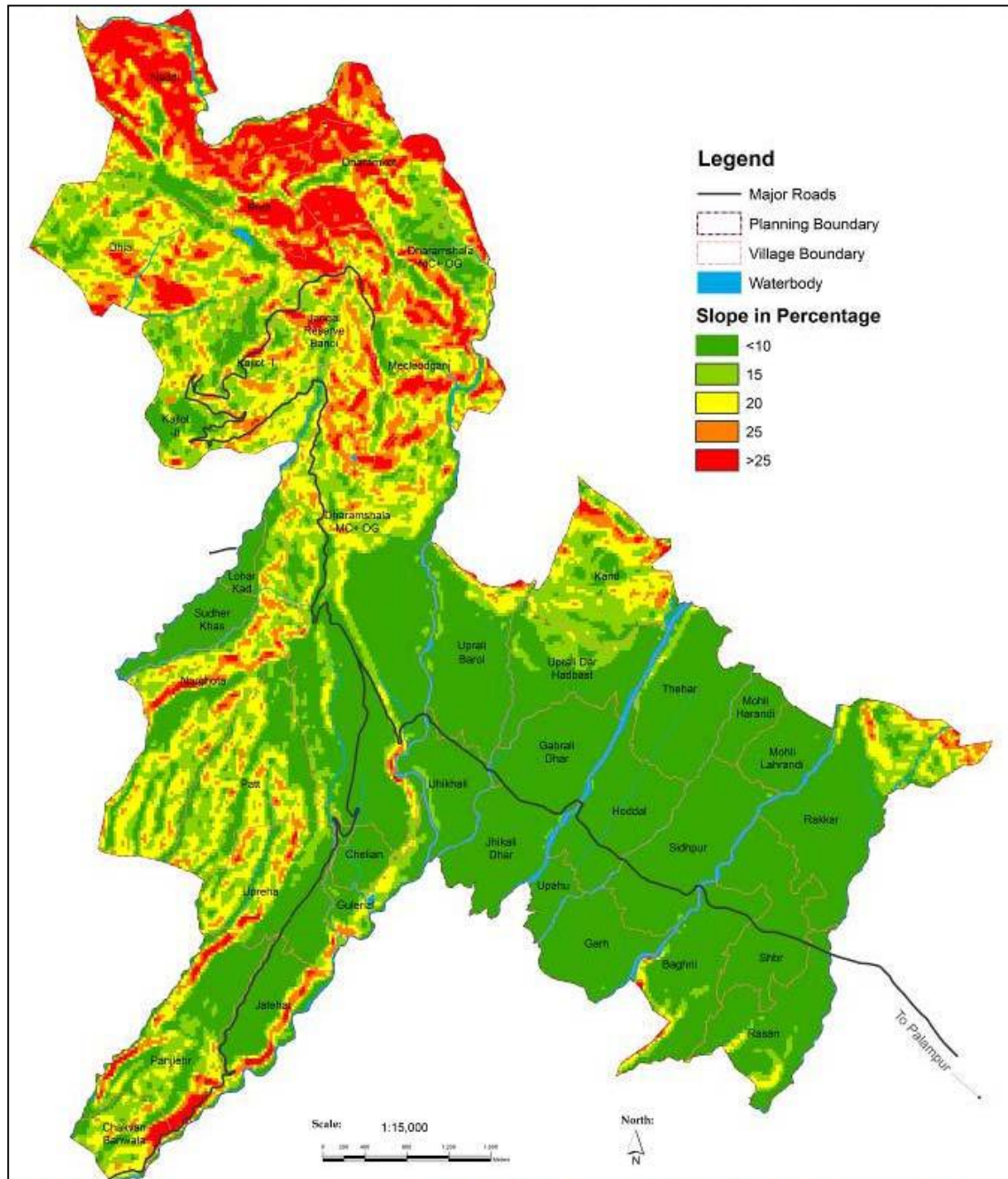
Map 2-6 Elevation in Dharamshala Planning Area



Source: REPL Analysis

B. Slope

Map 2-7 Slope in Dharamshala Planning Area



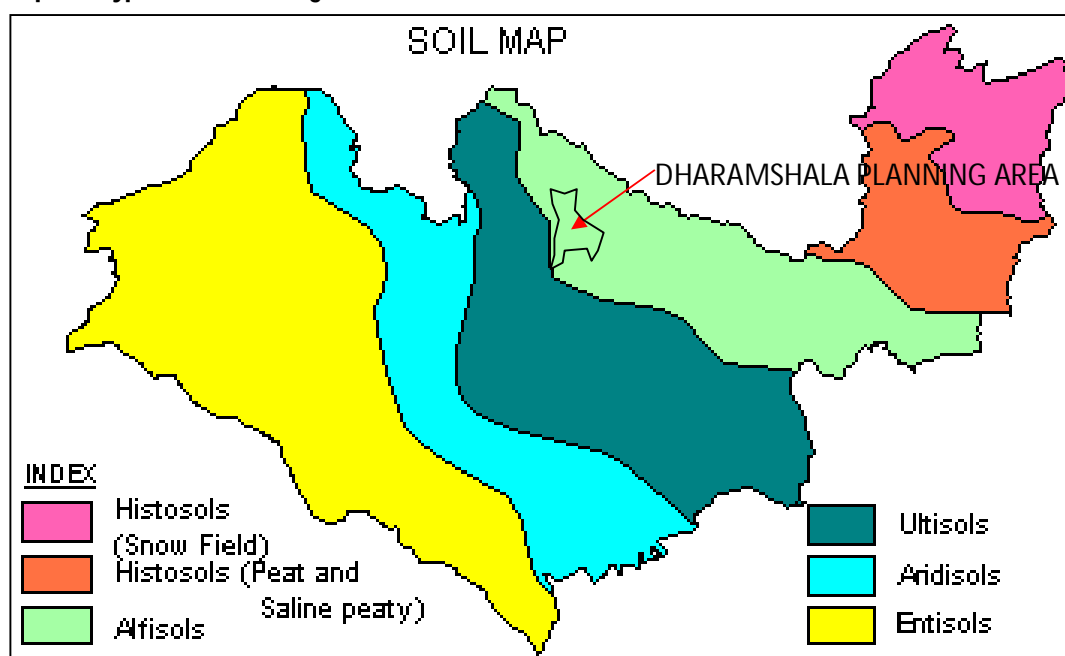
Source: REPL Analysis

Highest elevation in the Planning Area is at 2,800m above MSL at a point in the north and the lowest in the south west of the area at 850m above MSL. Terrain of the entire area is undulating. Slope of the Planning Area is in the North to South direction. North is having steep slopes of more than 25% whereas central and southern parts are having comparatively less slope of below 10%.

2.9 SOIL

Kangra District is having six types of soils out of which Alfisols (sub mountain) soil is found in the Planning Area.

Map 2-8 Type of Soil in Kangra District



Source: http://www.cgwb.gov.in/District_Profile/HP/Kangra.pdf

2.10 WATER RESOURCES

Rainfall is the major source of groundwater recharge, apart from the influent seepage from the rivers, irrigated fields and inflow from upland areas, whereas discharge from ground water mainly takes place from wells and tube wells; effluent seepages of ground water in the form of springs and base flow in streams etc.

2.11 FLORA AND FAUNA

Kangra District is very rich in flora and fauna. There are various types of trees, shrubs, climbers, grasses and medicinal/ aromatic plants found in the district. Approximately 95 types of trees, 22 types of shrubs and 12 types of grasses are found in the district as per the data given by Department of Forest, Dharamshala. Some prominent tree species are Cassia Fistula (Amaltas), Ficus Bengalenses, Aegle Marmelos (Bil), Phoenix Sylvestris (Khajoor), Mangifera Indica (Mango), Azadaricta Indica, Dalbergia Sisso (Shisham), Calotropis Procera (Aak), and Pinus Roxburghii (Chil).

Kangra District is full of various types of wildlife creatures. However, their density has declined to a greater extent over the years. Wildlife conservation department has played a vital role in maintaining a sizeable number of even those species which were being expected to be extinct. As per the forest department, Dharamshala, approximately 25 types of mammals and 32 types of birds are found in Kangra District. Some of the faunal species are Common Emmigrant, Pioneer, Monitor Lizard, Common Myna, Gray Partridges, Indian Treepie, Jackal, Langur, Sambhar, Wild Boar, Parakeet Jungle Crow, House Crow, Rock Pigeon, Green Bee Eater, Red Watled Lodwing, Rohu, Mangur, Wood Pecker and Indian Hare.

CHAPTER 3. DEMOGRAPHY AND SOCIO ECONOMIC PROFILE

3.1 DEMOGRAPHIC PROFILE

Population of Dharamshala Planning Area includes 33 revenue villages as per Planning Area notification. The population of the Planning Area as per the census 2001 was 51,871, which increased to 62,279 in 2011. The Table below shows the increase in population and growth rate of the Planning Area during the decade 2001-2011.

Table 3-1 Growth Rate in Population in Dharamshala Planning Area, 2001-11

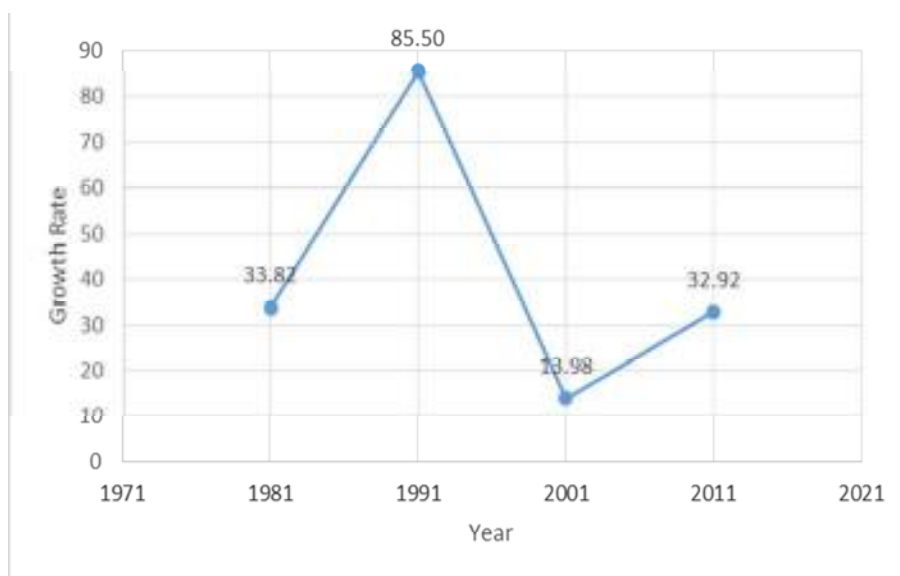
S. No.	Description	Population				Growth Rate (%) 2001- 2011
		1981	1991	2001	2011	
1	Dharamshala Planning Area	22,161	41,109	51,871	62,279	32.92
2	Dharamshala Urban (Municipal Limit + Outgrowth)	14,522	17,493	19,124	30,764	60.87
3	Dharamshala Rural	7,639*	23,616**	32,747	31,515	13.64
4	Urban Rural Ratio	65.53	42.55	36.87	49.40	

Source: Census of India- 1991, 2001 and 2011

* 1981 population- Includes only 13 revenue villages as per Dharamshala Development Plan -1988

** 1991 population- Includes census data of 1991 of 33 revenue villages

Figure 3-1 Population Growth in Planning Area



Source: Census of India- 1981, 1991, 2001 and 2011

As per 2011 Census, Dharamshala Municipal Council Area had a population of 22,579 and its Out Growth (OG) had a population of 8,185 which together make a total urban population of 30,764 with growth rate of 60.87 per cent during 2001-11, whereas, the Urban Area population grew at a rate of 49.40% only during the same period. In 1981, the share of urban population in the Municipal Area of the town was 65.53 per cent. This share declined to 42.55 in 1991 and further to 36.87 in 2001 before increasing again to 49.40 per cent in 2011. Both the instances of relatively rapid increases in population and share of urban population to total population of the Planning Area were mainly caused by villages and outgrowth areas being added to the municipal area.

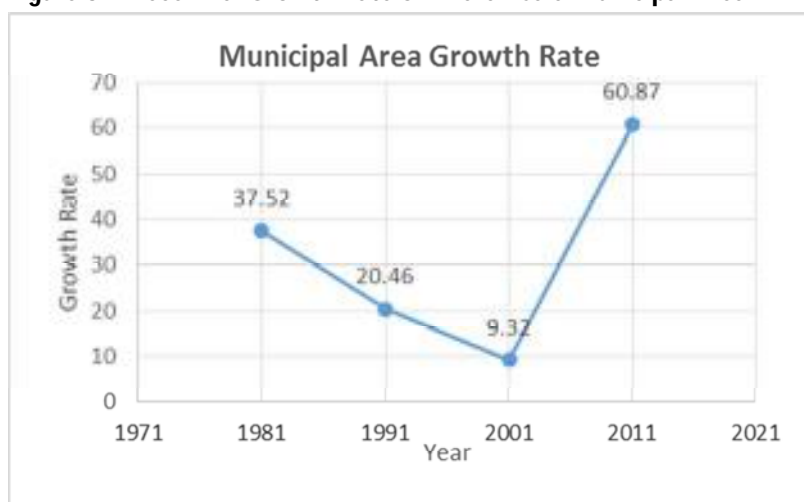
As per census data, sex ratio in Dharamshala Municipal Area increased to 894 in 2011 as compared to 824 in 2001. About 9.5% of the population was under six years old. Literacy rate was 75.62%; male literacy being 79.16% as compared to female literacy of 71.32%

Table 3-2 Decennial Growth Rate of Dharamshala Municipal Area

Year	Population	Decadal Growth Rate (in %)
1971	10,560	
1981	14,522	37.52
1991	17,493	20.46
2001	19,124	9.32
2011	30,764	60.87

Source: Census of India- 1981, 1991, 2001 and 2011

Figure 3-2 Decennial Growth Rate of Dharamshala Municipal Area



Source: Census of India- 1981, 1991, 2001 and 2011

Dharamshala was established as a municipality in 1987 having an area of 27.6 Sq. Km. Dharamshala Municipal Council was upgraded to the status of Municipal Corporation in September 2016 thus becoming the second Municipal Corporation in Himachal Pradesh after Shimla.

Dharamshala Planning Area had a population of 62,279 as per census 2011. Out of the total population of Dharamshala Planning Area, Dharamshala Urban Area (Municipal Area + Outgrowth) holds 49.40%.

Table 3-3 Population of Dharamshala Planning Area- 2011

Total Population (Dharamshala Planning Area)	Absolute			Percentage		
	Total	Rural	Urban	Total	Rural	Urban
Persons	62,279	31,515	30,764	100.00	50.60	49.40
Males	32,036	15,795	16,241	100.00	49.30	50.70
Females	20,243	15,720	14,523	100.00	77.66	71.74
Sex Ratio	944					

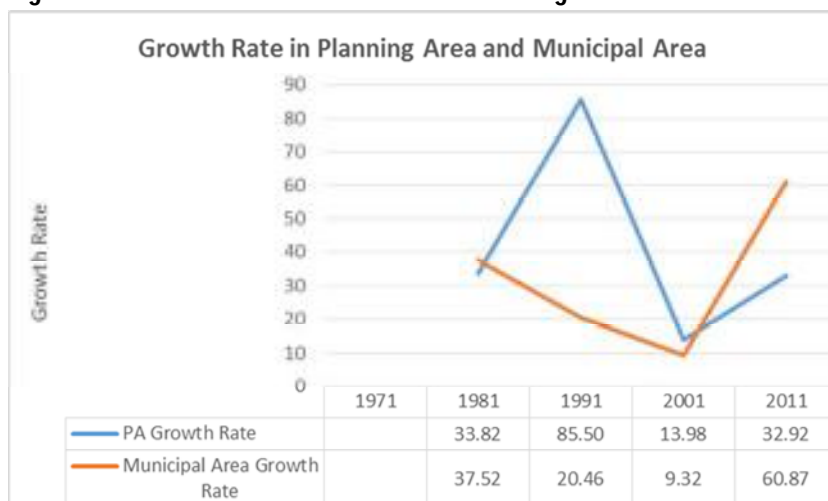
Source: Census of India- 2011

Analysis of growth rate of urban and rural areas within the Dharamshala Planning Area is important to understand the changing nature of its rural-urban scenario.

A. Dharamshala Urban Area Population

Dharamshala Urban Area consists of Dharamshala Municipal Area and the Out Growth (OG). As per census 1991, 2001 and 2011 and population data of earlier Development Plan, there is decline in urban growth rate from 1981 (37.52%) to 2001 (9.32%) and increase in 2011 (60.87%) whereas overall population growth rate (urban and rural) fluctuated from 1981 (33.82%) to 2011 (32.92%).

Figure 3-3 Growth Rate of Dharamshala Planning Area and MC Area



Source: Census of India- 1981, 1991, 2001 and 2011

Table 3-4 Total Population and Number of Households (Ward Wise), Dharamshala Municipal Council Area including Out Growth (OG), 2011

Ward Number	Total Households	Total Population	Total Male	Total Females
Ward no.-1	299	1163	634	529
Ward no.-2	881	4263	2236	2027
Ward no.-3	1387	5391	3023	2368
Ward no.-4	568	1935	1019	916
Ward no.-5	494	1788	934	854
Ward no.-6	427	1625	869	756
Ward no.-7	253	952	514	438
Ward no.-8	324	1173	586	587
Ward no.-9	262	1125	572	553
Ward no.-10	313	1155	584	571
Ward no.-11	478	2009	1205	804
Total (A)	5686	22579	12176	10403
Ward no.-12 (OG)	417	1430	687	743
Ward no.-13 (OG)	803	3079	1543	1536
Ward no.-14 (OG)	900	3676	1835	1841
Total (B)	2120	8185	4065	4120
Grand Total (A+B)	7806	30764	16241	14523

Source: Census of India- 2011

Among all the wards in Dharamshala, highest population is in ward number 3 whereas lowest is in 7.

After the formation of Municipal Corporation Dharamshala in 2016, total number of wards has been increased from 14 to 17 after the up gradation of Municipal body. Total population

of 17 wards is 53,543 persons. Ward no. 17 i.e. Sidhbari area is having the highest population of 3,429. Ward wise population is given in table below:

Table 3-5 Ward Wise Detail of Dharamshala Municipal Corporation Area, 2016

Ward Number	Area Covered	Total Population	Total Male	Total Females
1	Forsythganj	3047	1598	1449
2	Bhagsunag	3135	1647	1488
3	McLeodGanj	3269	1861	1408
4	Kashmir House	3014	1611	1403
5	Khajanchi Mohalla	3048	1626	1422
6	Kotwali Bazar	3134	1634	1500
7	Secretariat	3086	1578	1508
8	Khel Parisar	3078	1735	1343
9	Sakoh	3211	1503	1708
10	Shyam Nagar	3079	1543	1536
11	Ram Nagar	3326	1658	1668
12	Barol	3117	1574	1543
13	Dari	3115	1507	1608
14	Kand	3122	1554	1568
15	Khaniyara	3243	1652	1591
16	Sidhpur	3090	1634	1456
17	Sidhbari	3429	1680	1749
Total		53543	27595	25948

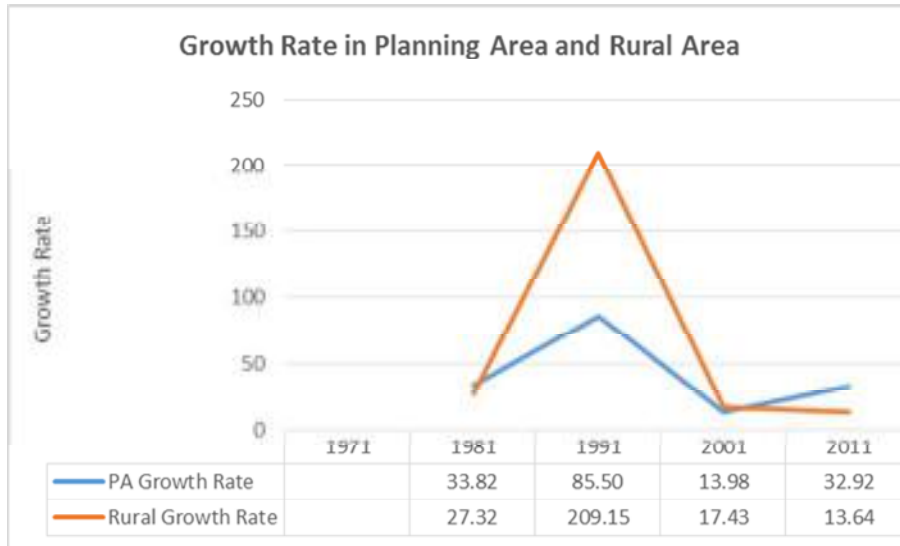
Source: <http://mcdharamshala.in/wards>

Note: After the notification of Municipal Corporataion, Dharamshala adjoining villages got included in this area, therefore population got increased from 30764 persons as per census 2011 in urban area to 53543 persons in year 2016.

B. Population of Rural Areas in Dharamshala Planning Area

Dharamshala Planning Area contains 33 revenue villages/ mohals as per new notification vide no. TCP-F(10)-5/2003- Loose dated 12th July 2005 in whereby 20 new villages were added to the old notified Planning Area having 13 revenue villages. As per census 1991, 2001 and 2011, there is decrease in rural growth rate from 27.32% in 1981 to 17.43% in 2001 and 13.64% in 2011, whereas overall population growth rate decreased from 33.82% in 1981 to 26.18% in 2001 and 20.07% in 2011. Reason for decrease in 2011 and 2001 as compared to 1981 may be due to less economic opportunities in rural areas and consequent migration to urban areas and adoption of small family norm across the country and the state. Table 3-6 shows revenue villages, Old Dharamshala Municipal Council area due to urban in character has not included in table 3-6.

Figure 3-4 Growth Rate of Dharamshala Planning Area and Rural Area



Source: Census of India- 1991, 2001 and 2011 (33 revenue villages)

1981 data (for 13 revenue villages) taken from Dharamshala Development Plan-1988

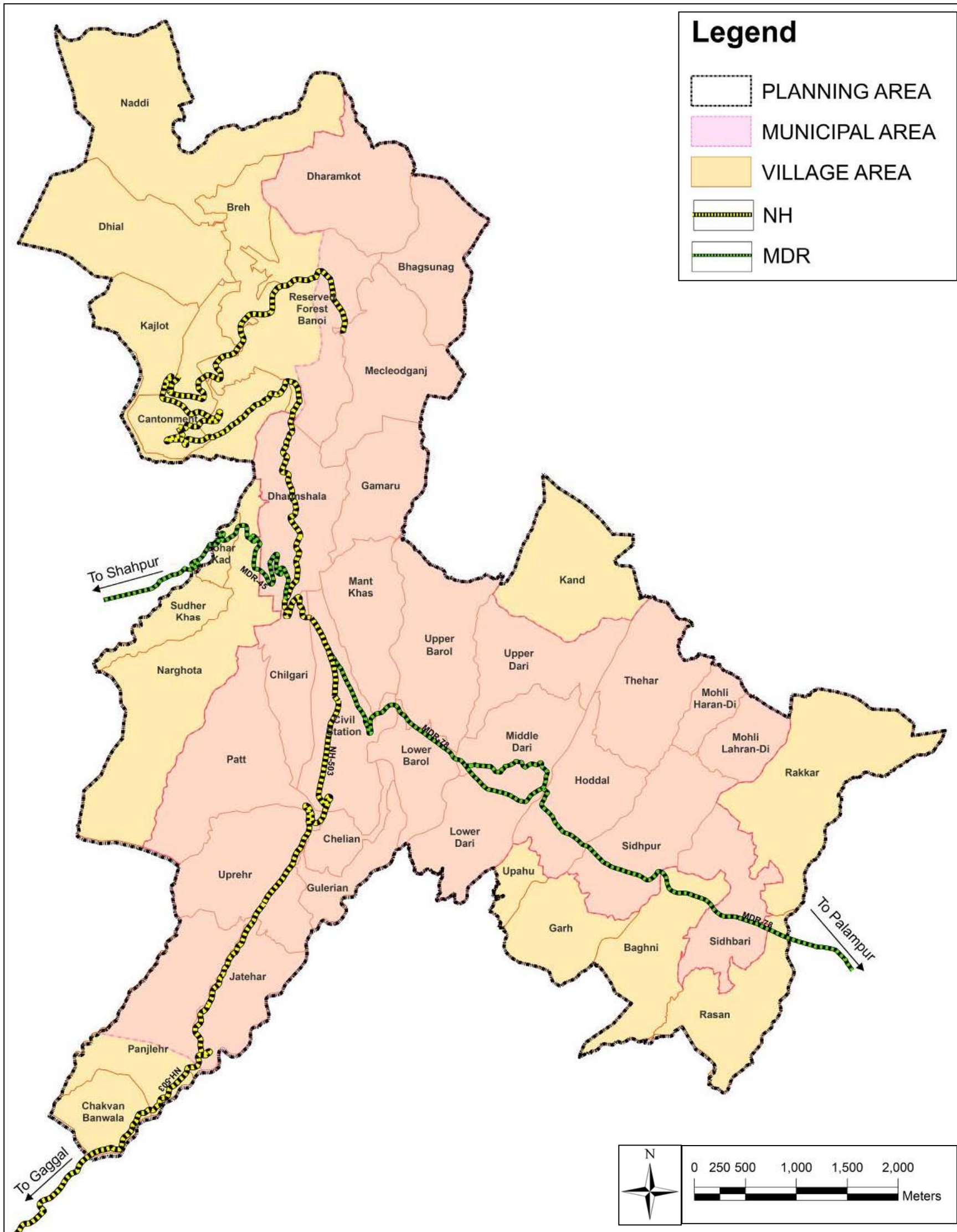
Table 3-6 Area, Population and Households of Rural and Urban Entities in Dharamshala Planning Area, 2011

S. No.	Particulars	Rural/Urban	Area in ha	Number of households	Total population (including institutional and houseless population)		
					Persons	Males	Females
	1	2	3	4	5	6	7
1	Dhial (337)	Rural	136.0	257	1119	540	579
2	Naddi (30)	Rural	236.0	160	1203	599	604
3	Kajlot -I (340)	Rural	115.0	188	930	437	493
	Kajlot -II (340/1)	Rural		75	325	168	157
4	Jangal Reserve Banoi (338)	Rural	154.0				
5	Narghota (348)	Rural	222.0	188	759	361	398
6	Patt (362)	Rural	151.0	42	185	94	91
7	Chelian (361)	Rural	34.0	162	654	328	326
8	Chakban Banwala (356)	Rural	52.0	55	234	117	117
9	Panjlehr (357)	Rural	154.0	309	1532	669	863
10	Jatehr (358)	Rural	77.0	169	688	333	355
11	Uprer (359)	Rural	151.0	463	1893	979	914
12	Gulerian (360)	Rural	44.0	35	134	66	68
13	Uparli Barol (366)	Rural	120.0	664	2791	1417	1374
14	Mohli Harandi (381)	Rural	30.0	18	73	42	31
15	Mohli Lahrandi (380)	Rural	44.0	177	832	332	500
16	Kand (373)	Rural	134.0	87	395	213	182
17	Uparli Dar (374)	Rural	106.0	242	1044	520	524
18	Gabli Dar (384)	Rural	83.0	645	2444	1188	1256
19	Jhikli Dar (385)	Rural	89.0	309	1250	610	640
20	Garh (389)	Rural	79.0	172	789	406	383
21	Upahu (388)	Rural	22.0	76	300	135	165
22	Hodal (383)	Rural	101.0	179	619	313	306
23	Sidhpur (382)	Rural	121.0	848	3450	1787	1663
24	Thehr (375)	Rural	114.0	293	1641	871	770
25	Rakar (379)	Rural	217.0	289	1258	637	621
26	Sidhbari (391)	Rural	96.0	440	1712	805	907
27	Rasan (392)	Rural	101.0	194	1260	831	429
28	Baghni (390)	Rural	110.0	354	1514	752	762
29	Mant Khas (364)	Rural	98.0				
30	Lower Barol / Jhikli Barol (365)	Rural	63.0				
31	Sudehd Khas (344)	Rural	43.0	46	231	117	114
32	Loharkad (343)	Rural	15.0	57	256	128	128
	Rural		3,312.0	7,193.0	1,515.0	15,795	15,720.0
33	Dharamshala MC+ OG	Urban	851.0	7806	30764	16241	14523
	Total (Urban + Rural)		4,163.0	14,999.0	62,279.0	32,036.0	30,243.0

Source: Census of India- 2011



Map 3-1 Dharamshala Planning Area- Revenue Villages



Source: Town and Country Planning Department Notification, Dharamshala Municipal Corporation, REPL Analysis

As per census 2011, density in developed part of Planning Area is 74 persons per hectare which is within the limits of permissible density (60-90 pph) in medium sized hill towns as per URDPFI Guidelines.

The Planning Area that was notified on 12th July 2005 included the previously defined municipal area. But after the notification of Dharamshala Municipal Corporation and increase in number of wards, the Municipal Area expanded from 11 wards to 17 wards.

Map 3-2 Planning Area Boundary Superimposed on Satellite Imagery



Source: Town and Country Planning Department Notification, REPL Analysis

3.2 POPULATION CHARACTERISTICS

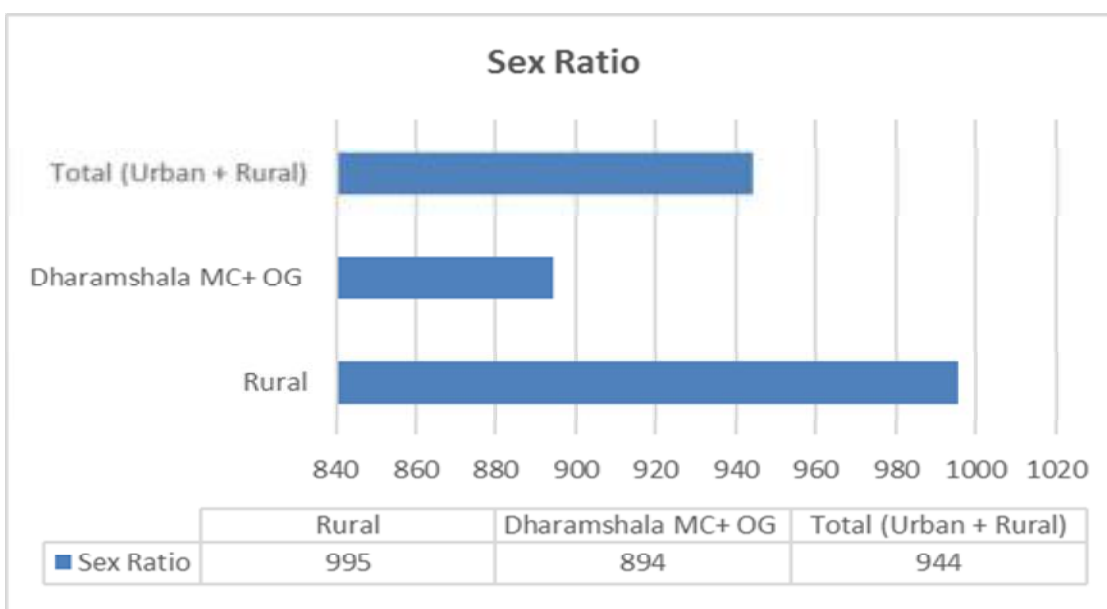
3.2.1 SEX RATIO

Sex ratio is an important indicator for assessment of social and demographic profile of a given area. It gives an overall distribution and ratio of male and female population. As per the 2011 census data, the sex ratio of the Planning Area is 944 which is lower than the average sex ratio of Kangra District's sex ratio of 1012 and State average of 972. In rural areas of Planning Area, the sex ratio is quite higher than the urban area. In Dharamshala urban area, the sex ratio is 894 whereas it is 995 in rural areas.

The analysis of child sex ratio (0-6 yrs.) reveals that it is higher in urban areas than in rural areas. The figures are 912 for urban areas and 906 in rural areas. The overall sex ratio within the Development Plan area is 909 as shown in Figure 3-6.

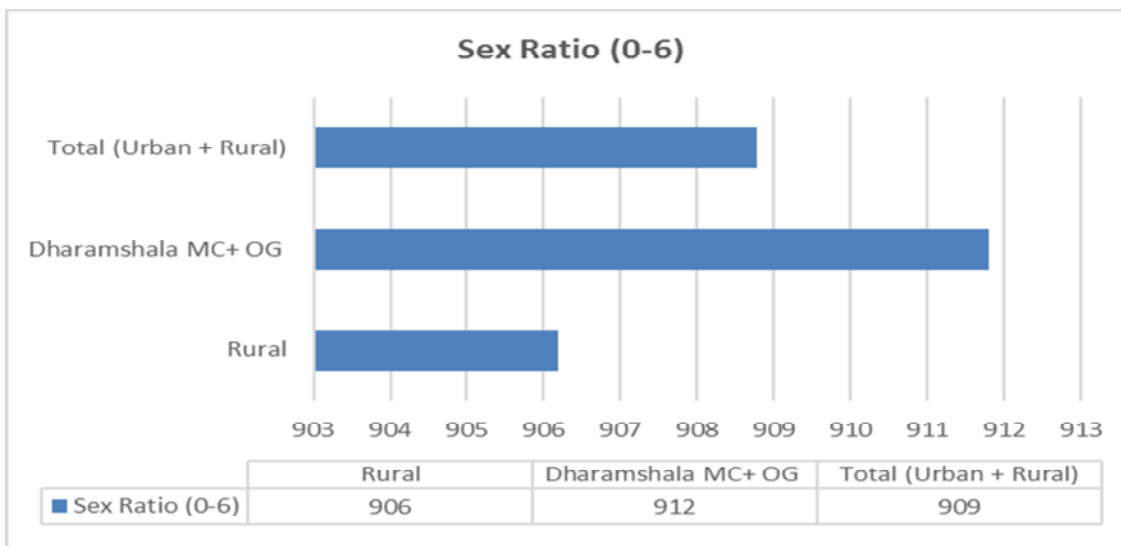
Migration of male population from the rural environs to urban areas could be a factor for higher overall sex ratio in rural areas. Better child sex ratio in the urban areas indicates that the acceptance of girl child in urban families is higher than in the rural areas.

Figure 3-5 Sex Ratio of Dharamshala Planning Area



Source: Census of India- 2011

Figure 3-6 Sex Ratio (0-6 Year) of Dharamshala Planning Area

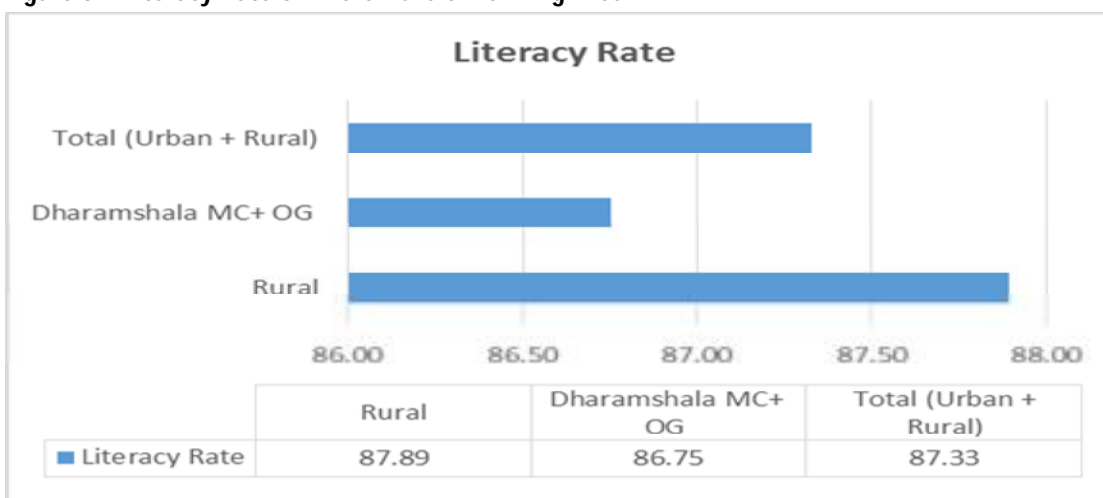


Source: Census of India- 2011

3.2.2 LITERACY RATE

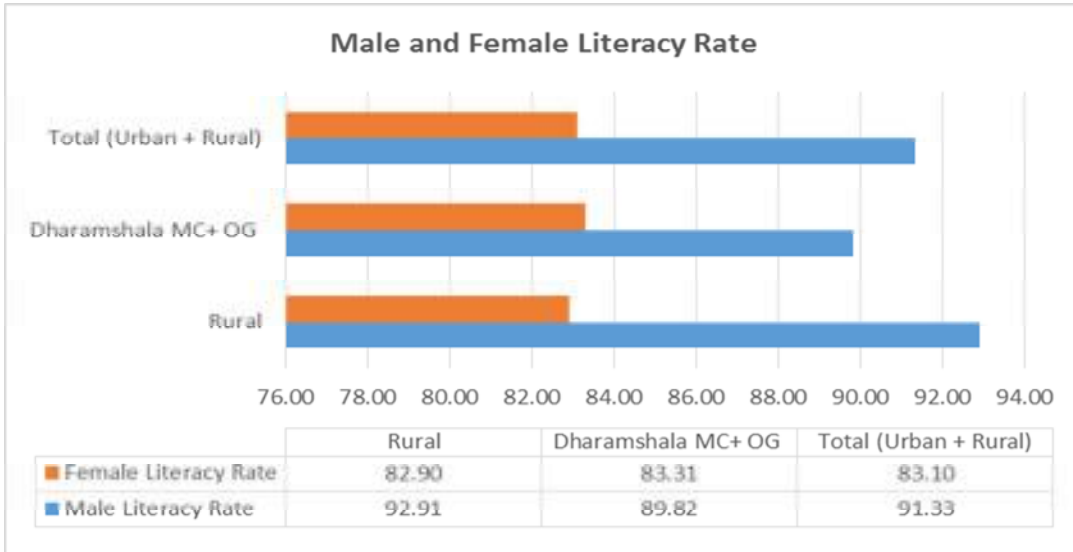
The literacy level represents the quality of life of the population and their accessibility to educational facilities. The average literacy rate of Kangra District is 85.67% wherein the Dharamshala Planning Area is 87.33%. The male literacy rate is 91.33% as compared to the female literacy rate of 83.10%. In Dharmashala Planning area, the literacy rate is higher than the district average. It can be observed from the figure below that literacy rate is better in rural area as compared to urban area.

Figure 3-7 Literacy Rate of Dharamshala Planning Area



Source: Census of India- 2011

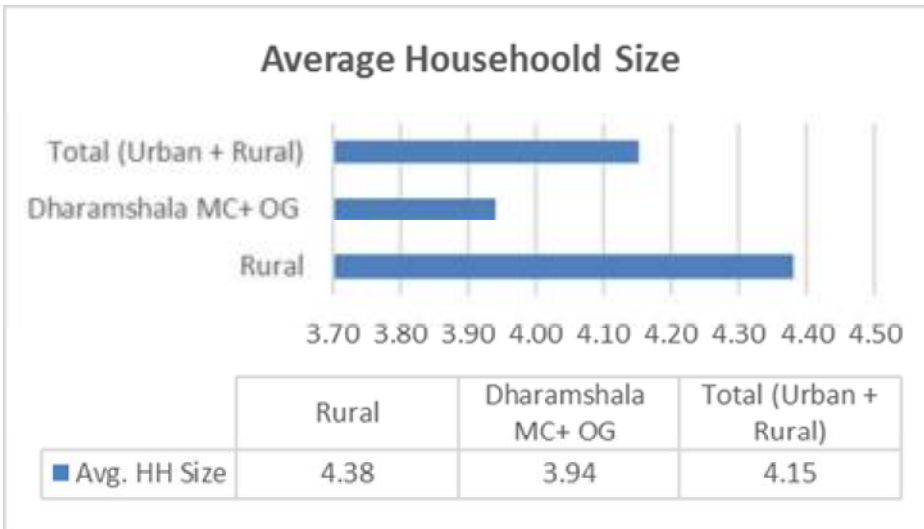
Figure 3-8 Male and Female Literacy Rate in Dharamshala Planning Area



Source: Census of India- 2011

According to the Census 2011, there are 14999 households and 62279 population in Dharamshala Planning Area. So based on this, the current average household size works out to be 4.15. Figure 3-9 shows the average household size in urban area, rural area and total planning area.

Figure 3-9 Average Household Size in Dharamshala Planning Area



Source: Census of India- 2011

3.3 ISSUES/ CHALLENGES

- i. Planning area is developing at very fast pace and after being selected as a Smart city, Dharamshala and its surrounding area need to be developed in an organized way.
- ii. Area has shown a positive development in the past and growth has taken place rapidly which resulted in the up gradation of Municipal Council to Municipal Corporation.
- iii. Quality of social and physical infrastructure in rural areas is not at par with urban areas.

3.4 POPULATION PROJECTION

The population projection for 2035 for the Dharamshala Planning Area has been calculated considering the decadal growth pattern of both rural and urban areas over census periods. Further, it is noted that population change is the result of different demographic factors such as increase in area, fertility and mortality rates and migration pattern. Different methods such as Linear, Geometrical, Exponential Curve and Average Methods have been used for population projection. Population growth trends over the last census years have been considered to forecast the population for Dharamshala Planning Area for Development Plan horizon year 2035.

As per the earlier Development Plan, population projection was done at the annual growth rate of 3% from 1997-2001. The population projected for the Planning Area as per the Development Plan 2001 was 37,500 whereas the actual population as per census 2001 was 34,602 - a difference of only 2,898 persons which may be considered as marginal.

The projected population for urban as well as rural areas of Dharamshala Planning Area as calculated by four of the five methods mentioned above is tabulate below.

Table 3-7 Population Projection- Dharamshala Urban Area

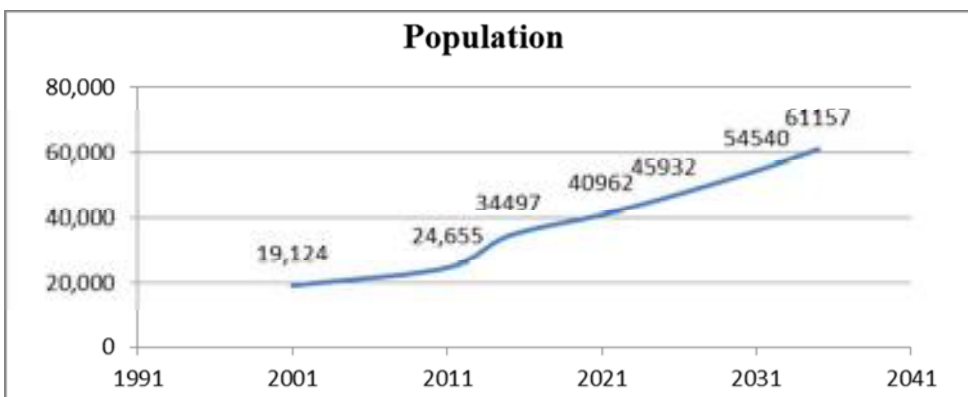
Year	Linear Method	Geometric Growth Method	Exponential Curve Method	Average (A+B+C)
2011*	30764	30764	30764	30764
2015	34287	34441	34497	34408
2021	39572	40797	40962	40444
2025	43095	45674	45932	44900
2031	48379	54103	54540	52341
2035	51902	60570	61157	57876

**Population of 2011 is as per Census of India 2011, rest of the population is projected as per different methods.*

Source: Census of India, 2011 and REPL Estimation



Figure 3-10 Population Projection for Dharamshala Urban Area, 2035



Source: REPL Analysis

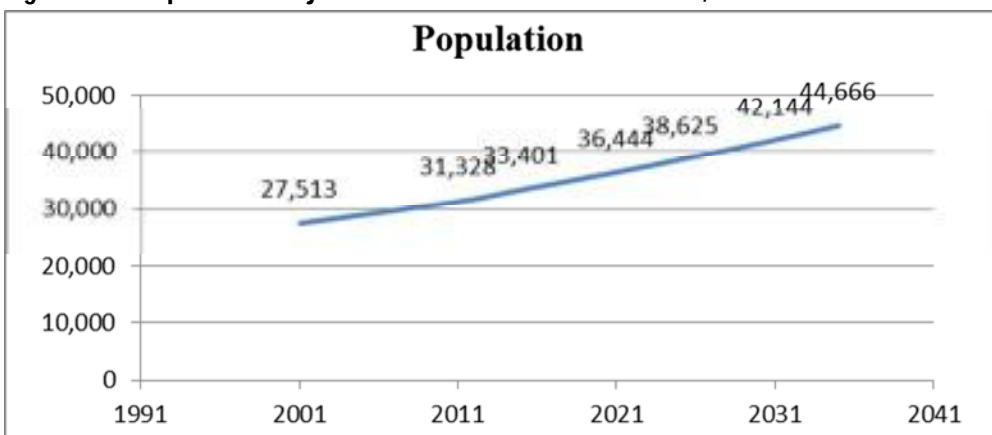
Table 3-8 Population Projection- Dharamshala Rural Area

Year	Linear Method	Geometric Growth Method	Exponential Curve Method	Average (A+B+C)
2011*	31515	31515	31515	31515
2015	33347	33387	33401	33378
2021	36095	36406	36444	36315
2025	37926	38569	38625	38373
2031	40674	42056	42144	41625
2035	42506	44554	44666	43909

*Population of 2011 is as per Census of India 2011, rest of the population is projected as per different methods.

Source: Census of India, 2011 and REPL Estimation

Figure 3-11 Population Projection of Dharamshala Rural Area, 2035



Source: REPL Analysis

Table 3-9 Population Projection- Dharamshala Planning Area

Year		Linear Method	Geometric Growth Method	Exponential Curve Method	Average (A+B+C)	Growth Rate from Exponential Curve Method
2011*	Urban	30764	30764	30764	30764	
	Rural	31515	31515	31515	31515	
	Total	62279	62279	62279	62279	
2015	Urban	34287	34441	34497	34408	2.90
	Rural	33347	33387	33401	33378	1.46
	Total	67634	67828	67898	67786	2.18
2021	Urban	39572	40797	40962	40444	2.90
	Rural	36095	36406	36444	36315	1.46
	Total	75667	77203	77406	76759	2.21
2025	Urban	43095	45674	45932	44900	2.90
	Rural	37926	38569	38625	38373	1.46
	Total	81021	84243	84557	83273	2.23
2031	Urban	48379	54103	54540	52341	2.90
	Rural	40674	42056	42144	41625	1.46
	Total	89053	96159	96684	93966	2.26
2035	Urban	51902	60570	61157	57876	2.90
	Rural	42506	44554	44666	43909	1.46
	Total	94408	105124	105823	101785	2.28

**Population of 2011 is as per Census of India 2011, rest of the population is projected as per different methods.*

Source: Census of India, 2011 and REPL Estimation

For linear and geometric growth method, annual CAGR considered is 0.029 in urban and 0.015 in rural areas as per the mathematical formula taking population of 1991 and 2011 for the calculation. Apart from the residential population in the area, floating population is also a contributor for requirement of infrastructure facilities in Dharamshala Planning Area. As per the population projection for the year 2011, by considering the base year of 2001 and the actual population of town as per census 2011, population estimate as per the Exponential Curve method is closer to the census 2011 population. Also, Dharamshala having been selected as a Smart City under the Central Scheme, it is expected that the attraction of the people for the city will increase. Moreover, population projection from linear and geometric growth method is comparatively low as compared to the exponential curve method which gave a more close estimate of 2011 projection as compared to actual as per Census 2011. Therefore, projected population (1,05,823 persons) is adopted for the perspective year 2035 as per Exponential Curve method.

Due to the construction of international cricket stadium with a seating capacity of 22,500 in the area, festivals celebrated in Dharamshala and analyzing the tourist arrival data of Kangra District, floating population calculation has been worked out.

i. Tourist Arrival Data Analysis

As per the tourist arrival data² approximately 25 lakh³ tourists visited Kangra district in a year. During peak season maximum tourist arrival was accounted in the month of April, when approximately 3,08,001 tourists visited the district i.e., about 10,267 tourists per day. It is assumed that out of the above, about 80-90% tourists i.e. 9,240 persons visit the Planning Area per day. However, the assumption of 80-90% being rather arbitrary as well as number of tourists per day are much more than this figure. Therefore, another method has been used to arrive at the floating population in an analytical manner.

ii. Floating Population from I& PH Department Dharamshala

Irrigation and Public Health (I& PH) Department, Dharamshala had designed existing sewerage network for the perspective year 2030 in old Municipal Area i.e. Municipal Council whereas in new added areas which is included in Municipal Corporation Area (left out area), sewerage network has been designed for the perspective year 2050. Population figures considered for designing sewerage network including existing and projected population are shown in table below.

Table 3-10 Population Projection for Designing Sewerage Network

S. No.	Population	Municipal Council	Left Out Area
1	Existing permanent Population considered for Projection	29392 (Year 1995)	24784 (Year 2011)
2	Existing Floating Population Considered for Projection	8959 (Year 1995)	30449 (Year 2011)
3	Projected permanent Population considered for Projection	56617 (Year 2030)	16522 (Year 2050)
4	Projected Floating Population Considered for Projection	44467 (Year 2030)	61049 (Year 2050)

Source: Irrigation and Public Health Department, Dharamshala

iii. Commercial Use Percentage Analysis

At present, 77.15 hectare land is under commercial use in Planning Area, which is around 9.17% of the total developed land. As per the URDPFI Guidelines, 2-3% of the total developed land is

² Tourists statistics from <http://himachaltourism.gov.in/>

³ Tourist arrival data is shown in Tourism chapter, table 6-1



Draft Development Plan Dharamshala, 2035

reserved for commercial use in medium- large hilly towns and 5-7% in tourism towns. As the Planning Area is experiencing major expansion in tourism related activities. Expenditure by tourists spurts commercial activities. Normally towns have about 5% of land for local commercial use. In Dharamshala, however, 9.17% of land is under commercial use. It may be presumed that this excessive presence of commercial activity is due to purchases by tourists – floating population. Based on this assumption, floating population is projected in the table below:

Table 3-11 Projected Floating Population

Existing Population	62,279
Existing area under commercial use	77.15 ha
Assuming local commercial use at 5% of total developed area (841.61 ha) required area for Commercial Use by Present Residential Population (62,279)	42.08 ha
Remaining commercial area (77.15 ha – 42.08 ha = 35.07 ha) and 20% of mixed use area of 12.42 ha = 2.48 ha. i.e. 35.07 ha + 2.48 ha presumed serving floating population	37.55 ha
Per person commercial space used in ha. (42.08/62279)	0.00068 ha
Floating population calculated based on Extra 37.55 ha commercial area assumed to be used by them (37.55/0.00079)	55,578
% of floating population to total population (55578*100/62279)	89.24 %
Projected floating population at the rate of 54.615% of projected population for the year 2035 i.e. 1,05,823 persons	94,436
Total Population (resident + floating) = 1,05,823 +94,436	2,00,259

Source: URDPFI Guideline and REPL Estimation

Year wise projected population is shown in table below:

Year	Projected Population	Projected Population Growth Rate	Floating Population	Total Population
2021	77406	2.20*	69077	146483
2031	96684	2.25	86280	182964
2035	105823	2.28	94436	200259

Source: REPL Estimation

* 2.20% Growth Rate is presumed to be happened from the year 2011 to 2021.

Total population considered for calculating physical infrastructure requirements is 2,00,000 persons, including 1,05,823 persons as resident population projected for 2035 and 94,436 as floating population.

It is estimated that by the year 2035, population of Dharamshala Planning Area shall increase to 1,05,823 out of which 61,157 population will be living in urbanisable area, 94,436 shall be tourist population and remaining 44,666 shall be residing in villages falling within Planning area.

On the basis of enabling average Household size of 4.5, approximately 23,516 families shall be residing in Planning Area. It is estimated that 1239.62 hectares of land will be needed for



Draft Development Plan Dharamshala, 2035

accommodating and fulfilling the requirement of projected population of 1,05,823 persons by year 2035, at a population density of 85 persons per hectares which is between the permissible limit of density prescribed for medium sized hill towns as per URDPFI guidelines.



CHAPTER 4. ECONOMY AND EMPLOYMENT

Economic profile of the region is mostly dependent on tertiary sector including tourism activity. Dharamshala is a hilly town surrounded by hills and forests. The major occupation of the people are either activities related to tourism or other activities related to service sector. The number of tourists are increased from the last decade, this is may be due to better connectivity and facilities available in the area.

Kangra district is among the top contributors in the State economic growth since many decades. Dharamshala being the district head quarter and equipped with better infrastructure facilities is having potential to attract population and employment opportunities in future.

The economy of Planning Area can be classified into (i) Primary- mainly agriculture, dairy, animal husbandry (ii) Secondary- mainly industry and household and (iii) Tertiary- mainly services. Out of the total working population, 90.24% of the population is engaged in tertiary sector followed by primary sector (7.68%) and secondary sector (2.08%) as shown in table 4-1.

Table 4-1 Workers engaged in Different Sectors in Dharamshala Planning Area, 2011

	Primary	Secondary	Tertiary
Rural	2229	370	17821
Urban	173	282	10407
Planning Area	2402	652	28228

Source: Census of India- 2011

4.1 PRIMARY SECTOR

Temperate & chir pine forest are predominant in the area. Average rainfall is 1500 mm. Wheat, Rice, Maize, Paddy, and Potato are the main agricultural crops. Tea is also a major produce in the area. Stone fruits are the main horticultural crops. Sheep, goat, cow are domestic animals. Due to development of Planning Area during the past decades, involvement of people in primary sector has been reduced.

4.2 SECONDARY SECTOR

Population participation in secondary sector is the lowest in Planning Area. Construction labour required for construction works are mostly coming from nearby areas whereas there is very less



Draft Development Plan Dharamshala, 2035

manufacturing units in Planning Area. These are may be the reasons for less involvement of people in this sector.

There is no established industrial estate in Planning Area. There is very few industrial set up in Planning Area which are small scale non hazardous industries like handloom, handicraft, food products etc are there. As per the data available from District Industries Centre (DIC) office, Dharamshala, there are 14 registered industries in Planning Area (Refer table 4-3).

Table 4-2 List of Units in Dharamshala Planning Area

S. No.	Name & Address of the Unit & Property	End Products & Cap. In Lacs
1	" New Saligram Bakery K.B.D/sala	Bread, Biscuits, 6.50
2	" Acri Infotech Pvt. Ltd, Mount View Complex McLeodGanj, D/shala, Buta Ram	Data Processing, 20.00
3	"S.K. Printers, Bagli P.O.Chetru Tehsil Dharamshala Prop. Sudesh Kumar	Printing of Stationery & Book Binding, 0.96
4	M/s Tibetan Medical and Astrological Institute Khara Danda Road, Dharamshala (HP) (Prop SAMDUP LHATSE)	Tibetan Herbals Cosmetics, Bedauty face cream, Talcam powder,Herbal tea, Hair oil, Health tonic
5	M/s Archana Printing Press Dharamshala Tehsil Dharamshala (Prop. Sheetal Sharam)	Printing & Stationery book binding, Bills, Visiting cards & invitation cards
6	M/s Deep Mala Furniture House, Main sham Nagar Tehsil Dharamshala (Prop. Bakshi Ram)	Wooden furniture & Joinery work
7	M/s Sharma Comp. Unit, Near TCV School, Dharamshala Tehsil Dharamshala (Prop. Bishan Dass)	Grinding of wheat & ground spinces Cap. 1.15 lacs
8	M/s Dorga Trunk House Khanyara Road D/sala Prop. Diwaker Dogra s/0Balkrishan Gurdwara Road D/sala D/sala Block	02/02/06909/PMT/SSI dated 30/12/2003
9	M/s Sai Music Industries Tika Pat. Jawahar Nagar D/sala (Prop. Smt. Anju Kalra)	Audio Cassetts cap. 4.25
10	M/s Himalya Food Products VPO Sidhpur Tehsil Dharamshala (Prop. Dechen)	Noodles,soya Beencheese Fing from Moong dal cap.5.34
11	M/s Rajesh Composit Unit Dari Dharamshala (Prop. Raj Kumar)	02/02/07092/PMT/SSI dated 30/10/05
12	M/s Sai Steel Industry Sheela chowk Tehsil Dharamshala Distt. Kangra (Prop. Suresh Kumar)	Steel gate & grills
13	M/s S.Kumar Steel Furniture Industries VPO Sidhbari Tehsil D/sala (Prop. Suresh Kumar)	Steel almirah, Steel furniture bed, boxes,sofa set, T.V.Trally, Chair, Tables etc.
14	M/s Hill Queen Women Handloom & Handicrafts Society, Sidhpur Tehsil Dharamshala (Prop. Vivek Sharma)	Woollen shawls

Source: DIC Office, Dharamshala District- Kangra



4.3 TERTIARY SECTOR

Tourism and allied activities are the primary economic base in Planning Area. Due to engagement of working age group in tourism based industry and administrative sector, approximately 90% of people involved in tertiary sector.

Trade and commerce activity is also one of the important economic generating activity in Planning Area. However, in most areas, there are only small retail stores with basic supplies near housing and tourist areas. Some of the major commercial areas are:

- Kotwali bazar
- Dari bazar
- McLeodGanj market

The commercial city centre, Kotwali Bazar, is located in lower Dharamshala. These interspersed nodes of built fabric have small retail stores with basic supplies near housing however, most residents must drive or use public transportation to the city level market at Kotwali Bazar for most supplies and shopping. Mcleodgnj known for Tibetan handicrafts, thangkas, Tibetan carpets, garments and other souvenirs.

4.3.1 INFORMAL MARKETS

Dharamshala being an important tourist destination, there are some informal and local markets which are very vibrant in nature and also major tourist attraction points. These markets mainly sell goods related to handicrafts, food products and daily need items. Informal markets in Planning Area are as follows:

- i. McLeod Ganj Sabji Mandi
- ii. Temple Road, McLeod Ganj
- iii. Dalai Lama Chowk
- iv. Near Bhagsu Nag Temple
- v. Street vendors in Kotwali Bazar
- vi. Near Bus Stand
- vii. Near Zonal Hospital



Draft Development Plan Dharamshala, 2035

- viii. Near DC Office
- ix. Opposite SP Residence
- x. Near Government College
- xi. Dari Ground
- xii. Near Sacred Heart School
- xiii. Near Shila Chowk

Figure 4-1 Informal Market Shops in Planning Area



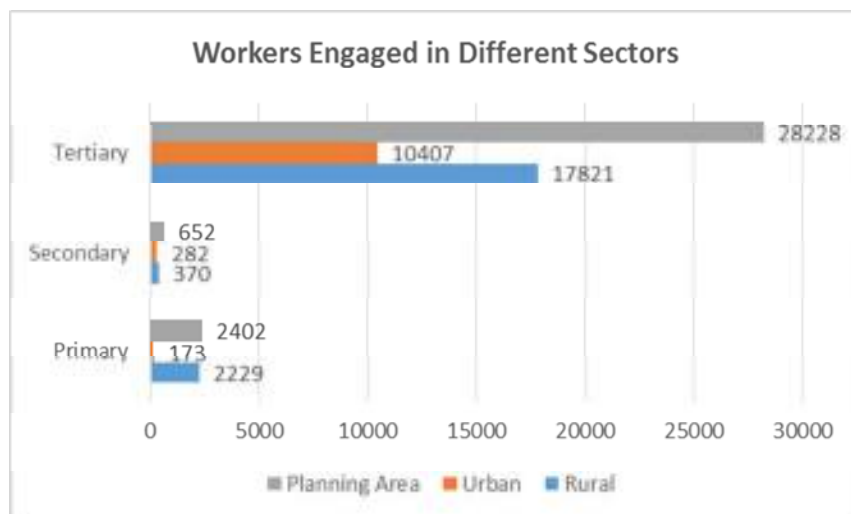
Work force engaged in different sectors are shown in table and figure below:

Table 4-3 Year wise Workers engaged in Different Sectors in Dharamshala Planning Area

Year	Working Population	Primary Sector	Percentage	Secondary Sector	Percentage	Tertiary Sector	Percentage
1991	6518	2302	35.32	1750	26.85	2466	37.83
2001	16618	2032	12.23	522	3.14	14064	84.63
2011	21434	1803	8.41	439	2.05	19192	89.54

Source: Census 1991, 2001 and 2011

Figure 4-2 Total Workers Engaged in Different Sectors



Source: REPL Analysis

4.4 OCCUPATIONAL STRUCTURE

To understand the occupational structure in Planning Area, 5% sample survey was carried out. As per the survey, following occupational structure have been emerged:

Out of the total respondents 79% respondents belong to working population. Persons are engaged in Business (37%), Private Service (33%), Govt. Service (19%) and few are pensioned retirees (11%). For analyzing the occupational structure, students and unemployed persons were not considered.

There are some job opportunities in the city but they do not reach all sections of the population. There are a high number of jobs in the informal sector without sufficient facilities.

4.5 WORKERS AND WORK FORCE PARTICIPATION

Table 4-4 Urban and Rural Main and Marginal Workers in Dharamshala Planning Area, 2001 and 2011

Planning Area	Total Workers		Main Worker		Marginal Worker		Non- Worker	
	Total	% to total population	Total	% to total population	Total	% to total population	Total	% to total population
2001								
Total	16562	31.96	14131	27.24	2431	4.69	35253	67.96
Rural	8371	30.43	6390	23.23	1981	7.20	19142	69.57
Urban	8247	33.86	7797	32.01	450	1.85	16111	66.14
2011								
Total	21434	34.42	17693	28.41	3,741	6.01	40845	65.58
Rural	10572	33.55	7995	25.37	2,577	8.18	20943	66.45
Urban	10862	35.31	9698	31.52	1,164	3.78	19902	64.69

Source: Census of India- 2001 and 2011

As per 2011 census, total workers constitute 34.42% of the total population with a total 21434 numbers of persons. Planning Area workforce participation rate is lower than the State average of 51.85%. Out of the total Planning Area population, main workers constitute 28.41%, marginal workers constitute 6.01% whereas non-workers constitute 65.58% population.

4.6 ISSUES/ CHALLENGES

- i. Markets in the town are highly congested specially Kotwali Bazar due to dense development, narrow streets and encroachment at few places.
- ii. These problems further degraded the aesthetic and potential of the area and also affected the trade of markets and their existence.
- iii. Absence of initiative for research and development of traditional industrial products in the city like shawls, cotton, wool to improve their quality, cost effectiveness and marketing.
- iv. No organized space is available for the street vendors in the town. Hence, it is creating congestion near DC office, McLeod Ganj Sabji Mandi, Temple Road McLeod Ganj, Dalai Lama Chowk, Near Bhagsu Nag Temple, Street vendors in Kotwali Bazar, Near Bus Stand, Near Zonal Hospital, Near DC Office, Opposite SP Residence, Near Government College, Dari Ground, Near Sacred Heart School, Near Shila Chowk and other areas of the town along major roads.

4.7 HIMACHAL PRADESH INITIATIVES

Himachal Pradesh has introduced many policies to boost economic growth in the State which are as follows:

- i. Industrial Policy 2013- To achieve environmentally sustainable and balanced Industrial growth in the State.
- ii. Tourism Policy 2005- To make tourism the prime engine of economic growth by positioning the State as a leading global destination by 2020.
- iii. Home Stay Scheme- Scheme was launched in 2008 by the State with the aim of providing clean, comfortable and affordable supplementary accommodation to tourists when hotels and guest houses are full/ unavailable in famous tourist places of rural areas.



- iv. Har Gaon ki Kahani- Initiative was taken up in 2010 for which State has got the award for most innovative campaign. Villages were identified in this scheme, one from each of the 12 districts. Tourism department of the state encouraged villagers to send their interesting stories, legends, gods and goddesses, culture and special tradition and rituals related to their place. Accordingly, infrastructure and basic amenities were planned to be provided and develop the village as tourism village.
- v. IT Policy 2001- Action Plan to harness benefits offered by IT sector.
- vi. Hydro Policy- To focus on capacity addition, energy security, access and availability, efficiency, environment and local employment.
- vii. Himachal Pradesh State Water Policy 2013- To ensure planning, development and management of water resources.

4.8 ECONOMIC BASE AND EMPLOYMENT PROPOSALS

Tourist inflow has been increased in the Planning Area during past decades which result in involvement of large section of working population into tertiary activities. Also, Dharamshala being the administrative head quarter and McLeodGanj being the abode of His Holiness Dalai Lama, the participation of people in tertiary sector would be highest in future. Therefore, Dharamshala will be developed as “*Global tourism destination for all season and all reasons*”.

Worker participation rate by 2035 would be approximately 46.00% of the total work force population considering the trend of work force participation rate and the trend of economic opportunities in Planning Area. Based on the assigned population of 1,05,823, this would generate a total work force of approximately 48,150 by the year 2035. Year wise projected work force is shown in table below.

Table 4-5 Projected Work Force for Planning Area- 2035

Year	Work Force	Participation Rate
1991*	6518*	32.17
2001*	16618*	35.48
2011*	21434*	37.86
2021	29552	42.00
2031	40450	46.00
2035	48149	50.00

Source: Census of India-1991, 2001 and 2011, REPL Analysis

* Work force population as given in Census



4.8.1 SECTOR WISE PROJECTION OF WORK FORCE

As per the past trend, occupational structure is dominated by tertiary sector in Planning Area and this trend will continue in future due to nature of economic activities. Workers in different sectors are anticipated below:

Table 4-6 Sector wise Projection of Work Force in Dharamshala Planning Area

Year	Work Force	Primary	Percentage	Secondary	Percentage	Tertiary	Percentage
1991*	6518	2302	35.32	1750	26.85	2466	37.83
2001*	16618	2032	12.23	522	3.14	14064	84.63
2011*	21434	1803	8.41	439	2.05	19192	89.54
2021	29552	2364	8.00	591	2.00	26597	90.00
2031	40450	3236	8.00	809	2.00	36405	90.00
2035	48149	3852	8.00	963	2.00	43335	90.00

Source: Census of India-1991, 2001 and 2011, REPL Analysis

* Census of India 1991, 2001 and 2011

Tertiary sector will increase in terms of absolute number but shall remain established in terms of percentage. Workers in secondary sector will be lowest in terms of percentage of participation of workers due to less scope in this sector. But, local handicrafts and pollution free household industries will be encouraged in Planning Area to generate economic opportunities. There is scope for primary sector activities in Planning Area, as ample quantity of agricultural land is available. Production of vegetables, dairy and poultry, farming, horticulture, bee- keeping, sericulture etc. can be encouraged.

4.8.2 SMART CITY PROPOSAL

Smart city proposal focusses on diversification of employment base through education and skill development and evolving into a perennial economy. Some of the Smart city proposals/suggestions to boost the economy and employment in Dharamshala are:

- i. Recreational Tourism - Theme Park - Mini Himachal with Tourist Interpretation Centre in association with kalagram
- ii. Reconnecting with nature - Eco-tourism: Camping, tree houses, nature trails etc
- iii. Business Tourism
- iv. Adventure Tourism - Mountaineering and paragliding institute
- v. Integration of Informal sector - Development of dedicated vending zones

- vi. Skill and entrepreneurship development - Skill development and start up incubation centre (tourist guides, smart city technicians, vocational training)
- vii. Smart Shiksha - Smart classrooms and e-Library.



CHAPTER 5. EXISTING LAND USE

5.1 INTRODUCTION

Existing land use map was prepared by using satellite imagery procured from NRSC department, Hyderabad and through detailed ground verification in the year 2016. After having detailed discussion with field office officials, final base map and existing land use map has been prepared. Final base map and existing land use so prepared has been used for framing the future proposals.

5.2 EXISTING SPATIAL GROWTH TREND

The previous Development Plan reveals that built area was mainly confined to the eastern side of the National Highway. Few residential pockets were proposed in McLeodGanj, Barol, Jhikli Dar, Gabli Dar etc.

At present, major development has primarily come up along main road corridors like NH, Dharamshala- Palampur Road and Dharamshala- Kangra Road due to good accessibility, availability of land and infrastructure facilities. Dharamshala has come up with a decentralized built fabric interspersed between forest reserves. While at McLeodGanj, Kotwali Bazar and Kachahri adda, the growth is more compact and dense due to commercial and residential activities; peripheral areas in upper reaches including Naddi and Dharamkot and lower Dharamshala are more spread out.

New development has mainly come up due to tourist inflow and administrative set ups in these areas. Whereas, after Dharamshala being selected as Smart city, pressure of development will be more in the entire Planning Area.

Tibetan society is settled in McLeodGanj due to, it being the abode of His Holiness Dalai Lama, Namgyal Monastery Dharamshala and in some pockets scattered at other places like Norbulingka at Sidhpur and Gyuto at Sidhbari.

Commercial stretches in the Planning Area are in Kotwali Bazar, Depot Bazar, Civil Bazar, Kachehari Bazar, McLeodGanj, Forsythganj and Dari Bazar. Maximus mall is also built recently in Dharamshala near Bharat Petrol Pump on NH 503.

The analysis of the existing trend of development in the area reveals emerging corridors with specialized activities based on tourism. Existing trend of development is shown in Map 5-2.

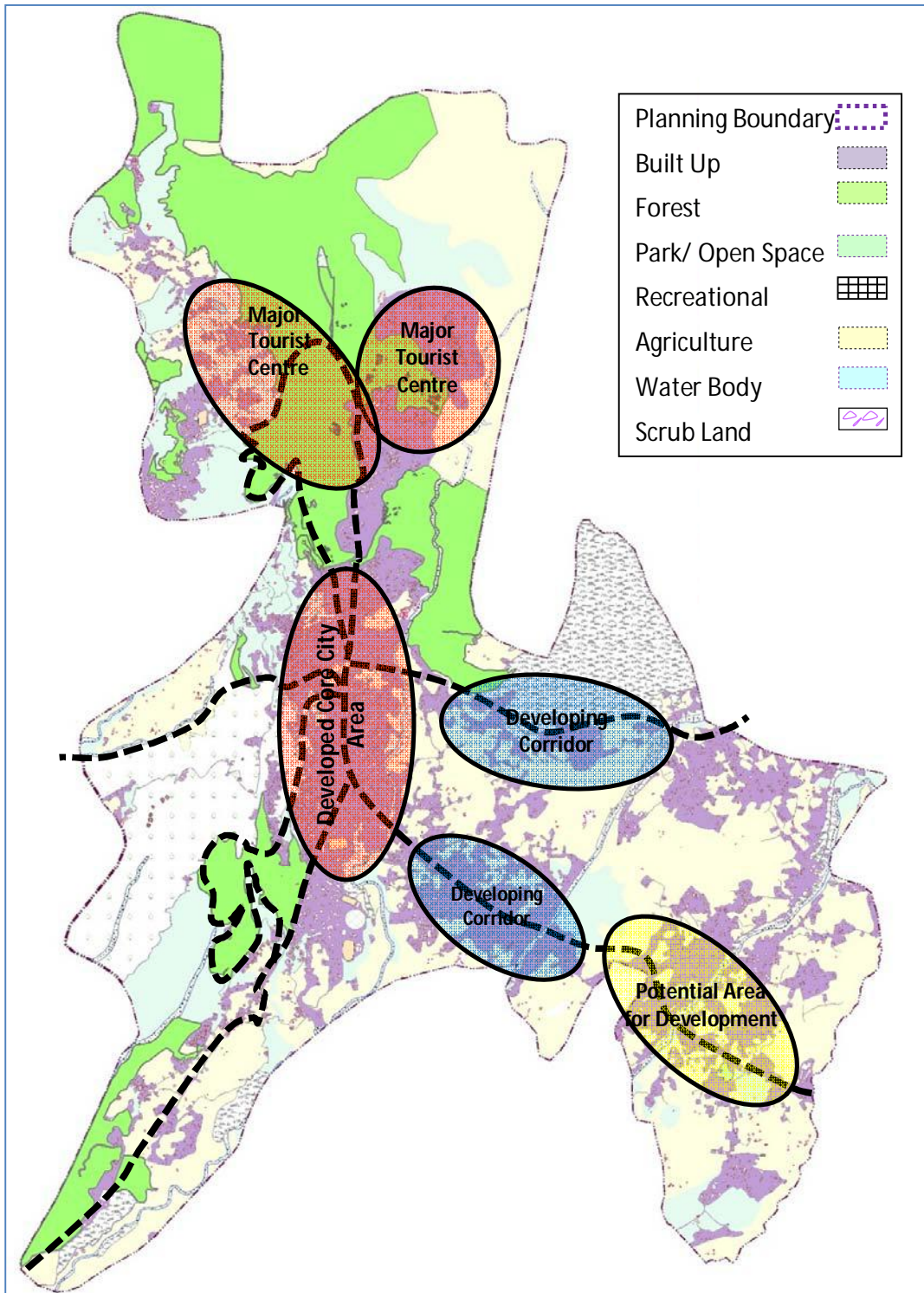


Map 5-1 Proposed Land use Map of Dharamshala as per Development Plan- 2001



Source: Development Plan of Dharamshala, 2001

Map 5-2 Development Pattern in Dharamshala



Source: REPL Survey and Analysis



5.3 EXISTING LAND USE IN DHARAMSHALA PLANNING AREA- 2016

Dharamshala Planning Area extends over 4233.98 ha, out of which the developed area spread over only 841.61 ha, the rest of the area constituting the natural ecological area such as forests, water bodies and currently undeveloped agricultural land. The land use classification as specified in the URDPFI Guidelines have been adopted for the planning area. The existing land use analysis of the Planning Area is shown below in Table 5-1.

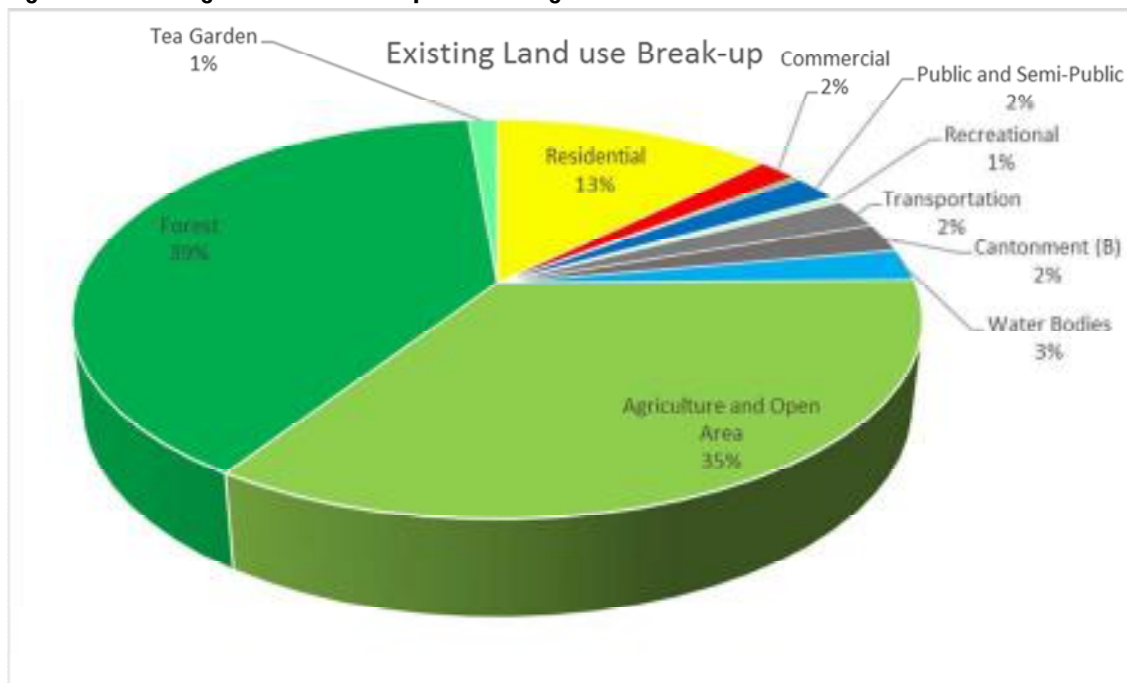
Table 5-1 Existing Land use – Dharamshala Planning Area, 2016 (After LU Validation)

Land Use	Area(ha)	Percentage of Developed/ Undeveloped Land	Percentage of Planning Area
Developed (A)			
Residential	537.77	63.9	12.70
Commercial	77.15	9.17	1.82
Mixed Use	12.42	1.48	0.29
Public and Semi-Public	88.83	10.55	2.10
Utility	1.75	0.21	0.04
Recreational	23.63	2.81	0.56
Transportation	100.06	11.89	2.36
Total (A)	841.61	100.00	19.88
Cantonment (B)	99.77		2.36
Undeveloped (C)			
Water Bodies	107.01	3.25	2.53
Agriculture and Open Area	1460.17	44.35	34.49
Forest	1669.56	50.71	39.43
Tea Garden	55.86	1.70	1.32
Total (C)	3292.60	100.00	77.77
Total (A+B+C)	4233.98		

Source: (Land Use Validation- REPL, 2016)

From the above table, it is evident that 77.77% of the total land is undeveloped, only 19.88% of the land is developed area whereas 2.36% of the area is Cantonment area. Developed area has been further sub-divided in to the following categories. Existing land use is shown in Map 5-4.

Figure 5-1 Existing Land use Break up in Planning Area



Source: (Land Use Validation- REPL, 2016)

5.3.1 RESIDENTIAL

As per the physical survey and land use validation, 537.77 ha of land is used for residential purpose to accommodate a population of 2016. Total residential area is 63.90 % of the developed area which is higher in comparison to the prescribed percentage of residential land use for medium sized hill town (48-52%) and tourism city (35-40%) as per URDPFI Guidelines. This is may be due to importance of town as administrative head quarter, Tibetan population, land topography etc.

A wide range of housing, including rental housing, is available in the city with affordable, moderate and luxury housing clustered together with less than 0.5% of the city population in the 'Houseless' category (District Census handbook, 2011). Apart from old Municipal area, adjoining villages falling under Planning Area should be provided with adequate affordable housing and need to be planned in an integrated manner with existing developed areas.

New residential growth in the lower part of the city is typically plotted development with gated houses with parking facility.

Affordable housing options for these populations are being provided under IHSDP and Housing for All scheme of GoI. As of present 150 and 191 numbers of beneficiaries have already been identified and dwelling units are being built under the aforementioned schemes respectively.

5.3.2 COMMERCIAL

Commercial development has been confined mainly to the major access roads coming from outside the Planning Area as well as along the places near tourist spots. Being a tourist attraction town, most of the commercial activities are related to retail shops and hotels. Total area within the commercial use is 77.15 hectare which is 9.17% of the developed area which is higher in comparison to the percentage prescribed for commercial land use for medium sized hill town (2-3%) and tourism city (5-7%) as per URDPFI Guidelines. This is may be due to large tourist inflow in Planning Area.

The upper areas i.e. Mcleodganj, Dharamkot, Naddi, Bhagsunag are primarily the hub of tourism activities. The commercial city centre, Kotwali Bazar, Dari Bazaar are also located in lower Dharamshala. These interspersed nodes of built fabric have small retail stores with basic supplies near housing however, most residents must drive or use public transportation to the city level market at Kotwali Bazar for most supplies and shopping.

5.3.3 MIXED USE

Being a tourist destination, mixed use development has been seen along the major roads and near to the tourist spots. Out of the total developed land, 12.42 ha is under this use which is around 1.48 % of the developed land.

5.3.4 TRANSPORT AND COMMUNICATION

A total of 100.06 hectare land is under the Transport and Communication use which is 11.89% of developable area. Being a hill town, the street network is quite extensive in Dharamshala with a large share of transport sector investment going in development of roads.

Existing transport and communication land use percentage is higher in comparison to the prescribed percentage of transport and communication land use for medium sized hill town

(5-6%) but less than the percentage proposed for tourism city (12-14%) as per URDPFI Guidelines.

Due to the terrain and small, compact built nodes like McLeodganj, Kotwali Bazar and Kachahri walking is one of the key mobility options for the older part of the city, with public/ IPT modes catering to inter-nodal travel. Most of the residents depend on public/ IPT transport modes and walking for meeting their daily mobility needs. For tourists, walking and taxis are the two most important means of transport in the city.

5.3.5 PUBLIC AND SEMI-PUBLIC

About 88.83 hectare of land is under the Public and semi-public use which is 10.55 % of total developed land which is at par with the percentage prescribed for public & semi-public land use for medium sized hill town (8-10%) and tourism city (10-12 %) as per URDPFI Guidelines. Public and Semi- Public land use in Planning Area consist of offices, education facilities and health facilities. Most of the public and semi- public uses are concentrated in Kachahri, Civil Lines, Cheelgari, Shamnagar, Ramnagar, Dari, Barol and Sakoh.

5.3.6 RECREATIONAL AND GREEN AREAS

As per URDPFI guidelines, organised green space for a city should be between 15 to 18%. Physical survey reveals that there is 23.63 hectare land under the recreational and organized green areas which is 2.81% of developed land which is much lower in comparison to the percentage prescribed for recreational land use for medium sized hill town (15-18%) and percentage prescribed for recreational and water bodies land use in tourism city (10-12%) as per URDPFI Guidelines.

The city is uniquely endowed with water, biodiversity, tree cover, forests, open spaces, however, it lacks in terms of variety of organised open and public spaces like parks, playgrounds, plazas, recreation centres, etc. Parks and playgrounds are not maintained and large open areas are sometimes being used as parking nodes or encroached by cars in the peak tourist season. There is a lack of places for community meetings and social gatherings.

5.3.7 TEA GARDEN

Planning Area is having some area under Tea Garden which includes 55.86 ha land under its use i.e. 1.70% of the undeveloped land. Tea Gardens are very precious and attractive



resource as these are very rarely found in places and Dharamshala offered a favorable climate for their growth. Therefore, these gardens should be preserved and strict rules shall be implemented to change their land use to other uses.

5.3.8 AGRICULTURE

Agriculture land occupies 1460.17 ha land which is 44.35% of the undeveloped land and 34.49% of the Planning Area. The agriculture land includes 1028.56 hectares of area under agricultural use and 288.19 hectares of area under sparse and open/ vacant land.

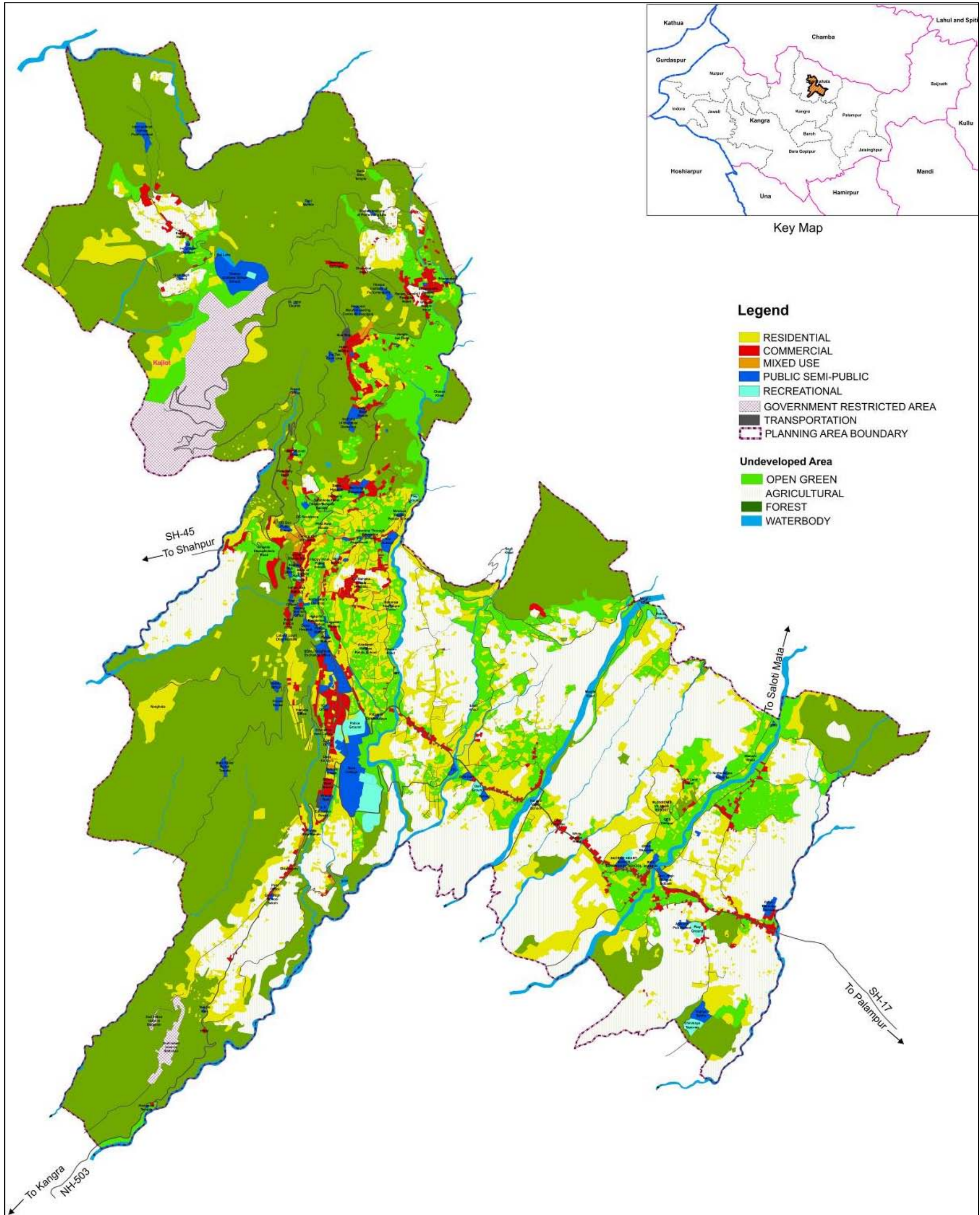
5.3.9 ECOLOGICALLY SENSITIVE AREA

Planning Area is having large amount of land under this use. Forest and water bodies account 1669.56 ha (50.71 % of undeveloped land) and 107.01 (3.25 % of undeveloped land) ha respectively.



Map 5-3 Existing Forest Cover, Tea Gardens and Recreational Areas in Planning Area

Map 5-4 Existing Land use of Dharamshala Planning Area, 2016



Source: (Land Use Validation- REPL, 2016)

Map 5-5 Sajra Superimposed on Existing Land use of Dharamshala Planning Area

5.4 DEVELOPMENT ISSUES AND CHALLENGES

Though urbanization acts as a catalyst in the economic development of a region, it can prove to be a limitation as well, since an overwhelming population inflow tends to create added pressure on the existing urban infrastructure services. It is further associated with many problems such as environmental stress, lack of access to basic services such as water supply, sanitation, housing etc.

Major development issues and problems pertaining to Planning Area are as follows:



5.4.1 DEMOGRAPHY

- i. There is a sharp increase in population growth in Planning Area from 2001- 2011 and the trend is likely to continue in future as well. There is a need for planned development to accommodate this growth or else there will be more of haphazard development.
- ii. Uneven density distribution leads to imbalanced development which has implication inequitable development of infrastructure.

5.4.2 URBAN ECONOMY

- i. More than 90.24% of the Planning Area population is engaged in tertiary sector such as services, trade and commerce, retail sales, banking, tourism etc. Only 2.08% population is engaged in secondary sector, which indicates that there is lack of processing plants and household industries in the region.
- ii. Planning Area is rich in forest land but not utilized properly for improving the economy of the area.
- iii. There is no institution/policy for promotion of industries in the Planning Area.

5.4.3 SPATIAL DEVELOPMENT

- i. Development has taken place in an uneven manner in the Planning Area as it is mostly confined to Dharamshala, McLeodGanj and Dharamkot.
- ii. Due to hilly terrain, land availability is a constraint and most of the development is taking place along the NH and other major roads.
- iii. Many residential areas in the Planning Area do not have proper access through motorable roads.
- iv. Kotwali Bazar is facing congestion due to concentration of commercial activities along the major roads connecting Dharamshala and McLeodGanj.
- v. Development can also be seen on steep slopes which are susceptible to hazard during natural disaster.
- vi. Lack of conservation and preservation of old areas.

5.5 SPATIAL PLANNING CONCEPT

For preparing the proposed land use plan, the areas have been identified for different land uses based on locational attributes of each land use, development potentials, existing trends of development, land suitability and nature of economic activities. Natural conservation and eco sensitive areas have been identified as no development zones and all along the water bodies a green buffer provide to protect water front areas. A special care has been taken to evenly distribute facility areas, open spaces and retail commercial areas in different parts of the town and integrated with residential use.



Land is a scarce resource, hence, compact development will be promoted in Planning Area. Most of the public amenities and green areas are proposed on government land as far as possible so that minimum affect will be there on private land owners. But government land is very less in Planning Area and to distribute the facilities spatially, some of the uses has been proposed on private land which will cater the requirement of future population. During implementation of Plan proposals, implementing agencies will take some necessary action to minimize/ compensate the loss that may happened to land owners through limited land acquisition, land pooling etc. Activities permitted in various land uses will be as per the zoning regulations proposed in Development Plan. Dharamshala is developing at a faster rate and development will be as per the demand of the area and interest of developer in case of private land owner, therefore activites has not been detailed out as this will restrict the development in Planning Area. Also, allocation of various activities will be done at layout plan level.

5.6 PROPOSALS OF OTHER DEPARTMENTS

Dharamshala is developing at a rapid pace due to up-gradation of its status from Municipal Council to Municipal Corporation as well as lot of administrative set ups. Tourism industry is also growing during past years due to which lot of development is coming up in the area. Government is also taking many initiatives to beautify the city in an organized manner. Some of the identified proposals of government are as follow:

Table 5-2 List of Parks in Old Existing Area, Dharamshala Planning Area

S. No.	Name of Park	Location
1	Children Park	Near Dharamkot Chowk
2	Park	Near Bhagsunag Parking
3	Park	Near Rain Shelter Bhagsunag
4	Kajlot Park	Ward No 4 Kotwali Bazar Dharamshala
5	Sangam Park	Kotwali Bazar Dharamshala
6	Park	Gurudwara Road near Vijay Trunk House Dharamshala
7	Park	Gurudwara Road near Chopra House
8	Gandhi park	Kotwali Bazar, Dharamshala
9	Nehru Park	Kotwali Bazar, Dharamshala
10	Park	Near A.D.C. residence Chilgari Dharamshala
11	Vivekanand Park	Civil Line Dharamshala
12	Park	Near Housing Board Colony, Chilgari Dharamshala
13	Park	Near Shiv Mandir Chilgari Dharamshala

Source: Municipal Corporation, Dharamshala



Table 5-3 List of New Parks in Dharamshala Planning Area

S. No.	Name of Park	Location
1	Park in Ward No. 6	Near Sansari Mata Mandir and Over Head Water Tank
2	Park in Ward No. 8	Near Ptwar Khana
3	Park in Ward No. 9	Jatehar
4	Park in Ward No. 10	Near PWD workshop/ near Lions Club
5	Park in Ward No. 11	Near Dari Mela Ground
6	Park in Ward No. 12	No Site is identified yet
7	Park in Ward No. 13	Near IHSDP
8	Park in Ward No. 14	Kand/ By-pass Dari
9	Park in Ward No. 15	Tehar
10	Park in Ward No. 16	Sidhpur
11	Park in Ward No. 17	Tulip Garden (under ADB)

Source: Municipal Corporation, Dharamshala

Apart from the above proposed parks, Municipal Corporation, Dharamshala has planned to develop all the available vacant spaces having sufficient space will be developed as recreation centres/ fitness centres with the provision of open air gyms.

5.7 SMART CITY PROPOSALS OF DHARAMSHALA

Smart City proposal of Dharamshala was prepared by Dharamshala Municipal Corporation and submitted to Ministry of Urban Development department which was accepted by the department. Vision for Dharamshala for 2025 in Smart City has been framed as: '*A global tourist destination for all reasons and all seasons which is sustainable, resilient and smart while being, for its residents, a city which is livable, economically vibrant, safe and inclusive.*'

Key components of smart city are:

- i. Global tourism destination for all seasons and all reasons
- ii. Smart multi modal mobility system for citizens and tourists
- iii. Safe city
- iv. Environmentally sustainable and disaster resilient city
- v. Strengthening infrastructure for enhanced quality of life
- vi. City for all
- vii. City of jobs

Area Based Proposal (ABD)



Area based development (ABD) proposal for dharamshala is formulated based on strategy of redevelopment + retrofit development over 775 acres of area covering a population of 27,053 persons. ABD includes Dharamkot, Bhagsu, McLeodGanj, Kotwali Bazar, Khajanchi Mohalla, Kachahri Adda, Ramnagar, Shyamnagar, and Cheelgari areas.

The main focus of ABD proposal is urban redevelopment in 3 core areas of McLeodGanj (5 acres), Kotwali Bazar (1.3 acres) and Kachahri Adda (7 acres) whereas in remaining areas of ABD, retrofit will be proposed aiming at enhancing the livability of the area. Development of integrated green and blue corridors for nature-urban connect, open and public space network (including city level green areas and tourism park at Charan Khad), and inclusive street design to leverage walkability and enhance urban form to create vibrancy and safety.

Pan City Proposal

Envision Dharamshala's transformation into a SMART CITY through optimized use of city systems - transport and utilities, and participatory urban governance by institutionalizing their information systems with a City Coordination Center for Developing Digital Dharamshala called DCube - a 24x7x365 information center for users - residents, tourists and city managers/ policy makers to strengthen real time data access, evidence based planning and decision making.

DCube is the 'nerve center' of city functioning, aligning city vision and strategic focus areas to global goals of sustainable urban development and global data revolution through:

- i. Smart Multi Modal Mobility Systems: Seamless connectivity and provision of sustainable mobility choices to leverage urban safety and tourism development through intelligent traffic management, passenger information system and Travel Planner.
- ii. Environmentally Sustainable and Disaster Resilient City: Enabling ICT based, effective warning and emergency responses through robust hazard vulnerability risk assessment tools and DRR strategies.
- iii. ICT Enabled Doorstep Governance: A 24x7x365 City Observatory - a robust digital platform and command center linking G2G, G2B and G2C systems, including use of smart card, inter department coordination, citizen services and strong IEC.

CHAPTER 6. TOURISM AND HERITAGE

6.1 INTRODUCTION

Dharamshala is bestowed with many tourist destinations as well as is the gateway to many tourist attractions nearby. Many trekking routes around the city add to its attraction for tourists. The abode of His Holiness the 14th Dalai Lama at McLeodGanj is another major attraction of the area. Planning Area is a rich and unique cultural mix of Tibetan, Kangri, Gaddi and Nepali cultures.

The peak season for tourist's arrival extends from the month of March to August.

6.2 TOURISM SCENARIO

Dharamshala offers the magnificent view of thick Deodar and Cedar forests and majestic peaks of Dhauladhar Range.in. Dharamshala has come up as an important destination since the past few years due to adventure, leisure, religious and cultural tourism.

6.2.1 REGIONAL LEVEL

Some of the famous tourist areas in vicinity to Planning Area are:

- i. Bir Billing- World famous as para-gliding destination, 65 km from Dharamshala.
- ii. Lohardi and Chhota Bhangal – are two villages that are ironically gaining popularity for being completely unknown to tourists till now. Many trekkers stop at these places to enjoy pristine beauty of the region, surrounded by the magical white clouds.
- iii. Kangra Fort- Located at a distance 3 kilometers from Kangra Town offers a beautiful view of gushing streams of Banganga and Manjhi Rivers.
- iv. Fifteen richly carved monolithic rock cut temples, sculpted in the splendid style of Kailash Temple at Ellora, dating back to 8th century AD can be seen at Masroor, 40 km from Kangra. This place is now called as Purana Kangra. Fort is having two temples; one is of Lakshmi Narain and the other of Ambika Devi, Goddess of Katoch. Fort is now maintained by Archaeological Department.

- v. Cave temple at Trilokpur-dedicated to lord Shiva is famous for its stalactite and stalagmite formations.
- vi. A historic village at Nerti- situated 24 km from Dharamshala. It is the place where battle was fought between rulers of Chamba and Kangra.
- vii. Famous temples of Jawalaji, Baglamukhi, Brijeshwari Devi, Chamunda Devi etc.

Due to presence of Dhauladhar Range of Mountains, Planning Area is suitable for adventure sports, clean and pollution free environment, suitable climate for winter and summer tourism, a large number of tourists come to Kangra District for different types of tourism activities.

6.2.2 PLANNING AREA LEVEL

Some of the famous tourist destinations in the Planning Area are as follows:

- i. International Cricket Stadium- Known as Himachal Pradesh Cricket Association (HPCA) Stadium at Dharamsala. It is considered as one of the most picturesque stadiums in the world due to the snow capped Dhauladhar Mountains in the backdrop.
- ii. Temple of His Holiness Dalai Lama- The monastery offers a delightful insight into Tibetan art and culture and is the nerve centre of the town. True to the Dalai Lama's principles of not disturbing nature, the elegant two-storeyed temple with its large square overlooking his 'palace' was built without chopping a single tree.
- iii. Norbulingka Institute- Norbulingka is located in Sidhpur village. The Institute was established to keep the Tibetan traditional arts and crafts alive. Tibetan artisans and their apprentices as they practice the ancient Buddhist art forms of statue-making, thangka painting, thangka applique, as well as the decorative arts of woodcarving, wood painting, tailoring, and weaving, are a real delight to tourists.

Institute has a beautiful Buddha temple, doll museum, crafts centre and a Japanese style gardens where birds of all different species can be seen flittering among the treetops. The architecture, built in traditional Tibetan style gives a feeling of returning to old Tibet.



- iv. Dal Lake- The oval shaped lake is surrounded by lush, green deodar trees and small hills. The lake is also the starting point for most small treks.
- v. Naddi- It is a beautiful village surrounded by lush green trees and snow covered mountains. There are many hotels in the village due to the arrival of tourists who want to spend time with nature in peace. It is famous for sunset point and also for starting point for many treks like Kareri lake, Guna Devi temple and Triumd.
- vi. Bhagsu Nag- The cascading waterfall amidst overwhelming hills, refreshing greenery and craggy rocks, the waterfall is certainly a pleasure to visit. Located at Bhagsu, the Bhagsu Falls hold reverence for devotees visiting the Bhagsu Nag temple. The narrow, winding roads leading to the falls offer surprising sights of nature.
- vii. Triund- Trek to Triund is surrounded in surreal and breathtaking beauty but the trek is having steep gradient. Just 5 km away from Triund, snow line started. There are small eatery joints available along the trek. Also, at the top, there are small camp sites to stay.
- viii. War Memorial- A monument has been built to commemorate the war heroes. Three huge black marble panels are etched with the name of those mrtys who sacrifice their lives while guarding motherland in the operations of 1947-48, 1962, 1965, 1971 and in various peacekeeping missions, bearing testimony to their supreme sacrifices.
- ix. Kangra Art Museum – It is located in Kotwali bazar, displaying Kangra valley’s arts, crafts and rich past. It includes a gallery of Kangra’s famous miniature paintings and a representative collection of sculptures, pottery and anthropological items. A section houses the work of contemporary artists, sculptors and photographers.
- x. St John in The Wilderness Church- Exquisite stained glass windows depicting John the Baptist with Jesus, was among the first buildings to be erected here by the British in 1852. It is now the only surviving monument of that time — most were destroyed in the devastating earthquake of 1905. Buried in the cemetery is former Viceroy Lord Eligin, who lost his life in an accident here while on a tour. Lord Eligin’s Tomb still stand here which is an ASI listed monument.

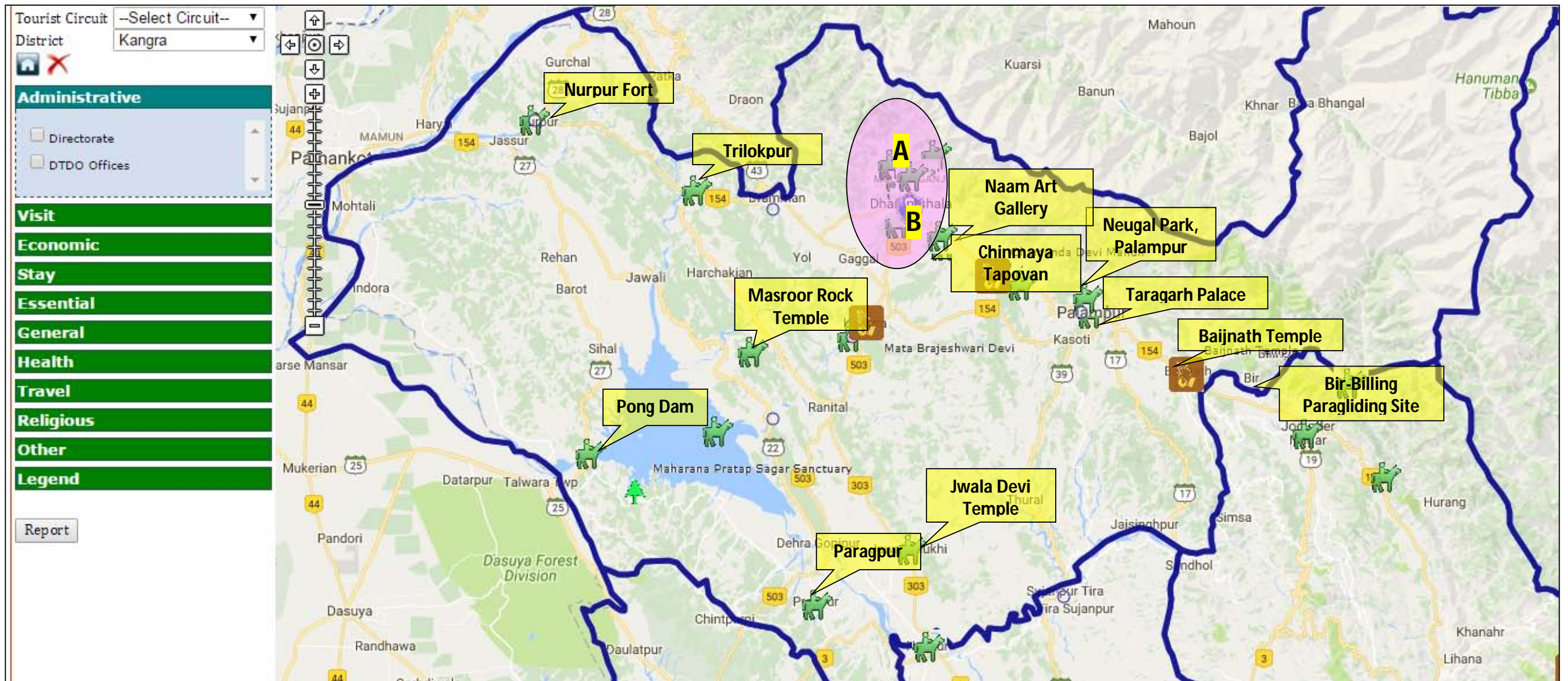
- xi. Kunal Pathari- A level walk from Kotwali Bazaar leads upto the rock temple of the local goddess.
- xii. Dharamkot- this view point located on Dharamkot hills, offers a panoramic view of Kangra valley and surrounding Dhauladhar peaks.
- xiii. Indru Nag Temple- It is 5 km from Dharamshala main town area, dedicated to Snake deity. This place offers breathtaking view of Kangra valley and Dhauladhar ranges.
- xiv. Gyuto Monestary- It is located in Sidhwari on Palampur road. Karmapa Lama is residing here who is considered the third most revered spiritual guru amongst the Tibetans after Dalai Lama and Panchen Lama.

As per detailed assessment of the important tourist places in and around Dharamshala Town, tourism potential for the following types of tourism are found:

Figure 6-1 Different Types of Tourism in Planning Area

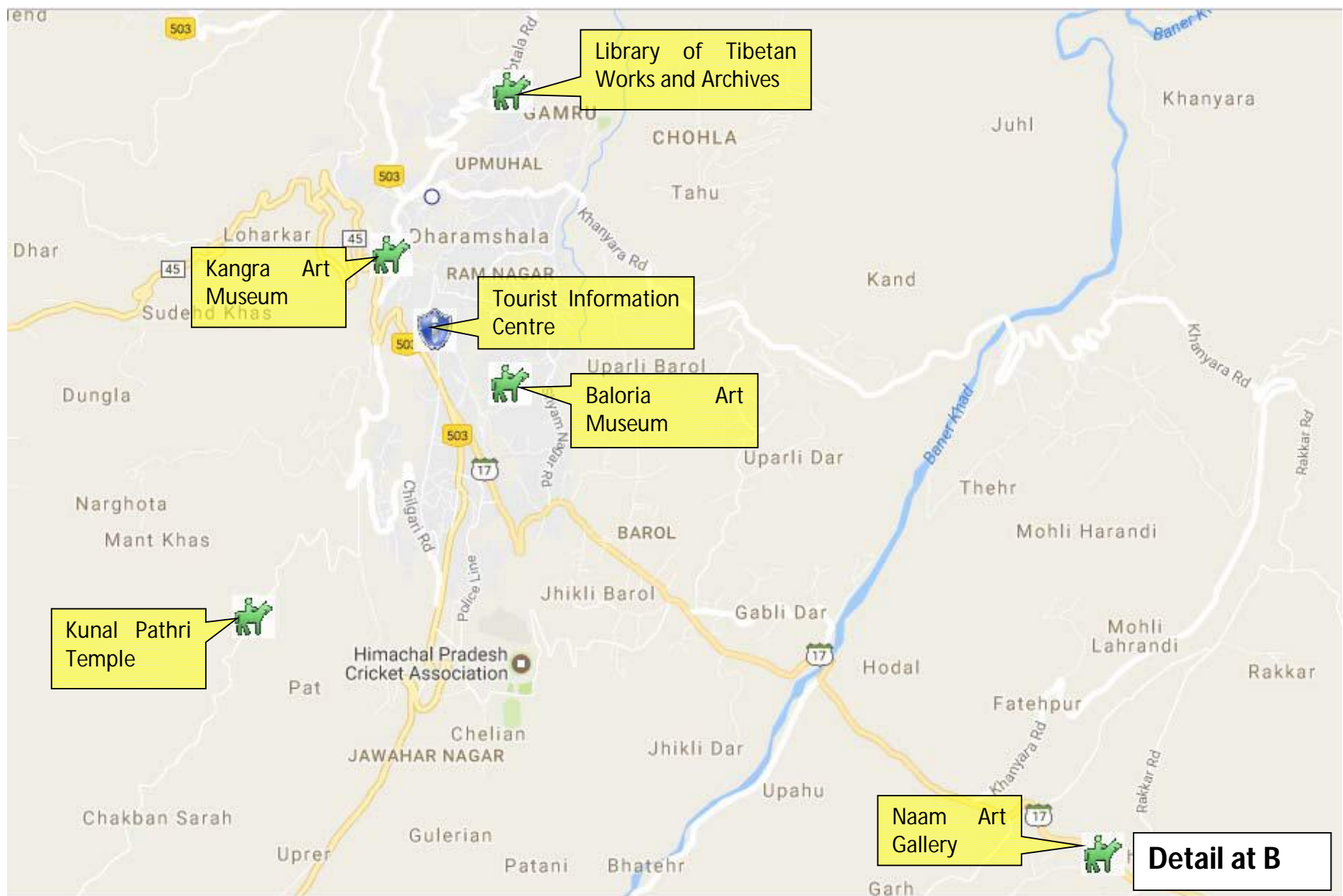
Heritage Tourism	<ul style="list-style-type: none"> •St. John Church •Kangra Art Museum •Masroor Rock Cut Temple
Pilgrimage Tourism	<ul style="list-style-type: none"> •Namgyal Monastery •Tsuglag Khang •Gyuto Monastery •Dalai Lama Temple Complex •Jwalamukhi Devi Temple •The Aghanjar Mahadev Temple •Sherbling Monastery •Kunal Pathri Temple •Mani Lhakhang Stupa
Cultural Tourism	<ul style="list-style-type: none"> •Tibetan Institute of Performing Arts (TIPA) •Festival during Buddha Purnima
Leisure/ Nature Tourism	<ul style="list-style-type: none"> •Bhagsunag Fall •Dal Lake •Naddi village •Triund •Dharamshala Cricket Stadium •Tea Garden
Education Tourism	<ul style="list-style-type: none"> •Norbulingka Institute •Library of Tibetan Works and Archives •Naam Art Gallery

Map 6-1 Important Tourist Destinations in Kangra District



Source: http://www.agisac.gov.in/tourgis/Google_Tourism.aspx

Map 6-2 Important Tourist Destinations in Dharamshala Planning Area



Source: http://www.agisac.gov.in/tourgis/Google_Tourism.aspx

Figure 6-2 Major Tourist Attraction Points in Dharamshala Planning Area



Source: REPL Reconnaissance Survey

6.3 FAIRS AND FESTIVALS IN DHARAMSHALA PLANNING AREA

Many festivals in Dharamshala are celebrated with great zeal and enthusiasm. The fairs that are particularly held in this city are listed below:

- i. **Haldi Festival**- It is two day affair and marks the beginning of the festival season in town. Families gather to celebrate this festival and fairs are held to provide opportunities for the people to shop on this occasion. People especially make bonfires of cedar twigs at this time in Dharamshala.

- ii. **Losar Festival-** This festival is the Tibetans New Year festival. It stretches through February and March. However, the city sees some occasional fairs at this time to celebrate the festive season.

Another major Tibetan festival that is celebrated with lots of dedication is Saka Dawa Festival. This festival is attached to honor Lord Buddha. The fair at this time is generally hosted in the Upper Dharamshala or McLeod Ganj.

- iii. **Tipa Fair-** The rich culture and tradition of Tibet is showcased to the public with an initiative by TIPA (Tibetan Institute of Performing Arts). A 10 day long opera is organized here in the month of April. Common people can watch various folk dances and performances within this fair.
- iv. **Kangra Valley Summer Festival-** Gandhi Shilp Bazar of Gram Shree Mela and exhibition put up by various departments are exhibited in this fair. Mostly the festival offers various kinds of tea that is growth on the Kangra valley. Other industries also exhibit their products in this annual fair. Common people can purchase products from this fair. Tourists from nearby cities and other countries, especially Tibet come here to witness the summer festival held at Dharamshala.
- v. **Drukpa Teshi-** It is another festival which is distinguished for its religious attachment at Dharamshala. It is celebrated with much fervor during August- September. This festival is observed by the Buddhists to mark the event of Lord Buddha turning the Wheel of dharma for the first time. It is at this time that the Lord had preached for first sermon to five disciples of Sarnath.
- vi. **Dal Fair-** In August or September, the devotees take holy dip in Dal Lake. Stalls and rides are organized for purchases and entertainment near the lake.
- vii. **International Himalayan Festival-** It is celebrated for three days during the month of December. The festival is dedicated to HH Dalai Lama. The fair at Dharamshala is held to commemorate the day when HH Dalai Lama was honored with Nobel Peace Prize in 1985. The fair includes various kind of cultural programs that are performed by local people, people coming down from Tibet and also certain performances by TIPA.



6.4 TOURIST INFLOW

Tourist arrival statistics of Dharamshala Planning Area is not available, therefore statistics of Kangra district have been used. Out of the total tourists coming to the district, approximately 50- 60%⁴ tourists came to Dharamshala area. Tourist arrival growth rate has been fluctuated in the area during the past years. Highest domestic tourist inflow was seen in 2012 and foreign tourist in 2010. From the year 2014- 2015, rate of arrival of tourists has increased especially foreign tourists. Data on inflow of tourists in Kangra district for the last 8 years is shown in table below:

Table 6-1 Tourist Arrival Statistics from 2008 – 2015 in Kangra District

Month	2008		2009		2010		2011		2012		2013		2014		2015	
	I	F	I	F	I	F	I	F	I	F	I	F	I	F	I	F
January	79237	3817	82967	4211	90421	4437	100566	4652	107002	5185	120112	6326	127624	6137	134672	6745
February	93576	3450	105676	4128	129686	4977	145510	5240	142230	5124	159651	5850	171231	6025	197657	6676
March	108459	7498	121745	9796	150763	11472	170740	11870	161098	9537	179236	10253	188672	9367	205694	10469
April	189657	7230	193260	8231	232948	12542	256750	13210	232990	11237	267891	12637	277024	13749	292369	15632
May	117627	8953	129357	9234	155214	11386	183540	12894	263365	15118	256719	12469	270802	14121	290746	15773
June	132116	7982	150312	8243	176346	11306	197551	11230	213866	13391	194083	11130	184525	6234	196158	7136
July	90188	8053	102941	6826	110170	7221	119242	7998	130271	8934	119380	4140	131465	4968	146260	6327
August	72833	6325	81489	5676	90450	6551	87590	6489	202589	6895	157533	5722	177474	6634	216124	9855
September	152735	6330	155869	5870	173832	6476	198567	7269	244961	8421	210666	6736	227967	6937	266347	10135
October	128920	4521	136817	4741	142405	5319	166257	6324	252476	17249	214322	13928	231628	14257	285324	16237
November	67648	4382	73658	4874	80855	5811	90146	5969	113890	7894	103148	7601	114912	7726	89958	4214
December	42159	2278	69872	3719	98142	4211	97227	5817	125564	6124	115287	5803	127564	6324	75661	3644
TOTAL	1275155	70819	1403963	75549	1631232	91709	181368	98962	219030	11510	2098028	102595	2230888	102479	2396970	112843
Tourist Arrival Growth Rate			10.10	6.68	16.19	21.39	11.19	7.91	20.77	16.32	-4.21	-10.87	6.33	-0.11	7.44	10.11

Source: <http://himachaltourism.gov.in>

⁴ Information shared by District Tourism Development Office Kangra at Dharamshala



Draft Development Plan Dharamshala, 2035

As per the discussion with officers of Irrigation and Public Health Department, floating population, including students and tourists, considered for water supply design in Dharamshala Municipal Council Area for the perspective year 2030 was 16,522 persons. Whereas, for newly added areas under Municipal Corporation, floating population considered for perspective year 2050 is 61,049 persons.

After the construction of International cricket stadium with a capacity of 22,500 persons, floating population get increased during the tournaments. During the IPL matches happened in year 2010, approximately 50,000 tourists attracted to Dharamshala.

6.5 TOURIST ACCOMMODATION

The hospitality and tourist accommodation facility of Planning Area as a whole is being catered by Dharamshala, McLeodGanj, Bhagsu, Naddi and Dharamkot predominantly.

As per the data available on website of Department of Tourism and Civil Aviation, HP, many tourist facilities are available in Kangra District. In Dharamshala Planning Area, majority of hotels are located in Dharamshala, McLeodGanj, Bhagsu and Naddi. Number of hotels, guest house, home stays, restaurants, travel agencies, tourist guides and beds available in Kangra District are as follows:

Table 6-2 Tourist Facilities Available in Kangra District

Year	District	No. Of hotels/ guest houses & home stay units	No. Of restaurants	No. of rooms						Bed capacity	Travel agencies	Photographers	Tourist Guides
				SBR	DBR	DOR	FS	TBR	Total				
2014	Kangra	373	71	253	3782	33	145	75	4288	8787	124	3	51
2015		433	90	274	4218	36	159	75	4762	9751	205	3	66

Source: <http://himachaltourism.gov.in>

There are 197 registered hotels in Planning Area as per the data available from District Tourism Development Office, Kangra at Dharamshala. Detail list of hotels with their bed capacity is given in Annexure-1. Planning Area has total 2516 rooms with a bed capacity of 5,079.



Table 6-3 Hotels and Bed Capacity in Planning Area

No. of hotels	No. of rooms					Total	Bed capacity
	SBR	DBR	DOR	FS	TBR		
197	123	2304	19	65	5	2516	5079

Source: District Tourism Development Office Kangra at Dharamshala

6.6 TOURIST FACILITIES

Apart from various hotels in Planning Area for tourists as mentioned in above para, there are many home stays and guest houses which are not registered but offering services to tourists. Tourist information centre and tourism department office are there in Dharamshala.

Many community toilets are available in Planning Area for local public and visitors. At many places especially near to the tourist centres, benches are provided for the tourists. There are many health facilities, Sugam centre, Bus services and Parking facilities available in Planning Area.

6.7 TOURISM POTENTIAL

Dharamshala Planning Area is a popular tourist destination among Indian as well as foreign tourists. Major attractions in the area are based on natural scenic beauty, adventure sports and rich cultural heritage. Being an abode of HH Dalai Lama, along with tourists, scholars, researchers, artists from all across the globe came to Dharamshala. Presence of Regional adventure sports institute gives an opportunity to develop world class adventure sport activities.

6.8 ISSUES/ CHALLENGES

Lack of activities and infrastructure to hold the tourists and increase duration of stay- Though tourism is the primary economic activity in the city, the current average duration of stay is 2 days only due to lack of adequate activities, infrastructure and facilities for the tourists.

Large floating population- The city hosts a large floating population coming in for tourism and work. Dharamshala is also the district and divisional headquarter of Kangra and second



capital of Himachal Pradesh. As a result, the city faces added load in the peak tourists seasons, cricket matches or heavy rainfall; thereby stressing the natural environment and urban infrastructure.

6.9 CIRCUIT TOURISM

Dharamshala Planning Area is one of the major tourist destinations in Himachal Pradesh. It comes under the Dhauladhar Circuit of the State. In this circuit, different tours are designed as per people's interest. Tour options which include Dharamshala Planning area are:

Table 6-4 Tours in Dhauladhar Circuit

S. No	Name of the Tour	Distance Covered (km)	Places Covered
A.	Dharamshala Chamunda Tour	183	Chamunda Devi- Brajashwari Devi- Jawalaji- Chintpurni- Dharamshala.
B.	Monastic Tour	120	Dharamshala- McLeodGanj- Sidhbari (Norbolinka)- Tashijong- Bir- Dharamshala.
C.	Heritage Tour	170	Dharamshala- Kangra- Masrur- Nurpur- Dharamshala.
D.	Tea Garden Tour		Dharamshala- Palampur- Andratta- Baijnath- Joginder Nagar- Dharamshala.
E.	Bharmour Tour		Dharamshala- Khajjar- Chamba- Bharmour- Dharamshala.

Source: hptdc.nic.in

Figure 6-3 Dhauladhar Circuit in Himachal Pradesh



Source: hptdc.nic.in

6.10 PROPOSALS FOR TOURISM DEVELOPMENT

Strategies to improve tourism infrastructure and experience of tourists in the area are given below:

6.10.1 ESTABLISHMENT OF TOURIST INFORMATION CENTRE

Tourist information centre is present in Dharamshala. More information centres needs to be established in Planning Area.

6.10.2 FOREST BASED RECREATION

Forest based recreation such as nature trails, picnic spots; campgrounds are need to be proposed in potential areas. Some of the existing forest areas are to be opened for public with necessary restriction for picnic and camping activities.

6.10.3 PROTECTION OF MONUMENTS AND ENVIRONMENT IN PLANNING AREA

Lord Eligin's Tomb, an ASI protected monument should be protected and conserved as per the guidelines of Archeological Survey of India Department.

As per Ancient Monuments and Archeological Sites and Remains (Amendment & Validation) Act, 2010, the prohibited (100 m) and regulated (200 m) area from the protected monument should be declared with all the existing features duly documented to ensure that the prohibited and protected areas remain intact and the context of the monument or archeological site and remains is not lost due to pressure of development and urbanization.

Conservation Plan shall be prepared for the ASI protected monument. The Plan will be prepared keeping in view the activities within protected limits (300 meter) of the the monument. The plan will address issues concerning encroachments, visual impact and development requirements etc.

The religious buildings and environmentally sensitive areas like forests and water bodies must be protected from encroachment, pollution and over exploitation. These areas are to be protected from getting degraded. Strict measures are to be imposed in Planning Area for preservation of such sensitive areas.

6.10.4 ARTISANS VILLAGE CUM-VOCATIONAL TRAINING CENTRE

Towards promoting local handicrafts, handloom and other allied functions, where talented artisans from all over region can perform, village cum vocational centre to be developed. Besides, a cultural centre has to be developed to perform the regional folk dance and other cultural activities.



6.10.5 FORMULATION OF VOLUNTEER NETWORK FOR IDENTIFIED SITES

Many famous treks like Triund and others are falling in Planning Area which are difficult to be monitored all the time. Sometimes people get lost during trekking. To overcome this problem, the department of tourism and district administration should mobilize a volunteer network for taking up necessary work locally. Local people, stakeholders and institutions have to be identified in each locality which can take up the task of monitoring and facilitation of the visitors and other such activity. Tour operators and other infrastructure providing institutions must work closely with this volunteer network to identify and resolve the issues.

6.10.6 TOURISM BRANDING AND PROMOTION

Government of Himachal Pradesh is promoting the state tourism through television advertisement and other media. Also tourism department, is taking necessary steps to promote tourism in Dharamshala Planning Area but it can be advertised more on a larger scale so that more people can participate and witness the festivals and fairs held there every year.

6.10.7 SAFETY OF TOURISTS

Police control room for event monitoring and control should be established with the increase in number of tourists in town. The lighting facilities in and around public spaces should be improved in order to make the visitors feel safe.

6.10.8 IMPROVEMENT IN INFRASTRUCTURE

Street markings and hoardings and boards should be put on various landmarks, streets and entry points in the town so that the people coming to the town are more informed. Such design intervention will also give an aesthetic appeal to the town.

6.11 SMART CITY PROPOSALS

Tourism being the main economy of the area, Dharamshala Smart City Proposal (SCP) focused on developing Dharamshala as a "*Global tourism destination for all seasons and all reasons*". This can be achieved through:



- i. Development of natural, cultural, recreational, business, sports, adventure tourism for diversifying and promoting the economy of the city.
- ii. Creation of new tourism attractors along with development of supporting infrastructure and facilities including public amenities, mobility options, information centers /kiosks, mobile apps for travel planning, etc.
- iii. Diversification and development of tourism attractors, supported by infrastructure facilities and Tourist Travel Planner App.
- iv. Increasing average duration of Tourist stay from 1.5 days to 2.5 days.

Area Based Development and City wide proposals has been identified in the first phase which has to be detailed out in second phase i.e. implementation phase. Key components of ABD proposals focused on tourism are as follows:

- i. Conservation & development of heritage areas - Bhagsu Nag Temple Precinct Area, McLeodGanj Temple road, Street-scaping at Depot Bazar;
- ii. Recreational Tourism - Theme Park - Mini Himachal & Tourist Interpretation Centre with kalagram - Charan Khad, Rejuvenation Centre & Funicular at Bhagsu;
- iii. Reconnecting with nature- Eco-tourism, Camping, Tree houses, nature trails;
- iv. Business Tourism- Convention Centre @ McLeodGanj;
- v. Adventure Sports - Mountaineering & Para-gliding institute at McLeodGanj.

Chapter 7. HOUSING PROFILE

Housing has been termed as the “engine of growth for the economy” and has a direct impact on employment and income generation opportunities for a large variety of skilled and unskilled workforce. Creation of new housing stock is also an essential feature of the development strategy for any area to achieve a sustainable growth. In this context, the existing housing situation of the master plan area has been analysed for framing strategies in housing sector.

7.1 OVERVIEW OF HOUSING SCENARIO

For the analysis of housing condition, census 2011 data had been used which was divided into urban (Municipal Council Area) and rural (other revenue villages) areas. However, now the Municipal Council is upgraded to Municipal Corporation. In order to assess the housing condition in the Planning Area, a housing survey was conducted with a sample size of 5% of total households as part of the socio-economic survey, separately for both urban and rural areas. Based on data collected through sample survey, the existing housing situation has been assessed on parameters such as housing stock, qualitative status of housing, residential property typology, availability of sanitary facilities, etc. Some of the key findings of the primary survey are outlined below.

7.2 HOUSING FOR URBAN POOR

Census 2011 carried out survey of slums for 22 towns of Himachal Pradesh. Since Dharamshala was not in the list, slum data is not available for the town.

7.3 EXISTING HOUSING INITIATIVES (STATE AND CENTER)

(i) Himachal Pradesh Housing and Urban Development Authority (HIMUDA) Scheme

Under this scheme HIMUDA will be offering plots, flats and houses and the allotment of the units will be done on the basis of free hold/ lease hold. It has also ensured for provision of primary facilities and infrastructures.

(ii) Pradhan Mantri Awas Yojana (PMAY)



This Central Government housing scheme has been initiated for Economically Weaker Section (EWS) and Low Income Group (LIG) categories.

People having annual income of less than 3 lakhs belong to EWS category and those between 3 and 6 lakhs belong to LIG category. Thus central grants in different forms are being provided to these categories for helping them to access a home for themselves. The grant is about 1.5 lakhs per unit. Also, an interest subsidy of 6.5 % on a loan amount of 6 lakhs is being provided to the beneficiaries under the PMAY.

In Dharamshala Municipal Area, PMAY Scheme is being pursued to meet the demand of houseless population. To estimate such demand an extensive survey will be conducted to identify the eligible beneficiaries.

(iii) Integrated Housing and Slum Development Programme (IHSDP)

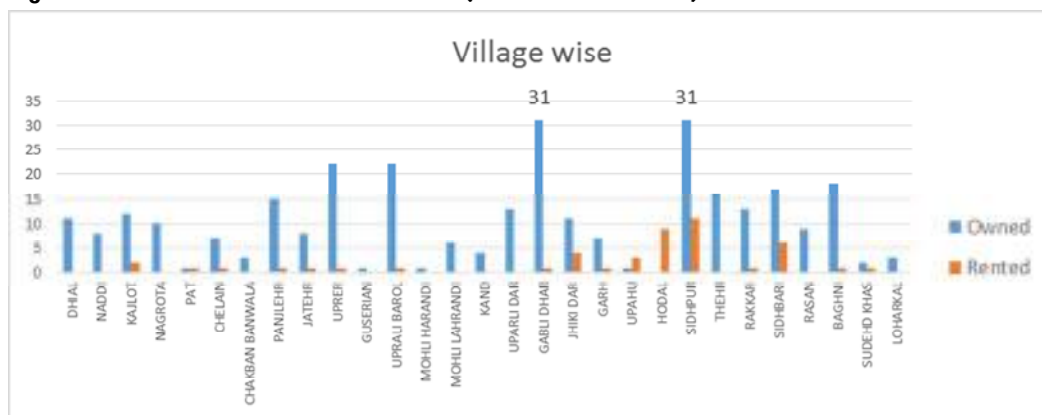
Several houses were built near Charan Khad to accommodate the slum dwellers and houseless persons in Dharamshala. 144 beneficiaries were identified under this scheme.

7.4 PRIMARY FINDINGS FROM SAMPLE SURVEY

7.4.1 TENURE STATUS OF HOUSEHOLDS (OWNER AND TENANT)

According to the housing survey, it is observed that an overwhelming majority of 87% of households live in owned houses, and only 13% HHs live in rented houses; figures being more or less same in rural and urban areas.

Figure 7-1 Tenure Status of Households (Owned and Rented)



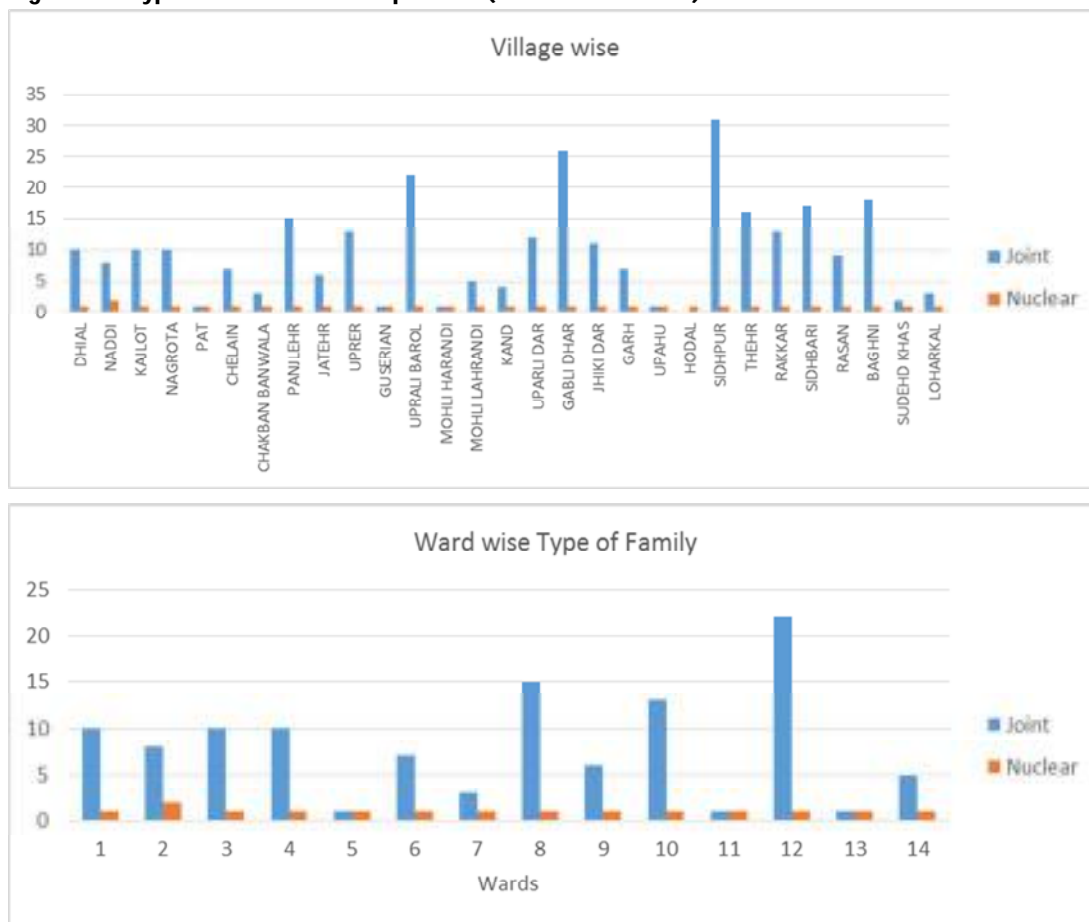


Source: (REPL, Socio-economic Survey, 2016)

7.4.2 TYPE OF HOUSEHOLDS (JOINT AND NUCLEAR)

According to the housing survey, as many as 90 per cent of households comprise of joint families and only 10 per cent are of nuclear families in the rural areas, whereas in urban areas the percentage of joint and nuclear family households are 95% and 5% respectively.

Figure 7-2 Type of Residential Properties: (Joint and Nuclear)



Source: (REPL, Socio-economic Survey, 2016)



7.4.3 HEIGHT OF BUILDINGS

According to the housing survey, it is observed that, in urban areas, two to four storeyed buildings constitute more than 60 per cent of the buildings, but in rural area, single and double storeyed buildings constitute more than 70 per cent of the building.

Table 7-1 Height of Buildings in Planning Area

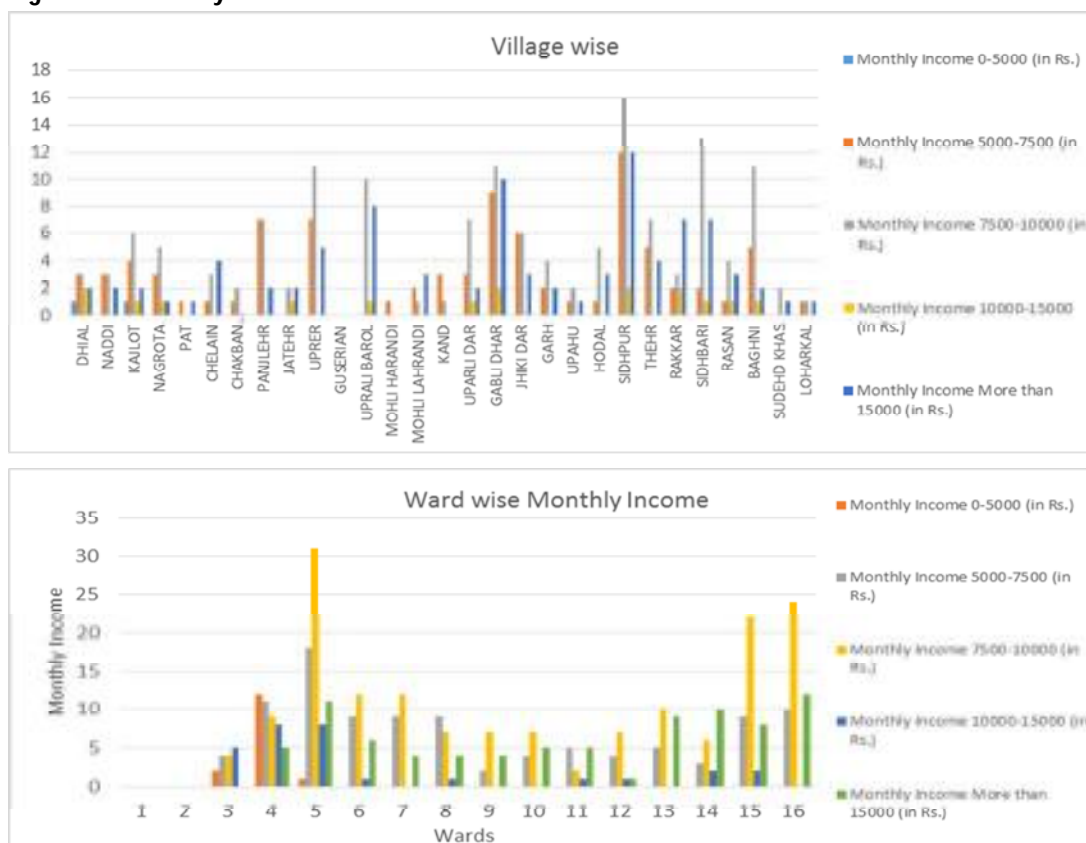
Area	Storey				
	Single	Double	Three	Four	More than 4
Urban	23.59	38.21	22.05	9.23	6.92
Rural	47.85	26.36	16.91	6.30	2.58

Source: (REPL, Socio-economic Survey, 2016)

7.4.4 MONTHLY INCOME

In both rural and urban areas, it is observed that most families belong to the income bracket of Rs.7,500 - 10,000 per month..

Figure 7-3 Monthly Income

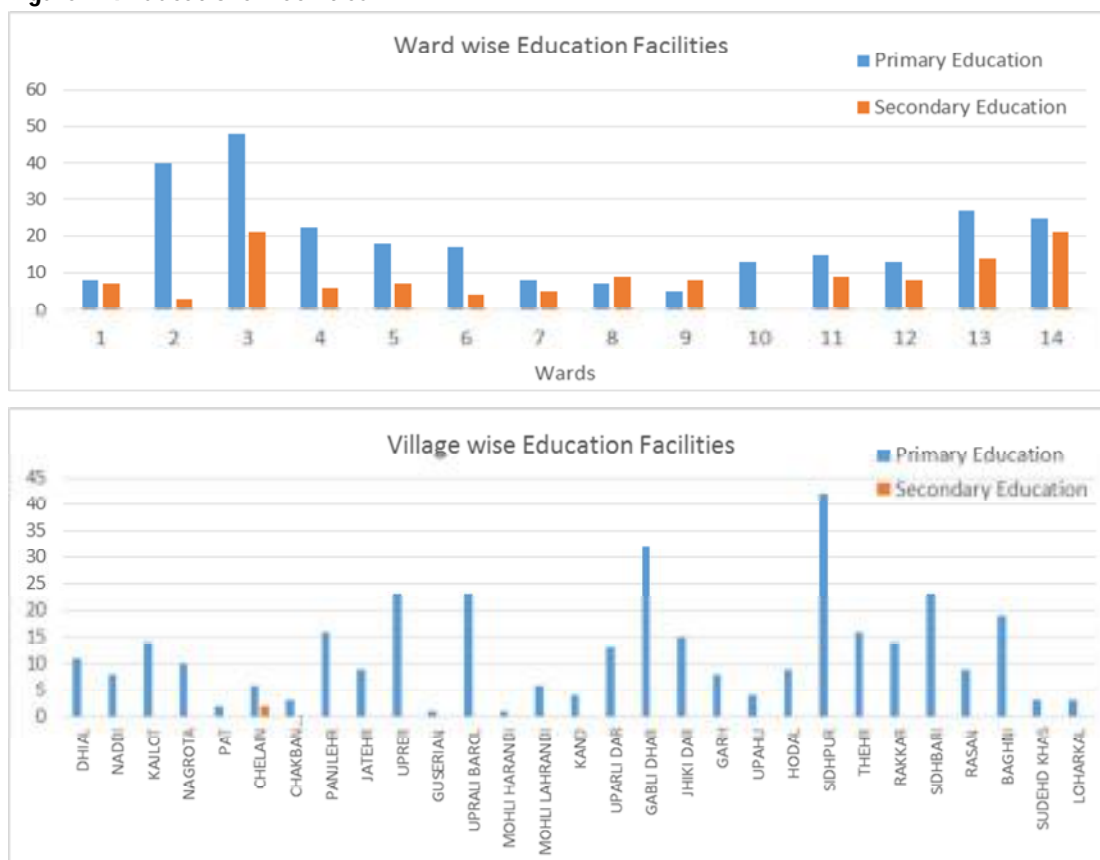


Source: (REPL, Socio-economic Survey, 2016)

7.4.5 EDUCATION FACILITIES

In both rural and urban areas, it is observed that there is a lack of secondary educational facilities in the Planning Area, whereas primary educational facilities are in surplus. Secondary educational facilities exist in urban areas only.

Figure 7-4 Educational Facilities



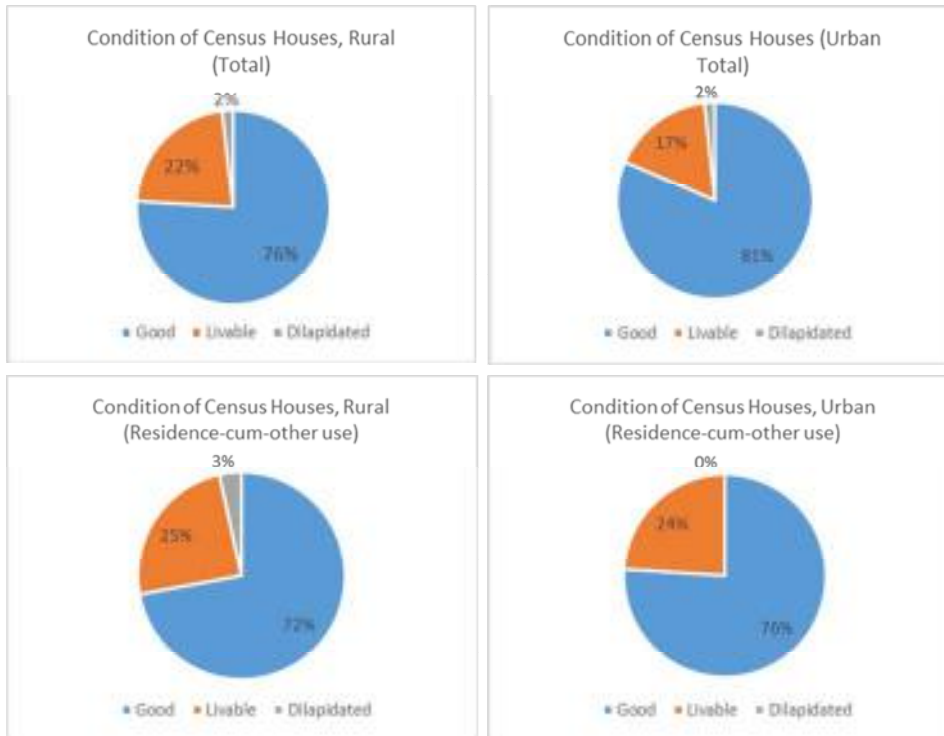
Source: (REPL, Socio-economic Survey, 2016)

7.5 CENSUS DATA ON HOUSING IN DHARAMSHALA PLANNING AREA

7.5.1 CONDITION OF CENSUS HOUSES

Out of the total census houses in 2011, 76% are in good condition. 22% are livable and only 2% are dilapidated.

Figure 7-5 Condition of Census Houses



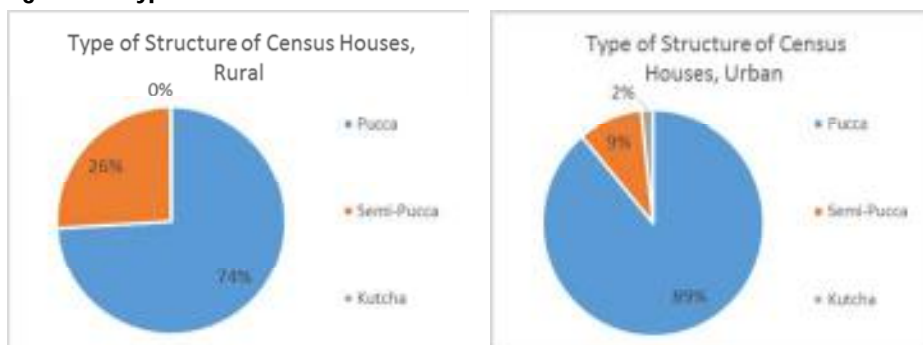
Source: (Census 2011)

7.5.2 TYPE OF STRUCTURE

The condition of the census houses in urban areas is majorly good. As seen from the chart only 2% houses have kutcha structure i.e., temporary in nature and 98% have either pucca or semi-pucca structures which are structurally safe for human habitation.

On the other hand in rural areas there are no kutcha houses and 74% are pucca and 26% are semi-pucca.

Figure 7-6 Type of Structure

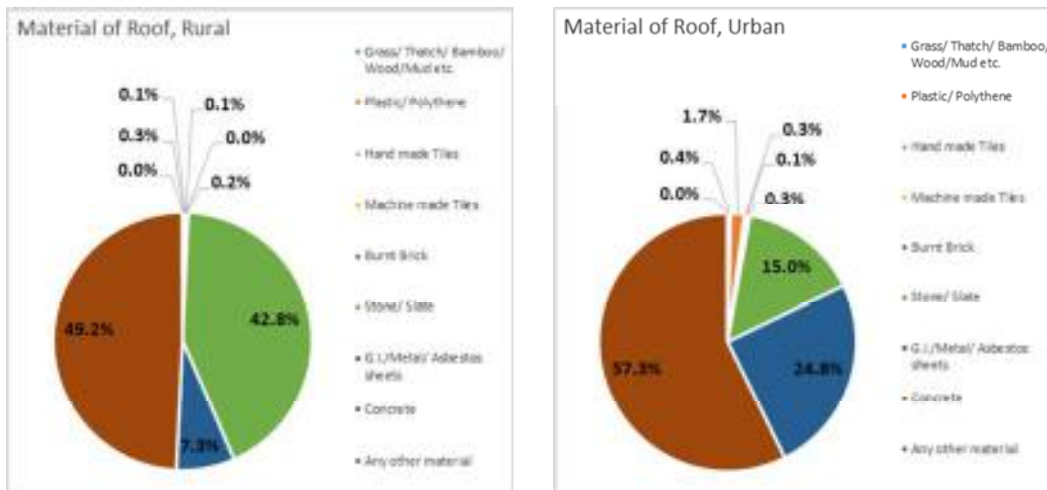


Source: (Census 2011)

7.5.3 MATERIAL OF ROOF

Majority of houses, being pucca in nature, have roof made of slate or stone tiles (about 56%) and G.I./ metal/ asbestos sheet (about 23%). Remaining have roof made of materials like, tarpoline, wood, cement, slab and others.

Figure 7-7 Material of Roof

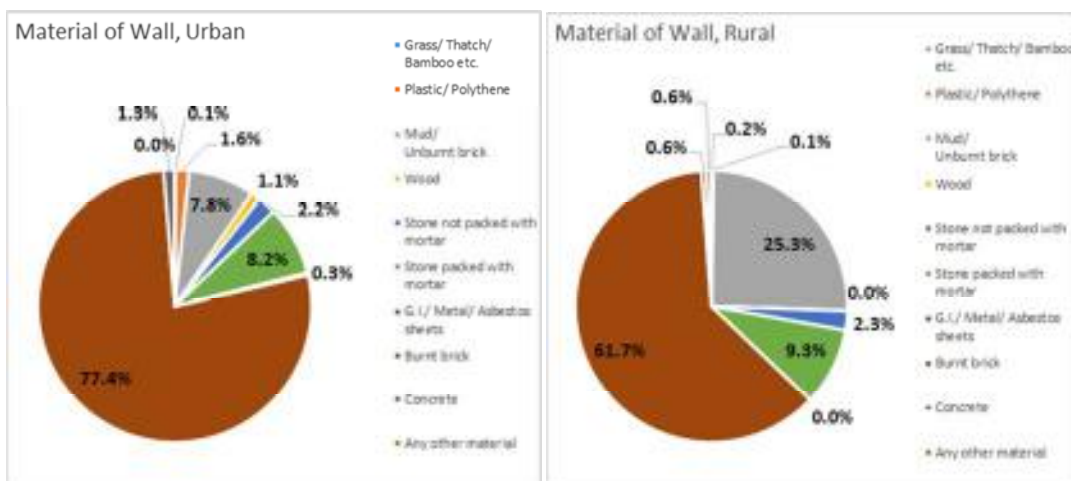


Source: (Census 2011)

7.5.4 MATERIAL OF WALL

Majority houses, being pucca in nature, have walls made of bricks, stone, i.e., about 62% in rural areas and 78% in urban areas. Remaining 38% and 22% in rural and urban areas respectively have walls made from other materials.

Figure 7-8 Material of Wall

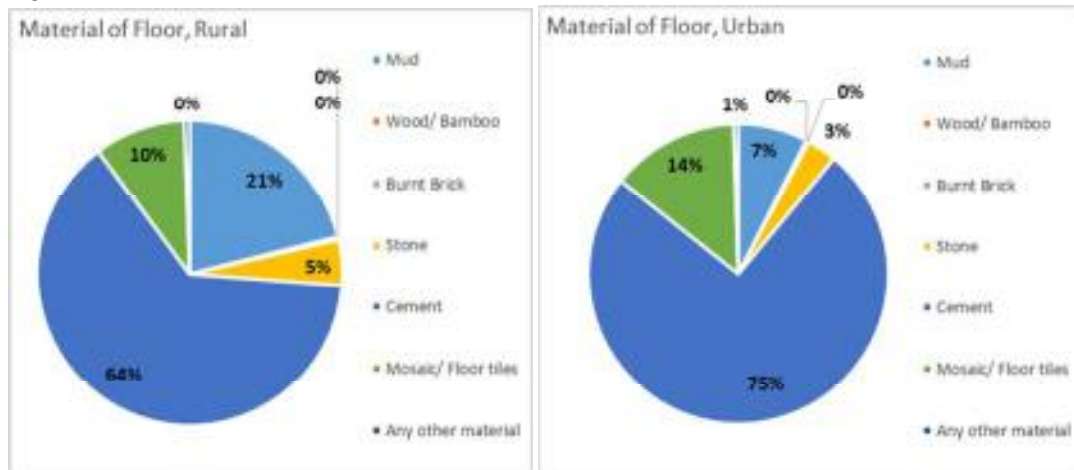


Source: (Census 2011)

7.5.5 MATERIAL OF FLOOR

Out of the total census houses, about 64% in rural areas and 75% in urban areas have floor made of cement. About 21% have cemented floor in rural areas and 14% have floor made of mosaic/ floor tiles.

Figure 7-9 Material of Floor

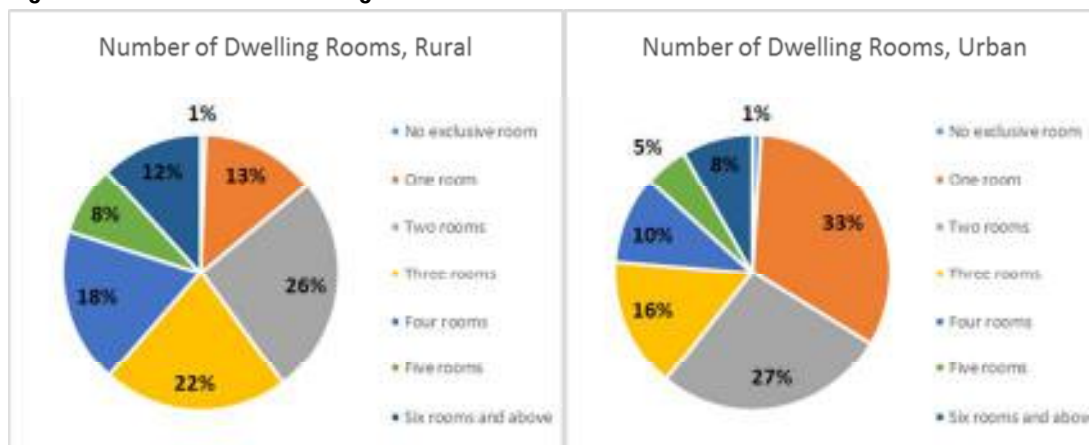


Source: (Census 2011)

7.5.6 NUMBER OF DWELLING ROOMS

Majority of census houses have 2, 3 or 4 rooms in rural areas, whereas, in urban areas, majority of census houses have 1, 2 or 3 rooms. The modal size of a dwelling unit in rural areas is of 2 rooms (26%) whereas in urban areas it is one room dwelling unit (33%).

Figure 7-10 Number of Dwelling Rooms

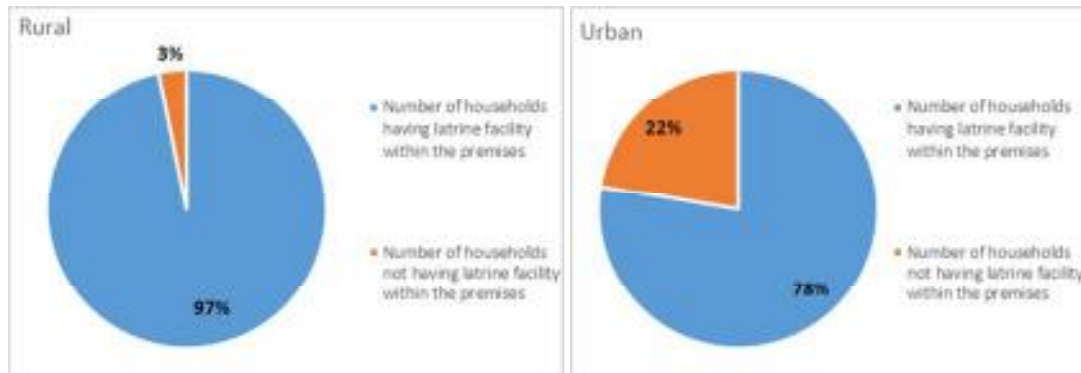


Source: (Census 2011)

7.5.7 TOILET FACILITY

As high as 97% of houses in rural areas have toilet facility but in rural only 79% houses have this facility.

Figure 7-11 Toilet Facility



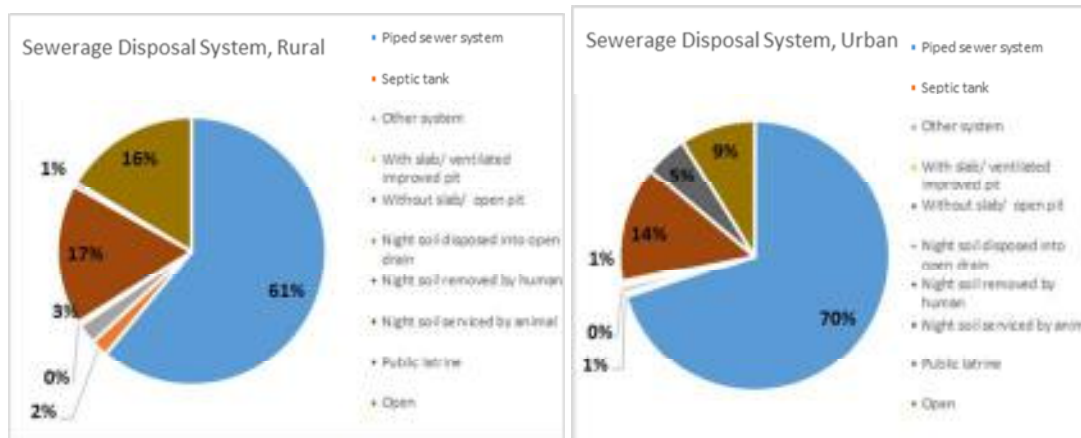
Source: (Census 2011)

7.5.8 SEWAGE DISPOSAL SYSTEM

Sewerage system is majorly present as can be seen from the chart that 61% census houses in rural areas and 70% in urban areas have piped sewerage system.

The percentage of open drains in rural and urban areas is 16% and 9% respectively.

Figure 7-12 Sewage Disposal System

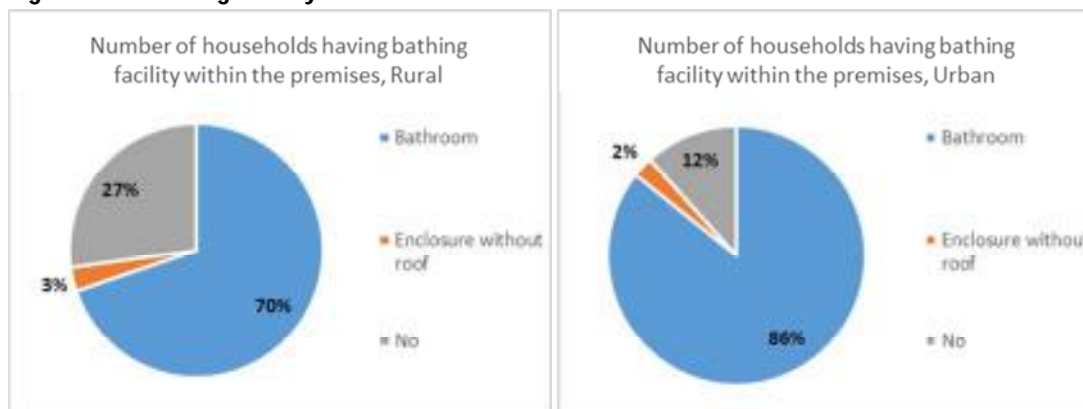


Source: (Census 2011)

7.5.9 BATHING FACILITY

About 70% census houses in rural areas and 86% in urban areas have proper bathing facility. About 2% of house urban areas and 3 % in rural areas do not have a proper bathing facility. About 27% houses in rural areas and 12% in urban areas do not have any bathing facility.

Figure 7-13 Bathing Facility

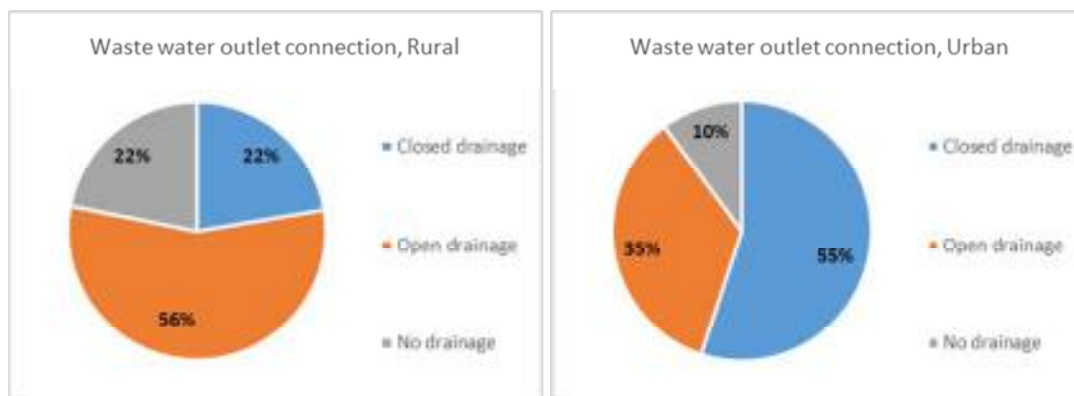


Source: (Census 2011)

7.5.10 WASTE WATER OUTLET CONNECTION

About 22% and 55% of census houses in rural and urban areas respectively have covered drains. A large proportion (56%) of houses in rural areas have open drains whereas this percentage in urban areas is only 35%.

Figure 7-14 Waste Water Outlet Connection

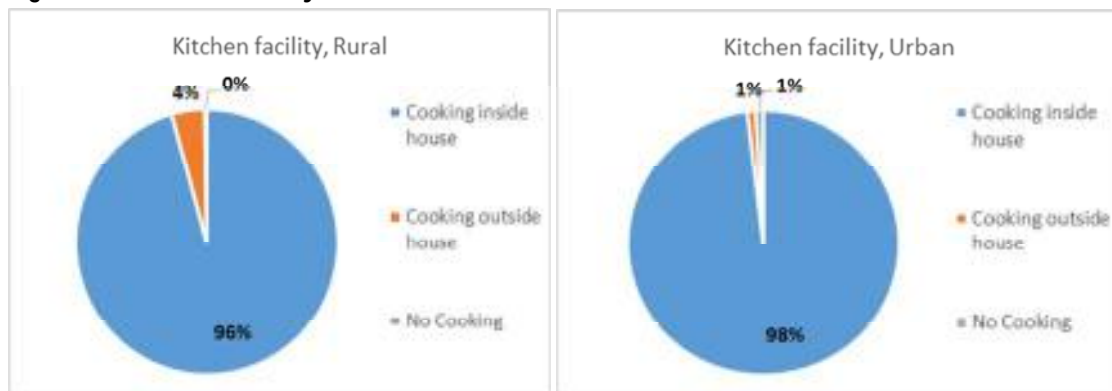


Source: (Census 2011)

7.5.11 KITCHEN FACILITY

Majority of census houses cook inside their house.

Figure 7-15 Kitchen Facility



Source: (Census 2011)

7.6 PROJECTION OF NUMBER OF HOUSEHOLDS

The factors taken into consideration for projecting the household numbers are as follows:

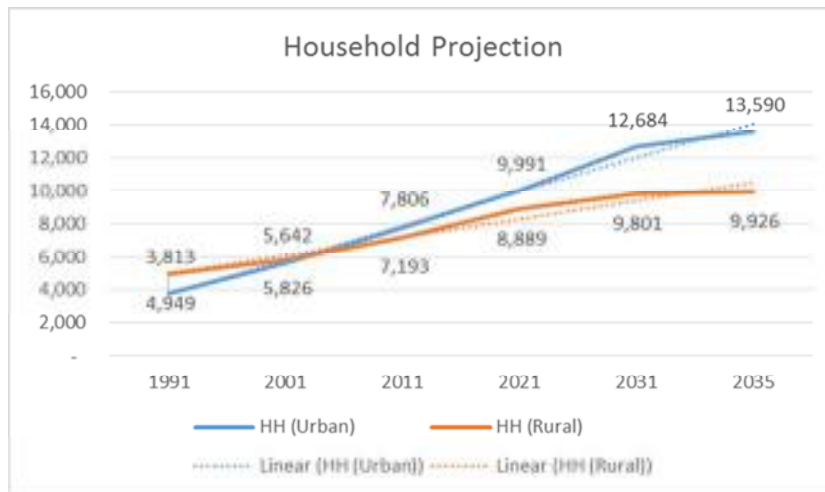
- The population projections as estimated in Chapter 3.4
- The projected average household size
- Factors responsible for the population growth

Table 7-2 Projection of Number of Households in Dharamshala Planning Area

Year	Population (Urban)	Population (Rural)	HH (Urban)	HH (Rural)	Av. HH Size (Urban)	Av. HH Size (Rural)
1991	17,493	23,616	3,813	4,949	4.6	4.8
2001	19,124	27,513	5,642	5,826	3.4	4.7
2011	30,764	31,515	7,806	7,193	3.9	4.4
2021	40,962	36,444	9,991	8,889	4.1	4.1
2031	54,540	42,144	12,684	9,801	4.3	4.3
2035	61157	44,666	13,590	9,926	4.5	4.5

Source: REPL Analysis

Figure 7-16 Projection of Number of Households



Source: REPL Analysis

Thus, the projected number of households for rural and urban areas for the year 2035 are 9,926 and 13,590 respectively.

Proposed Housing Interventions:

Various initiatives like HIMUDA, PMAY have to be geared up in the town to bridge the gap between the housing need and housing supply for the city of Dharamshala.

CHAPTER 8. INFRASTRUCTURE

8.1 PHYSICAL INFRASTRUCTURE

8.1.1 WATER SUPPLY

Dharamshala town depends on springs and streams originating high above in the Dhauladhar hills for its water supply. These include the Glenmore spring, the Bagsunag spring, the Charan Khad, the Bather khad, and the Gajeu khad. The flow in these springs and khads depends on a variety of factors including levels of rainfall and snowfall, rate of snowmelt, landuse in the catchment, and is also likely to be affected by climate change, urbanization etc.

In Municipal Corporation areas, there are 4 OHTs of 4.65 lac litres, 55000 litres, 50000 litres and 50000 litres, whereas there are 13 Under Ground Tanks of 1.70 lac litres, 6.35 lac litres, 1.70 lac litres, 1.80 lac litres, 1 lac litre, 2.20 lac litres, 3.10 lac litres, 40000 litres, 2.20 lac litres, 1.80 lac litres, 25000 litres, 3.80 lac litres and 70000 litres through which water is supplied. There are 6648 domestic connections and 720 commercial connections. Water is supplied for one hour on an average to each connection.

The entire water supply system in Dharamshala town is divided into 7 zones. To supply water in Dharamshala, there are intake chambers, spring sources and tube wells. Existing intake chambers are at Gajeu Khad for surface water, at Bathed Khad. Existing spring sources are at Bhagsu near Charan Khad and one near Dhoop Nallah. Existing tube well is at Dari near Bypass road. On an average, water is supplied at a rate of 85 litres per capita per day (lpcd). As against the total water requirement of 7.2 MLD in Municipal Corporation area at a rate of 135 lpcd, only 5.9 MLD is available to the city from 5 main sources. In the remaining areas i.e. rural areas, water is supplied at a rate of 70 lpcd.

At present, water treatment plant is at Dharamkot of 1.29 MLD. Locations of existing and proposed water treatment plants in Dharamshala Planning Area are shown in Map 8-6.

In Rural areas, primary source of water is tube well, spring source, hand pump etc. primary source of water in rural area is shown in table below:



Table 8-1 Primary source of Water Supply in Dharamshala Planning Area

S. No.	Locality/ Area	Source of Water	No. of Connections	Duration of Water Supply
1	Ram Nagar, Sham Nagar	Infiltration Gallery	1691	One and half hrs. each connection
2	Sakoh Jatehar	Tube well	1015	
3	Subher Khas/ Loharkad	Spring Sources (Bhater Khad)	260	
4	Kajlot	Spring Sources (Bhater Khad)	35	
5	Naddi	Spring Sources (Bhater Khad)	410	
6	Upper Dari, Middle Dari, Lower Dari and Barol	Tube well/ spring source	2207	
7	Khanyara, Kand, Mohli Harandi, Mohli Lahrandi	Manuni Khad	680	
8	Sidhpur, Hodal, Garh, Upahu	Tube well/ spring source	927	
	Total		7225	

Source: I & PH Department, Dharamshala

Details of water supply source and scheme names are given in Annexure 2.

8.1.1.1 WATER QUALITY

As per the study carried out in Dharamshala Planning Area on suitability of Ground Water for drinking purpose on various parameters like TDS, pH, Calcium, Magnesium, Carbonate, Bicarbonate, Chloride, Sulphate Fluoride was found within the standards. Study was done in pre- monsoon and post- monsoon season. The calculated values of all the physico-chemical parameters of groundwater samples during pre-monsoon and postmonsoon period were within the desirable limits except sample no. 7 for nitrate during post-monsoon period but bacteriological contamination was observed in few samples during both pre-monsoon and post-monsoon periods reducing its domestic usability.

Table 8-2 Results of MPN of groundwater samples for pre-monsoon (June, 2010) and post-monsoon period (October, 2010)

Spl. No.	Location	Total Coliform (MPN/100ml)		Spl. No.	Location	Total Coliform (MPN/100ml)	
		Pre-monsoon	Post-monsoon			Pre-monsoon	Post-monsoon
1.	Cantt. Road (GWS1)	210	< 3	10.	War Memorial (GWH10)	43	03
2.	Forsythganj (GWS2)	93	<3	11.	Bagli (GWH11)	04	< 3
3.	McLeod Ganj (GWS3)	93	28	12.	Masrehr (GWH12)	< 3	< 3
4.	Sadhed (GWS4)	28	20	13.	Sukar (GWH13)	04	< 3
5.	Bagli (GWS5)	21	< 3	14.	Khaniyara (GWH14)	23	< 3
6.	Sukar Khas (GWS6)	21	< 3	15.	Kand (GWH15)	23	21
7.	Depot Bazaar (GWS7)	23	< 3	16.	Ram Nagar (GWH16)	<3	15
8.	Bandi (GWS8)	93	75	17.	McLeod Ganj (GWH17)	23	04
9.	Sadhed Khas (GWH9)	09	< 3	GWS : Groundwater Spring; GWH: Groundwater Handpump			

Source: International Journal of Science and Research on Assessing Factors Controlling the Hydrochemistry and suitability of Groundwater for Drinking Purpose in Dharamshala Area of Himachal Pradesh, India

Table 8-3 Water Quality of Ground Water for Pre-monsoon (A) and Post-monsoon (B) Season

Spl. No.	Location	Latitude & Longitude	Elevation (m)	Temp (°C)	EC (µS/cm)	TDS (mg/l)	pH	Ca ²⁺ (mg/l)	Mg ²⁺ (mg/l)	Na ⁺ (mg/l)	K ⁺ (mg/l)	Co ₃ ²⁻ (mg/l)	HCO ₃ ⁻ (mg/l)	Cl ⁻ (mg/l)	SO ₄ ²⁻ (mg/l)	PO ₄ ³⁻ (mg/l)	NO ₃ ⁻ (mg/l)	F ⁻ (mg/l)	
1.	Cantt. Road (GWS1)	32° 13' 28.4" N 76° 19' 04.6" E	1397	15	202	130	7.6	31.3	3.9	13.4	0.6	BD	110	21.3	1.30	0.004	1.4	0.55	
2.	Forsythganj (GWS2)	32° 14' 20.9" N 76° 18' 46.0" E	1686	16	180	116	7.0	25.7	3.4	11.7	1.7	BD	90	14.2	1.25	0.006	1.6	0.16	
3.	McLeod Ganj (GWS3)	32° 14' 40.1" N 76° 19' 23.8" E	1803	15	215	139	8.2	31.3	5.9	10.5	1.4	BD	100	21.3	1.20	0.009	4.5	0.37	
4.	Sadhed (GWS4)	32° 13' 00.1" N 76° 18' 42.6" E	1213	20	438	282	7.2	36.9	24.4	26.5	1.7	20	170	49.7	1.67	0.004	5.8	0.22	
5.	Bagli (GWS5)	32° 10' 14.9" N 76° 17' 57.8" E	830	21	169	109	6.6	14.4	3.4	13.0	2.0	BD	50	21.3	1.78	0.018	2.3	0.27	
6.	Sukar Khas (GWS6)	32° 10' 27.1" N 76° 19' 43.8" E	979	20	131	85	6.2	9.6	2.9	12.2	2.2	BD	50	14.2	1.01	0.005	2.0	0.40	
7.	Depot Bazaar (GWS7)	32° 12' 14.0" N 76° 19' 13.2" E	1215	18	232	150	6.2	16.8	7.3	37.5	2.2	10	50	56.8	1.33	0.032	20.1	0.39	
8.	Bandi (GWS8)	32° 10' 09.0" N 76° 16' 12.6" E	781	21	169	109	6.5	18.4	6.3	9.1	2.1	10	60	21.3	1.27	0.125	3.7	0.25	
9.	Sadhed Khas (GWH9)	32° 12' 54.9" N 76° 18' 12.4" E	1148	18	315	203	7.1	28.9	14.1	21.0	1.8	BD	160	21.3	1.75	0.006	1.0	0.21	
10.	War Memorial (GWH10)	32° 12' 01.8" N 76° 19' 14.1" E	1206	20	565	366	7.6	30.5	29.2	21.1	1.0	BD	210	28.4	1.05	0.039	15.6	0.48	
11.	Bagli (GWH11)	32° 10' 11.3" N 76° 17' 42.0" E	833	20	97	62	8.0	8.8	2.9	11.6	1.9	BD	40	21.3	1.30	0.004	2.2	0.26	
12.	Masrehr (GWH12)	32° 10' 09.9" N 76° 18' 48.7" E	870	22	123	80	6.3	13.6	3.4	12.3	2.3	BD	70	14.2	1.10	BD	2.0	0.22	
13.	Sukar (GWH13)	32° 10' 48.5" N 76° 20' 22.8" E	1055	19	118	76	6.4	9.6	3.9	11.3	1.8	BD	40	21.3	1.04	0.011	1.0	0.30	
14.	Khaniyara (GWH14)	32° 12' 46.3" N 76° 21' 29.0" E	1336	15	270	174	8.0	31.3	7.3	32.3	2.3	10	130	28.4	1.07	0.014	1.19	1.01	
15.	Kand (GWH15)	32° 12' 53.8" N 76° 20' 23.8" E	1292	20	242	155	7.6	40.1	6.8	15.4	0.6	20	120	21.3	1.31	0.035	1.88	0.01	
16.	Ram Nagar (GWH16)	32° 13' 01.0" N 76° 19' 15.2" E	1298	20	290	188	8.4	21.6	3.9	50.0	2.0	20	130	28.4	1.74	0.033	1.21	0.15	
17.	McLeod Ganj (GWH17)	32° 14' 09.3" N 76° 19' 29.3" E	1711	16	369	239	6.6	40.1	7.8	33.7	1.8	10	120	42.6	1.15	0.016	13.9	0.09	
GWS : Groundwater Spring GWH : Groundwater Handpump BD : Below Detection				Minimum	15	97	62	6.2	8.8	2.9	9.1	0.6	10	40	14.2	1.01	0.004	1.0	0.01
				Maximum	22	565	366	8.4	40.1	29.2	50.0	2.3	20	210	56.8	1.78	0.125	20.1	1.01
				Average	18.67	243	157	7.15	24.05	8.05	20.15	1.73	14.29	100	26.31	1.31	0.02	4.79	0.31

A

Spl. No.	Location	Latitude & Longitude	Elevation (m)	Temp. (°C)	EC (µS/cm)	TDS (mg/l)	pH	Ca ²⁺ (mg/l)	Mg ²⁺ (mg/l)	Na ⁺ (mg/l)	K ⁺ (mg/l)	Co ₃ ²⁻ (mg/l)	HCO ₃ ⁻ (mg/l)	Cl ⁻ (mg/l)	SO ₄ ²⁻ (mg/l)	PO ₄ ³⁻ (mg/l)	NO ₃ ⁻ (mg/l)	F ⁻ (mg/l)	
1.	Cantt. Road (GWS1)	32° 13' 28.4" N 76° 19' 04.6" E	1397	12.0	205	133	7.2	31.3	9.3	11.0	3.4	BD	120	21.3	1.44	BD	2.3	0.17	
2.	Forsythganj (GWS2)	32° 14' 20.9" N 76° 18' 46.0" E	1686	10.0	159	104	6.6	21.6	11.2	6.1	1.8	BD	90	21.3	0.94	BD	2.9	0.11	
3.	McLeod Ganj (GWS3)	32° 14' 40.1" N 76° 19' 23.8" E	1803	11.0	179	115	7.6	28.9	9.3	7.1	1.5	BD	100	21.3	0.94	0.006	5.0	0.04	
4.	Sadhed (GWS4)	32° 13' 00.1" N 76° 18' 42.6" E	1213	18.0	379	246	6.6	36.1	24.9	22.4	2.0	BD	180	49.7	1.57	0.004	1.4	0.39	
5.	Bagli (GWS5)	32° 10' 14.9" N 76° 17' 57.8" E	830	18.0	134	87	6.3	15.2	8.8	7.6	2.0	BD	70	21.3	0.94	BD	2.3	0.38	
6.	Sukar Khas (GWS6)	32° 10' 27.1" N 76° 19' 43.8" E	979	14.5	120	78	6.3	11.2	6.3	13.1	2.9	BD	60	21.3	1.14	BD	1.7	0.45	
7.	Depot Bazaar (GWS7)	32° 12' 14.0" N 76° 19' 13.2" E	1215	15.0	228	147	6.0	17.6	9.3	32.6	2.7	BD	70	35.5	1.02	0.006	52.0	0.07	
8.	Bandi (GWS8)	32° 10' 09.0" N 76° 16' 12.6" E	781	18.0	152	99	6.6	16.8	7.8	11.2	2.7	BD	70	21.3	1.15	0.004	8.1	0.23	
9.	Sadhed Khas (GWH9)	32° 12' 54.9" N 76° 18' 12.4" E	1148	18.0	306	197	6.8	50.5	8.8	18.9	2.2	BD	200	21.3	0.94	0.005	1.0	0.06	
10.	War Memorial (GWH10)	32° 12' 01.8" N 76° 19' 14.1" E	1206	14.0	495	320	7.0	85.0	20.0	16.3	1.2	20	250	42.6	1.04	0.004	9.4	0.21	
11.	Bagli (GWH11)	32° 10' 11.3" N 76° 17' 42.0" E	833	14.5	162	106	7.3	20.8	11.2	9.8	2.8	10	90	14.2	0.94	0.018	1.6	0.15	
12.	Masrehr (GWH12)	32° 10' 09.9" N 76° 18' 48.7" E	870	18.5	93	60	7.1	11.2	5.9	5.3	2.2	BD	50	14.2	1.14	0.043	1.1	0.16	
13.	Sukar (GWH13)	32° 10' 48.5" N 76° 20' 22.8" E	1055	18.0	110	71	6.0	12.0	6.3	10.2	2.4	20	40	14.2	0.94	BD	1.0	0.09	
14.	Khaniyara (GWH14)	32° 12' 46.3" N 76° 21' 29.0" E	1336	17.0	247	159	7.5	27.3	8.8	27.5	3.1	BD	160	14.2	0.96	0.004	1.2	0.40	
15.	Kand (GWH15)	32° 12' 53.8" N 76° 20' 23.8" E	1292	17.5	230	149	6.8	36.1	10.2	12.1	0.9	20	130	14.2	1.65	0.004	1.6	0.02	
16.	Ram Nagar (GWH16)	32° 13' 01.0" N 76° 19' 15.2" E	1298	15.5	277	179	7.8	16.8	5.4	60.0	1.9	20	140	28.4	2.95	BD	1.1	0.14	
17.	McLeod Ganj (GWH17)	32° 14' 09.3" N 76° 19' 29.3" E	1711	11.5	324	209	6.3	32.9	12.2	30.6	2.5	BD	140	42.6	0.96	BD	10.0	0.31	
GWS : Groundwater Spring GWH : Groundwater Handpump BD : Below Detection				Minimum	10	93	60	6.0	11.2	5.4	5.3	0.9	10	40	14.2	0.94	0.004	1.0	0.02
				Maximum	18.5	495	320	7.8	85.0	24.9	60.0	3.4	20	250	49.7	2.95	0.043	52.0	0.45
				Average	15.35	223.53	144.65	6.81	27.72	10.34	17.75	2.25	18	115.29	24.64	1.22	0.010	6.1	0.20

B

Source: International Journal of Science and Research on Assessing Factors Controlling the Hydrochemistry and suitability of Groundwater for Drinking Purpose in Dharamshala Area of Himachal Pradesh, India



8.1.1.2 WATER METERS

In Municipal Council Area, there are total 5643 water connections. Out of total water connections, there are 4902 domestic connections and 741 commercial connections. However, from the total 5643 connections, there are only 2684 metered residential connection and 354 metered commercial connections. 2605 connections are still left to be metered.

Rate of residential metered connection is 11.43 paise per Kilo liter whereas rate of commercial metered connection is Rs. 22.90 per Kilo liter. Rate of unmetered water connection for domestic connection is Rs. 120 per month whereas it is Rs. 520 per month for unmetered commercial connection.

8.1.2 SEWERAGE AND SANITATION

In rural areas, 14 villages are covered under total sanitation campaign. In Municipal Corporation area, the sewerage system has a total length of 72.8 km with an area coverage of 60% and population coverage of 67% through almost 3000 household connections. The city has a sewage treatment capacity of 5.15 MLD at Chelian. A large number of households (2000) are also served by septic tanks. Treated waste water does not meet international standards and is currently disposed in nallahs/ drains

I&PH department, is responsible for treating sewage generated in Municipal Area. Existing sewer network needs to be strengthened since it is degraded at places. I&PH department has already planned for the augmentation and improvement work of Sewerage network in the area. Location of existing STP is shown in utility Map 8-6.

Population considered for design of existing sewerage network is shown in table below:

Table 8-4 Population Considered for Design Existing Sewerage Network

S. No.	Area	Municipal Council
1	Existing permanent Population considered for Projection	29392 (Year 1995)
2	Existing Floating Population Considered for Projection	8959 (Year 1995)

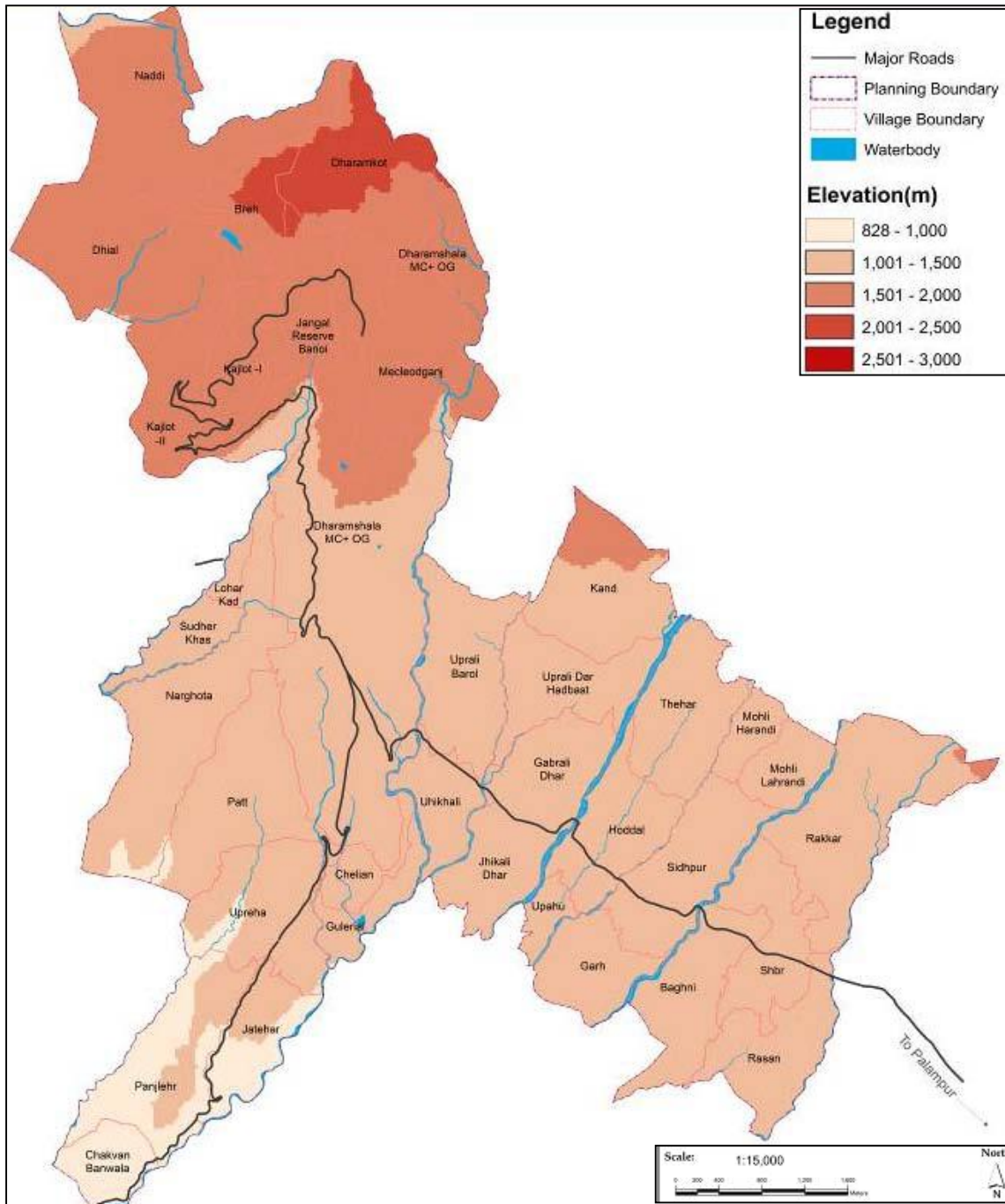
Source: Irrigation and Public Health Department, Dharamshala

8.1.3 DRAINAGE AND SLOPE ANALYSIS

Planning Area is having many natural and manmade drains. In rural areas, 23 villages are having open drains out of which only 1 village has pucca drains and the remaining 22 villages have katcha drains. Planning Area is bounded by drains in two directions – one in the east and one in the west. Highest elevation in the area is at 2,800m above Mean Sea Level at a point in the north and the lowest in the south west of the area at 850m above mean sea level. Terrain of the entire area is undulating. Slope of the Planning Area is from North to South direction. Northern part is having steep slopes of more than 25% whereas central and southern parts are having comparatively less slope of below 10%. Natural Drains in Planning Area are shown in Map 8-1.

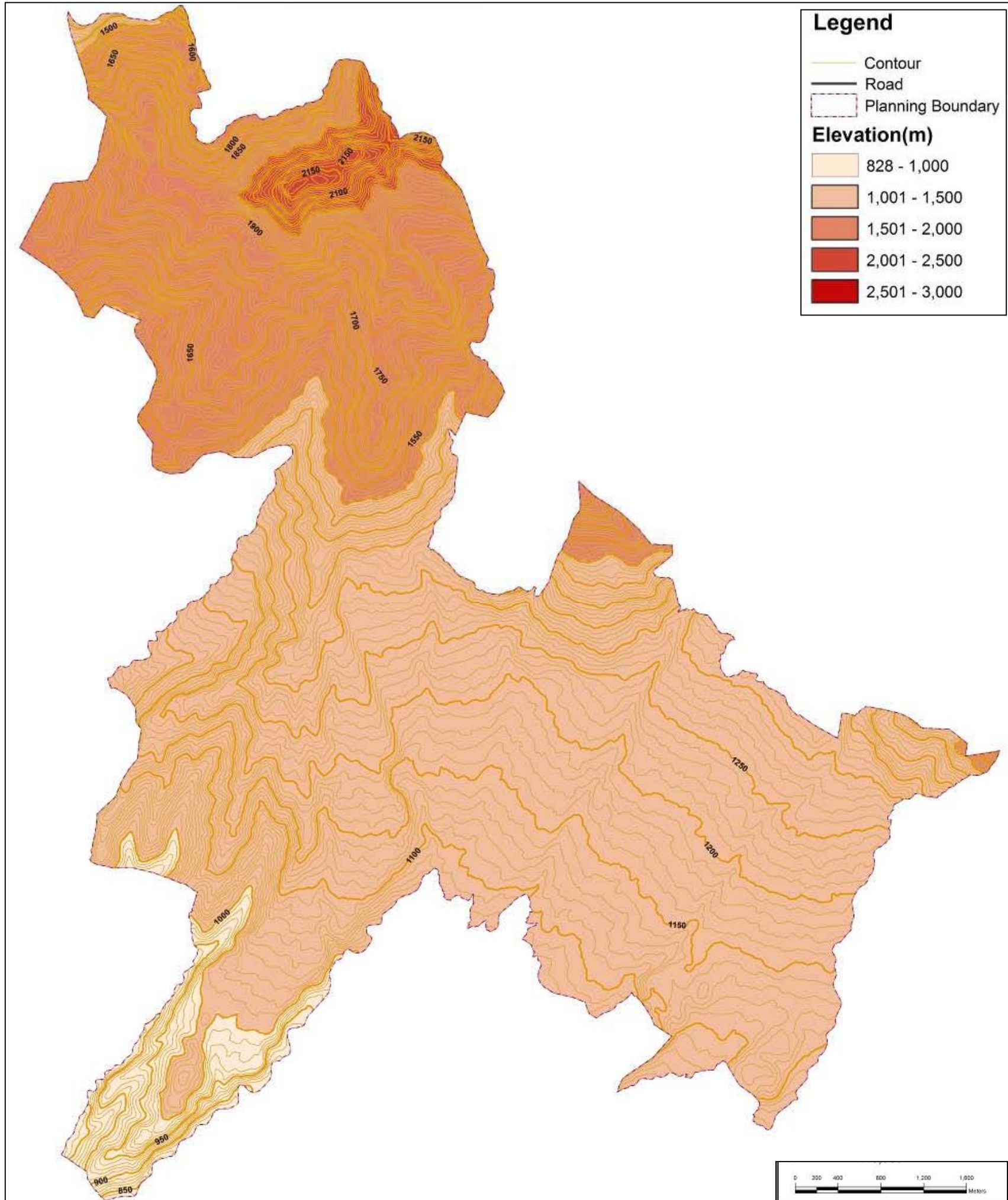


Map 8-1 Natural Drainage Pattern of Dharamshala Planning Area



Source: REPL Analysis

Map 8-2 Contour Pattern in Dharamshala Planning Area



Source: REPL Analysis

8.1.4 SOLID WASTE MANAGEMENT

In rural areas of Planning Area, no proper solid waste management system is available. A total of 1956 households are covered by waste collection system in Municipal area. The solid waste management in the area is limited to street sweeping and open collection of solid wastes dumped in heaps on the roadside. Total waste generated in Municipal area is approximately 16 tons per day (TPD) out of which only 6 TPD of municipal waste is collected and transported from household sector. Additional 0.84 tons per day (TPD) of commercial waste, 0.9 TPD from slaughter house and hospitals, and 2.2 TPD of silt are collected and transported. At present, waste is dumped in the land near to MDR-45 road.

Source: Municipal Corporation, Dharamshala

Figure 8-1 Open Dumping and Municipal Waste Dumping Site in Dharamshala



Source: Reconnaissance Survey

Location of existing municipal waste dumping site is shown in utility Map 8-7.

As per the final report on 'Characterization of Municipal Solid Waste (MSW) from Dumping Sites of Dharamshala, Sundernagar, Mandi and Shimla in Himachal Pradesh'- May 2016, disposal site is located 3 km from the city. 0.250 kg/capita/day waste is generated in Dharamshala. Municipal area is generating approximately 12.4 Tons (27.47 m³) of waste per day, which goes up to 50 tons of MSW per day in peak season. The solid waste dumpsite provided for Dharamshala Town is managed in a highly unscientific manner. The rag pickers take away part of the recyclables such as glass bottles, plastic, and metals. The plastic content of the waste is quite high. This may be due to the tourist who use packaged

commodities and plastic carrybags. Haphazard disposal of waste spoils the aesthetics of the valley and leads to environmental degradation.

Transportation of solid waste in Dharamshala is as follows:

Table 8-5 Transportation of Solid Waste in Dharamshala

Type of vehicle used	Available Nos.	No. of trips/day	Capacity(m3)
Open body truck	1	10	5
Tipper truck	1	10	5
Tractor trailer(Jeep)	1	5	1
Dumper placer	4	10	3.5
Compacter vehicle		No	
Animal drawn		No	
Tricycles		No	

Source: Report on 'Characterization of Municipal Solid Waste from Dumping Sites of Dharamshala, Sundernagar, Mandi and Shimla in Himachal Pradesh'

Household sector generates highest quantity of waste in Municipal area. Sector wise solid waste collection and transportation to disposal site in Dharamshala are shown in table below:

Table 8-6 Sector wise Solid Waste Collection and Transportation of Disposal Site at Dharamshala

Sector	Quantity of waste (TPD)
Household	5.63
Commercial	0.84
Industrial	-
Slaughter house and hospitals	0.9
Drying silt	2.2
Construction and demolition waste	-
Others	-

Source: Report on 'Characterization of Municipal Solid Waste from Dumping Sites of Dharamshala, Sundernagar, Mandi and Shimla in Himachal Pradesh'

Municipal solid waste is having highest percentage of biodegradable waste followed by paper waste.

Table 8-7 Composition of Municipal Solid Waste at Dharamshala

Sr. No	Component	Percentage
1.	Biodegradable	37.3
2.	Paper	34
3.	Plastic	13
4.	Inert	6
5.	Textile	7
6.	Glass	1
7.	Rubber	0.7
8.	Metal	1

Source: Report on 'Characterization of Municipal Solid Waste from Dumping Sites of Dharamshala, Sundernagar, Mandi and Shimla in Himachal Pradesh'

As per the feasibility study of waste free- Himachal Pradesh, May 2015, a total of 172 underground bins are proposed at an interval of every 100 m in Sundernagar. Future estimates of waste production are also done in the report for the perspective year 2025.

Figure 8-2 MSW Dumping Site at Dharamshala



Source: Report on 'Characterization of Municipal Solid Waste from Dumping Sites of Dharamshala, Sundernagar, Mandi and Shimla in Himachal Pradesh'

There are many community toilets in Planning Area for tourists as well as for local people. Existing community toilets in Planning Area are as follows:

Table 8-8 Existing Toilets in Dharamshala Planning Area

S. No.	Location of Toilet Block	No. of seats
1	Mall road McLeodGanj	13
2	Bhagsunag	13
3	Bazaar in McLeodGanj	4
4	Naddi	6
5	Bhagsunag road McLeodGanj	8
6	Temple Chowk McLeodGanj	13
7	Forsythganj	8
8	Sangam park Kotwali Bazar Dharamshala	6
9	Old Chari road Dharamshala	13
10	Near Community Hall Dharamshala	8
11	Near taxi stand Kotwali Bazaar Dharamshala	8
12	Bus Stand	8
13	Near DC complex at Kachehri Adda Dharamshala	6
14	Civil Bazar Dharamshala	8
15	Near ICH at Kacheri Adda Dharamshala	8
16	Near Girls school Depot Bazar Dharamshala	4
17	Near Education Board Dharamshala	4

Source: Municipal Corporation Dharamshala

8.1.5 ELECTRICITY

As per the data available from HPSEB department, in urban area, there are 22145 domestic connections, 95 industrial connections, 3955 commercial connection, 293 non-domestic noncommercial connections, 146 WIPS, 44 number of street lighting connections, 6 bulk supply connections and 129 temporary connections. Power consumption in Dharamshala was more than 57 million units in 2014 with a peak demand of 26.46 MVA; of which residential consumptions accounted for almost 87%. The city faces frequent rain/snow fall events. In such cases the probability of power cuts increases due to lightening and winds damaging electricity support infrastructure. Accidents and fatalities due to the installation of overhead cables on the uneven terrain are not uncommon. Electricity supply is sufficient in Dharamshala Planning Area to meet the demand. Details of existing sub-stations, HT lines and present load and losses are given below:

- i. No. of Sub Station and Capacity
 - a. 33/11 KV S/Stn. Kalapul = 2x6.3 = 12.6 MVA
 - b. 33/ 11 KV S/Stn. Totarani = 2x3.15 = 6.30 MVA
 - c. 33/11 KV S/St. Sidhpur = 5x3 = 15 MVA
- ii. Length of HT Lines & Map showing alignment of lines
 - a. 33 KV HT Line = 30.380 KM
 - b. 11 KV HT Line = 190.191 KM
- iii. Present load & Losses.
 - a. Load = 33620.326 KW
 - b. T&D Losses = 16.53%
 - c. AT&C Losses = 18.68%

Existing and proposed electric lines and sub- stations are shown in Annexure 3 and Annexure 4. 30.

All the villages in Dharamshala Planning Area are having domestic and commercial power supply connections.

8.2 PHYSICAL INFRASTRUCTURE ISSUES/ CHALLENGES

- i. Piped water supply exists in rural areas but needs augmentation in most places.
- ii. Sewerage network is absent in rural areas.
- iii. Most of the villages have kutchra drains only and, in urban areas, drainage needs to cover 100% of the developed areas.
- iv. Door to door solid waste collection coverage is not 100% in Planning Area.
- v. Littering of waste at vacant sites, especially along roads is not uncommon.

8.3 SOCIAL INFRASTRUCTURE

8.3.1 HEALTH FACILITIES

A number of medical facilities are also present in the city to cater to the city population along with the hinterland population. A government hospital of 300 beds is also present in the city. Apart from that there are small hospitals, dispensaries, welfare centers etc. in the city also. The details of the medical facilities in Urban and Rural Areas of Dharamshala Planning Area is shown in table 8-9 and 8-10 respectively and map 8-3.

Table 8-9 Type of Medical Facility in Dharamshala Municipal Area

Type of Medical service	Number of Units	Number of Beds	Doctors		Para- Medical Staff	
			Strength	In Position	Strength	In Position
Zonal Hospital	1	300	41	17	171	124
Hospital Alternative Medicine	1	20	4	4	15	15
Dispensary/Health Centre	1	0	2	2	3	3
Family Welfare Centre	1	0	1	1	2	2
Maternity and Child Welfare Centre	1	0	1	1	1	1
Maternity Home	1	0	1	1	1	1
T.B. Hospital/ Clinic	1	5	2	1	4	4
Nursing Home	1	0	1	1	2	2
Veterinary Hospital	1	0	1	1	7	7
Mobile Health Clinic	1	0	0	0	0	0

Source: Census of India 2011

Table 8-10 Type of Medical Facility in Dharamshala Rural Area

S. No.	Type of Facility	Number of Facilities
1	Primary Health Centre	7
2	Primary Health Sub Centre	4
3	Maternity And Child Welfare Centre	-
4	Dispensary	4
5	Veterinary Hospital	10



6	Family Welfare Centre	-
7	Non- Government Medical facilities Out Patient	4
8	Non- Government Medical facilities In And Out Patient	1
9	Non- Government Medical facilities Charitable (Numbers)	16
10	Non- Government Medical facilities Medical Practitioner with MBBS Degree	9
11	Non- Government Medical facilities Medical Practitioner with other Degree	7
12	Non- Government Medical facilities Medical Practitioner with no Degree	6
13	Non- Government Medical facilities Traditional Practitioner and Faith Healer	33
Total		101

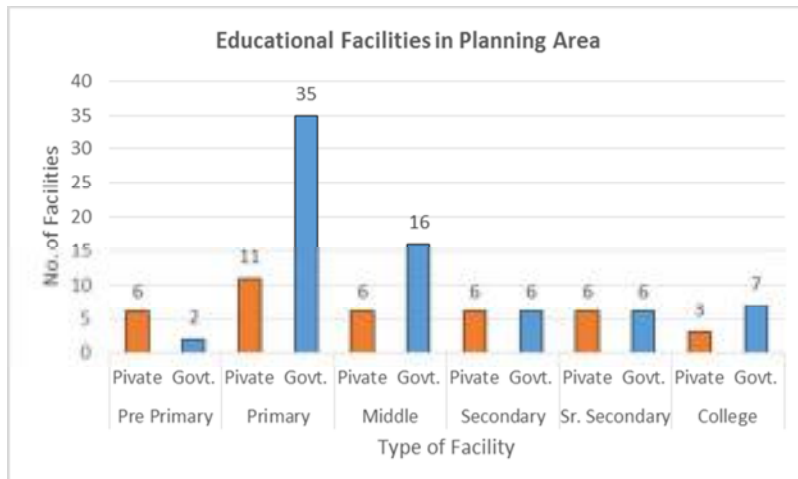
Source: Census of India 2011

8.3.2 EDUCATION FACILITIES

In Dharamshala Planning Area, 63% of the educational facilities are of government and 37% of the facilities are of private. There are 69 government and 41 private educational facilities of different hierarchy in Planning Area.

Apart from elementary and basic education there are number of higher education facilities in the area, which cater to the city population as well as to the surrounding areas. The details of educational facilities are shown in table 8-11 and map 8-4.

Figure 8-3 Educational Facilities in Planning Area



Source: Census of India, 2011

Draft Development Plan Dharamshala, 2035

Table 8-11 Type of Educational Facility in Dharamshala Planning Area

	Govt Pre - Primary School (Nursery/LKG/UK G) (Numbers)	Private Pre - Primary School (Nursery/LKG/UK G) (Numbers)	Govt Primary School (Numbers)	Private Primary School (Numbers)	Govt Middle School (Numbers)	Private Middle School (Numbers)	Govt Secondary School (Numbers)	Private Secondary School (Numbers)	Govt Senior Secondary School (Numbers)	Private Senior Secondary School (Numbers)	Private Engineering College	Private Management Institute (Numbers)	Private Polytechnic (Numbers)	Govt. Degree College- Art, Science and Commerce (Numbers)	Private Degree College- Art, Science and Commerce (Numbers)	Govt. Degree College-Law (Numbers)	Govt. Degree College-University (Numbers)
Rural	2	6	24	6	10	3	2	3	3	3	1	1	1				
Urban			11	5	6	3	4	3	3	3				2	3	1	1
Total	2	6	35	11	16	6	6	6	6	6	1	1	1	2	3	1	1

Source: Census of India, 2011

Table 8-12 List of Education Facilities in Planning Area

S. No.	Name	S. No.	Name	S. No.	Name	S. No.	Name
1	Academic Heights Public School	15	Govt. High School Sidbadi	29	GSSS Dharamshala	43	NIIT
2	Adhunik Public School	16	Govt. School	30	GSSS Ghaniara	44	Norbulingka Institute
3	Anganbari	17	Govt. Primary School	31	Gurukul Sr. Sec. School	45	Primary School
4	B. Ed. College	18	Govt. Primary School	32	Happy Hour Public School	46	Pvt. Snatan Dharam School
5	Bachpan School	19	Govt. Primary School	33	Harmony Through Education School	47	Regional Mountaineering Centre McLeodganj
6	BD Dev Public School	20	Govt. Primary School	34	Institute of Buddhist Dialectics	48	Sacred Heart Senior Secondary School
7	D M School	21	Govt. Primary School & GMS Rakkar	35	International Sahaja Public school	49	Sambhota Tibetan Schools Society
8	G. M.S. Rakkar	22	GPS & GMS Gatri	36	International School	50	St. Mary high School Sidhpur
9	GHS Khanyra	23	GPS Barol	37	IPH Anganwani	51	TCV School
10	Govt College	24	GPS Dari	38	ITI	52	Tibetan Children Village School
11	Govt High School	25	GPS Dharamkot	39	Jagori Training & Research Center	53	Tibetan Children's Village School
12	Govt High School, Kotwali Bazar	26	GPS Dharamshala	40	Kangra Valley School	54	Tibetan Institute of Performing Art
13	Govt Primary School	27	GPS Sidhpur	41	Library of Tibetan Works & Archives		
14	Govt Sr. Sec. School Sakoh	28	GSSS Dari	42	Mewoen Tsuglag Petoen School		



Map 8-3 Health Facilities in Dharamshala Planning Area

Source: Reconnaissance Survey

Map 8-4 Education facilities in Dharamshala Planning Area

Source: Reconnaissance Survey

8.4 PHYSICAL INFRASTRUCTURE PROPOSALS

Physical infrastructure is an essential component for development in the area. As per the vision for development in Dharamshala Planning Area, one of the focus areas is augmentation of existing infrastructure, so as to cater the existing as well as the projected population efficiently. Being a tourist destination, Planning Area attracts population from different areas. Thus, the area should be prepared to provide better infrastructure services to the incoming population in addition to improved quality of infrastructure to its own population. Dharamshala being the chosen Smart City, pan city proposal include infrastructure proposal. To enhance the quality of life in Dharamshala, measurable goals identified in smart city proposal for infrastructure are as follows:

- i. Zero Waste City
- ii. 24 x7 reliable and environmentally sustainable power supply
- iii. 24X7 Potable Water Supply
- iv. Eradication of water pollution and water-borne diseases caused due to discharge of untreated waste water in natural drains and surface water streams.

Sector wise infrastructure proposals has been further detailed out below.

8.4.1 WATER SUPPLY

Irrigation and Public Health (I&PH) department is currently augmenting its water supply by laying additional pipes to tap more water from the Gajeu and Bather khad. The pipelines for distribution are also being upgraded, along with expanding storage and treatment capacity. After augmentation, and expansion of the municipal limits, about 70-80% of the water supply will be from gravity fed natural sources. To improve the water supply system, I&PH department has proposed water intake and tube wells. Also, two water treatment plants are proposed in Planning Area, one at Naddi of 4.70 MLD and another at Dhar of 4.40 MLD.

I&PH department proposed to install 3500 new digital meters in the area. Once these meters will be installed then gradually, 100% water connections should be metered. Also,



the rate of supply of water in future should be increased to the extent that the running and maintenance cost of water supply scheme should be recovered.

The actual drinking water sources and their catchment areas should be protected to enhance their capacity, to maintain the flow and quality of water. It will also help in saving money in the long term.

For provision of adequate amount of water for drinking and other activities, demand assessment for water supply has been done on the standard of 135 LPCD for residential population and at 180 LPCD for floating population which will stay in the Planning Area. An unaccountable flow of water is assumed as 15%, which is lost during transportation and other reasons such as leakages, etc. Total water demand comes out to be 35.92 MLD by the year 2035 in Planning Area, therefore extra 30.02 MLD water will be required for projected population. The table below shows the Water demand till 2035.

Table 8-13 Projected Water Demand

Year	Projected Population	Floating Population	Total Population for Water Demand	Projected water demand in Litre	UFW (15%) in Litre	mld
2021	77406	69077	146483	22883628.23	3432544.23	26.32
2031	96684	86280	182964	28582806.39	4287420.96	32.87
2035	105823	94436	200000	31237965.00	4685694.75	35.92

Source: URDPFI Guidelines and REPL Analysis

8.4.2 SEWERAGE

It is estimated that 80% of water supplied shall be released sewage from the households. Taking this into consideration, it is projected that around 28.74 MLD of sewage shall be generated in 2035. The table below shows the projected generation of sewage.

The table below shows the generation of waste water till 2035.

Table 8-14 Projected Waste Water Generation

Year	Population	Floating Population	Total Population	Sewage Generation (MLD)
2021	77406	69077	146483	21.05
2031	96684	86280	182964	26.30
2035	105823	94436	200000	28.74

Source: URDPFI Guidelines and REPL Analysis

Irrigation and Public Health (I& PH) Department, Dharamshala is continuously making an effort to upgrade the standard of life of locals as well as tourists. Existing sewerage network had been designed for the perspective year 2030 in old Municipal Area i.e. Municipal Council whereas in new added areas which is included in Municipal Corporation Area (left out area), sewerage network had been designed for the perspective year 2050. Sewerage network for left out area is planned in 5 zones. Each zone is proposed with STP. Location of STPs are Charan Khad, Sakoh, near Manjhi Khad at Batehar, near manooni Khad at Sukkar road and one at Tapovan nallah (refer map 8-5). As per CPHEEO manual, minimum buffer from habitation shall be 500 meter. Therefore, during implementation of Sewerage Treatment Plant, minimum required buffer should be provided.

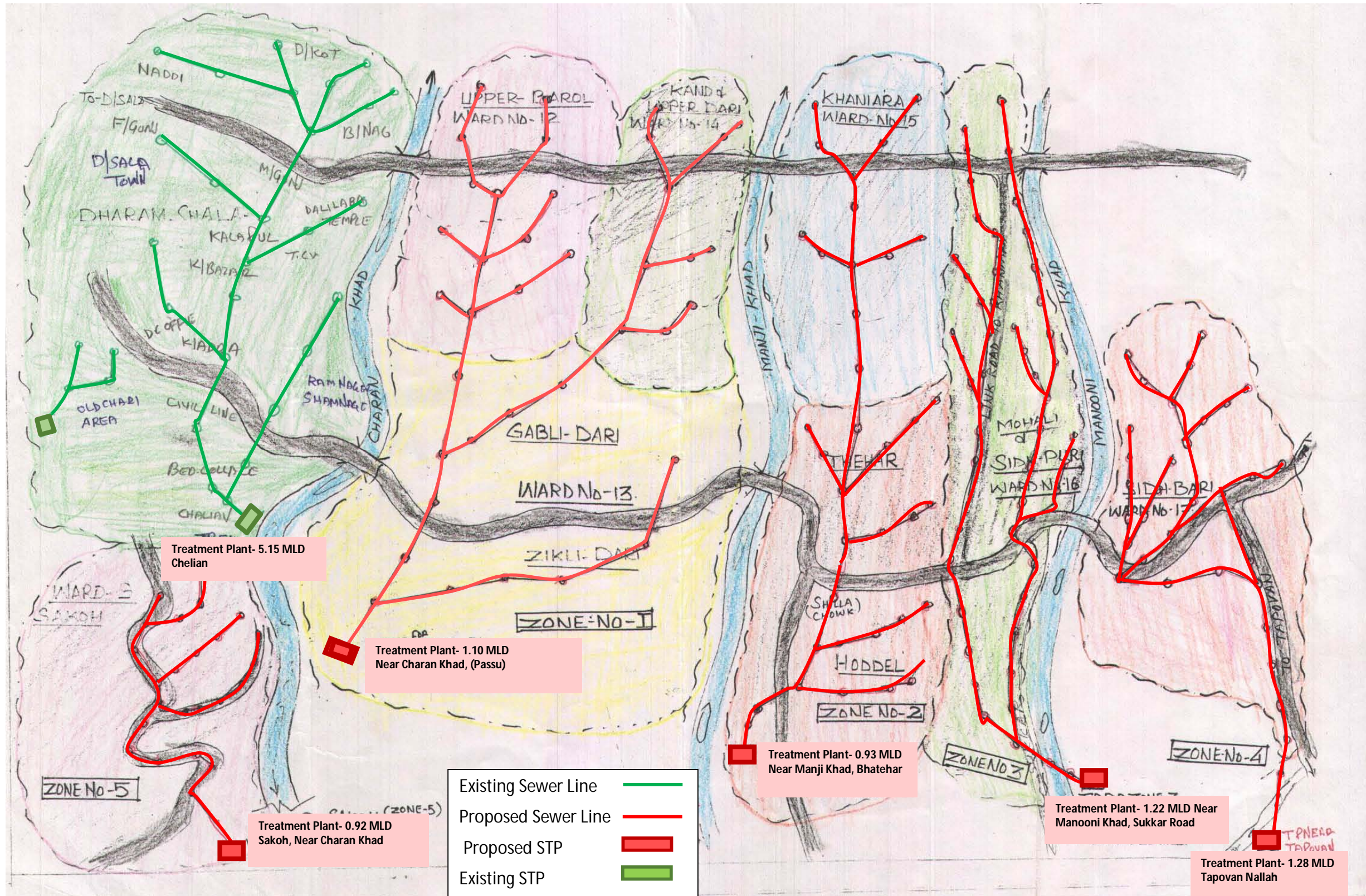
Table 8-15 Population Projection for Designing Sewerage Network

S. No.	Area	Municipal Council	Left Out Area
1	Existing permanent Population considered for Projection	29392 (Year 1995)	24784 (Year 2011)
2	Existing Floating Population Considered for Projection	8959 (Year 1995)	30449 (Year 2011)
3	Projected permanent Population considered for Projection	56617 (Year 2030)	16522 (Year 2050)
4	Projected Floating Population Considered for Projection	44467 (Year 2030)	61049 (Year 2050)

Source: Irrigation and Public Health Department, Dharamshala

Proposed sewerage network in left out areas of Planning Area is shown in map below.

Map 8-5 Proposed Sewerage Network Plan in Planning Area



Source: I & PH Department, Dharamshala

8.4.3 DRAINAGE

Planning Area is having many natural drains which needs to be maintained and strict provisions should be made so that solid waste and untreated waste water will not be allowed to enter the natural drains. Separate drainage network shall be proposed in the Planning Area along the road network. Secondary drains along the local roads will connect to primary drains along the major roads which will follow the natural topography. Primary drain will discharge into the natural drains and streams. Regular cleaning of drains and proper solid waste collection practices must be followed in the area, so as to reduce the amount of pollution entering the streams.

8.4.4 SOLID WASTE MANAGEMENT

A. Solid Waste Generation

Per capita waste generation in any settlement increases with increase in population. Also, the constitution of waste becomes more complex with growth of the settlement.

Generation of solid waste in Planning Area is projected to be in the order of 60.00 MT per day at the rate of 300 gm per person per day by 2035. Projected Solid waste generation is shown in table below.

Table 8-16 Projected Solid Waste Generation

Year	Projected Population	Floating Population	Total Population	Solid Waste Generation @ 300 gm/person		
				in grams	in kg	in MT
2021	77406	69077	146483	43944830.38	43944.83	43.94
2031	96684	86280	182964	54889310.65	54889.31	54.89
2035	105823	94436	200000	60000000.00	60000.00	60.00

Source: URDPFI Guidelines and REPL Analysis

B. Proposed Intervention

Level of Solid Waste Management in any city defines the level of hygiene. It is thus proposed that a comprehensive solid waste management system shall be designed for the Planning Area.

Dhramshala is also famous for its natural scenic beauty, so special care needs to be taken to maintain the character of the area. For this, a decentralized system of collection and management of waste method needs to be adopted in Planning Area. Once the method

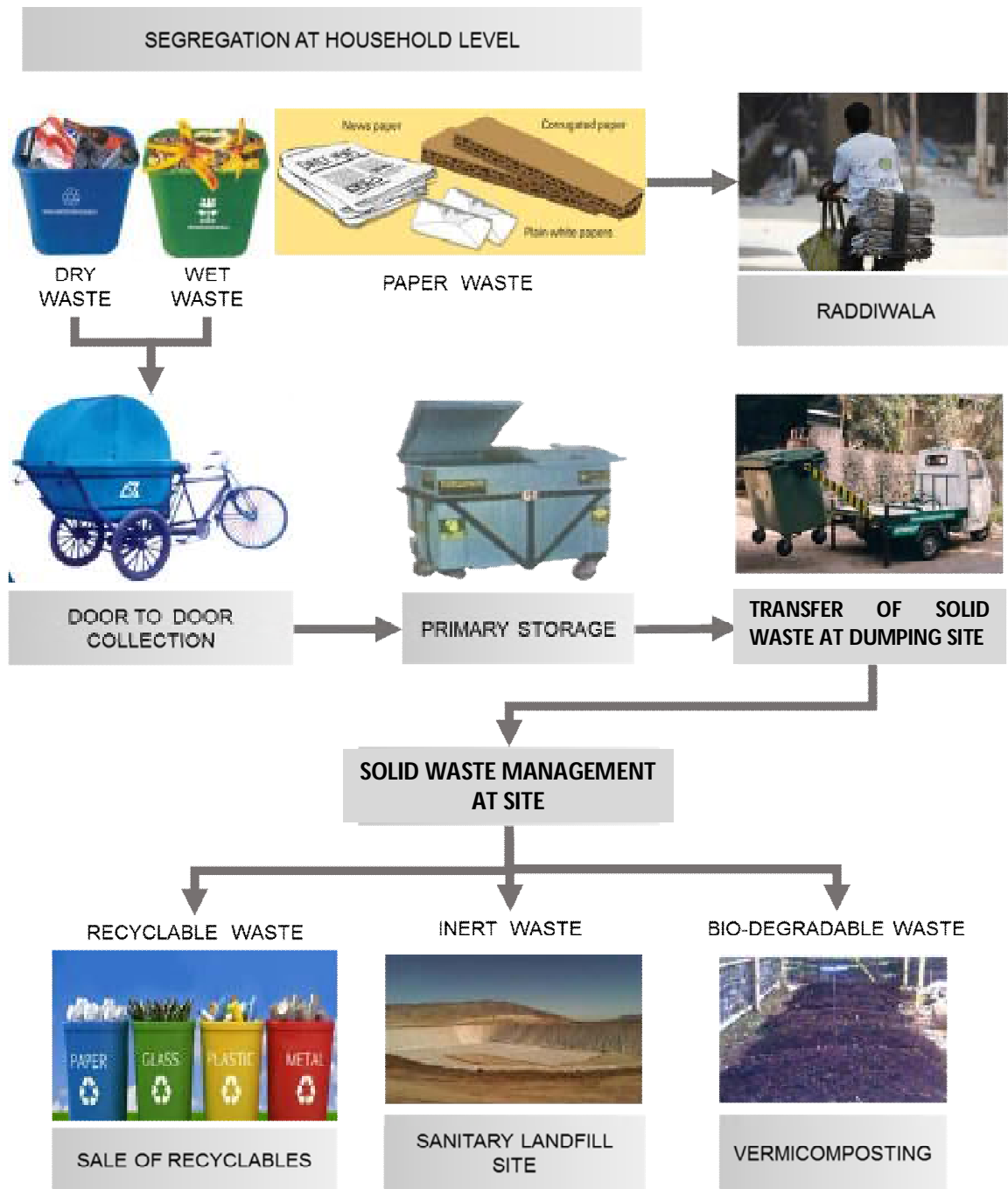
will be successful then it will be used as a model for the entire district. Some of the methods which can be used to resolve the problem of waste are:

- Segregation of Waste at household level- This can be done by organizing awareness camps at community/ village level.
- Collection of waste- Segregated waste will be collected from door to door and also commercial waste should be collected category wise. Waste should not be mixed even during collection.
- Solid Liquid Waste Management (SLWM) centre- These centres will be opened at every 2-3 km radius so that transportation cost will be minimized and waste can be handled in small area.
- Composting or vermi composting can be done and most precious quality of manure can be generated from the kitchen/ wet waste.
- Bio gas plants can be set up at village/ community level which can be used for various purposes.

Usage of Plastic Waste

A Government order in November 2015 has made it mandatory for all road developers in the country to use waste plastic, along with bituminous mixes, for road construction. This is to help overcome the growing problem of plastic waste disposal in India. The technology for this was developed by Prof Rajagopalan Vasudevan, Professor of Chemistry at Thiagarajar College of Engineering, Madurai - also popularly known as the 'Plastic Man' of India.

Since Planning Area is affected by heavy rain, therefore, roads using plastic will be more durable and requires less maintenance.



The above process shall take care of domestic and commercial waste which is in general, non-hazardous. To dispose 60.00 MT of waste by 2035, existing dumping site shall be upgraded to treat the waste generated in future.

C. Disposal of Waste

Waste after treatment must be disposed in a manner that does not create any instance of environmental pollution and public nuisance. The MSW Rule 2000 defines waste disposal as an activity, which involves “final disposal of municipal solid wastes in terms of the specified measures to prevent contamination of ground-water, surface water and ambient air quality”.

The landfill design shall be aimed to minimize the following:

- The ingress of water into the landfill,
- The production of leachate, its subsequent outflow and uncontrolled dispersions into surrounding aquatic environment.
- Minimum buffer as per CPHEEO manual i.e. 500 meter should be provided around the sites.

8.4.5 POWER

There will an escalation in demand for the consumption in power for the year 2035 for the Planning Area. HPSEB department has proposed augmentation plan to meet the demand for future population which has been shown in Annexure 3.

In absence of the notified norms, the requirement of power consumption for Planning Area have been calculated from the trends observed in power consumption. Power requirement has been calculated considering dwelling units in the Planning Area. The dwelling units have been worked out considering 4.5 persons/ DU for which the probable consumption of 3KW has been considered. As per the existing trend 87% of the power consumption is for residential purpose and remaining 13% for other uses. Therefore, future power consumption has been calculated considering 85% power consumption for residential and remaining 15% for other uses.

Table 8-17 Power Requirement for the Perspective Year 2035

Population in PA	Households (HH)	Consumption in KW per HH	Total consumption per Day (KW)	Total Residential consumption per day (MW)	Total consumption per day (MW) or Other Uses	Total consumption per day (MW)
1,05,823	23,516	3	70549	71	10.58	81

The total power requirement for the above units has been worked out as 81 MW for the area in perspective year 2035. Requirement of power shall be met through relevant sources identified by concerned department like HPSEB. Power backup of 100% has been proposed to avoid disruption of construction activities.

Dharamshala being developed on the guidelines of smart city concept, it is, therefore, required to use natural resources economically including the energy. In the present case it is proposed to save the energy by implementing the measures viz. use of CFL lamps instead of GLS lamps, use of solar backed up light emitting Diode lamp instead of par lamps, use of occupancy sensors, daylight harvesting and electronic ballast T5 and T8 fluorescent lights in Residential, Commercial, Public & Semi-public, Recreational, Utility, Industrial land use areas, alternate solar street lighting facility will be provided. The best quality of transformers with minimum allowable losses should be used.

As per the guidelines of Smart city, at least 10% of its electricity generated by renewables. The city is undertaking long-term strategic projects to tap renewable sources of energy in its region/ beyond to increase the percentage of renewable energy sources.

Map 8-6 Existing and Proposed Utilities in Dharamshala Planning Area

8.5 SOCIAL INFRASTRUCTURE PROPOSALS

Requirement of Social Infrastructure facilities has been calculated as per URDPFI guidelines, 2015. Therefore, population considered for calculating the facilities is 1,05,823 persons.

Table 8-18 Area Required for Various Social Infrastructure Facilities in Planning Area for Year 2035

Facilities	1/Population	Nos.	Area (ha)	Total Area Required	Existing Area	Additional Required Area
Educational Facilities						
Primary school (class 1 to 5)	4000	26	0.20 to 0.30	6.61		
Middle School						
Senior secondary school (class 6 to 12)	15000	7	0.30 to 0.50	2.82		
Industrial Training Centre	0	1	0.30 to 0.60	0.45		
College	30000	4	2.00 to 3.00	8.64		
Professional College	30000	4	1.00 to 1.50	4.41		
University	50000	2	2.00 to 3.00	4.23		
				27.17	47.99	-20.82
Health Care Facilities						
Dispensary	2500	42	0.015 - 0.020	0.74		
Health Sub Centre	3000	35	0.025-0.067	1.76		
Family Welfare Centre	5000	21	0.025-0.050	0.74		
Maternity Home	15000	7	0.025-0.050	0.25		
Nursing Home	15000	7	0.025-0.075	0.25		
Primary Health Centre (25 to 50 beds)	20000	5	0.105-0.210	0.09		
Hospital (200 to 250 beds)	80000	1	0.840-2.10	1.32		
Veterinary Centre	1000	106	0.050-0.100	7.94		
				13.09	2.56	10.54
Other Facilities						
Local Convenience Shopping	10000	11	0.50-0.10	3.17		
Milk Booth	10000	11	0.04	0.42		
Banquet Hall	10000	11	0.10	1.06		
Religious Building	10000	11	0.10	1.06	5.30	

Draft Development Plan Dharamshala, 2035

Cremation Ground	10000	11	0.20	2.12	0.38	
Informal Bazaar	15000	7	0.10-0.20	1.06		
Community Welfare Centre	16000	7	0.10-0.15	0.99		
				9.88	5.67	4.21
Services						
Post Office	10000	11	0.10-0.15	1.06		
Bank	10000	11	0.100-0.150	1.06		
Police Chowki	5000	21	0.10	2.12		
Police Station	15000	7	0.50	3.53		
Fire Station	50000	2	0.30-0.80	1.06		
Disaster Management Centre	20000			0.00		
Electrical Sub-Station (66 kv)		1	1.00	1.00		
Electrical Sub-Station (66 kv)		1	0.05	0.05		
				9.87	8.42	1.44
Green/ Open Areas						
City Park		1		0.00		
Neighbourhood play area	10000	11	1.50	15.87		
Residential unit play area	5000	21	0.50	10.58		
Botanical Garden	1 for every town	1	10.00 to 20.00	10.00		
Recreational complex including zoo	1 for every settlement with tourist potential	1	10.00 to 12.00	10.00		
				46.46	23.63	22.83
Shopping						
Convenience shopping	15000	7	0.15	1.06		
Local shopping including service centre	15000	7	0.46	3.25		
Community Centre with service centre	100000	1	5.00	5.29		
				9.59		9.59
Total Area in ha.				106.47*	88.27	18.20

* Shopping is not included in calculation of proposed requirement as commercial use consist of 77 ha area.

Source: URDPFI Guidelines, REPL Analysis

Proposed land use map has allocated 113.32 hectare for infrastructure facilities to cater the future population.

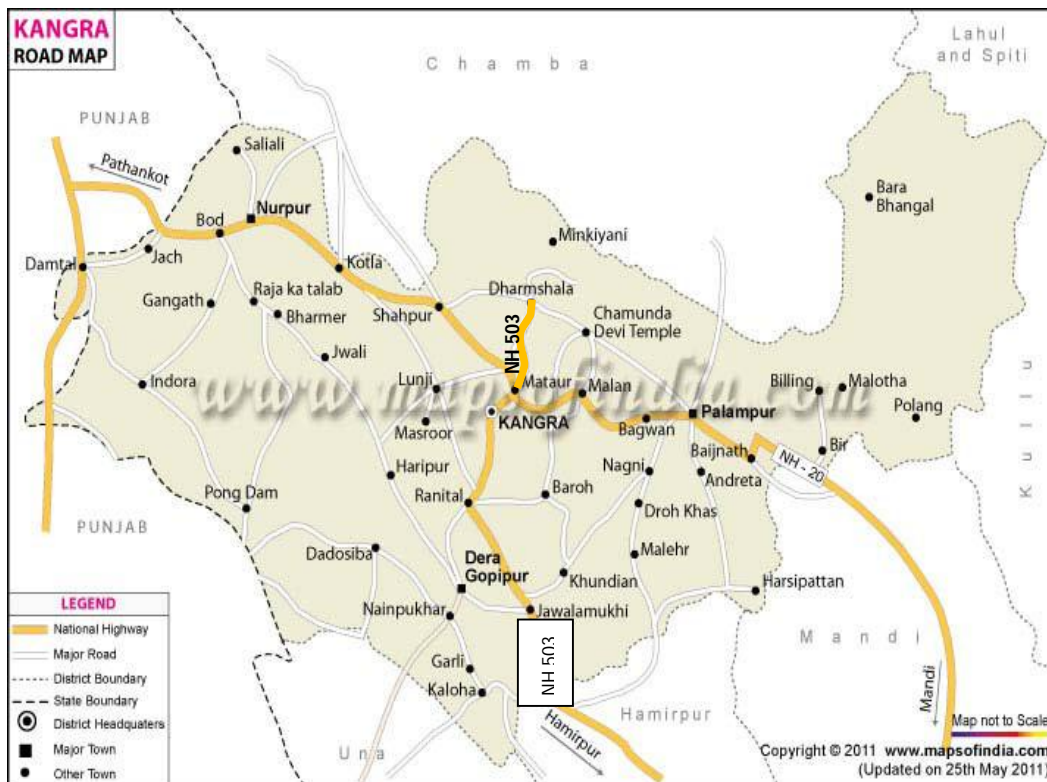


CHAPTER 9. TRAFFIC AND TRANSPORTATION

9.1 ROAD NETWORK

Dharamshala and surrounding areas can be accessed through air, rail and road network. The nearest airport is at Gaggal, 15 km south of the town. Nearest narrow guage railway station is at Kangra Town (approximately 25 km), broad guage railway station is at Pathankot (approximately 90 km) south –west of Dharamshala.

Figure 9-1 Regional linkage of Dharamshala



Source: <http://www.mapsofindia.com/maps/himachalpradesh/roads/kangra-road-network-map.jpg>

NH-503 connects Dharamshala to Kangra via Matur, while earlier SH- 17 which is now notified as MDR-78 vide notification no. PBW(B)F(7)3/2009-I dated 18/04/2017 connects Dharamshala to Palampur. MDR- 45 on the western side of the Planning Area connects Dharamshala to Dhanotu, where MDR- 45 meets NH-154, which connects Mandi in the east to Pathankot in the West.

Map 9-1 Existing Transport Facilities in Dharamshala Planning Area



9.2 PARKING FACILITIES

Seventeen parking locations are designated within the Dharamshala Parking Area as shown in table below. Apart from these designated parking, on-street parking is also prevalent in the area, especially near shops, offices and religious places.

Table 9-1 Location of Designated Parking Facilities

S. No.	Location	Capacity
1	Parking place behind Judicial Complex	20 Light Motor Vehicles
2	Parking place near Municipal Community Hall at Kotwali Bazar	55 Light Motor Vehicles
3	Parking place near Sangam Park, Kotwali Bazar	25 Light Motor Vehicles
4	Parking place near Church, Forsythaganj	10 Vehicles
5	Parking place near Bhagsunag near Bhagsu temple	70 Vehicles
6	Parking place near Dal Lake, Naddi	20 Vehicles
7	Cricket Stadium	40 Vehicles
8	Charan Khad near Sabji mandi	30 Vehicles
9	Parking at War Memorial	10 Vehicles
10	Education Board	20 Vehicles
11	Sacred Heart School	10 Vehicles
12	Dari Mela Ground	20 Vehicles
13	Sidhbari Zorabar Singh Ground	20 Vehicles
14	Sheila Chowk toward Chetru	10 Vehicles
15	Norbulingka	10 Vehicles
16	Karmapa Temple	10 Vehicles
17	Regional Centre, Mohli	10 Vehicles

Source: Regional Transport Officer, Dharamshala, 2016

9.3 TRAFFIC VOLUME

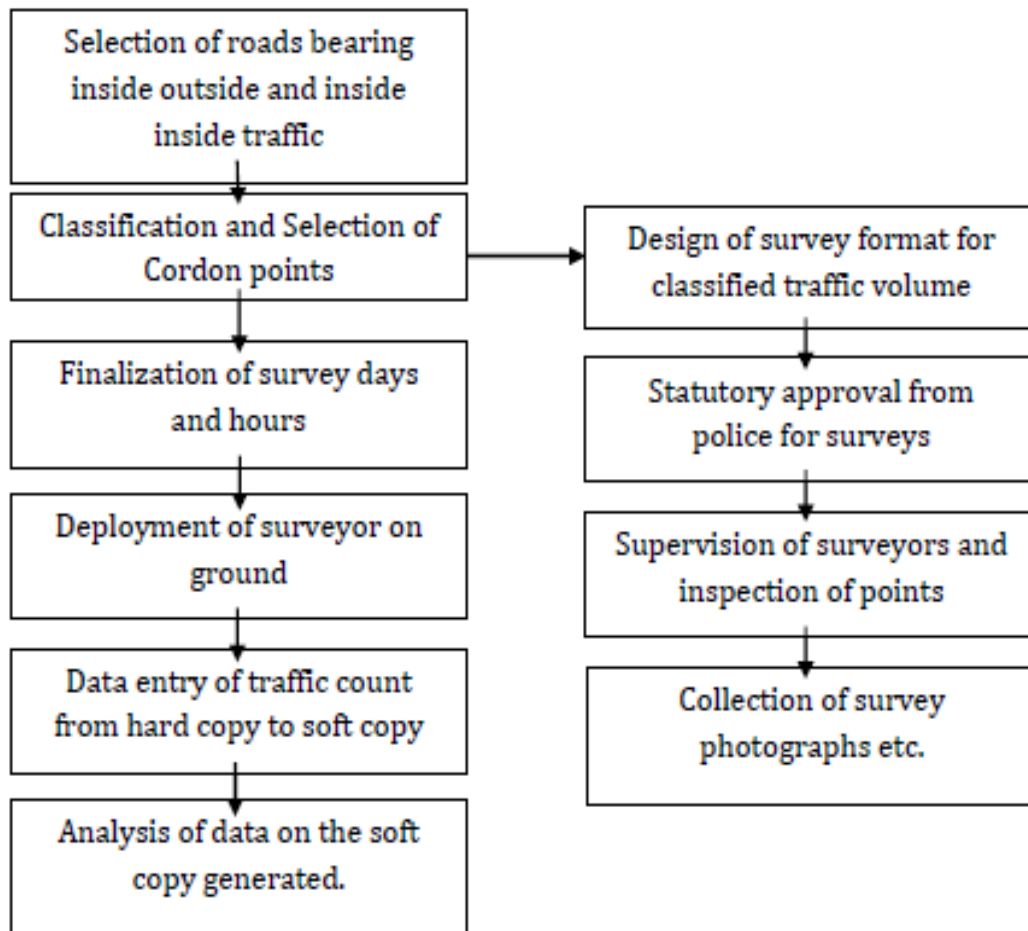
9.3.1 TRAFFIC VOLUME SURVEY

In order to gauge the traffic load on the network it is imperative to conduct a classified traffic volume count survey on the major roads of the town. A classified Traffic Volume Count was conducted in Dharamshala Planning Area for 12 hours at 7 locations.

Cordon points were carefully selected to include exit points from the planning area through which outside traffic enters and leaves the town. Classification for the counts was done to measure passenger, goods and NMT vehicles in the town.

Following methodology was adopted for the process.

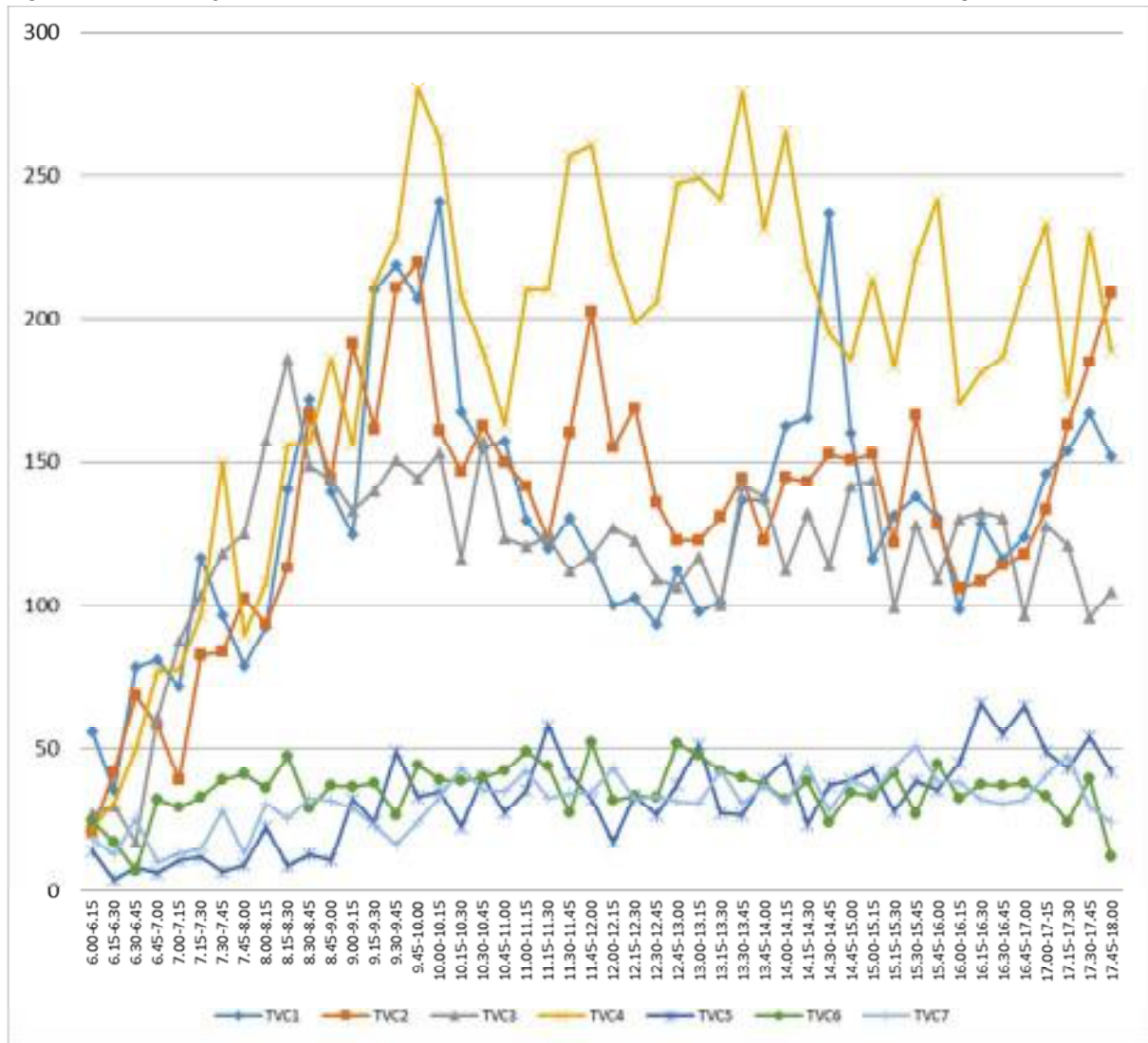
Figure 9-2 Methodology for Traffic Volume Count



9.3.2 EXISTING VOLUME

As the cordon points for Traffic Volume Survey were well distributed throughout the area, traffic characteristics at different locations were captured.

Figure 9-3 Quarterly Traffic Volume Count at different locations in Dharamshala Planning Area



As shown above, maximum traffic passes through Cordon Point 4 (TVC 4) which is located in the town area, while the lowest traffic is encountered at Cordon Point 7 (TVC 7) which is located in McLeodGanj. Traffic characteristics at each cordon point are explained below.



9.3.2.1 CORDON POINT 1: SOHLI KHAD **Figure 9-4 Vehicle Composition at Cordon Point 1**

BRIDGE, MDR- 78

Cordoin Point 1 is located at MDR- 78, which connects Dharamshala to Palampur. It experiences an average traffic volume of 529 PCUs per hour, with maximum volume of 876.75 PCUs between 9:15-10:15 hrs. The afternoon peak hour is between 14:00-15:00 hrs with a volume of 724.75 PCUs.

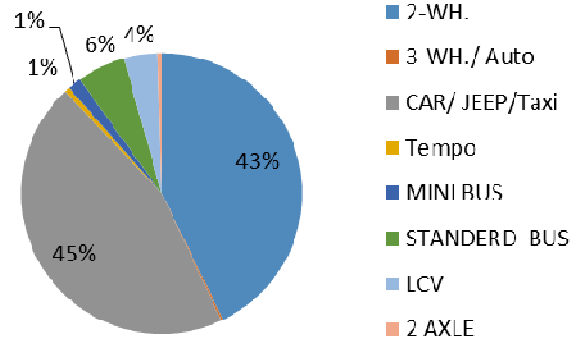
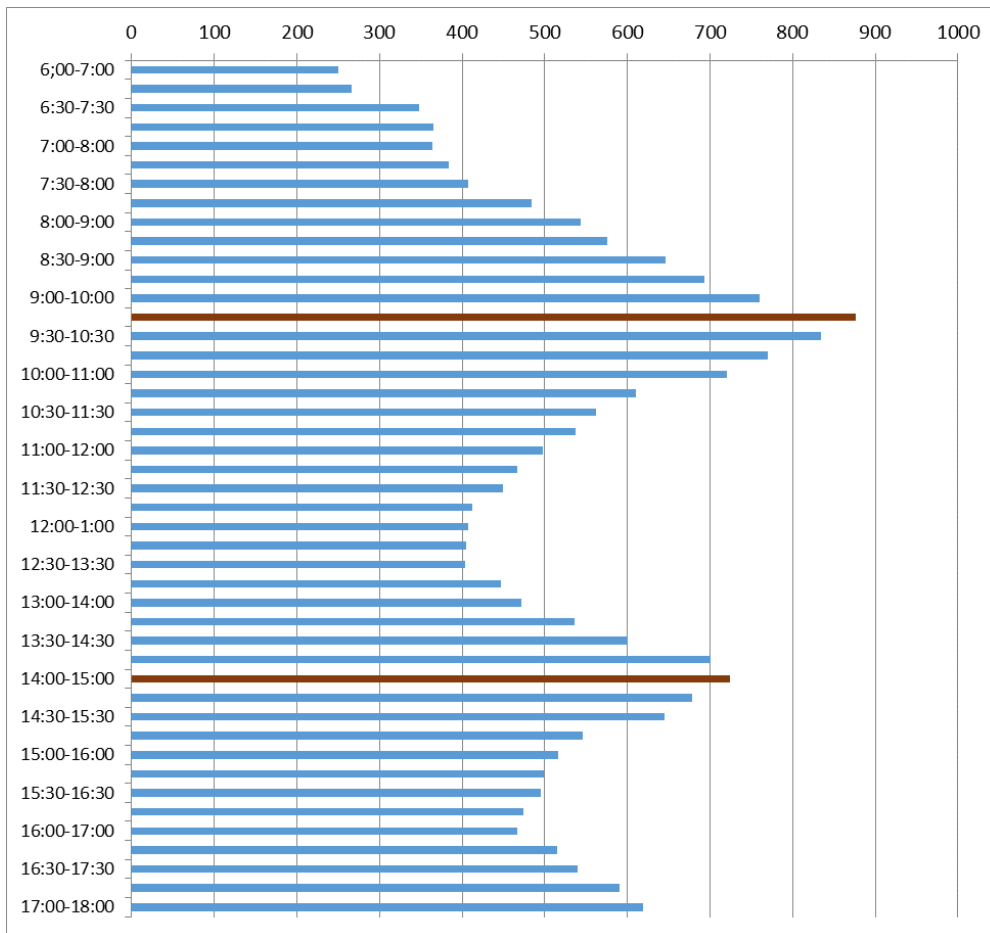


Figure 9-5 Hourly volume count at Cordon Point 1



9.3.2.2 CORDON POINT 2 : SIDHWARI, MDR- 78

Cordoin Point 2 is located at MDR- 78, which connects Dharamshala to Palampur. It experiences an average traffic volume of 537 PCUs per hour, with maximum volume of 783 PCUs between 9:00-10:00 hrs. The evening peak hour is between 17:00-18:00 hrs with a volume of 690.25 PCUs.

Figure 9-6 Vehicle Composition at Cordon Point 2

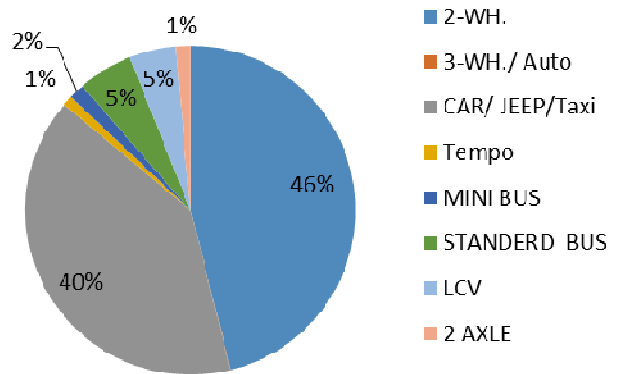
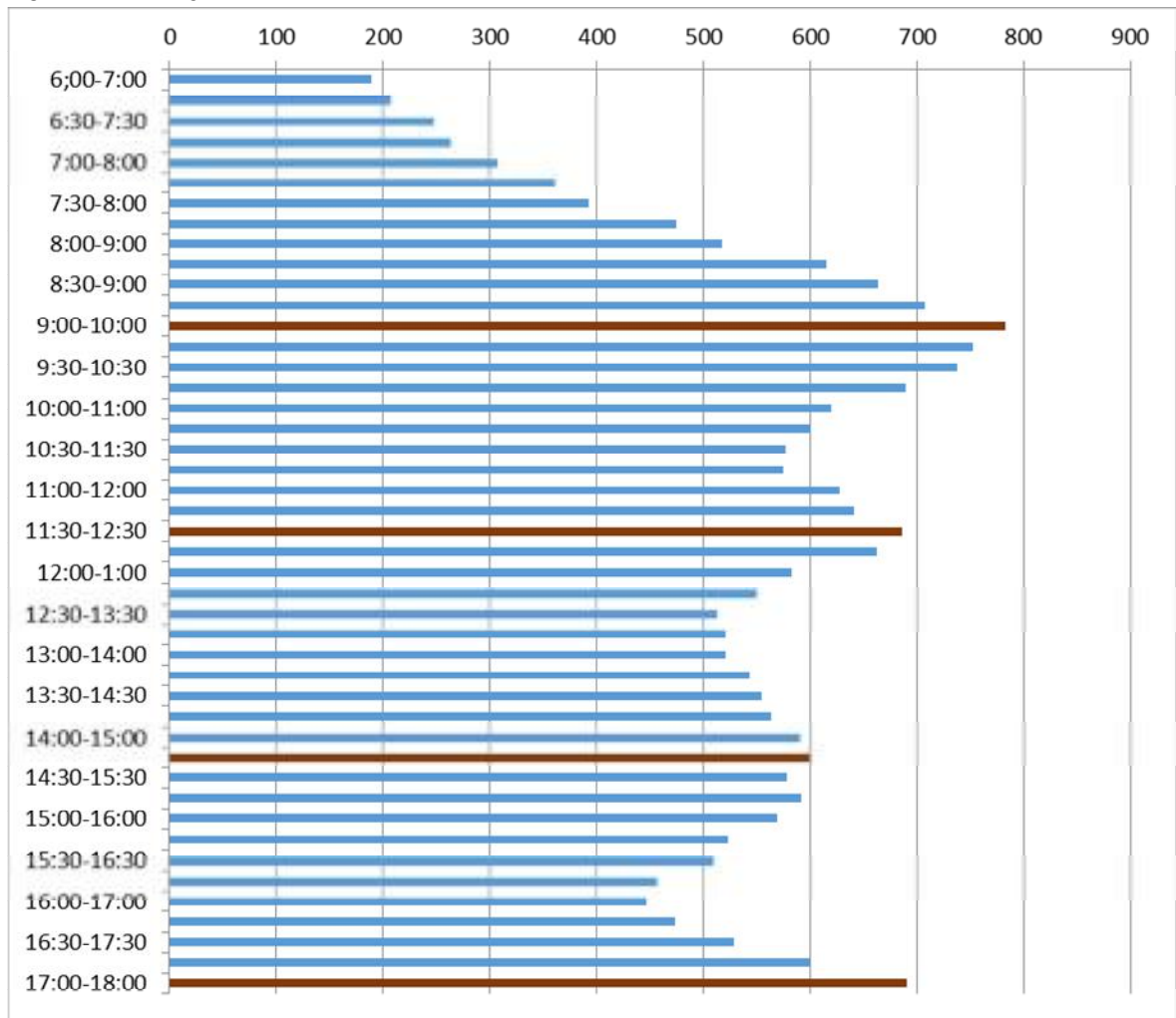


Figure 9-7 Hourly volume count at Cordon Point 2



9.3.2.3 CORDON POINT 3 : CHETRU CHOWK, NH 503

Cordon Point 3 is located at Chetru Chowk on NH 503, which connects Dharamshala to Gaggal. It experiences an average traffic volume of 473 PCUs per hour, with maximum volume of 783 PCUs between 8:00-9:00 hrs. The evening peak hour is between 14:15-15:15 hrs with a volume of 530.75 PCUs.

Figure 9-8 Vehicle Composition at Cordon Point 3

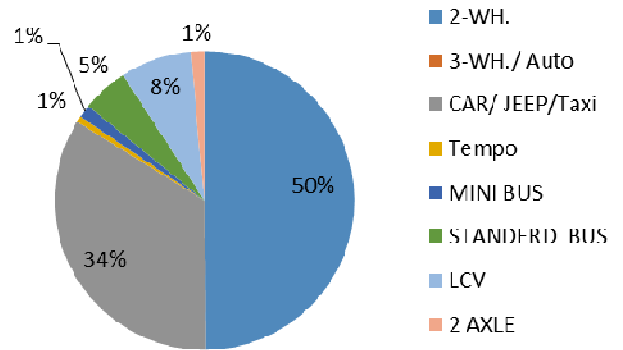
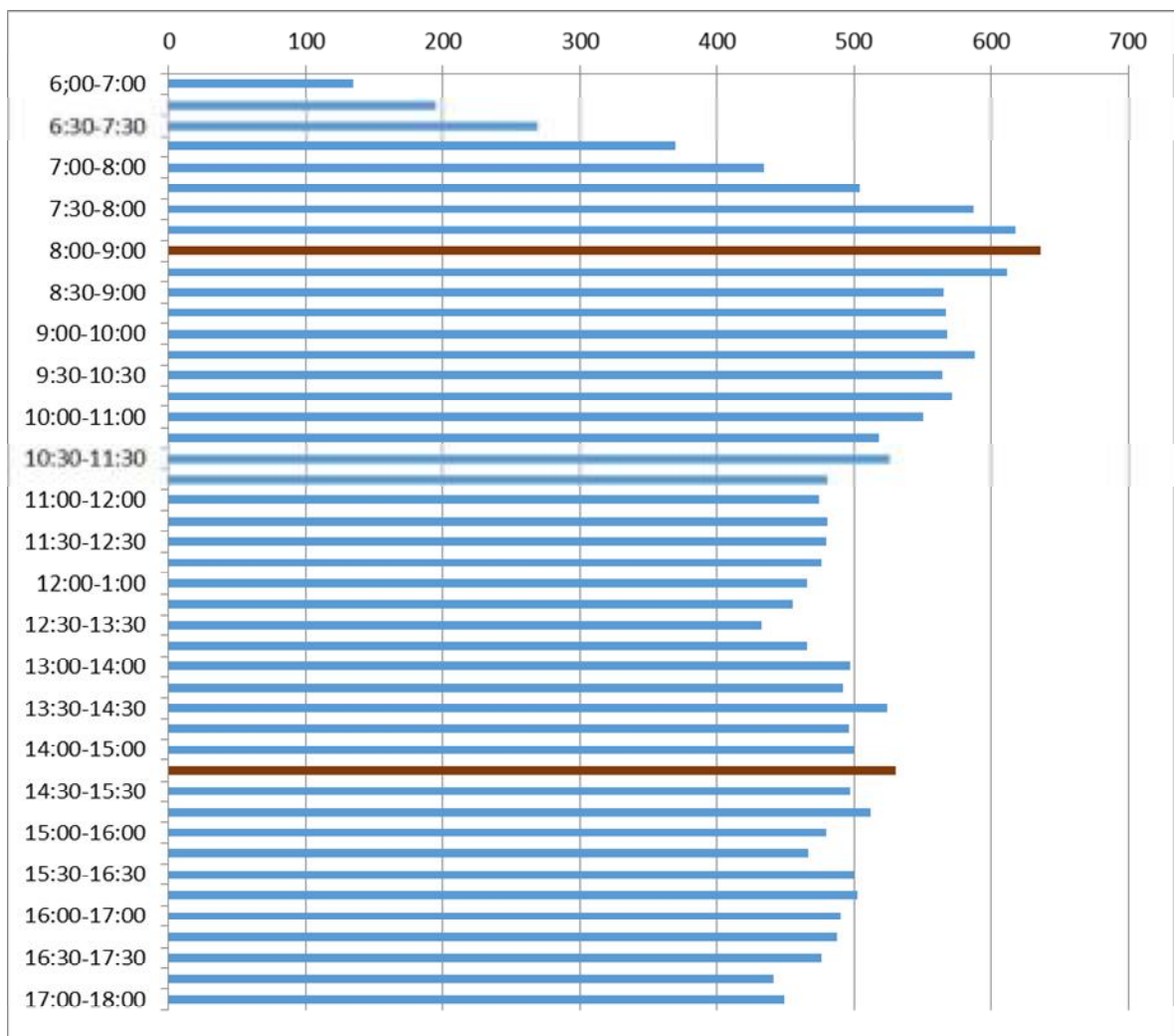


Figure 9-9 Hourly volume count at Cordon Point 3



9.3.2.4 CORDON POINT 4 : KUNAL HOTEL, NH-503

Cordoin Point 4 is located at Kunal Hotel on NH-503, which connects Dharamshala to Kangra. It experiences an average traffic volume of 751 PCUs per hour, with maximum volume of 984.25 PCUs between 9:15-10:15 hrs. The afternoon peak hour is between 12:45- 13:45 as well as 13:15-14:15 hrs with a volume of 1017.75 PCUs.

Figure 9-10 Vehicle Composition at Cordon Point 4

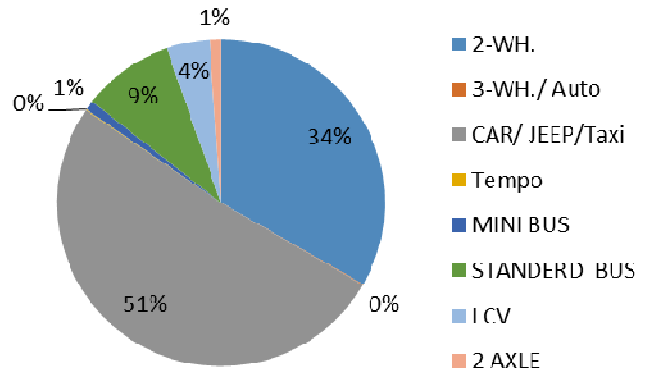
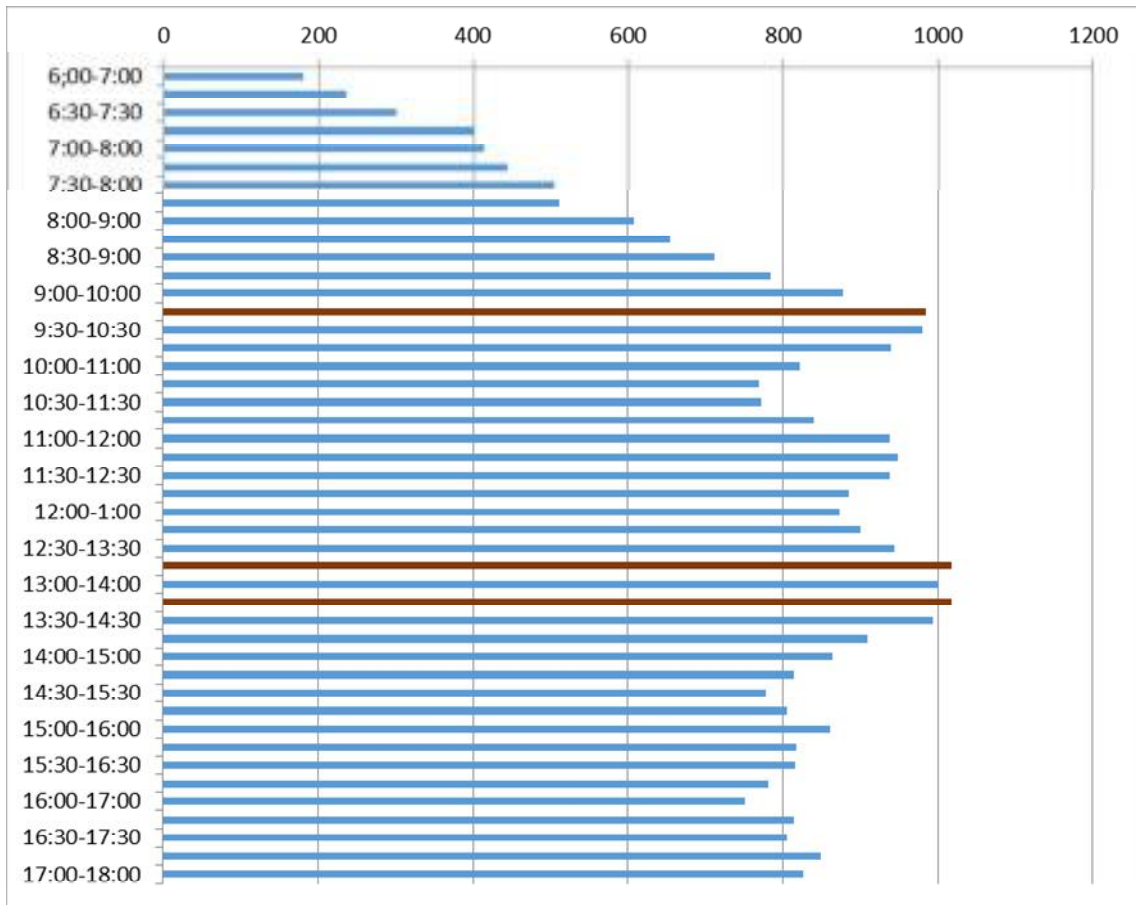


Figure 9-11 Hourly volume count at Cordon Point 4



9.3.2.5 CORDON POINT 5 : KUNAL HOTEL, NH-503

Cordoin Point 5 is located in Upper Barol Area on a local road, which connects Khanyara to Kotwali. It experiences an average traffic volume of 127 PCUs per hour, with maximum volume of 166.25 PCUs between 11:00-12:00 hrs. The afternoon peak hour is between 16:15-17:15 hrs with a volume of 234.5 PCUs.

Figure 9-12 Vehicle Composition at Cordon Point 5

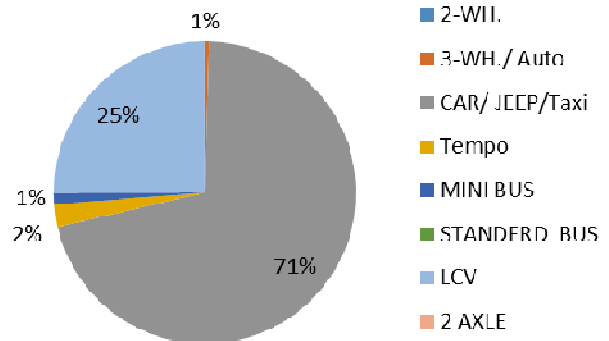
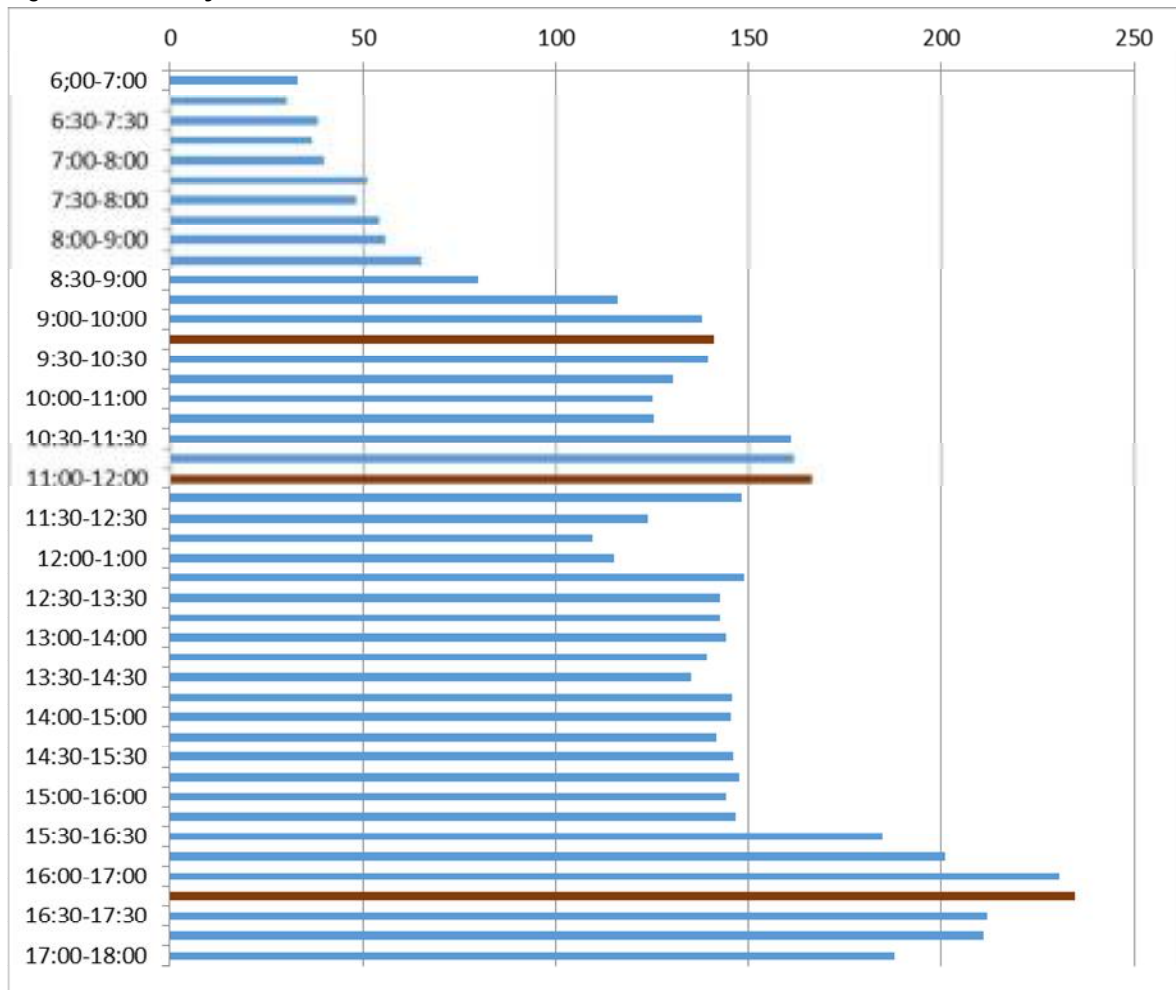


Figure 9-13 Hourly volume count at Cordon Point 5



9.3.2.6 CORDON POINT 6: **Figure 9-14 Vehicle Composition at Cordon Point 6**
 FORSYTHAGANJ

Cordoin Point 6 is located in Kajlol-1 Area on road which connects McLeodGanj to Dharamshala. It experiences an average traffic volume of 141 PCUs per hour, with maximum volume of 181.25 PCUs between 13:45-14:45 hrs. there is no single peak of traffic throughout the day, but peaks at regular intervals as shown in the figure below.

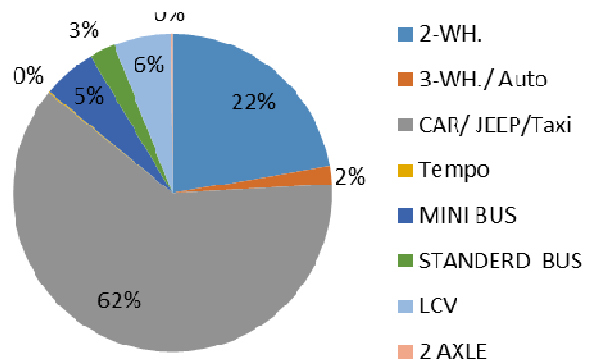
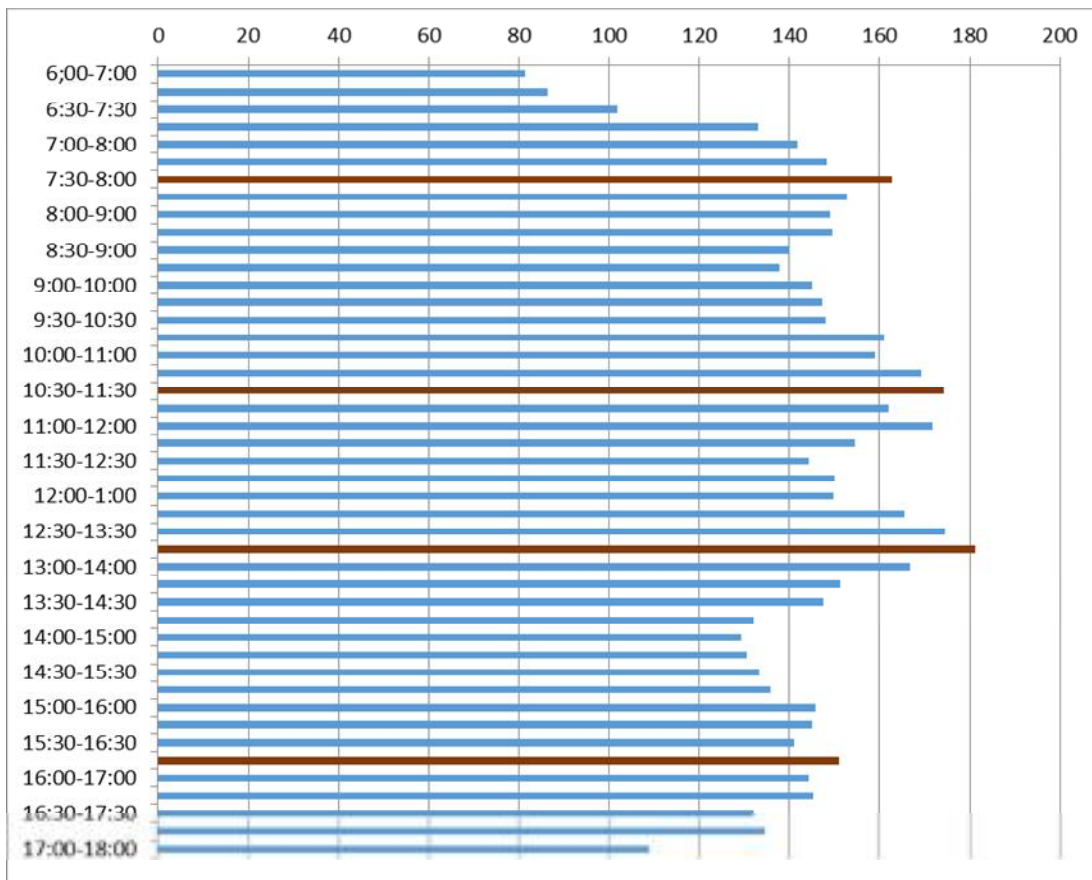


Figure 9-15 Hourly volume count at Cordon Point 6



9.3.2.7 CORDON POINT 7: MCLEODGANJ

Cordon Point 7 is located in McLeodGanj on road which connects Dalai Lama Temple to Parking. It experiences an average traffic volume of 125 PCUs per hour, with maximum volume of 170.25 PCUs between 15:15-16:15 hrs. Morning traffic volume peak of 155.25 PCUs, is less than the afternoon peak.

Figure 9-16 Vehicle Composition at Cordon Point 7

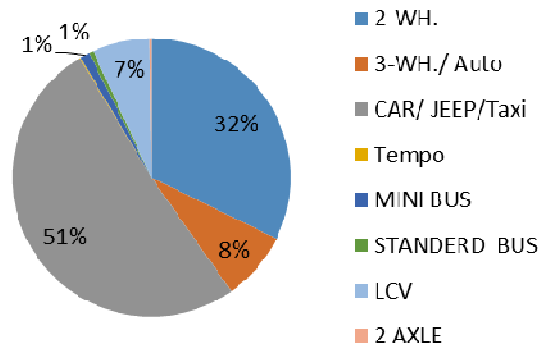
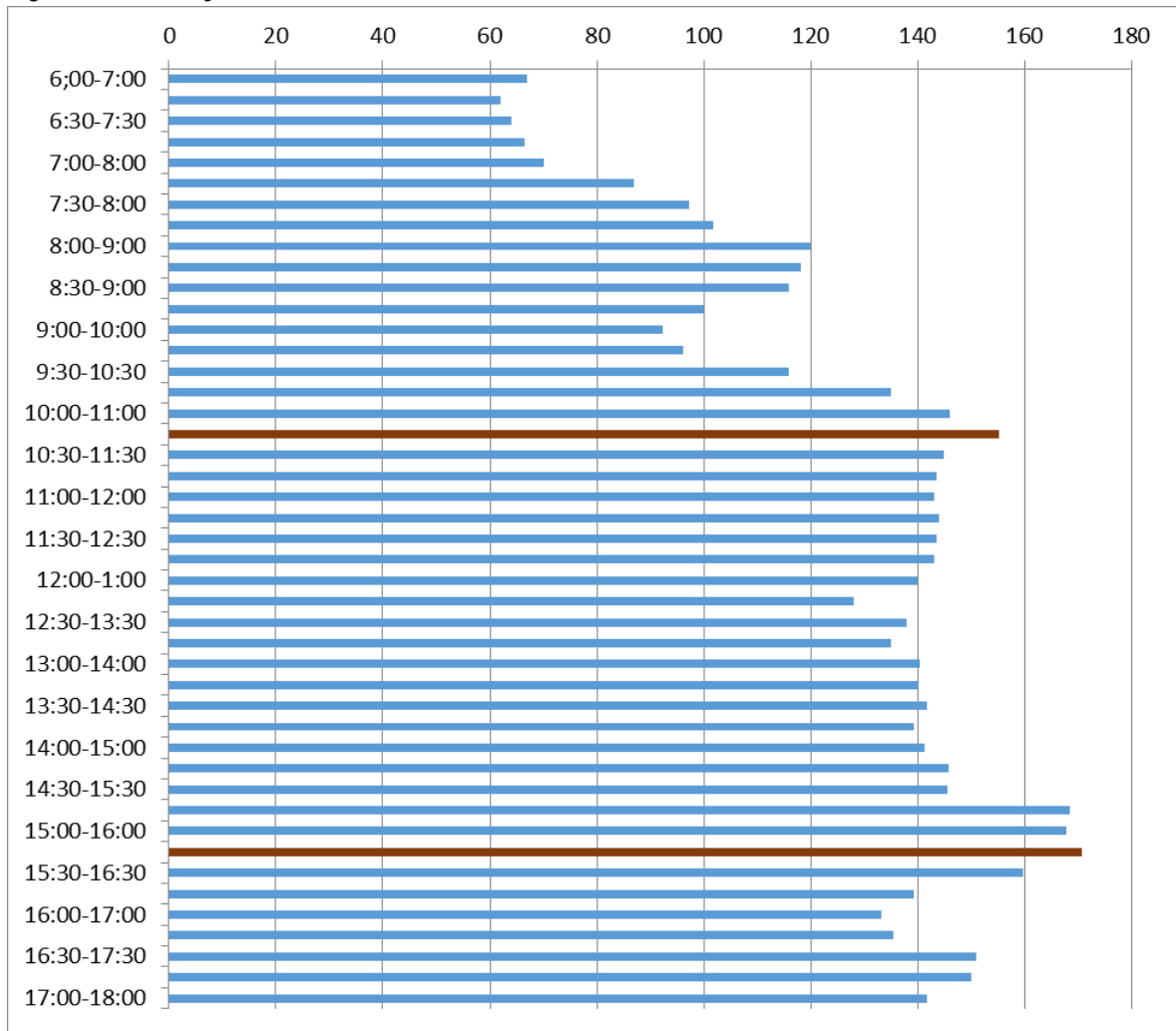


Figure 9-17 Hourly volume count at Cordon Point 7



Traffic volume data collected at different locations in the Dharamshala Planning Area indicate that maximum traffic is present on the route connecting Dharamshala and Palampur, as maximum volume is captured on Cordon Points 1, 2 and 4, located on MDR-78 and NH – 503. Chetru Chowk also handles a large amount of traffic, captured at Cordon Point 3. It connects Dharamshala to Kangra. Considerably lower traffic at Cordon Points 6 and 7 indicate that most traffic is destined for Dharamshala and only a small percentage is destined for McLeodGanj.

9.3.3 CAPACITY OF MAJOR ROADS

Dharamshala is connected by NH-503, MDR-78 and MDR-45 apart from local roads. As indicated by traffic volume survey, maximum traffic to and from Dharamshala Planning Area is handled by the three major roads – NH-503, MDR-78 and MDR- 45. Existing capacity of these roads as well as the issues regarding traffic on these roads are explained in the section below.

9.3.3.1 CAPACITY OF NH-503

NH-503 is a two-lane road with average R.O.W of 12-15 m and a carriageway of 5.5 m at Cordon Point 4. The road doesn't have much slope at this location. IRC Code – IRC:SP:48-1998 is used to establish the Capacity of the road, as shown in table below. A 12 hour day is assumed for calculation of capacity per hour.

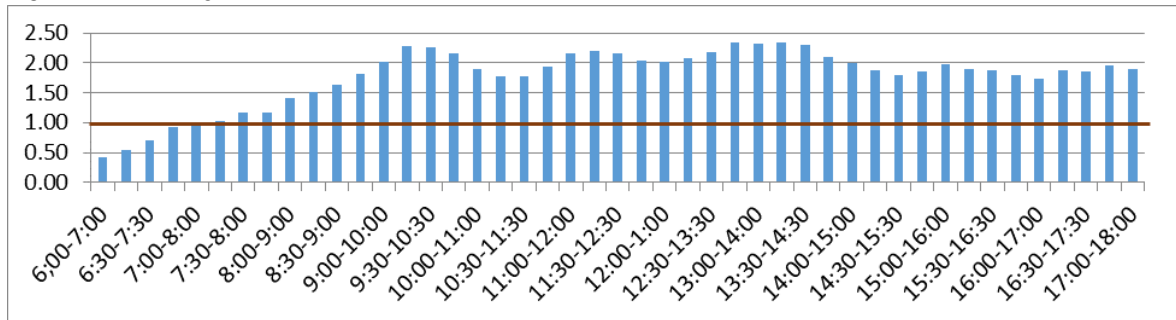
Table 9-2 Traffic Volume and Capacity for NH-503, Dharamshala

	Cordon Point 4
Peak Hour Volume (in PCUs)	1017.5
Capacity/day (in PCUs)	4500
Capacity/hour (in PCUs)	433.3
V/C Ratio	2.3

Source: REPL Analysis based on IRC:SP:48-1998 and Traffic Volume Count Survey, 2016

NH-503, as indicated by the Volume/ Capacity analysis exhibits a very poor Level of Service during not only during peak hour but throughout the day as shown in figure below. It is thus, imperative to propose for traffic management measures as well as physical measures like road widening or an alternate road for NH-503.

Figure 9-18 Hourly volume count at Cordon Point 7



9.3.3.2 CAPACITY OF MDR- 78

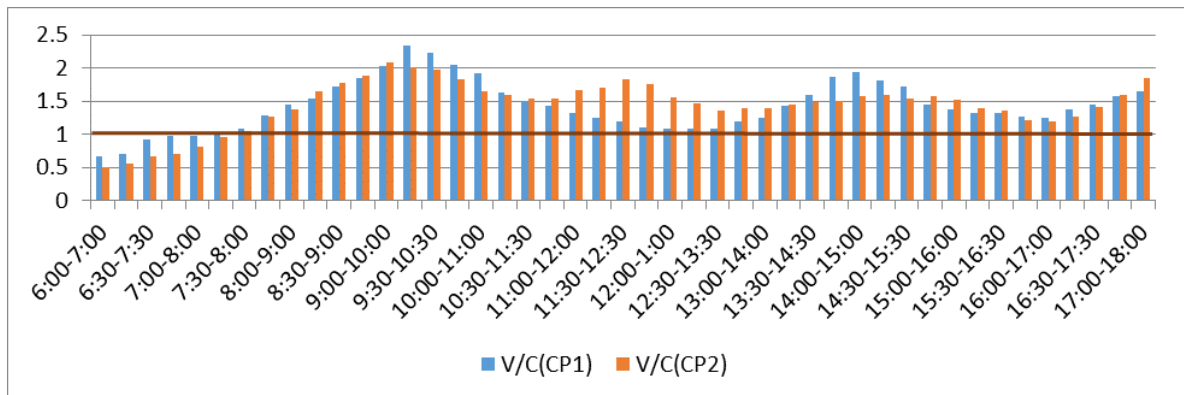
MDR- 78 is a two-lane road with average R.O.W of 9 m and an average carriageway of 4.5 m at Cordon Point 1 and 2. The road doesn't have much slope at this location. IRC Code – IRC:SP:48-1998 is used to establish the Capacity of the road, as shown in table below. A 12 hour day is assumed for calculation of capacity per hour.

Table 9-3 Traffic Volume and Capacity for NH-503, Dharamshala

	Cordon Point1	Cordon Point2
Peak Hour Volume (in PCUs)	876.75	783
Capacity/day (in PCUs)	4500	4500
Capacity/hour (in PCUs)	375.0	375.0
V/C Ratio	2.3	2.1

Source: REPL Analysis based on IRC:SP:48-1998 and Traffic Volume Count Survey, 2016

MDR- 78, as indicated by the Volume/ Capacity analysis exhibits a very poor Level of Service during not only during peak hour but throughout the day as shown in figure below. It is thus, imperative to propose for traffic management measures as well as physical measures like road widening or an alternate road for MDR- 78.



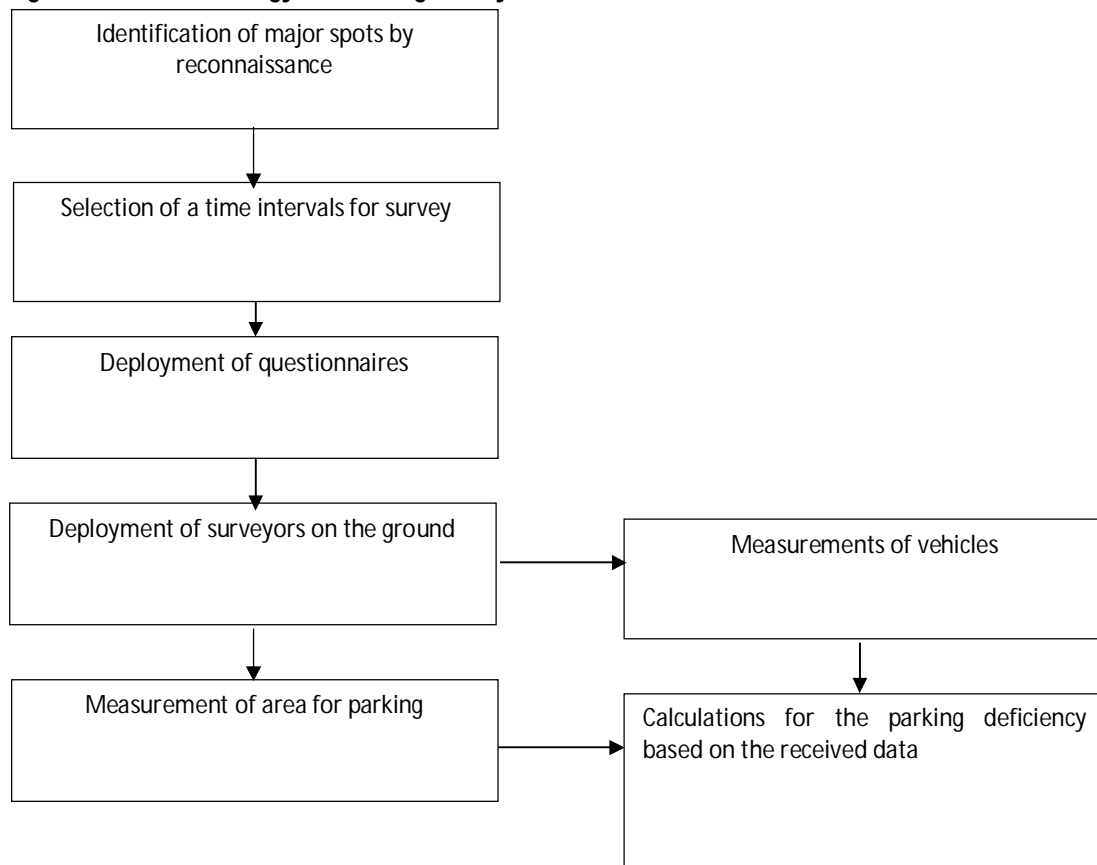
9.4 PARKING SURVEY

Parking survey was done at following four locations on 04 January 2016, from 06:00 to 18:00, as shown in figure below.

- DC/SDM Office
- Kotwali Bazar
- Bus Stand
- Nagar Nigam Parking
- Dalai Lama Temple Parking

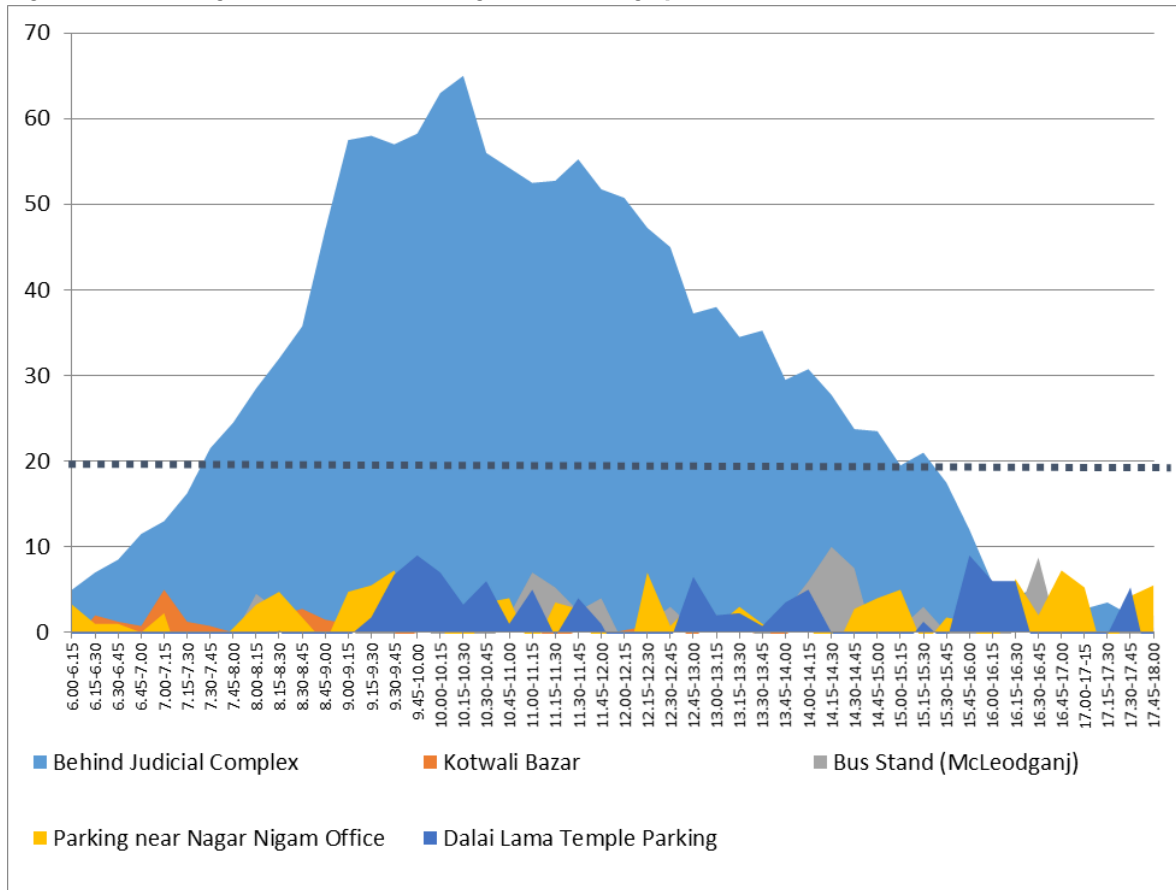
The following methodology was used to undertake Parking Survey

Figure 9-19 Methodology for Parking survey



As shown in figure below, parking behind Judicial Complex is used more with an average accumulation of 20 cars, while average accumulation in other parking areas is less than 10 cars.

Figure 9-20 Parking Accumulation at designated Parking Spots



Maximum Parking Volume is handled by the parking site located behind the Judicial Complex. It has a peak accumulation of 65 ECS between 10:15-10:30 AM. This is due to the opening hour for offices adjacent to the parking. Details of other parking areas are mentioned in the table below.

Table 9-4 Parking characteristics for designated parking locations, Dharamshala

Parking Characteristics	Behind Judicial Complex	Kotwali Bazar	Bus Stand (McLeodganj)	Parking near Nagar Nigam Office	Dalai Lama Temple Parking
Volume (12 hours)	1451	30	18	78	30
Average Volume per hour	120.9	2.5	1.5	6.5	2.4
Maximum Parking Load	243.25	9	26	20.75	26
Maximum Parking Load Time	9:30-10:30	6:15-7:15	13:45-14:45	16:15-15:15	9:30-10:30

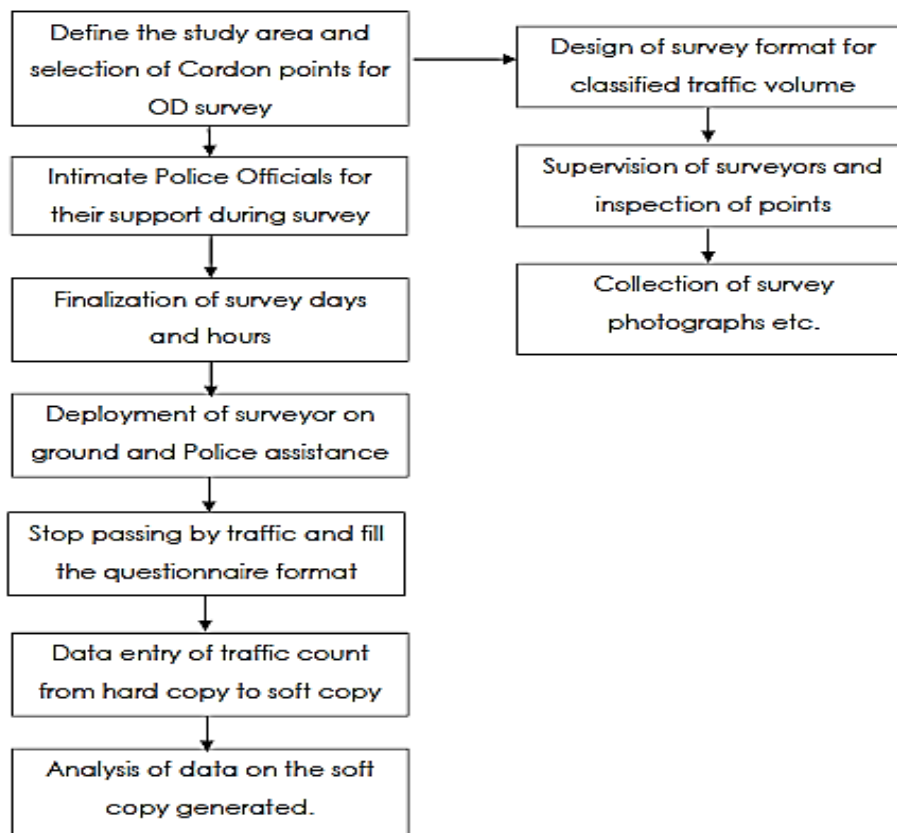


Minimum Parking Load	8.75	-1.5	-18.25	-5.5	-14.5
Minimum Parking Load Time	17:00-18:00	17:00-18:00	16:45-17:45	06:45-07:45	16:30-17:30

9.5 ORIGIN – DESTINATION SURVEY

Origin Destination Survey, primarily done to understand travel characteristics of commuters in an area. It was conducted for the Dharamshala Planning area in January 2016 at three locations. The following methodology was used to undertake the Origin-Destination survey.

Figure 9-21 Methodology for Origin Destination Survey



A large percentage (64%) of passenger trips are made by buses, of which about half (47%) have trip lengths of 20 – 50 km. This emphasizes the importance of good public transport connectivity especially in hilly areas. Figure 9-27 shows that 79% work trips, which are daily trips, are made by minibus / tempos. It further emphasizes the importance of

strengthening public transport facilities in Dharamshala. A large share (40%) of passenger trips have trip lengths between 20-50 km, which signify good connectivity of the town in its region as well as regional inter-dependence.

Figure 9-23 Passenger Trips by Mode

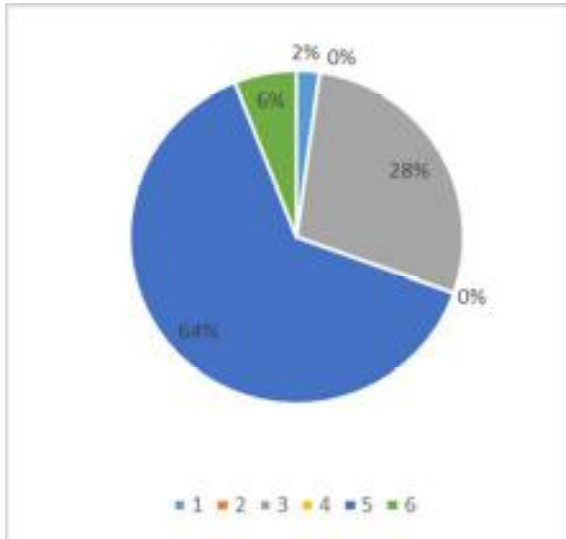


Figure 9-22 Passenger Trips by Distance

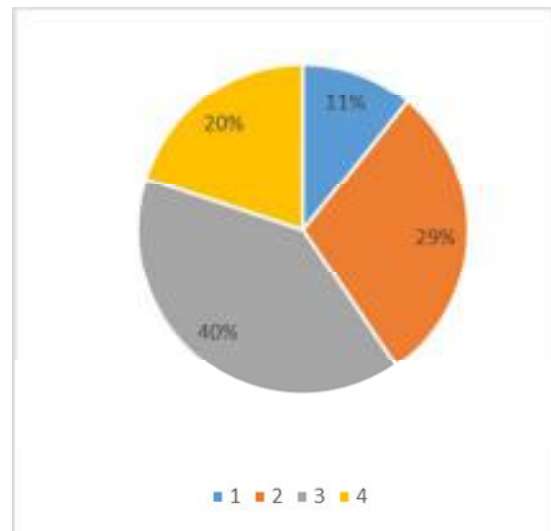
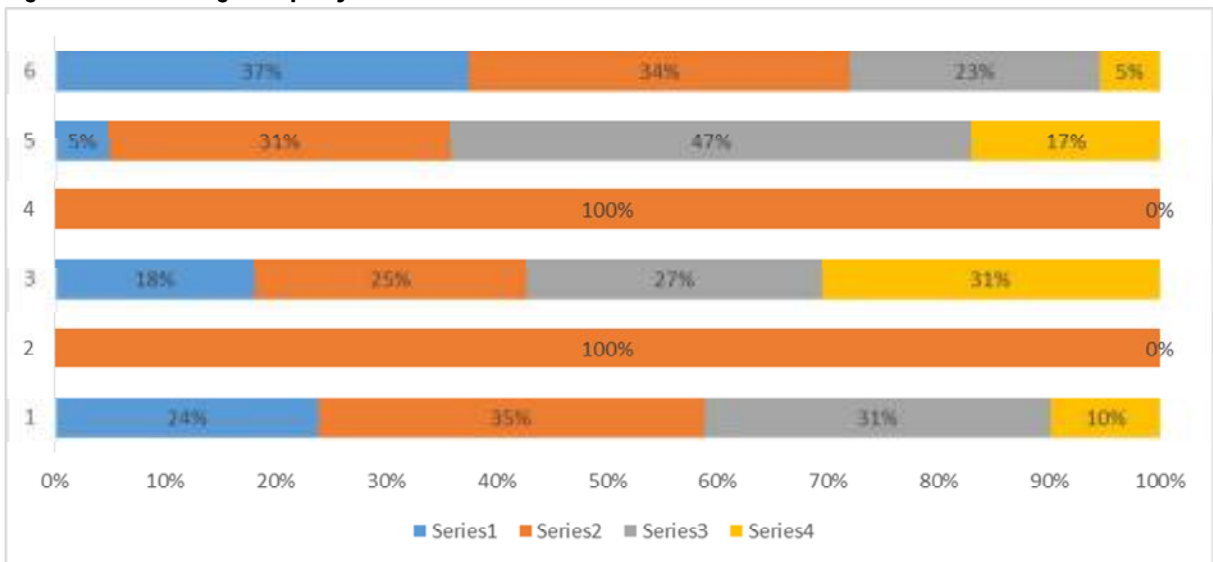


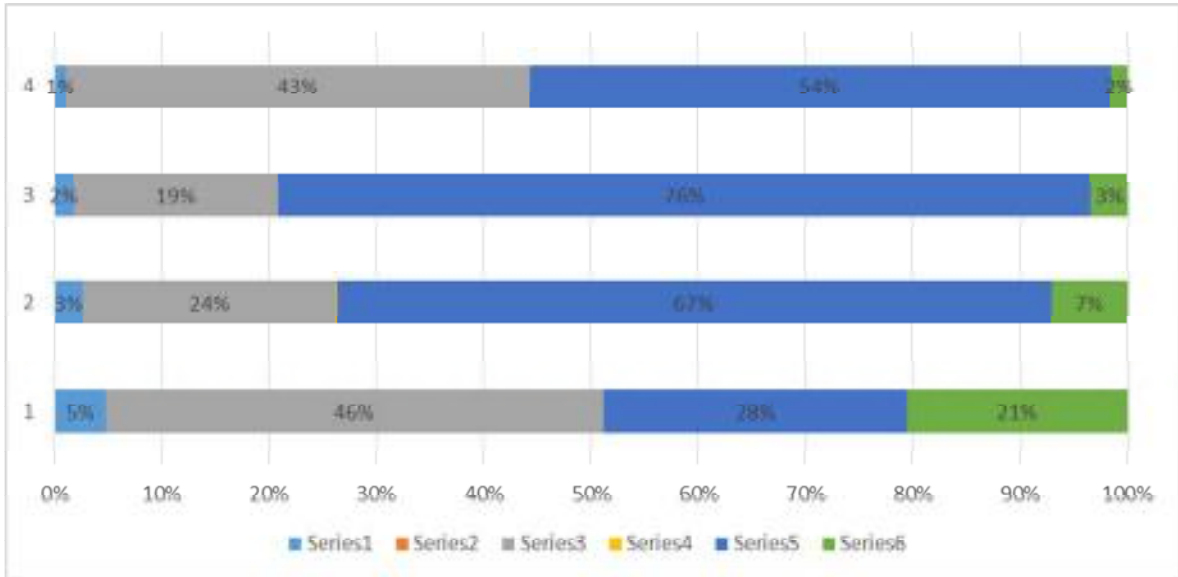
Figure 9-24 Passenger Trips by Distance and Mode



As shown in Figure 9-25, trips with trip-length less than 10km are made mostly (46%) by car /taxi or jeep. However, for bigger trips, with trip length more than 10 km, buses are

preferred. It is thus, imperative to focus on public transport for the area but based on buses suitable for hilly areas.

Figure 9-25 Passenger Trips by Mode and Distance



Around 76% of the trips made in the area are work-trips, of which 79% are made by tempo / minibuses. Other important trip purpose is religious, indicating rich cultural heritage of the area. All non-work trips are mostly made by car / taxi / jeep as shown in Figure 9-27.

Figure 9-26 Percentage of Passenger Trips by purpose

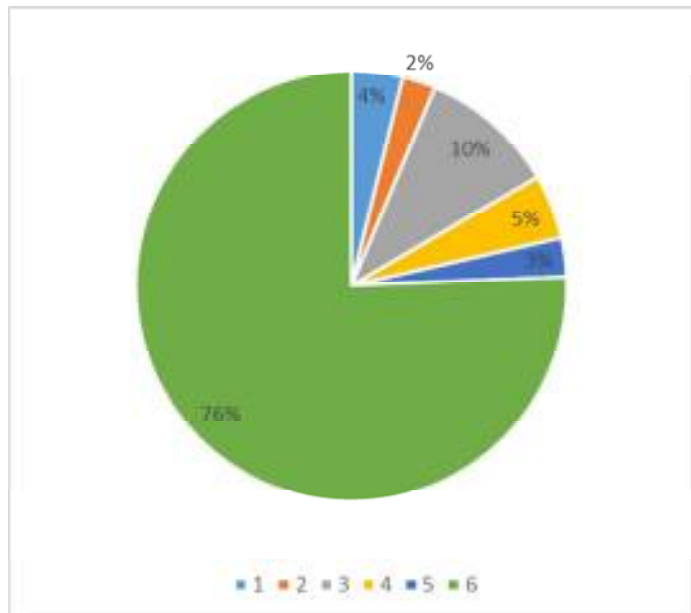
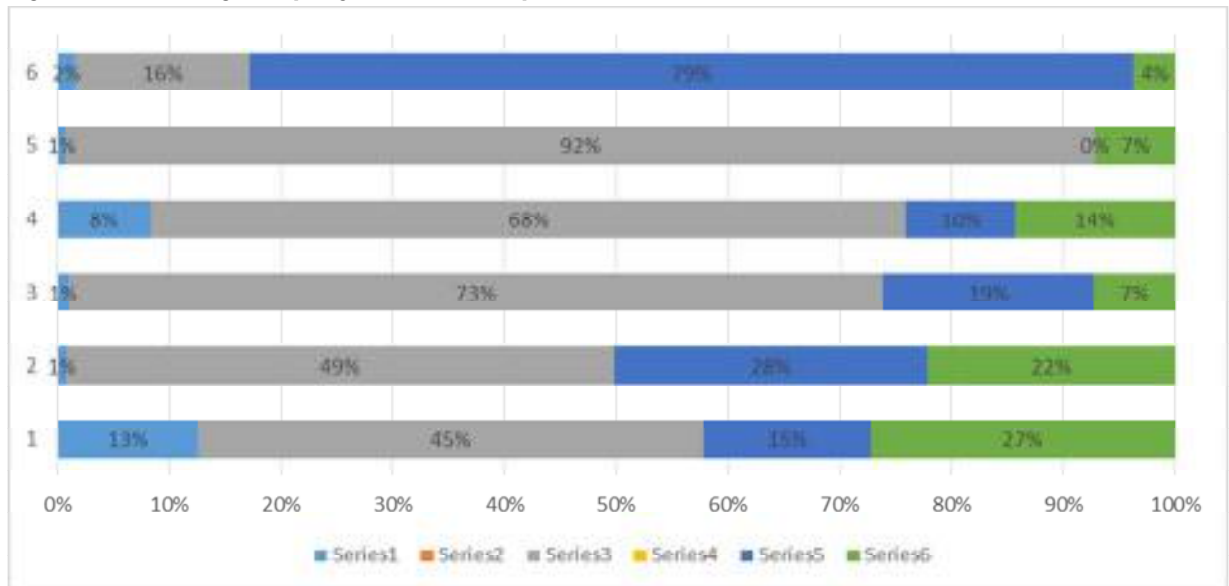


Figure 9-27 Passenger Trips by Mode and Purpose



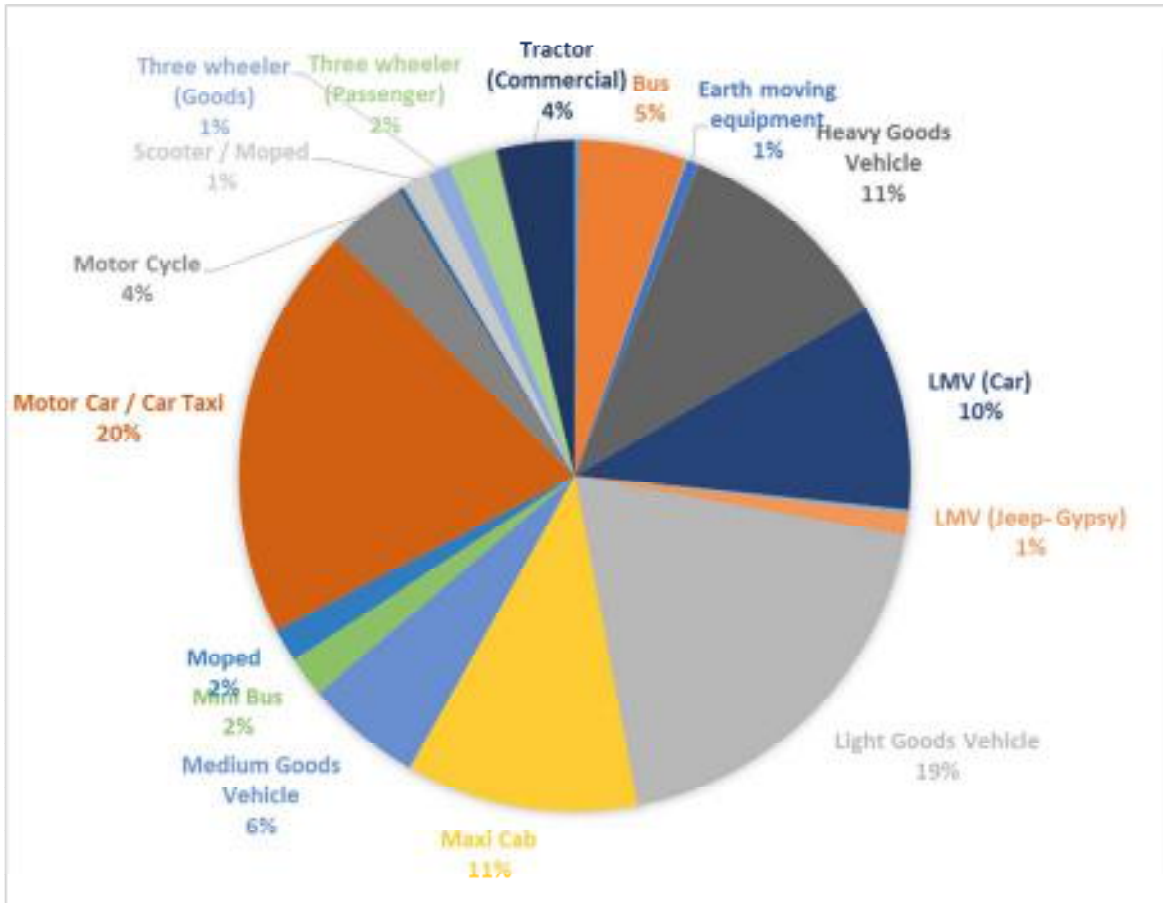
9.6 TERMINAL FACILITIES

As Dharamshala is one of the few bigger towns in Himachal Pradesh, terminal facilities are required so as to connect smaller towns and rural areas with bigger towns. Existing Bus Terminal, with regular bus services to and from Dharamshala is located at Kotwali Bazar. There are also two truck terminals, located at Chambi Road (near Bus-stand) and at Chetru.

9.7 GROWTH OF VEHICLES

With increase in population, number of vehicles has also grown in the area, especially private owned vehicles like car, scooter etc. Also, with increasing tourism potential, tourism related vehicles like taxis have a major share in the number of vehicles registered in the last decade.

Figure 9-28 Percentage of vehicles by type, registered between 2005-2015



Source: RTO Office Dharamshala

Table 9-5 Number of registered vehicles between 2005- 2015

Vehicle	Number of registered vehicles between 2005- 2015
Ambulance	29
Bus	645
Crane	11
Delivery van	3
Earth moving equipment	68
Excavator	2
Fire Fighter	1
Goods Truck Container	1
Heavy Goods Vehicle	1347
Heers Car (LMV)	1
LMV (Car)	1252
LMV (Imp.)	1
LMV (Van)	22
LMV (Jeep- Gypsy)	133

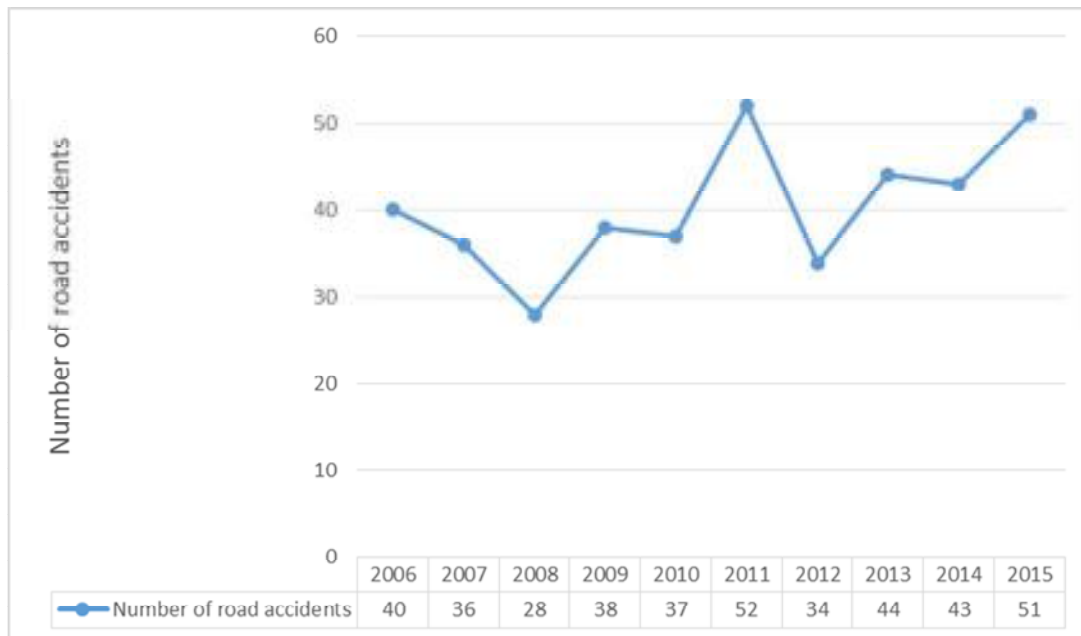


Light Goods Vehicle	2422
Maxi Cab	1413
Medium Goods Vehicle	709
Mini Bus	248
Moped	206
Motor Car / Car Taxi	2538
Motor Cycle	469
Motor Cycple (Imp)	3
Omni Bus	29
Ombi Bus (Pvt)	6
PSV Motor Cab	21
Road Roller	2
Scooter / Moped	142
Tanker	3
Three wheeler (Goods)	137
Three wheeler (Passenger)	291
Tourist Bus	3
Tourist Maxi Cab	3
Tourist Motor Car/ Taxi	5
Tow Truck	1
Tractor (Commercial)	466
Trailer (Commercial)	1
Transit Mixer	1
Total	12635

Source: RTO Office Dharamshala

9.8 ROAD ACCIDENTS

Being a hilly area, Dharamshala is comparatively more prone to road accidents than towns in plain areas. Number of road accidents, have increased since 2008, as shown in the figure below.



Source: SP Office, Dharamshala

With increasing number of accidents, specific areas have been identified as 'Black Spots', i.e. areas which are more prone to road accidents. These areas are –

- Naam art gallery near Fatehpur
- Sidhpur Chowk near PNB
- Dari Bazar near Gupta Tent House
- Near Rainbow School Dari
- Jawahar Nagar Curve
- Near Shani Dev Temple on Cantt. Road
- Sacred Heart Sr. Sec. School Khanyara
- Old Charri Road Kotwali Bazar Dharamshala
- Charan Khad
- Sidhwari Curve
- Education Board Curve
- Chilgari Curve

Source: Superintendent of Police, Kangra at Dharamshala, 2016

Special measures like dividers, speed breakers, barricades, CCTV cameras, mirrors etc. are required for these locations. In addition to these physical measures, additional traffic personnel should be deployed.

9.9 ISSUES RELATED TO TRANSPORTATION

Due to good road connectivity with surrounding areas, via NH-503, MDR- 78 and SH-44, as well as recent boom in tourism, primarily eco-tourism around the area, Dharamshala has emerged as a popular tourist destination. Increase in tourism potential of the area has also resulted in sudden population growth. This has put extra population pressure on the road infrastructure in the area. It has been indicated by the 'Level of Service' analysis that all the major roads are experiencing traffic volumes than exceed their capacity, not only during the peak hour but also the entire day. This increase in traffic is also linked with high demand for parking across the town. Also, as indicated by the Origin Destination Survey, most trips are work trips which, in the absence of a regular mass transportation facility, are primarily catered to by intermediate transport system like tempos / mini buses. Thus there is a need for an efficient public transport system for the town.

Again, the three main roads already showcase worsening Level of Service, if nothing is done to improve traffic management along these roads, either by physical measures like road widening or alternate routes or management measures like one-way movement, restriction on on-street parking etc., the traffic will deteriorate further.

9.10 PROPOSALS

The Transport system of a town needs supporting infrastructure to function smoothly. This includes appropriate capacity augmentation, geometric improvement, public facilities like Public transport terminals and halts, parking, public convenience, illumination, information dissipation etc. The facilitation of these support systems is a time consuming process and once augmented they need to be backed by policy framework. The transport system of Dharamshala is envisaged to be developed as a

smart mix of Traffic Management Technique, Infrastructure and Geometric Improvements along with policy formulations.

9.10.1 GEOMETRIC DESIGN AND CAPACITY AUGMENTATION

Various design strategies which can be incorporated in the geometric improvement plans described herewith:

i. Improvement in Intersection design

Due to hilly terrain, most of the intersections should be redesigned so as to facilitate better and continuous layout of carriage way along with better turning radius and superior visibility distance. Some of the major junctions which need to be redesigned are:

- a. Junction at War Memorial
- b. Kacheri Adda
- c. Junction at Police station
- d. Phawwara Chowk
- e. Junction near Tibetan Library on Jogiwara road
- f. Main Square
- g. Junction at Bhagsunag

ii. Continuity in Along and Across pedestrian facility design

No urban mobility improvement intervention is complete without facilitating the needs of pedestrians along and across the road. Pedestrian crossings at grade shall be facilitated with provisions of table top crossing and staggered Zebra crossing. Also, pedestrian sidewalk of minimum 2m width should be mandatorily provided along the roads on both sides of carriageway within the town. In Planning Area, pedestrian facility and improved walkways shall be proposed in following areas:

- a. Kotwali bazaar
- b. Road connecting Chilgari road to Depot Bazaar road

iii. Design Sensitivity to surroundings



The town is a living entity and the transport system design should be sensitive to local needs. Environmental, ecological and cultural practices shall always be respected and preserved in the process of infrastructure development.

9.10.2 PROPOSED ROADS AND PARKING

To improve worsening traffic conditions in the area, it is proposed that new roads as well as new parking locations are proposed. The roads are proposed in Planning Area to connect proposed public spaces and residential areas to the major roads and other areas. Detail of roads to be widened and new roads are as follows:

Table 9-6 Proposed Road Widening and New Roads

S. No.	Name of Road	Existing ROW (in Meter)	Proposed ROW (in Meter)
Road Widening			
1	NH- 503	8- 9	12- 18
2	MDR- 78	7- 8	9- 12
3	MDR- 45	5- 6	9- 12
4	Lower Barol- Darnoo- Khanyara road	3	7- 9
5	Sidhpur - Education Board colony - HIMUDA colony- Khanyara road	6	7- 9
6	Lower Dari near Mela ground- B.Ed College	3	5- 7
7	Lower sakoh- Stadium- ITI, Dari	3- 4	7- 9
New Roads			
1	Loop road Bye-passing existing settlement of village Jatehr connecting Lower sakoh- Stadium- ITI, Dari road		9
2	Near Pingal Nallah Mandir- Gulerian- Lower Dari connecting MDR-78 near Dari Bye pass		9
Note: Few 5 m and 7 m roads are proposed in areas to connect proposed facilities and residential areas shown in map 9-2.			

Proposals for transport network are shown in the map below.

Map 9-2 Proposed Road Network and Transportation Facilities

Source: REPL Survey and Analysis



9.10.3 TRAFFIC MANAGEMENT TECHNIQUES

The traffic management techniques are generally advisable for all hierarchy of towns but implemented with segmental need. Broadly these techniques can be classified into effective carriageway improvement techniques and behavioral improvement techniques. Following are the general solutions advised as traffic management techniques –

- Prohibiting on-street parking of vehicles and simultaneously developing off-street parking
- Improving Traffic Discipline such as proper lane use and correct overtaking through signage, education and publicity, which is all the more important in hilly areas
- Reduction in roadside friction through control of abutting landuse, access and roadside commercial activity
- Provision of adequate facilities for pedestrian.
- Banning certain conflictive movements at major intersections, specifically during peak hours and at dangerous turns
- Imposing restriction upon movement of heavy vehicles during selected periods, specifically peak hours.

9.10.4 OTHER SUGGESTED MEASURES AND POLICIES

In addition to specific strategies some other support measures and policy are needed which are proposed as under:

- Augmentation of Capacity and Level of Service for Public Transport: No corridor or town can address the challenge of ever increasing traffic without propagating the public transport. Public Transport can function better with support infrastructure like:
 - improved and strategic location of bus shelters,
 - prioritized movement on signalized intersections,
 - Support system of feeder modes and IPT along the public transport modes

It is proposed that a comprehensive public transport operation policy for Dharamshala needs to be evolved on priority. This approach shall not be conventional but unique based upon the demand of the town and should be integrated with the Smart City Proposal for the city.

- IPT and Feeder modes also need a comprehensive operation policy which should include planning of their stops, routes, timing of operation and integration of fare with the line haul mode system such as city buses. This is important particularly for Dharamshala, which has a large number of tourists visiting the area. To make it accessible to all, some form of Intermediate Public Transport should be provided. This should be integrated with the Intelligent Transport System as proposed in the Smart City Proposal.
- A regular awareness program for Traffic discipline with the help of advertisement, special drives, Traffic Weeks, Incentives to law abiding citizens etc. need to be promoted in city in general and corridor in particular.

Effective enforcement policy needs to be evolved so as to ensure no encroachments of the right of way by informal activities, illegal parking, etc.

CHAPTER 10. ENVIRONMENT & DISASTER MANAGEMENT

10.1 INTRODUCTION

Environment plays a crucial role in establishing the path for future development. Both natural as well as built environment, not only need to be conserved but also protected from various natural hazards. Dharamshala Planning Area is endowed with various ecologically sensitive natural features such as rivers, hill slopes and forest areas. Hence, planning for this area needs to be taken up in an environmentally sustainable manner aiming at urban development which is in sync with its environment.

Overlooking environmental issues in an area generally increases the disaster risk. Disasters result from the combination of hazard, vulnerability and insufficient capacity or measures to reduce the potential chances of risk. Dharamshala area is vulnerable to natural disaster due to its location on hilly terrain. Floods, earthquakes, landslides, and cloud bursts are some of the major threats.

10.2 ENVIRONMENT

10.2.1 GEOLOGY AND HYDROGEOLOGY OF THE STUDY AREA

The Hydrogeological Frame work of Kangra District is essentially controlled by the geological setting, distribution of rainfall, ad snow fall, which facilitates circulation and movement of water through inter-connected primary and secondary porosity of the rocks constituting the aquifers. Based on the geological diversities and relative ground water potentialities of different geological formations, the district can broadly be divided into two Hydrogeological units.

i. Fissured Formations

These formations consist of schist, quartzite, slates, phyllites, limestones, granites, gneisses, sandstones, conglomerates and shales. These rocks are generally massive and consolidated, devoid of primary porosity and permeability's. Secondary porosity and permeability has



developed due to the tectonic activities along the fractured joints and fault zones. Weathered zone rarely form an aquifer because of less thickness of the weathered mantle.

The ground water in such areas is discharged through the springs in the topographically favourable areas. The thrust zones (Main boundary Fault/Palampur Thrust) and other faults at lower topography are the important areas for ground water development. Springs located along the thrust zone in Dharamsala and Palampur areas are having a discharge of more than 40 lps, indicative of their high potentialities.

ii. Porous formations

Quaternary sediments as fluvio-glacial and fluvitile deposits occur as valley fill deposits, overlying the older rocks. Morainic and fluvio-glacial deposits are distributed in KangraPalampur valley and in the higher altitude areas, while fluvitile deposits occur either along Beas River or its tributaries in low altitude areas.

Geology and hydrogeology maps of the area are already shown in Maps 2.4 and 2.5.

10.2.2 SOIL

Six type of soils are observed in the district, they are:- 1. Histosols (Snow field, Peaty and Saline Peaty), 2. Ultisols (Brown red and yellow), 3. Alfisols (Sub Mountain), 4. Ardisols (Grey Brown), 5. Entisols (Younger alluvium).

Soil map of the area is shown in Map 2.8.

10.2.3 FOREST

Dharamshala Urban Area is having approximately 30% forest cover. Total forest cover in the Planning Area is 1732.04 ha. (17.32 sq. km) which is 55% of the total area. Kangra District is having 5,739 sq. km of area under forest in the year 2013, out of which 310 sq. km is having very dense forest, 1221 sq. km is having moderate dense forest and 533 sq. km is having open forest.

10.2.4 GROUND WATER RESOURCES

Precipitation is the principal source of Ground water recharge to aquifer systems in the district. The return flow from the irrigation systems like tube well irrigation, surface water lift irrigation, kuhl irrigation are the main sources of ground water recharge. Inflow seepage



from khads, rivers, and water reservoirs (pong dam) also contribute to the ground water reserves. In the district, all the major irrigation and drinking water supplies depend on the tube wells, hand pumps and dug wells, in addition to various water supply schemes based on rivers / nallas.

Central Ground Water Board (CGWB) monitors 28 hydrograph stations for ground water regime monitoring, under its National Network. It was observed that in pre-monsoon (May 2012), the depth to water level range was from 1.56 to 15.44 m bgl and in post monsoon (November 2012), from 0.48 to 12.30 m bgl.

10.3 NATURAL HAZARDS

District Kangra is prone to various hazards both natural and manmade. In the District the geological hazard, mainly earthquakes, landslides and soil erosion are most critical, the flash flood, cloud burst, drought and forest fire is also hydro metrological hazard.

The road accident, wind storm, epidemic and domestic fire could also occur but cause damage locally only.

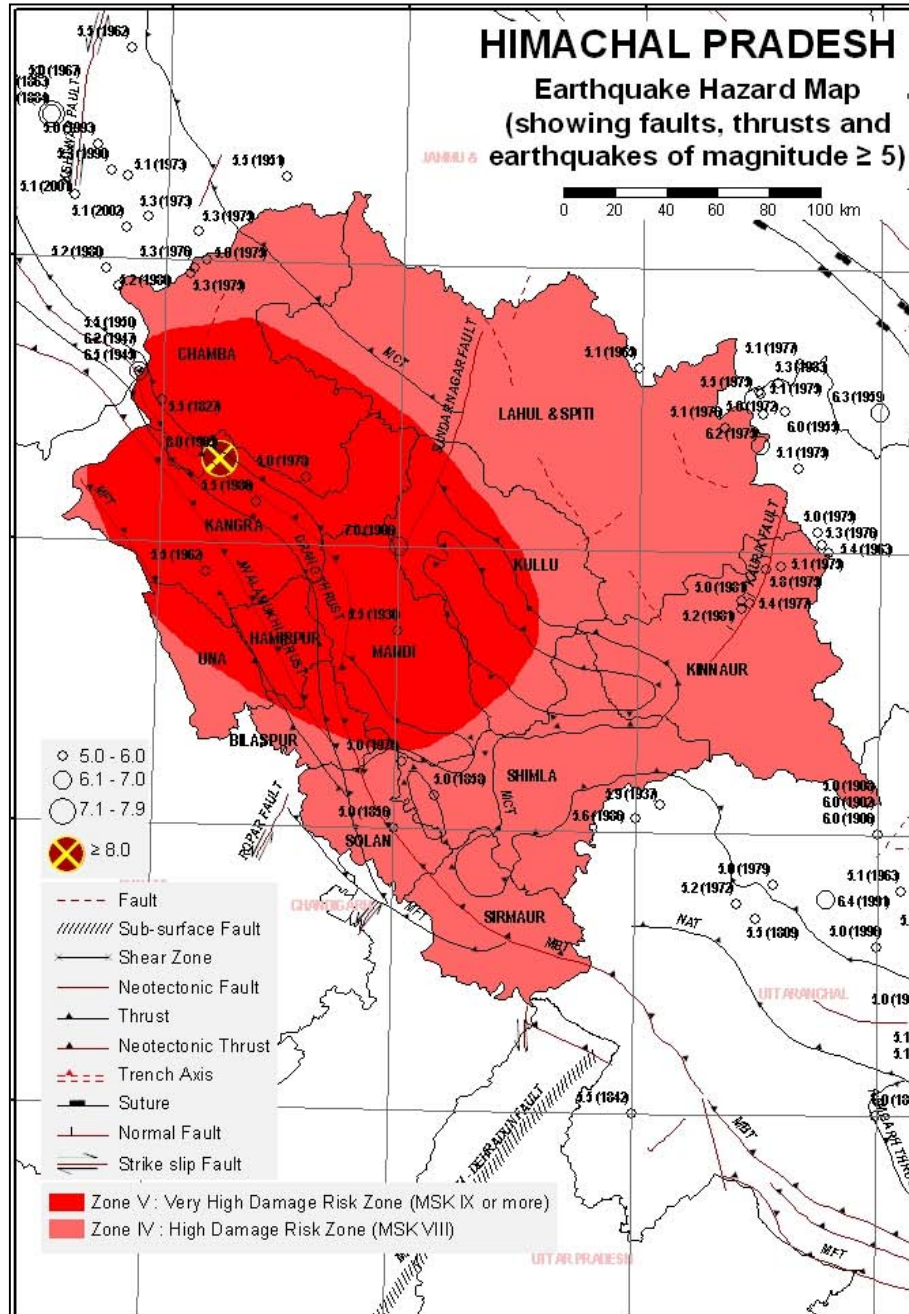
10.3.1 EARTHQUAKE

The whole district is prone to severe earthquake hazard. It has been subjected in 1905 to one of the giant earthquakes recorded in seismic history of India having a Magnitude of 8.0 on the open ended Richter Scale in which 20000 persons had lost their lives, the town of Kangra and Dharamshala were razed to the ground and no-government functionary there was left alive even to report the happenings to higher authorities. It had shaken area of more than 416000 sq. Km in and around the present Himachal Pradesh. Other most damaging earthquakes of the Kangra Region include those of 1968, 1978, and 1986 and district has been shaken every year by earthquake having a magnitude of 4 and above on the Richter scale. As per the BIS seismic zoning map 98.6% area of Kangra is liable to the severest design intensity of MSK IX.

nj. Planning Area is prone to earthquake and many earthquakes have occurred in the area in the past. One major fault line passes through the Planning Area. Dharamshala falls in the Seismic Zone V and therefore highly vulnerable to earthquakes. Rapid urbanization in the

area increases the pressure on the soil, sub surface and underground layers which may trigger earthquake and landslide in the area and cause severe damage.

Figure 10-1 Earthquake Hazard Map

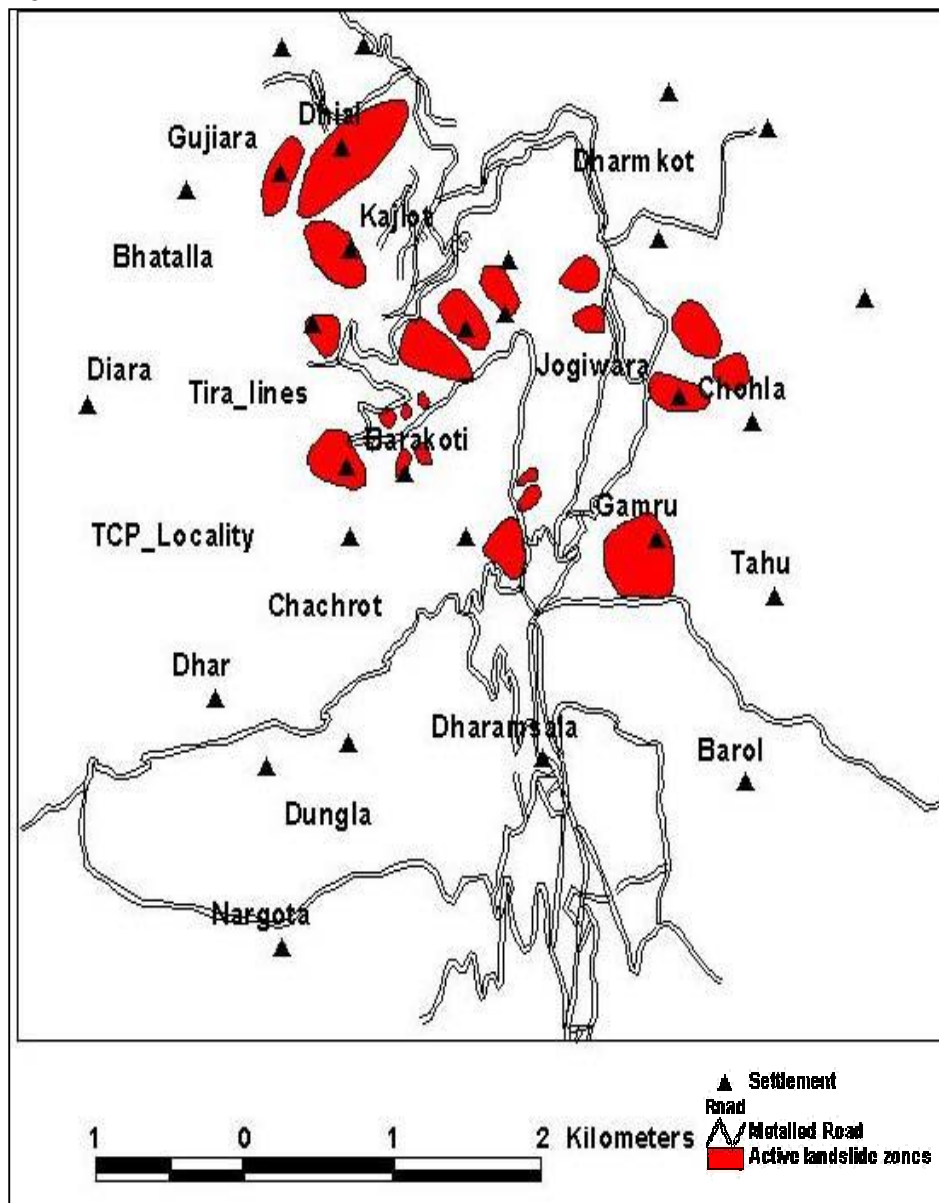


Source: District Disaster Management Plan, Kangra

10.3.2 LANDSLIDES

Planning area is most affected by land slide due to hilly terrain and loose soil in some areas. Major affected areas in the region are Dhial, Kajlot, Darakoti, Chelian, Naddi, Dharamkot, Gamru, Indrunag and area between Dharamshala and McLeodGanj. The hills and mountains of District Kangra are liable to suffer land slides during monsoons and also in high intensity earthquake. The vulnerability of the geologically young and not so stable steep slopes in various Dholadhar, Chamba Dhar ranges, has been increasing at a rapid rate in the recent decades due to inappropriate human activity like deforestation, road cutting, terracing and changes in agricultural crops requiring more intense watering etc.

Figure 10-2 Active Landslide Zones in Dharamshala



Source: Report on Landslide Hazard Zonation Map of Dharamshala Town and Adjoining Area, District Kangra, H.P.

10.3.3 FLASH FLOODS

The occurrence of water related natural disasters especially floods and flash floods are common in most of the district Kangra. Flood mainly occurs due to over-topping of rivers, heavy rainfall, melting of snow and bank erosion because of steep slopes of river. On the other hand, another type of flood which is most common in the district is flash-flood. The flash floods are extreme events that are sudden, severe and short lived. It is a sudden and often destructive surge of water down a narrow channel or sloping ground, usually caused by heavy rainfall. Flash-floods are mostly the result of cloudbursts or blockage of river channel due to landslides. The flood problem in the state is mainly during the months of June to August when the south west monsoon is in progress and snow is melting in the higher reaches. Dharamshala receives heavy rainfall and receives rainfall through out the year. Planning Area has many water bodies which are prone to flooding during rainy period. Due to snow kissed Dhauladhar Range over looking Dharamshala Planning Area, risk of flash flood due to melting of snow, cloud burst and land slide is also there.

10.3.4 CLOUD BURST

Most of the part of district Kangra is hilly and it is prone to cloud burst and build floods in local water channel during rainy season. Upper part of Dharamshala is prone to cloud bursts.

10.3.5 WIND STORM

Wind storm is regular phenomena in entire Kangra district during summer season. Wind imparts both hilly and plain region of the district. No major loss has been reported or recorded in this district on account of windstorm.

10.4 MAN-MADE HAZARDS

10.4.1 FOREST FIRE

District is having 4 forest divisions, out of which one is Dharamshala division. Mostly Forest fire occurs in summer period from April to June. The forest fires destroys the existing vegetation, killing plants, numerous insects, small animals and reptiles essential for balancing the eco-system. The ash content increases the acidic nature of the soil, thereby leading to soil erosion. Continuous fires in fact make the grass coarser. Also, forest fires destroy the natural binding of rocks, leading later to landslides in the area. The major reason for the forest fire is hot summers and large number of pine trees plantations which catch fire easily.



10.4.2 ROAD ACCIDENTS

Main reason of road accident is high frequency of vehicles on major roads because it is connected to tourist places in the entire district. Congested link road and reckless driving in the district also lead to road accidents in this reason. The road accidents are mostly taken place of vehicles coming from other states who don't have experience of driving in hill towns and some accidents cases due to drink and drive also takes place.

10.5 VULNERABILITY

As per DDMP, Kangra, vulnerable areas in Dharamshala are Kotwali Bazar, Gurudwara Road, Chari Road and areas having old buildings and narrow road frontage. Further, Macleodganj town is most vulnerable to such hazard because it is situated not only south of Main Boundary Thrust (MBT) but an active fault is also passing in NW-SE direction crossing through the centre of the Macleodganj Bazar and extending up to Naddi after passing through the Dal lake. During 1905 Kangra earthquake the whole of Fortsythganj and Macleodganj were devastated.

Sine wood is commonly used in house construction in the district, houses are also vulnerable to fire hazard resulting due to earthquake shaking. Steep slopes in the district often cause landslides which block the arteries of the district resulting in delay in emergency response.

Overall vulnerability of the entire district is very high. To overcome this situation, District Disaster Management Authority, Kangra has suggested various response plans for different types of disasters. For further details, building byelaws will be adhered.

10.6 ENVIRONMENTAL AND DISASTER MANAGEMENT PROPOSALS

Environment and disaster risk for a given area are intrinsically linked. Many of the disasters occur due to combination of natural hazard and vulnerability. This Development Plan tries to reduce vulnerability by inhibiting dense concentration of population, conservation of forests and environmentally-sensitive Development Control Regulations. This can help in minimizing the disaster risk which exists in the area due to presence of natural hazards. This approach can be categorized as a pre-disaster approach, where instead of solely focusing on



post disaster response, measures are adopted to mitigate disaster and to minimize its ill-effects in the event of disaster.

10.6.1 PROPOSALS

Proposals to mitigate disaster risk are detailed in District Disaster Management Plan, but its integration with spatial proposals is under the purview of Development Plan. The following are proposed to conserve the environment as well as to minimize disaster risk.

- Delineation of undeveloped zone – This zone, which comprises of forest in the Planning Area, covers more than 55% of the area. Construction shall not be allowed in this zone, except for temporary structures subject to conditions specified in the Development Control Regulations and only with special permission.
- Construction on slopes more than 45° shall not be allowed, while construction on slopes between 30° and 45° shall be only after prior permission from the authority.
- New building permission shall only be given to buildings incorporating earthquake-resistant designs.
- No land shall be used as a site for the construction of building if the site is found to be liable to liquefaction by the competent authority keeping in view the earthquake intensity of the area.
- An earthquake engineering should be drafted in the team to examine the structural safety of buildings.

CHAPTER 11. SWOC ANALYSIS

Detailed city profiling and analysis of various aspects led to identification of the following strengths, weaknesses, opportunities and Challenges for Dharamshala Planning Area.

11.1 STRENGTHS

11.1.1 STRONG TOURISM BASE

Dharamshala is a popular destination for tourists coming in for its natural scenic beauty, adventure sports, and rich cultural heritage. Being the seat of His Holiness Dalai-Lama, the city also attracts international tourists and scholars, researchers, artists working on Tibetan literature, Buddhist paintings and arts from all across the globe. Presence of Majestic Dhauladhar mountain suitable for adventure sports, established trekking routes to Chamba, Kullu, Triund, Kareri & Naam Dal, world famous para-gliding destination of Bir-Billing, rich and unique cultural mix of Tibetan, Kangri, Gaddi and Nepali cultures, vicinity to famous Jawalaji, Brijeshwari Devi, chamunda Devi temples, clean and pollution free environment, suitable climate for winter & summer tourism, and world class cricket stadium hosting international cricket matches up to world cup level contribute to its increasing tourism base. The city has seen rapid increase in its tourist visitation. More than 150 million tourists visited Dharamshala in 2014 (Kangra District Tourist Information Center, 2015) of which more than 15% were international tourists. Presence of Regional adventure sports institute gives an opportunity to develop world class adventure sport activities.

11.1.2 IMMENSE NATURAL AND CULTURAL HERITAGE

Including forest cover (30%), beautiful landscapes interspersed by 33 perennial water streams in the city.

11.1.3 VERY RICH CULTURAL HERITAGE

Mix of Tibetan, Kangri, Gaddi and Nepali cultures. Opportunity for developing the tourism potential and a cultural economy.



11.1.4 AVAILABILITY OF PERENNIAL AND RENEWABLE SOURCES OF WATER AND POWER SUPPLY

Abundant perennial natural sources of water fed by precipitation (rain and snow) distributed throughout the. Urban water supply scheme is currently being augmented for 100% under UIDSSMT. Availability of reliable cheap and renewable power supply from micro-hydel and solar-based sources (100%).

11.1.5 ADEQUATE HOUSING

A wide range of housing, including rental housing, is available in the city with affordable, moderate and luxury housing clustered together with less than 0.5% of the city population in the house-less category (District Census handbook, 2011). However, there is need to ensure adequate and affordable housing for the population that has been included in the city with the recent increase in the ULB area and anticipated in-migration as a result of smart city interventions.

11.1.6 GOOD SOCIAL INFRASTRUCTURE

Health facilities include 1 medical college in Tanda, 300 bedded Zonal Hospital, primary health care centers & private nursing homes and educational infrastructure include one post graduate college, Regional center of HPU, Central University, Government schools -primary and senior secondary schools , and many private schools.

11.1.7 ENVIRONMENTALLY CONSCIOUS AND RESPONSIBLE COMMUNITY

11.1.8 EXTENSIVE INTERNET CONNECTIVITY

Extensive internet connectivity (116%) would facilitate ICT based interventions and provides opportunity for participatory smart governance.

11.1.9 STRENGTHENING ADMINISTRATION FUNCTION

Declared as a winter capital of Himachal Pradesh leading to proliferation various administrative offices. Also a divisional headquarter.

11.2 WEAKNESSES

11.2.1 LACK OF DEVELOPMENT OF TOURISM ATTRACTION POINTS AROUND DHARAMSHALA AND RELATED INFRASTRUCTURE TO HOLD TOURISTS INTEREST AND INCREASE THEIR AVERAGE DURATION OF STAY

Though tourism is the primary economic activity in the city, the current average duration of stay is 1.5 days only due to lack of adequate activities, infrastructure and facilities for the tourists.

11.2.2 UNPLANNED GROWTH AND INEFFICIENT LAND MANAGEMENT

The city's rapid rise as a popular tourist destination has increased demands for hotels, markets etc. This has led to rampant, unauthorized and ad-hoc development with more than 50% of the building construction not meeting the required standards in the key tourist location such as McLeodganj etc.

11.2.3 LACK OF PUBLIC TRANSPORT AND INADEQUATE NMT INFRASTRUCTURE

The city faces perennial traffic congestion along Kotwali bazaar-McLeodganj stretch making it unsafe for walking and causing air and noise pollution. Moreover, there are inadequate mobility options for residents and tourists with lack of sustainable public transport and pedestrian infrastructure. This has resulted in steep private vehicular growth, increased congestion and road accidents.

11.2.4 INADEQUATE AND INEFFICIENT URBAN INFRASTRUCTURE AND SERVICES

The lack of adequate and efficient infrastructure and services in the city is leading to significant reduction in the quality of life for the citizens and tourists. Management of solid waste and waste water, and providing sufficient water supply are some of the urgent needs of the Planning Area. Lack of open and community spaces is one of the key needs of the people.

11.2.5 SEASONAL TOURISM

Tourism-based economy with less job opportunities. There is also a large share of informal sector in the hospitality sector with lack of sufficient facilities.



11.2.6 LACK OF INDUSTRIAL ACTIVITIES

Though promotion of heavy industrial activities may not be desirable, lack of handcraft and small scale home based activities is a weakness of the Planning Area.

11.3 OPPORTUNITIES

11.3.1 GLOBAL TOURISM DESTINATION

Opportunity for developing a Global Tourism Destination for all seasons and all reasons through development of adventure, leisure, winter and cultural tourism infrastructure. It would lead to enhanced tourism spending and days of stay, thus leading to job opportunities and income growth.

11.3.2 INFRASTRUCTURE DEVELOPMENT

Opportunity for development of sustainable, quality living and world class amenities through existing sustainable and infrastructure development initiatives and recently constituted Municipal Corporation.

11.3.3 NATURAL FEATURES

Thick forest cover, perennial water streams and mesmerizing landscape gives opportunity to develop nature-urban connect including eco-tourism activities.

11.3.4 WILLINGNESS OF STAKEHOLDERS FOR PLAN

Availability of Government land parcels in business areas of Mcleodgunj, Kotwali Bazar and Kachahri Adda for redevelopment. Willingness of the stakeholders gives an opportunity to create open spaces for mixed land use facilities to make city livable for citizens and attractive for tourists (similar to Mall road at Shimla). Similarly availability of suitable Government land at Charan Khad area provides an opportunity to promote activity based tourism infrastructure to increase tourist stay.

11.4 CHALLENGES

11.4.1 LARGE FLOATING POPULATION

Though the resident population is small, the city hosts a large floating population coming in for tourism and work. Dharamshala is also the district and divisional headquarter of Kangra



and winter capital of Himachal Pradesh. As a result, the city faces added load in the peak seasons; thereby stressing the natural environment and urban infrastructure.

11.4.2 DISASTER RISK

Dharamshala being in seismic zone V is highly vulnerable to natural hazard. The area receives heavy rainfall and is highly prone to landslides caused due heavy precipitation events. Moreover, there is a high likelihood of climate change impacts and induced extreme events in the area (HP State Action Plan on Climate Change, 2012).

11.4.3 INCREASING TRAFFIC RELATED ISSUES AND UNORGANISED PARKING

These traffic related issues, if not attended timely may lead to rapid deterioration in the quality of life and environment.

11.4.4 UNAUTHORISED CONSTRUCTION AND HIGH RISE DEVELOPMENT

This is particularly happening in the McLeodganj, Bhagsunag and Dharmakot areas and extending to Naddi may lead to gravely disasterous situation, particularly in view of the fact that the area lies in a highly earthquake sensitive zone. This trend needs to be arrested through proper planning and enforcement measures

CHAPTER 12. PROPOSED LAND USE-2035

The scope of the Development Plan is limited to the broad planning and allocation of land for various uses such as residential, commercial, industrial, institutional, public semi-public etc. It proposes land-use plan for successful functioning of the area. Planning of transportation facilities shall be aimed at safe and better traffic circulation system. Conservation of natural resources and heritage such as water body, forest, etc. shall be taken on a priority basis. Key considerations for deriving proposed land use up to the perspective year 2035 are:

- i. Existing trend and situation of development
- ii. Growth direction- local as well as regional
- iii. Development characteristics in various developed areas
- iv. Requirement for projected population
- v. Must have for Smart City- Infrastructure facilities, affordable housing, conservation of ecologically sensitive areas etc.

The development plan is supported by a set of zoning and sub-division regulations for controlled development in each zone. Therefore, Development Plan is important instrument for regulating and guiding development of the area over a period of time and contributing to planned development.

As such the Development Plan comprises of the following components:

- i. Proposed Land use Plan
- ii. Zoning Regulations

Dharamshala is a town with tourism importance. Hence, development of other economic activities has to be encouraged and the Development Plan provides a supportive land use mechanism. In view of a distinctive character of the town and its environs, non-conventional land use pattern including mixed land use, planned compact development and provision of institutional facilities may be the right approach.

12.1 LAND REQUIREMENTS

Land on which the entire infrastructure and human settlement is created is a scarce resource. Before proceeding to prepare Land use plan, optimum utilization of land is to be worked out on the basis of need assessment of the projected population, prevailing and envisaged trends and norms and standards (URDPFI Guidelines).

The existing land use of the Planning Area shows that the developed area constitutes around 19.88% of the total Planning Area over 841.61 ha of land area, with a density of 74 persons per ha. For the plan period up to 2035, it is estimated that the population of the area will increase to 1,05,823 with an absolute increase of about 43,544 persons from 2011. It is estimated that an additional 375.12 ha land will be required to accommodate the additional residential population up to the year 2035. Land use wise required additional land is shown in Table 12-3.

Planning Area falls in a hilly region which is also a popular tourism destination. Therefore, norms as prescribed for such areas in URDPFI Guidelines (para 5.5.4.3) have been adopted for calculating land requirements for various land uses. Land Use structure for Heritage/ Religious/ Tourism City as provided in the Guidelines is shown in Table 12-1 below:

Table 12-1 Land Use Structure for Heritage/ Religious/ Tourism City

S. No.	Land Use Category	Percentage Of Developed Land
1	Residential	35- 40
2	Commercial	5-7
3	Industrial	4-5
4	Public and Semi- Public	10-12
5	Transport and Communication	12-14
6	Recreational and Water bodies	10-12
7	Planning Areas ((including heritage and religious areas)	7-10
	Total	100

Source: URDPFI Guidelines

Table 12-2 Land Use Structure for Hill Towns

S. No.	Land use Category	Percentage of Developed Area in Small Towns
1	Residential	50-55
2	Commercial	2- 3
3	Industrial	3- 4
4	Public and Semi- Public	8- 10
5	Recreational	15- 18
6	Transport and Communication	5-6
	Ecological	Balance



Draft Development Plan Dharamshala, 2035

Source: URDPFI Guidelines

Based on the norms as stated in Tables 4-2 and 4-3, proposed land use structure has been worked out. Areas with slope less than 30° are generally stable and suitable for development, whereas land with slope between 30°- 45° should be developed with appropriate technology. Areas with more than 45° slope should not be used for construction purpose. The land use structure of Planning Area has been proposed considering the land use structure proposed in URDPFI Guidelines for hill towns and tourism city.

Table 12-3 Proposed Land use Distribution- Planning Area 2035

Land Use Categories	Hill Towns	Tourism Towns	Percentage Taken	Additional Area Requirement (in ha)	Percentage of Additional Area in comparison to Existing Area	Proposed Area in hectares	Percentage Proposed
Developed Area (A)							
Residential	48-52	35-40	56	143.60	26.70	689.22	56.65
Commercial	2-3	5-7	9.50	38.44	49.83	109.33	8.99
Mixed Use			5.00	48.41	389.66	64.61	5.31
Public & Semi-Public	8-10	10-12	9.00	20.67	23.27	113.32	9.31
Utility			0.50	4.33	246.71	4.50	0.37
Recreational	15-18	10-12	10.00	98.04	414.93	121.16	9.96
Transportation	5-6	12-14	10.00	21.62	21.61	114.58	9.42
Total (A)			100.00			1216.73	100.00
Cantonment Area (B)						99.77	
Undeveloped Area (C)							
Water Bodies						106.18	3.64
Agriculture and Open Area						1146.55	39.30
Forest						1558.00	53.40
Tea Garden						55.81	1.91
Green Belt/ Buffer						50.96	1.75
Total (C)						2917.49	100.00
Total Area (A+B+C)						4233.98	

Source: REPL Analysis

*Proposed Percentage of Residential Area is higher than the residential percentage as prescribed for hill towns and tourism cities in URDPFI Guidelines. This is because existing residential use percentage is much higher (64%) than generally observed in existing towns. Since this excess residential land is presently locked up within the plot boundaries of private houses, can not utilised for future requirements. Therefore, to accommodate the projected population for the perspective year 2035, additional residential land (26.70% of the existing residential land) will be required by developing available agricultural land and open areas for residential development.



Map 12-1 Proposed Land use of Dharamshala Planning Area

Map 12-2 Proposed Land use Superimposed on Sajra of Dharamshala Planning Area

A total of 1216.73 ha developed land area is proposed to accommodate the population of 1,05,823 persons by the year 2035. Proposed density will be 85 persons per hectare (pph) which is in line with the prescribed density of 60-90 pph for medium sized hill towns as per URDPFI Guidelines.

12.1.1 RESIDENTIAL

Residential area is proposed by considering the trend of development as well as the norms provided in URDPFI guidelines for medium sized hill towns. Total 689.22 ha land is proposed under residential use which is 56.65 % of the proposed total developed area.

12.1.2 COMMERCIAL

The requirement of commercial activities in Planning Area are mainly limited to retail activities that are mainly catered by small shops in the residence in non-tourist centres. The provision of commercial facilities in tourist centres is to be reviewed for two major aspects. First, the boarding and lodging requirements of the tourists and second the informal activities near tourist spots.

The requirements for commercial use has been worked out on the basis of projected population and floating population. Total 109.33 ha land is proposed under commercial use which is 8.99 % of the proposed total developed area.

12.1.3 MIXED USE

As per the existing trend of development, mixed use development is taking place, therefore 64.61 ha land is proposed for mixed use which is 5.31 % of the proposed land use.

12.1.4 PUBLIC AND SEMI PUBLIC

Provisions have been made for public and semi-public uses. Land allocated for this use will include education, health care, religious, cultural activities, police protection, cremation and burial grounds and host of other facilities normally needed by residents and tourists. Total of 113.32 ha land is allocated for Public and Semi- public uses which is 9.31 % of the total developed land.



12.1.5 RECREATIONAL AREA

In Planning Area, there is very less organized green spaces due to lack of availability of land. Forest land is in abundance in the area which can be used for recreational purpose without changing the ownership of land and without disturbing nature. Total area proposed under this land use comes out to be 121.16 ha which 9.96% of the total developed land.

12.1.6 TRAFFIC AND TRANSPORTATION

Planning Area is having majorly 4 spines namely road going to Palampur, Kangra, Pathankot and McLeodGanj. Other local roads exists in the area which is serving the settlements within the Planning Area. During the peak season, congestion can be seen near tourist spots. Therefore, traffic management has to be done with the help of volunteers. Safety measures will be taken to avoid accidents.

Total of 114.58 ha land is allocated for traffic and transportation use which is 9.42 % of the developed area.

12.1.7 UNDEVELOPED AREA

Forests, water bodies and vegetation is in abundance in Planning Area. Strict measures to conserve the natural resources should be taken up by the local authority. These areas are declared as Eco-sensitive Zone in the Development Plan. In Planning Area, some of the forest areas shall be developed as Eco park/ Nature park with due permission of the forest department. Total of 2917.49 ha land is under undeveloped area which is 68.91 % of the Planning Area.

Green buffer has been provided along water bodies to conserve them. 5 m and 3 m buffer on either side of khad and nallahs respectively has been provided. Buffer along HT lines should be provided as per HPSEB norms.

CHAPTER 13. PLAN IMPLEMENTATION AND RESOURCE MOBILIZATION

The three main resources for planning and development are money, manpower and land. Among all the three resources, land availability is limited and hence it must be utilised judiciously so that it helps in achieving a high level of economic efficiency.

Land and money, both the resources are limited with Government, hence private sector resources should be duly recognized and appropriately mobilized for investment in development depending upon the potential of the city. Proper mix of public and private sector resources is an impending need for the spatial and efficient implementation of public infrastructure programme.

For rapid implementation of Development Plan, such policies will be framed which will help in meeting the envisioned target in minimum required time. Development proposals which will be self-sufficient, of public interest and resource generating will be encouraged.

To achieve the above envisaged proposal, points to be considered are as follows:

- i. Phasing and prioritization of development activities.
- ii. For major proposals according to phasing, land should be identified and acquired on priority.
- iii. Upcoming schemes/ proposals in private sector shall be marked and private resources shall be invited.
- iv. For solving the problem of land acquisition, the concept of town planning scheme and transferrable development right shall be adopted.
- v. To overcome the problem of encroachment, strict action should be taken and special cell should be created to deal with encroachment issues.

13.1 RESOURCE MOBILIZATION AND IMPLEMENTATION FRAMEWORK

For implementing various envisaged policies and proposals, coordination among different responsible agencies and availability of fund with them is necessary. For increasing the



resource availability with the local bodies, charges will be applied as per the usage of infrastructure facilities availed by the individual. This will help in achieving and completion of large infrastructure projects such as development of roads, construction of sewage treatment plant etc.

13.1.1 RESOURCE MOBILIZATION

Funds for development activities shall be available with local bodies through following sources:

- i. Municipal Corporation Debentures
- ii. Increase in users charges as per investment
- iii. Regular and effective collection of user charges
- iv. External development tax and betterment tax
- v. Land use change charge
- vi. Transferrable and purchasable development right

The cost of residential development including road network, sewerage, drainage, electrification, parks, open spaces, parking, local convenient shopping etc., is to be borne by the land owners either themselves in respect of their land holdings or by way of land pooling and reconstitution mechanism in respect of small irregular holdings of different owners. The benefits likely to occur by way of sale of plots by virtue of enhancement of land values due to planned efforts would be more than sufficient to meet with the cost of development. On the basis of demarcation of plots in view of duly approved sub-division, land pooling and reconstitution scheme will be implemented with the approval of Director, Town and Country Planning Department Himachal Pradesh. The land owner may get advance from the likely purchasers for development purposes.

13.1.2 IMPLEMENTATION STRATEGY

Implementation of plan can be effective only when it is monitored and reviewed from time to time. While executing or implementing the project, it needs to be monitored regularly for seeing its effects. Monitoring will help in responding to the emerging socio-economic forces and check the unorganized development, alter the policies and



proposals as per the actual demand of the time, effect of other neighboring ongoing projects and completion of projects as scheduled.

For effective and efficient monitoring of plan, separate and **Dedicated Monitoring Unit** shall be formed, which will be responsible for overall monitoring and implementation of the plan.

13.2 PHASING AND PRIORITIZATION OF DEVELOPMENT

The phasing of the development schemes is done to address the most important issues on priority. The phasing will also help in avoiding the exhaustive use of the resources and help in judicious and efficient resource utilization. Prioritization of development is very important concern for proper implementation of various proposals. Some of the projects which can be taken on priority are:

- i. Already identified projects like construction of new Water Treatment Plants and Sewerage Treatment Plants will be taken on priority in consultation with Irrigation and Public Health Department for the betterment of Planning Area.
- ii. Management of solid waste is a serious concern. To overcome the problem of solid waste, it is proposed to develop the solid waste management project for Dharamshala on priority basis in consultation with Municipal Corporation. This will also include placement of underground bins as identified in Smart city proposal.
- iii. The sewer line needs to be laid in the left out areas which would help in minimizing the degradation of water resources. (Nallahs and Khads).
- iv. Encroachments should be removed and proper fencing should be done after delineation of such spaces.
- v. Seeing the present scenario in Planning Area, many residential areas have come up in the last few years and many are ready to come. Hence new residential areas shall be developed according to the demand and infrastructure facilities shall be laid in priority according to their requirement.

- vi. Redevelopment of old congested areas and areas lack in basic infrastructure facilities.
- vii. Introduction of public transit operations, intelligent traffic management system, improvement of roads and streets and provision of adequate parking especially near tourist spots.
- viii. Provision of adequate facilities near tourist areas and subsequently in entire Planning Area.

13.3 COSTING

Various projects will be implemented by the concerned departments who will arrange funds according to the detailed estimates prepared by them. Costing will be done phase wise as worked out by the concerned department.



CHAPTER 14. ZONING REGULATIONS

The regulations have been formulated keeping in mind the character of each zone along with their relevant activity mix. The use related guidelines detail the permissible, restricted and non-permissible activities in each zone.

14.1 USE ZONES DESIGNATED

There shall be 7 land use zones, each representing a set of activities permitted under each zone.

Table 14-1: Land Use Zones and Activities Permitted under each Zone

LEGEND			
S. No.	Land use	Activities Permitted	Code
1	Residential	Residential Area	R
2	Commercial	Retail Shopping, General Business and Commerce, District Centre, Community Centre, Non Hierarchical Commercial Centre, Wholesale, Warehousing, Cold Storage and Oil Depot, Hotels	C
3	Mixed use	Mix of two or more land uses	MU
4	Public- Semi Public	Administrative Offices, Institutional, Public Utilities/ Services/ Communication	PS
5	Transportation	Roads/Bus Stand/Parking Space/Taxi Stand	T
6	Recreational	Park/ Garden/ Zoo/ Playground	P
7	Non Built-up	Agricultural fields/ Farms/ Orchard/ Plant Nursery/ Social Forestry	NB

For each zones, besides the activities permitted, there will be certain activities/utilities which shall be prohibited or conditionally permitted as per the criteria stated below:

Uses Permitted

Activities/ utilities which are ancillary to the Main Land Use are planned and permitted.

i. Conditionally Permitted

Activities/ utilities planned and permitted under certain terms and conditions. The terms and conditions are as follows:

1. Residential area on the upper floors except the ground floor
2. 5 percent of the total planning area (maximum 5 percent of the total planning area)
3. On minimum 5m road



4. On minimum 7m road
5. On minimum 9m road
6. On minimum 12m road
7. On minimum 9m road for maximum up to 20 bed health facility

All the above seven listed conditions may be over ruled on special ground/ under special circumstances by the Director, Town and Country Planning Department.

ii. Specially Permitted

These activities will be planned or permitted after specific permission of the Authority keeping in view the infrastructure and their environmental impact on the surrounding area etc. i.e. on the basis of the merits and demerits each case. The required terms and conditions are further exemplified in the zoning matrix (Table 14-2).

iii. Uses Prohibited

These activities will not be permitted in the designated Land Use Zone.

The details of regulations regarding uses permitted, permitted conditionally, specially permitted and uses prohibited are stated through the index table below and Land Use Matrix (Table 1 4-2).

INDEX			
Use Permitted	P.	Specially Permitted	SP
Conditionally Permitted	1 to 7	Uses prohibited	NP

Table 14-2 Zoning Matrix

Each use zone is sub-divided into use premises and permission of use premises in each use zone at the time of layout preparation will be governed by the matrix below.

S. No	Land Use	Residential	Commercial	Mixed Use	PSP	Transportation	Recreational	Agriculture/ Non Built Up Land
	Activities	1	2	3	4	5	6	7
1	Residential							
	Residential House / Plot	P.	NP	1	NP	NP	3	SP
	Group Housing	P.	NP	P.	2	NP	3	NP
2	Commercial							
	Retail shop	4	P.	P.	P.	NP	SP	SP
	Repair shop	4	P.	P.	4	P.	NP	NP
	Vending booth	4	P.	P.	P.	SP	SP	NP
	Showroom	NP	P.	P.	NP	NP	NP	NP
	Weekly Market	4	P.	P.	NP	NP	SP	SP
	Convenience shopping centre	4	4	4	P.	NP	NP	NP
	Local/ Sector level Shopping centre	4	4	4	NP	NP	NP	NP
	Shopping Mall	NP	5	5	NP	NP	NP	NP
	Informal Commercial Unit (Kiosk)	3	P.	P.	SP	NP	SP	NP
	Wholesale Market/ Mandi	NP	P.	SP	NP	NP	NP	SP
	Confectionary / Atta Chakki	3	P.	P.	NP	NP	NP	NP
	Coal / Wood Selling Area	NP	P.	P.	NP	P.	NP	SP
	Building Material Market	NP	NP	NP	NP	P.	NP	NP
	Vegetable / Fruit Market	NP	P.	P.	NP	NP	NP	SP
	Cold Storage	NP	NP	SP	NP	SP	NP	SP
	Hotel	NP	4	P.	SP	SP	NP	NP
	Serviced Apartment	P.	SP	P.	SP	SP	NP	NP
	Restaurant / Canteen / Food Court	5	P.	P.	P.	P.	P.	NP
	Petrol/ Diesel/ Gas Filling Station	6	SP	P.	6	NP	NP	4
Gas Godown	NP	NP	SP	NP	NP	NP	SP	
Cinema/ Multiplex	NP	5	5	SP	NP	NP	NP	

Draft Development Plan Dharamshala, 2035

S. No	Land Use	Residential	Commercial	Mixed Use	PSP	Transportation	Recreational	Agriculture/ Non Built Up Land
		1	2	3	4	5	6	7
3	Industrial							
	Small/ Light Industry	NP	NP	4	NP	NP	NP	NP
	Suger Mill, Rice rollers / Flour Mill	NP	NP	NP	NP	NP	NP	SP
	Milk Pasteurization and collection centre	NP	NP	NP	NP	NP	NP	SP
4	Offices							
	Govt. / Semi Govt. / Public Undertaking/ Local Body Office	4	NP	P.	P.	P.	SP	NP
	Professional/ Personal/ Agent Office	P.	P.	P.	P.	P.	NP	NP
	Bank	SP	4	P.	P.	P.	NP	NP
	Commerce / Trading Offices	4	P.	P.	P.	P.	NP	NP
	Labour Welfare Centre	NP	NP	SP	P.	P.	NP	NP
	P.A.C. / Police Lines	NP	NP	SP	P.	SP	NP	NP
	Satellite/Wireless/ Telecommunication Centre	SP	NP	SP	P.	SP	P.	NP
5	Public Semi Public							
	Guest House/ Lodging	SP	SP	P.	P.	P.	P.	NP
	Boarding House / Night Shelter	3	SP	P.	SP	P.	P.	NP
	Hostel	3	NP	P.	SP	NP	NP	NP
	Reformatory and Orphanage	SP	NP	P.	NP	NP	NP	NP
	School for mentally/ Physically Challenged Persons	3	NP	SP	SP	NP	NP	NP
	Jail	NP	NP	NP	SP	NP	NP	NP
	Creche & Day care centre	P.	SP	P.	4	NP	NP	NP
	Old age home	P.	NP	P.	NP	NP	NP	NP
	Primary	3	NP	SP	SP	NP	NP	SP



Draft Development Plan Dharamshala, 2035

S. No	Land Use	Residential	Commercial	Mixed Use	PSP	Transportation	Recreational	Agriculture/ Non Built Up Land
	Activities	1	2	3	4	5	6	7
	Educational Institutions							
	Senior Secondary School	5	NP	SP	SP	NP	NP	NP
	Vocational Institute	5	3	P.	P.	NP	NP	NP
	Post office	3	P.	P.	P.	NP	NP	NP
	Telephone, Radio and Television Office / Centre	NP	NP	P.	SP	NP	NP	NP
	Police Station / Police Post / Fire Station	4	P.	P.	P.	P.	P.	NP
	Library	3	P.	P.	P.	NP	P.	NP
	R & D Centre	SP	NP	P.	P.	NP	NP	NP
	Health Centre/ Family Welfare Centre/Dispensary	P.	P.	P.	P.	NP	NP	SP
	Hospital	NP	NP	SP	7	NP	NP	NP
	Nursing Home	6	NP	P.	7	NP	NP	NP
	Clinical Lab / Diagnostic Centre	NP	NP	P.	NP	NP	NP	NP
	Health Club/ Gymnasium	P.	SP	P.	SP	NP	P.	NP
	Dance/ Music/ Art Centre	3	3	P.	NP	NP	P.	NP
	Yoga/ Meditation Centre	3	NP	P.	NP	NP	P.	NP
	Banquet Hall/ Barat Ghar	SP	SP	4	SP	NP	NP	NP
	Socio-cultural Centre	5	5	4	SP	NP	P.	NP
	Social Welfare Centre	NP	NP	P.	P.	NP	P.	NP
	Cremation/ Burial ground/ Crematorium	NP	NP	NP	P.	NP	NP	NP
6	Utilities							
	Sewerage Treatment Plant / Sanitary Landfill Site	NP	NP	NP	SP	NP	NP	SP
	Tube well/ Over head tank/ Electric sub-station	P.	P.	P.	P.	P.	P.	P.



Draft Development Plan Dharamshala, 2035

S. No	Land Use	Residential	Commercial	Mixed Use	PSP	Transportation	Recreational	Agriculture/ Non Built Up Land
	Activities	1	2	3	4	5	6	7
	Water Works	NP	NP	SP	NP	P.	P.	SP
	Compost Plant	NP	NP	NP	NP	NP	NP	SP
	Slaughter House	NP	NP	NP	NP	NP	NP	NP
	Cellular / Mobile Tower	SP	SP	SP	SP	NP	SP	SP
7	Transportation							
	Open parking	P.	P.	P.	P.	P.	SP	NP
	Taxi/ Auto / Rickshaw stand	P.	P.	P.	P.	3	3	NP
	Bus Stand/ Shelter	4	P.	4	P.	P.	P.	NP
	Bus Terminal	NP	NP	5	NP	P.	NP	NP
	Motor Garage/ Service Garage/ Workshop	NP	P.	P.	SP	4	NP	NP
	Loading / Unloading Platform	NP	NP	P.	NP	4	NP	NP
	Weighing Bridge	NP	NP	5	NP	P.	NP	NP
8	Parks and Recreation							
	Parks/ Playgrounds	P.	P.	P.	P.	P.	P.	P.
	Multipurpose open spaces (Ramlila Ground/ Exhibition/ Circus etc.)	NP	NP	SP	SP	NP	P.	NP
	Golf / Race course	NP	NP	SP	NP	NP	P.	SP
	Stadium / Sports training centre	NP	NP	NP	NP	NP	P.	NP
	Amusement Park	NP	SP	SP	SP	NP	P.	NP
	Recreational Club / Swimming pool	4	SP	SP	SP	NP	P.	SP
	Botanical/ Zoological garden, Bird sanctuary, Aquarium	NP	NP	P.	NP	NP	P.	SP
	Shooting Range	NP	NP	NP	NP	NP	P.	SP
8	Agriculture							
	Orchard/ Plant Nursery/ Social Forestry	P.	P.	P.	P.	P.	P.	P.
	Farm House	NP	NP	NP	NP	NP	SP	2



S. No	Land Use	Residential	Commercial	Mixed Use	PSP	Transportation	Recreational	Agriculture/ Non Built Up Land
Activities	1	2	3	4	5	6	7	
Dairy farm	NP	NP	NP	NP	NP	NP	NP	P.
Poultry farm	NP	NP	NP	NP	NP	NP	NP	P.
Agricultural equipment workshop/ service centre	NP	NP	P.	NP	SP	NP	SP	
Dhobi Ghat	NP	NP	NP	NP	NP	NP	P.	

Note: In the event of an activity in land use not specifically mentioned in the table above and the activity restricted/ not permitted in land uses mentioned above may be provided at the discretion of the Director, Town and Country Planning Department, Himachal Pradesh keeping in view the requirement and general benefit of public.

14.2 DEVELOPMENT CONTROL REGULATIONS (DCR)

14.2.1 PROCEDURE

- i. The online application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-15 of the Himachal Pradesh Town and Country Planning (HPTCP) Rules, 2014 (Amended upto 2016).
- ii. The online application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be in such form along with the Specifications Sheet and Schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning (HPTCP) Rules, 2014 (Amended upto 2016).
- iii. Apart from above the applicant shall furnish the following additional documents namely:



- a) Location Plan in the Scale of 1:1000, indicating the land in question, main approach roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
 - b) Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the Tatima.
 - c) Three sets of plan, showing elevation and section in the scale of 1:100.
 - d) The Architectural drawings duly signed by the Registered Architect/ Planner/ Engineer/ Draftsman along with his/her address and Registration number.
 - e) Copy of Treasury Challan Form vides which requisite fee has been deposited.
 - f) Latest original Khasra Map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers from all sides of plot and approach path with dimensions.
 - g) Ownership documents, i.e. latest original Jamabandi.
 - h) In the Site Plan, the distance of electricity line, from development as per Indian Electricity Rules, in case any electricity line is passing over or nearby the proposed site be shown.
- iv. A certificate from the Municipal Council or Nagar Panchayat or Gram Panchayat or Development Authority or Local Authority as the case may be, shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as Public Street shall be submitted.
 - v. For the plots abutting National Highway, State Highway, Bye-Passes and other Scheduled Roads, No Objection Certificate (NOC) from the Public Works Department shall be submitted, as per the format appended in Annexure I.
 - vi. Applicant shall have to submit any other Certificate/documents/Plan e.g. No Objection Certificate (NOC) from the Himachal Pradesh State Pollution Control Board, Water and Electricity availability certificate from the concerned Departments, etc. as

may be required by the Competent Authority. For obtaining NOC from Himachal Pradesh State Electricity Board, the same shall be submitted as per format appended in Annexure II.

- vii. Demarcation Certificate from revenue authority shall be submitted.
- viii. The structural stability certificate shall be submitted by the applicant on submission of planning permission case and at the time of completion of structure.

14.2.2 GENERAL REGULATIONS

The following general regulations shall apply to all development activities in each of the land use zones in the left out area:-

- i. No building or other structure shall be erected, re-erected or materially altered without the permission of the competent authority.
- ii. No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet atleast the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size subject to the condition that 3.00 m wide path abutting one side of the plot will be the basic requirement. If 3.00 m wide path is not available at site and if it is less in width then the owner shall surrender the remaining land from his plot to make the path as 3.00 m wide.
- iii. The height of a building shall further be related to the width of abutting path:

For path less than 3.0 M and non-vehicular	- 10 Metres
For path less than 3.0 M but vehicular	- 13 Metres
For path between 3.0 M to 5.0 M	- 15 Metres
- iv. Maximum acceptable slope for development shall be 45 degrees.
- v. Maximum height of plinth level shall be 2.00 Meters.
- vi. Area zoned for public and semi-public uses and parks and open spaces shall not be built upon or used for any purpose other than parks, play grounds and



recreation. These may, however, with the prior permission of the competent authority be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.

- vii. The 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 Director. 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.
- viii. In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size / area of plot, plot coverage, setbacks, number of storeys and floor area ratio (F.A.R.), height etc. The decision of the Director shall be final. The cases for Change of landuse shall be permitted by the Director only.
- ix. The existing non-conforming uses of land and buildings, if continued after coming into force of this Development Plan, shall not be allowed in contravention of provisions of Section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.
- x. Natural Nallahs which passes through land involving division shall be developed and maintained according to discharge of water.
- xi. Maximum hill cut of 3.50 Metre height shall be permissible. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and minimum 1.00 Metre distance shall be maintained between building and toe wall etc.
- xii. Development proposal for a part of land or Khasra number shall not be considered and proposal for complete land holding shall be submitted even if planning permission is required for a part of the land holding. For rest of the land,



- if not proposed to be developed by the owner and also not proposed to be acquired by any Authority for any development purpose, the owner shall have to submit an undertaking in this behalf that rest of the land shall not be sub-divided and shall not be developed up to the plan period of this Development Plan.
- xiii. No wall fence and hedge along any yard or plot shall exceed 1.50 m in height.
- xiv. On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.
- xv. No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- xvi. Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.
- xvii. In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of this Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land, which is earmarked for path or road shall be surrendered or transferred to the Development Authority or Local Authority as the case may be, by owners of the plots without any compensation for maintenance purpose. The registering Authority shall have binding with this provision to affect all Registrations as per approved layouts from the Director. The Registering Authority shall affect transfer of mutations in the name of Government for the land surrendered for public roads, path and facilities.
- xviii. 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 setback shall be kept as 8.00 m from acquired width of the Highway or as mandate of HPPWD. If the rear and side setbacks are not

mentioned in the layout plan of IOC, the sides and rear setbacks shall be 2.00 m minimum.

- xix. Setbacks
- a. No construction shall be permitted on a piece of land left with buildable width less than 5.00 m after maintaining setbacks with reference to the size/ area of plot.
 - b. 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 setback for non-scheduled roads and Municipal roads shall be 3.00 M.
 - c. Minimum front Set Back from non-scheduled roads and Municipal roads shall be 3.00 Metres.
- xx. Every building should have a clear means of access from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this Regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.
- xxi. Minimum size of different parts of a building shall be as under: -

S.No.	Description of Space	Particulars	Min Area/ Width Required
a	Habitable room	Minimum floor area	9.50 Sqm.
		Minimum width	2.40 m
b	Kitchen	Minimum floor area	4.50 Sqm.
		Minimum width	1.80 m
c	Bath Room	Minimum floor area	1.80 Sqm.
		Minimum width	1.20 m
d	Water Closet	Minimum floor area	1.10 Sqm.
		Minimum width	0.90 m
e	Toilet	Minimum floor area	2.30 Sqm.
		Minimum width	1.20 m



f.	Corridor	(i) For residential	
		Minimum width	1.00 m
		(ii) For other uses	
	Minimum width	1.20 m	
g.	Stair	(i) For residential	
		Minimum width	1.00 m
		(ii) For Hotel/ Flats/ Hostel/ Group Housing/Educational Institutions like school. College et.	
		Minimum width	1.50 m
		(iii) Hospital/Auditorium/Theatre/Cinema Hall	
	Minimum width	2.00 m	
h.	Width of treads without nosing	For residential	25 Cm minimum for internal staircase
		For other uses	30 Cm minimum for internal staircase
i.	Height of riser	For residential	19 Cm maximum (15 Nos. maximum in a flight)
		For other uses	15 Cm maximum (15 Nos. steps maximum in a flight)
j.	Spiral staircase	In commercial building of 3 or more storeys, provision of spiral staircase not less than 1.50 M dia with adequate head height shall be permissible, as fire escape in addition to regular staircase.	
k.	Openings	For sufficient air and light, the windows and ventilators provided should have minimum area equivalent to 1/6th of the floor area.	
l.	Balcony projection	1.20 m wide balcony completely open at two sides with restriction up to 50% of building frontage, where minimum front setback is 3.00 M shall be permissible and maximum 0.75 m chajja projection shall be allowed.	

- xxii. The habitable basement and attic/mezzanine floor shall be counted as independent storey.
- xxiii. The Apartments and Colonies shall be dealt with as per Regulations contained in Appendix-7. The powers for Registration of Promoters / Estate Agents and powers for issuance of Licences shall vest with the Director (TCP) only and none other authorities.
- xxiv. Though minimum area of plot has been defined in Regulation, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojana, Rajiv Awas Yojana,

Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M² and 80 M² respectively.

- xxv. Service floor wherever proposed for installation of plumbing and other services and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. Service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR. However, the overall height restriction of building will remain the same.
- xxvi. One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 3.00 Metres for residential use and 4.00 Metres for other uses. Shear walls shall be constructed on all the three sides of parking floor, so that it does not behave as a soft storey.
- xxvii. In case, space as per requirement for parking is available in open, over and above the set backs, condition of parking floor shall not be insisted. The closed floors in a building at any level, if proposed and feasible for parking may be converted into parking floors. However, only one parking floor shall be exempt from Floor Area Ratio (FAR), subject to the height of building restriction and structural stability.
- Though, one parking floor is mandatory yet second parking floor can be constructed which will be optional. Here too only one parking floor shall be exempt from Floor Area Ratio (FAR), subject to the height of building restriction and structural stability. Fee for parking floor(s) shall have to be payable in all cases.
- xxviii. Every room used or intended to be used for the purpose of an office or for habitation in any building shall have a height of minimum 2.75 Meters and maximum 3.50 Meters measured from the surface of floor to lowest point of the ceiling (bottom of slab). 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.

- xxix. Sloping roof shall be mandatory which may be CGI, GI sheet or slate roof with fascia. The roof shall be painted with post office red or forest green or natural roofing material such as slates. Height of sloping roof zero at eaves and maximum 2.75 Metres at centre shall be permissible. The Dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of Dormer shall be below the ridge line of main roof. Roof top @ 12 M² per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.
- xxx. Construction in terraces shall be allowed to have a provision of storeys as permissible subject to fulfillment of FAR provision.
- xxxi. 1/3rd area of the top floor shall be permissible as open terrace.
- xxxii. For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate 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.
- xxxiii. 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.
- xxxiv. Building shall not be put to use prior to issue of Completion Certificate by the competent authority.
- xxxv. Issuance of No Objection Certificate (NOC) for water supply and electricity connections shall be as under:-
 - (a) Temporary at plinth level
 - (b) Permanent on completion of dwelling unit/floor/whole of the building.



- xxxvi. 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.
- xxxvii. No construction shall be allowed within a radius of 5.00 m from the Forest/Green belt boundary and within a radius of 2.00 m from an existing tree. The distance shall be measured from the circumference of the tree.
- xxxviii. Reconstruction shall be permissible on old lines. The plinth area and number of storeys shall remain the same as existing before reconstruction. Any addition, if required, shall be allowed to the extent of 20% of existing built up area of ground floor subject to fulfillment of other planning regulations.
- xxxix. The provision for Rain Harvesting Tank shall be proposed in the plan @20 litre per sqm. of the roof top area for those buildings having roof top area more than 200 sqm.
 - xl. Construction on sandwiched vacant plots falling within built up areas shall be permissible as per existing building line irrespective of the width of path/road abutting the site, provided existing buildings are authorised.
 - xli. In the proposals for 3 and more dwelling units on plots of more than 200.00 Sqm. an adequate fire safety measures, provisions of an additional fire escape stair case and rain water harvesting shall be made.
 - xl.ii. The construction shall be allowed at distance of 3.00 Metre and 5.00 Metre from Nallah and Khud respectively.
 - xl.iii. Construction of cellar shall not be counted as a storey and should be constructed within the prescribed setbacks and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:-

- Storage of household or other goods of ordinarily combustible material; Minimum width of path/road abutting one side of plot shall be 5.00 M.
- Strong rooms, bank cellars etc;
- Air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.

The cellar shall have following requirements:-

- All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
- 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;
- 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;
- 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;
- Adequate arrangements shall be made such that surface drainage does not enter the cellar;
- 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;
- 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;

- 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
 - In no circumstances, construction of Toilet, Bath, and Kitchen etc. shall be allowed in the cellar.
- xliv. Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 m.
- xlv. Every development proposal shall have explicit mention of sewage disposal.
- xlvi. No permission shall be granted in areas notified by the Archaeological Survey of India as protected monuments or areas, without prior clearance from the competent authority as prescribed for the purpose.
- xlvii. The area being in Earthquake Sensitive Zone-5, special safety and precautions should be undertaken. Building permission shall be given to the applicant only after certifying the nature of structure with liquefaction factor under permissible limits.
- xlviii. Structural Stability Certificate should be submitted along with the project drawings and report for obtaining building permission. The structure should be vetted by a qualified structural engineer having experience of building designs in hilly and earthquake sensitive areas.

14.2.3 SUB-DIVISION OF LAND REGULATIONS

- i. The Sub-Division of land into plots amounts to 'Development' under the Himachal Pradesh Town and Country Planning Act, 1977; as such no person will sub-divide the land unless permitted by the competent authority.
- ii. Similarly, no Registrar or the Sub-Registrar will register any deed or documents of any sub-division of land, unless the sub-division of land is duly approved by the competent authority, as provided under Section 16 of the Himachal Pradesh Town



and Country Planning Act, 1977 and the Sub-Division of Land Regulations as prescribed herein.

- iii. The application for sub-division of land shall be submitted as per the procedure provided under General Regulations. These shall be kept in view while permitting sub-division of land.
- iv. The sub-division of land shall be permitted in accordance with natural profile/ topography as shown on the contoured map along with drainage of land, access, road orientation, wind direction and other environmental requirements and according to prescribed Land Use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of the land is ensured.
- v. The development of land shall not be permitted in area where basic services like paved roads, water supply, drainage, sewerage disposal, electricity, street lighting etc. do not exist or unless the applicant undertakes that these services shall be provided at his own cost.

i	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
ii	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.
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/ Individual septic tank and soak pit can be proposed in each plot also.
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.	–

- vi. The minimum width of road for sub-division shall be 7.00 m. However, in view of geographical constraints, width of road/ path may be relaxed to 3.00 m for maximum plot upto 5 in number. The minimum width of path/ road abutting one side of plot shall be 5.00 m to cluster of plots from 6 to 10 in number. For group of plots between 11 to 20 in number (2000 to 4000 Sqm.) on one particular access, the minimum vehicular access shall be 7.00 m wide. In case of plots exceeding 20 in number (more than 4000 Sqm.) the minimum width of road of road shall be 9.00 m.
- vii. In case of plots or land abutting the existing or proposed roads/paths, width of the same shall be increased to meet with the requirements of this Development Plan.
- viii. Average slope gradient for regional roads shall have to be 1:20 However, local roads in town may be allowed with slope gradient up to 1:10 and additional width of carriageway shall be provided on curves for ensuring smooth flow of vehicular traffic, which may not obstruct view or vista.
- ix. Minimum area of plot for detached house shall not be less than 150 Sqm.
- x. Semi-detached house construction shall be allowed on plots upto max. 250 Sqm and row housing on plots upto 120 Sqm. Subject to maximum number of such plots do not exceed 8 in row after with a gap of 7.00 m shall be left. Although minimum size of plot for construction in a row with two common walls, has been kept as 90 Sqm, yet in exceptional circumstances, considering economic/site conditions the minimum size of plots in a row, with two common walls, up to 60 Sqm for houses may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society.
- xi. The plots allotted by the Government under Gandhi Kutir Yojna, Indira Awas Yojna, Economically Weaker Section (EWS) Schemes etc. may be considered and permission accorded in relaxation to regulations to accommodate the target groups.

- xii. The minimum area for open or green space in a Scheme having more than 5 plots (1000.00 Sqm) shall be 10% of the scheme area. Where a sub-division of land involving plots exceeding 10 in number (2000 Sqm) by individual colonizer or any society is proposed, the provisions of parks or tot-lots and open spaces shall be made on a centre 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, firefighting, 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. The ownership of such land shall be transferred/ surrendered to the Development Authority or Local Authority for its development and future maintenance. In case, basic educational facilities are available within walkable distance, reservation of area shall not be mandatory.
- xiii. While carving out the plots, 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 and natural flow of surface drainage to allow un-obstructed rain water discharge.
- xiv. Minimum area for septic tank and soak pit irrespective of number of plots shall be 5% of the scheme area. However, the same can also be proposed within boundary of each plot.
- xv. Provision for rain water harvesting for surface run off other than that of structures shall have to be ensured to ease the water supply problem.
- xvi. Provision for decomposition of biodegradable waste shall have to be made in accordance with requirements of particular sub-division of land by earmarking space at suitable location.

14.2.4 REGULATIONS FOR EACH LAND USE ZONE

The following Regulations shall apply to each of the Land Use Zones as specified below: -

1. RESIDENTIAL ZONE



The General Regulations shall be kept in view while permitting any development in this Zone.

- (i) **The plot area, maximum coverage, setbacks and maximum Floor Area Ratio (FAR) shall be as under:-**

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	9
1.	Detached Houses						
	(i) 150 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
	(iii) Above 500 M ²	5.00	3.00	3.00	2.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side						
	Upto 120 M ²	2.00	1.50	-	1.50	1.75	21.00
	Above 120 M ² to 250 M ²	2.00	1.75	-	1.50	1.75	21.00
3.	Row Houses with common wall on two sides						
	90 M ² to 120 M ²	2.00	Nil	Nil	1.50	1.75	18.00

Notes:

- i. Maximum width of path/road abutting one side of plot shall be 3.00 m. In case the plot is located on existing or proposed roads/path having following Right of Ways, the front set back shall be left as under:-

Sr. No.	Proposed Right Of Ways	Front Set back(from control line)
1	18 Meter	8 Meter
2	12Meter	3 Meter
3	09Meter	3 Meter
4	07Meter	3 Meter

- ii. No projections and opening shall be provided on the sides of common wall, in case of row housing and semi detached housing. However, the owner of the plots of either side shall have an option to construct a common wall.

2. Commercial Zone

- i. The General Regulations as laid down under General Regulations shall be kept in view while permitting development in this Zone.



Draft Development Plan Dharamshala, 2035

(I) THE MINIMUM PLOT AREA, MINIMUM SET BACKS AND MAXIMUM FLOOR AREA RATIO (FAR) FOR THE CONSTRUCTION IN THIS ZONE SHALL BE AS UNDER:-

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
1.	Booths upto 10 M ²	1.00	Nil	Nil	Nil	-	4.00
2.	Shops						
	(i) Independent Shop/ Showrooms (standalone) above 10 M ² to 30 M ²	2.00	Nil	Nil	1.00	-	6.00
	(ii) Row Shops with common wall on two sides above 30 M ² to 100 M ²	2.00	Nil	Nil	1.00	1.75	9.00
	(iii) Row Shops with common wall on two sides above 100 M ² to 250 M ²	2.00	1.50	1.50	1.50	1.75	21.00
	(iv) Above 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
3.	Shopping Complex						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500 M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00
	Parking						
	(i) 500 M ² to 1500 M ²	= 1.50 ECS per 100 M ² of built up area					
	(ii) 1500 M ² to 4000 M ²	= 2.00 ECS per 100 M ² of built up area					
	(iii) Above 4000 M ²	= 3.00 ECS per 100 M ² of built up area					
4.	Tourism Unit						
	(i) 250 M ² to 500 M ²	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500 M ² to 1500 M ²	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500 M ²	7.50	5.00	5.00	4.00	1.50	21.00
	Parking						
	(i) 250 M ² to 500 M ²	= 1.00 ECS per 100 M ² of built up area.					
	(ii) Above 500 M ² to 1500 M ²	= 1.50 ECS per 100 M ² of built up area.					
	(iii) Above 1500 M ²	= 2.00 ECS per 100 M ² of built up area.					
	(iv) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name.						
	(v) In existing built up areas like Bazaars, the building line can be maintained.						
5.	Cinema / Cineplex 4000 M ² and above	15.00	7.50	7.50	6.00	1.50	21.00
	Parking						
	(i) 3.00 ECS per 100 M ² of built up area						
	(ii) Other Regulations as per Cinematography Act shall also apply.						
6.	Multiplexes 4000 M ² and above	15.00	9.00	9.00	9.00	1.50	21.00



	Parking (i) Permissible within the complex. (ii) Parking space to be provided within Multiplex @ 3 ECS for every 100 M ² of built up area. (iii) Other Regulations as per Cinematography Act shall also apply. (iv) Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M ² . Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food, Outlet, Pubs, Health Spas/ Centers, Hotels and other Re-recreational activities. The shopping center may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centers, Shopping Malls, Office space.						
	Note:- 1.00 ECS (Equivalent Car Space) shall mean as under:- (i) For parking in open = 23 M ² (ii) For parking in stilts or ground floor = 28 M ² (iii) For parking in basement floor = 32 M ²						
7.	Multi-level parking						
	(i) 500 M ² to 1500 M ²	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500 M ² to 4000 M ²	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M ²	12.00	7.50	7.50	6.00	1.50	21.00

***Note.—The Maximum height of building further be depicted by the General Regulation clause No 2.**

The Hotels/Guest Houses shall be permitted provided following regulations:-

1. The proposed Guest Houses/Hotels must have a vehicular access at least with a width of not less than 3.00M.
2. Each suit shall have an attached independent toilet.
3. If a commercial building/plot abuts on two or more streets (path/road building/plot shall be deemed for the purpose of this regulation to phase upon the street (path/road) that has greater width.
4. Maximum width of path/road abutting one side of plot shall be 3 meters. In case the plot is located on existing or proposed roads/paths having following Right of Ways (ROWs), the Front Set Back shall be under:-

Sr. No.	Proposed Right of Way	Front Set back (after control line)
1	18 Meter	8 Meter
2	12 Meter	3 Meter
3	09 Meter	3 Meter
4	07Meter	3 Meter

3. Industrial Zone



The General Regulations as laid down under regulation shall be kept in view while permitting any development in this zone.

(I) TYPE OF INDUSTRY, MINIMUM PLOT AREA, MINIMUM SET BACKS, MAXIMUM FLOOR AREA RATIO (FAR) AND MAXIMUM HEIGHT OF BUILDING:-

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

Note:-

1. 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.
2. For ancillary uses like security post/room shall be allowed in setback area i.e. one wall shared with the boundary wall and shall be counted in the FAR.
3. Minimum width of path/road abutting one side of plot shall be 3.00 M for small scale industries and 5.00 M for others. If the plot is located on an existing or proposed roads/paths having following Right of ways (R.O.W) the Min. front setback shall be left as under.

Sr. No.	Proposed Right of Way	Front Set back
1	18 Meter	8Meter
2	12 Meter	3Meter
3	09 Meter	3Meter
4	07Meter	3Meter



(II) CONSTRUCTION OF CELLAR:-

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

1. Storage of household or other goods of ordinarily combustible material; Minimum width of path/road abutting one side of plot shall be 5.00 M.
2. Strong rooms, bank cellars etc;
3. Air conditioning equipment and other machines used for services and utilities of the building; and parking spaces.

(b) The cellar shall have following requirements:-

1. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
2. 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;
3. 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;
4. 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;
5. Adequate arrangements shall be made such that surface drainage does not enter the cellar;
6. 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;
7. 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;

8. 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
9. In no circumstances, construction of Toilet, Bath, and Kitchen etc. shall be allowed in the cellar.

4. Public and Semi Public Zone

The General Regulations as laid down under General Regulations shall be kept in view while permitting any development in this Zone.

- i. Minimum area of plot

The minimum area of plot shall depend on the specific requirements, however it should not be less than 150.00 Sqm.

- ii. Maximum number of storeys

For public and semi-public buildings, maximum number of storeys shall be 4+1 mandatory parking floor. The short fall in parking, if any, shall be met out in open area, over land above the setbacks.

- iii. Maximum height of building.

The maximum height of public and semi-public buildings shall be 18.80 m (including 2.50 m maximum height of sloping roof and 2.70 m height of compulsory for parking floor).

The maximum coverage, setbacks and FAR shall be as under:-

Sr. No.	Description	Maximum coverage	Minimum Setback (m)				Maximum FAR
			Front	Left	Right	Rear	
1.	Educational Buildings	40%	8.00	2.50	2.50	2.50	2.00
2.	Police Station, Fire Station Buildings	40%	8.00	2.50	2.50	2.50	2.00
3.	Medical Buildings	40%	8.00	2.50	2.50	2.50	2.00
4.	Community Hall	40%	8.00	2.50	2.50	2.50	2.00
5.	Library/Religious Buildings	40%	8.00	2.50	2.50	2.50	2.00
6.	Government-Semi Government Offices Buildings	40%	8.00	2.50	2.50	2.50	2.00

Note: -



- (i) Up to 50% of open area shall be utilized for open parking and rest shall be landscaped.
- (ii) Minimum width of path/road abutting one side of plot shall be 5.00 m In case the plot is located on existing or proposed road/path having following Right of Way (ROWs), the front setback shall be left as under:-

Sr. No.	Proposed Right of Way (m)	Front Setback (m)
1	18	8.00
2	12	3.00
3	09	3.00
4	07	3.00

- (iii) In case of petrol/diesel filling stations, the layout plan/norms prescribed for setbacks etc. by the Indian Oil Corporation (IOC) shall be adopted. However, on National Highway and State Highways the front setback shall be kept 8.00 m If rear and side setbacks are not mentioned on the layout plan of (IOC), then the sides and rear setbacks shall be kept as 2.00 m
- (iv) In the case of godowns for Liquefied Petroleum Gas (LPG) cylinders. The norms as prescribed by the Oil and Natural Gas Commission (ONGC) shall be adopted. However, on National Highway and State Highways the front setback shall be kept 8.00 m from acquired width of the Highway. If the rear and side setbacks are not mentioned on the layout plan of (ONGC), then the side and rear setbacks shall be kept as 2.00 m
- (v) In case of existing institutional buildings, Government and Semi-Government Office buildings in Zones, other than this Zone, the permission on special grounds may be given by the Competent Authority, to construct such institutional buildings according to the requirements and Regulations of that particular Zone.
- (vi) Every plot should have minimum vehicular access of 5.00 m

5. Traffic and Transportation Zone

- i. The General Regulations shall be kept in view while permitting any development in this Zone.
- ii. In case of construction of any building incidental to traffic and transportation use, such as, convenient shopping, hotel/ dhabas, ware-housing, waiting hall, etc. the



Regulations as applicable to Commercial Zone shall also be applicable to this Zone, as envisaged under General Regulations.

6. Parks and Open Spaces Zone

- i. The General Regulations as laid down under Regulation 9.2 shall be kept in view while permitting any development in this Zone.

In case of construction of any building incidental to parks and open spaces use, such as, public toilets, fast food kiosks, stadium, sports room etc. the Regulations as applicable to the Public and Semi-Public Zone as envisaged under Regulation 9.4.4 shall also be applicable to this Zone.

7. Agriculture and Water Bodies Zone

- i. The General Regulations as laid down under Regulation 11.3.2 shall be kept in view while permitting any development in this Zone.
- ii. Sub-Division of land in this Zone shall be allowed only for agriculture purposes and for the purposes incidental to agriculture use.

14.2.5 OTHER REGULATIONS

14.2.5.1 Heritage Regulations

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.

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

If any construction which is necessary required to be undertaken in premises of heritage areas, it should follow the architectural style of such features. Adequate setbacks and open spaces should be left around the heritage features.

Places of heritage and tourist importance in Dharamshala are Norbulinka Monastery, Bagsu Nag Temple, War Memorial, Namgyal Monastery, Dal Lake, Naddi etc.



Lord Eligin's tomb of Dharamshala Planning Area has been identified and listed for conservation and preservation by Archeological Survey of India, Department. Therefore, the regulatory controls for the Monument shall be adhered as specified in the Ancient Monuments and Archeological Sites and Remains (Amendment & Validation) Act, 2010.

The heritage premise/ precinct area and there corresponding khasra numbers will be determined by the revenue department.

i. Information Technology Parks Regulations

a) Slope

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

b) Land use Break-up of IT complex

Land use Break-up	Maximum limit
Total Covered Area	50%
IT related activities	22% to 44%
Commercial	1% to 5%
Recreational (Indoor)	1% to 3%
Residential	9% to 15 %
Parks and Tot Lots	8% to 12%
Area under Traffic and Transportation	16% to 20%
Area under Setbacks and other Open Spaces	20% to 24%

c) Means of Access

- (i) The access to the site of IT Park area shall not be less than 12.00 m wide.
- (ii) Provisions of internal roads shall be as under:-

Length	Width
Up to 1000 m	9.00 m
Above 1000 m	12.00 m

- (i) Walkways of more than 1.20 m widths shall have to be provided on both sides of the main internal roads.
- (ii) The width of roads as specified above shall be including the walkways.

d) Parking Provision



Residential	=@ one car space per 75 m ² floor area
Commercial	=@ 1.50 car space per 75 m ² floor area
Office Use	=@ 1.25 car space per 75 m ² floor area
Hardware Manufacturing Unit	=@ one car space per 60 m ² floor area.
Software development/ITES	= @ one car space per 40 m ² floor area.

Maximum height of parking floor shall be 3.00 m upto beam below the ceiling of the slab.

e) Maximum Number of Storeys, Coverage and Floor Area Ratio (F.A.R.)

- (i) The maximum number of storeys shall be restricted upto 4 storeys +1 parking floor
- (ii) Floor Area Ratio (F.A.R.) shall be 1.75
- (iii) The maximum coverage shall be 50%

f) Maximum Height of buildings

Maximum height of buildings for IT and related activities shall be 20.10 m i.e. parking floor =3.20 m, 4 storeys @ 3.50 m per storey = 14.00 m, roof =2.50 m and slab thickness for 4 storeys @ 0.10 m per storey =0.40 m Total =20.10 m

g) Setbacks

- (i) Block to Block distance shall be 2/3rd of average height of the Blocks.
- (ii) Distance of structures from the adjoining properties and side Setbacks shall not be less than 1/3rd of the height of the Blocks.
- (iii) Minimum 3.00 m distance from internal roads shall have to be maintained.

h) Expansion Joints

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

i) Structural Stability

The structural stability provisions shall be strictly adhered to, as enshrined in Section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977.

j) 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 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 bathrooms 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 Sqm. with minimum 1 dimension of 1.5 m.

- (ii) The Developer shall ensure prior environmental clearance under the provisions of Environment Protection Act, 1986 from the Competent Authority, besides consent of the State Environment Protection and Pollution Control Board under the Water Act, 1974 and the Air Act, 1981.

k) 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 case 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 be made in the Complex and the layout showing position and location of the same shall be made available to the nearest Fire Office.

l) Potable Water Supply and Rain Water Harvesting

- (i) No Objection Certificate from the Himachal Pradesh Irrigation and Public Health Department (IPH) regarding availability of adequate water supply and viability of design of rain water harvesting tank shall be furnished.



- (ii) Adequate provision for rain water harvesting tank, @ 20 liter/m² of the roof top area, shall be made underground in the Parks and Open Spaces and the same shall be used for the purposes other than drinking and cooking.

m) Parks and tot lots

Area under parks and tot lots shall be properly organized in regular shape and amidst the Blocks. Proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

n) Existing trees and plantation

- (i) No construction shall be allowed within a radius of 5.00 m from the circumference of an existing tree.
- (ii) Plantation shall be ensured @ 125 trees per hectare.

o) Distance from Natural drainage

Distance from highest flood level (HFL) along 'rivers', 'khuds' and 'nallahs' shall be as under:-

Khud	=	5.00 m
Nallah	=	3.00 m

p) Distance from Roads

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

q) Distance from Electric Lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board (HPSEB) Rules, 1956 shall be maintained. No Objection Certificate of the Competent Authority shall be required, if High Tention/ Low Tention (HT/LT) line is crossing through the Complex.

r) 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 and accordingly No Objection Certificate along with verification at site shall have to be furnished.

s) Development of Infrastructure and its maintenance

- (i) The Developer shall construct roads & drains, lay electric & sewerage lines and shall make provision for disposal of solid waste etc. suitable site shall 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 30.00 m on both sides of the roads.
- (iii) The provision of Community overhead water reservoir shall 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 Nagar Panchayat or Gram Panchayat takes over the maintenance pursuits of the area.

t) Supervision

For supervision of development of land, the Town Planner, for design of building an Architect and for building construction, the Structural Engineer shall be competent, as per provisions of Annexure-A of part II of the National Building Code of India.

u) Integration

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

v) Projection of hill architecture

Sloping roof shall have to be ensured in each structure.



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

14.3 EASE OF DOING BUSINESS

To ensure Ease of doing Business, application for all kind of permission shall be received online for fast-tracking building permission and to streamline the planning permission process all kind of building are further classified according to the risk matrix depending upon various vulnerability factors as per under :-

Risk Based Classification of Buildings

Sr. No.	Risk	Buildings	Planning Permission Time
1	2	3	4
1.	RESIDENTIAL BUILDING		
a)	High	Group Housing Schemes, above 3 Storey buildings, buildings on slopes more than 30°, any building raised on landfill, reclaimed land, sinking sliding zones. Building within horizontal distance Upto 25 meter from HFL as prescribed in Rules, building with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days
b)	Moderate	All 2-3 storey buildings, buildings on slopes above 15° and upto 30°	Within 30 days
c)	Low	Single Storey buildings constructed on slope less than 15°	Within 20 days.
2.	COMMERCIAL BUILDINGS		
a)	High	Commercial Shopping Complexes, Multiplexes, Tourism Units, Marriage palaces, Automobile, Showrooms, any building raised on landfill, reclaimed land. Sinking sliding zones, buildings within the minimum prescribed setback from HFL as prescribed in Rules, building with communication towers and building falling under the corridor of HT/LT lines.	Within 60 days
b)	Moderate	Double Storey shops	Within 30 days
c)	Low	Single storey shops	Within 20 days.
3.	INDUSTRIAL BUILDING		
a)	High	Building above two storeys, any building above 10 meters height, any building raised on landfill, reclaimed land, sinking sliding zones, buildings within the minimum setback from HFL as prescribed in Rules, buildings with communication	Within 60 days



		towers and buildings falling under the corridor of HT/LT lines.	
b)	Low	Single storey building of 10 meters or less than 10 meters height.	Within 20 days
4.	PUBLICS/SEMI-PUBLIC		
a)	High	All buildings except for the buildings mentioned under low Risk category	Within 60 days
b)	Low	Toilets, rain shelters, pump houses and crematoriums.	Within 20 days
5.	MIXED LAND USE BUILDINGS		
a)	High	All buildings	Within 60 days

Note:-

The High Risk and Moderate Risk category of construction shall be supervised by the Registered Private Professionals and the structural safety certificate and design shall be submitted by Registered Structural Engineers.

14.4 SOLAR PASSIVE BUILDING DESIGN REGULATIONS

(I) Scope

The Solar Passive Building Design shall be required as under:-

- (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.

(II) 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 shall also be mentioned.

(III) Site Selection

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

(IV) Orientation

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

(V) 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 south wall shall 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.

(VI) Integrating Solar Heating Systems in Building Designs.

- (i) 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.
- (ii) 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 Architect/ Planner/ Engineer/Designer/solar expert in accordance with building site, climate and space heating requirements.



(VII) Solar Photovoltaic Panel (SPV) for lighting

Wherever possible and required, the solar photovoltaic panels shall 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.

(VIII) Solar Passive Cooling Design Features:

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

- a) Cross Ventilation: Windows on opposite sides of rooms shall be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on Southern side shall be fixed with overhangs of adequate height and width to provide shade during summers.
- b) Colour and shading: The external surface of the wall shall be painted with white or light colours to reflect instant solar radiation.
- c) Ground embankments: Ground floor shall 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.
- d) Outside temperature: Outside temperature may be modified by landscaping.

(IX) Reducing thermal losses:

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

(X) Outer Wall Thickness

Outer walls of the building shall be made at least 0.24 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.

(XI) Installation of Solar assisted Water Heating System in Buildings

- (i) 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 along with provision of solar water heating system:-



- (c) Hospitals and Nursing Homes.
 - (d) Hotels, Lodges, Guest Houses, Group Housing or apartments on an area of more than 1000 Sqm
 - (e) Hostels of Schools, Colleges, Training centers and other institutions.
 - (f) Barracks of Police.
 - (g) Functional Buildings of public institutions like airports, bus stands and railway stations.
 - (h) Community centers, Banquet Halls and buildings for similar use.
- (ii) a) New buildings should have open space on the rooftop which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sqm
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 General Regulations shall be required at the time of change of use to above said categories, provided there is a system or installation for supplying hot water.
- (iii) Installation of solar assisted water heating systems shall conform to Bureau of Indian Standard (BIS) specification. The solar collectors used in the system shall have the BIS certification mark.
- (iv) There shall be an automatic electric backup system in all solar water heating systems, so that the same may be functional during cloudy or low/ non-sunshine days.
- (v) Provision in the building design itself shall be kept for an insulated pipeline from the rooftop in the building to various distribution points where hot water or hot air is required.
- (vi) The solar water heating system shall 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 shall be allowed.

14.5 BARRIER FREE ENVIRONMENT FOR THE PERSONS WITH DISABILITIES REGULATIONS

i. Site Planning

Every public and semi-public building shall have at least one access to main entrance/exit to 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 1000x2000 mm.

ii. 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. 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 color 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.

iii. 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.

iv. 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.

v. Entrance Door

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

vi. Corridors 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.

vii. 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:-

- (i) Clear internal depth 1100 mm
- (ii) Clear internal width 2000 mm
- (iii) 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 of more. Operational details of lift shall conform to the National Building Code of India.

viii. Toilets

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



- (a) Provision of washbasin near the entrance.
- (b) The minimum size shall be 1500 mm x 1750 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 W.C. Seat shall be 500 mm from the floor.

ix. 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 wheel chairs. The alarm switch should be installed between 900 and 1200 mm from the floor level.

14.6 REGULATIONS FOR OLD AGE PERSONS

Well-being of older persons has been mandated in the constitution of India. Article 41, Directive Principles of State Policy has directed that the state of Himachal Pradesh shall, within the limits of its economic capacity and development, make effective provisions for securing the right of public assistance in case of old age.

Demographic ageing is a global phenomenon and it has hit Indian society as well. The traditional norms and values of the Indian Society laid stress on showing respect and providing care for the elderly. Consequently, the elder members of the family were normally taken care of in the family itself. In recent times, the rapid socio-economic transformation has affected various aspects of traditional Indian Society. Industrialization and urbanization along with the migration of population have affected institutions like the age old joint family. Thus the Indian Society is witnessing a gradual but definite withering of the joint family system as a result of which a section of the family, primarily the elders, are exposed to emotional neglect and lack of physical support.

The state has taken the initiative for the wellbeing and security of the old age people and has made a policy which is in draft stage. The policy named as 'State Policy on Older Persons – Himachal Pradesh' when finalized shall be adhered.

Some special considerations while planning of spaces:

- (i) Separate space/tracks in parks and open spaces, especially in residential areas should be provided for old-age people like tot-lots for children
- (ii) Old age homes should have relaxations in terms of ground coverage, low height and facilities like ramps and lifts for old age people. These are be as follows:
 - a. Ground Coverage = Maximum 70%
 - b. Height =2 storey i.e., G+1
 - c. FAR = Maximum 1.5

14.7 REGULATIONS FOR COLLECTION OF RAIN WATER

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) on operation in the State as under:-

For all the buildings existing or proposed having roof top area more than 200M² for construction in future.

The Guidelines for capturing, storage, integration and distribution of rain water shall be as under:-

- 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 around level, it has to be away form set backs within the permitted covered area.
- The community Rain Water Harvesting Structure shall also be permissible.
- Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.
- The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, gardening apart from domestic usages.



- No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operationalised.
- The minimum capacity of Rain Water Harvesting Structure shall be worked out @ 20 Ltr per square Metre of the roof top area.
- Violator shall be liable for disconnection of Public Water Supply connection.
- 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.

14.8 REGULATIONS FOR DEVELOPMENT OF APARTMENTS AND COLONIES

i. Site selection

The site may be selected in such an area which is proposed for Residential Use and does not have non-conforming uses like obnoxious use areas, industrial areas and dumping ground etc. within or in the vicinity.

ii. Check List

A Check List showing regulatory provisions and fulfillment 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.		

iii. 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.

iv. Slope

Apartments shall be allowed upto 45° slope.

v. Land-use break-up of apartment complex



Land-use	Percentage to Total Area
Area under apartments	30-35 %
Commercial	2-3 %
Public/ Semi Public	6-10 %
Traffic and transportation	10-15 %
Parks & Open Spaces	10-15 %
Area under setbacks, pavement, plantation and landscaping	Balance
Total	100 %

Provided that Director may, for the reasons to be recorded in writing revise the percentage prescribed above keeping in view the location of the colony/project.

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 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.

vi. Means of Access

- 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 5.00Metres and for population above 1000 persons shall not be less than 6.00Metres.

However, in case of low-rise, low-density and isolated vacation group housing projects an access / approach not less than 3.0 Metres can be considered. Such a project shall have an overall F.A.R. of not more than 1.0 and maximum building height of 10M.

- Width and length of means of internal access for Colonies shall be as under:-



(a) For plain areas:-

Sr. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	250
2.	7.50	400
3.	9.00	1000
4.	12.00	Above 1000

(b) For hilly areas:-

Sr. No.	Width (in Metre)	Length upto (in Metre)
1.	5.00	400
2.	7.50	Above 1000

- Promoter shall endeavor to provide footpaths within the prescribed width of roads/ lanes as above alongwith the main roads/ lanes.

vii. 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.

viii. *Maximum Floor Area Ratio (FAR) shall be 1.75.

ix. 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 25.00 M 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 300slope 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 300. 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.

x. Setbacks

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. *All the projections of the Apartments including any appurtenant shall be at a minimum distance of 1.00 M. from footpath or 2.00 M. from the roads/ lane.

xi. 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.

xii. Environment and Health

a) 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:-

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

b) 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.

xiii. Safety Measures

- a) 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.
- b) The provision of stair cases shall be as per clause *4.6.2 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.
- c) 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.
- d) *Adequate system of fire hydrants/ fire fighting systems to the satisfaction of Director General, Fire Services or Chief Fire Officers or the District Level Fire Officer, as the case may be, shall be required.

xiv. 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.

xv. 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.

xvi. 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.

xvii. 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.

xviii. Distance from Roads

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

National/ State Highways/ PWD	=	15.00 meter
Scheduled roads and bye-passes.		
Other District Roads.	=	10.00 meter
Other Roads	=	5.00 meter

xix. 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.



xx. 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.

xxi. Reservation for Economically Weaker Section, 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.

xxii. 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.

xxiii. 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).

xxiv. 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.

xxv. Preservation of the Natural Hill Profile:

Promoter shall endeavor to develop the colony along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall not exceed 3.50 Metres. "

xxvi. 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.

xxvii. Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines.

In case of any clarification with reference to any provision or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2005 of India shall have to be adhered to.

14.9 REGULATIONS FOR INSTALLATION OF COMMUNICATION TOWERS

The Policy communicated by the Department of Information Technology, Govt. of Himachal Pradesh Shimla shall be applicable in toto in all the Planning Areas and Special Areas in the State of Himachal Pradesh subject to the condition that minimum set backs



as applicable for residential buildings in that Planning Area or Special Area shall be applicable, in case tower is installed on ground. A Structural Stability Certificate of the building shall be mandatory for roof top towers and towers erected on ground.



Annexure I: 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 the site plan.

a. Seal of the Competent Authority

Annexure II: 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



Annexure 1 List of Hotels and Available Beds in Planning Area

Dharamsala/ Sudher/Chaitru/ Kandi Area												
S. No.	Hotel Name	Name of Owner	Date of Operation	Contact No.	Bed					Rooms	Beds	Tariff Range
					SB	DB	TB	FS	Dorm.			
1	Akriti Hotel, Cantt.	Smt. Namarta Pathania W/O Sh.Madan Singh R/O Him Vihar Cantt. Road, Dharamsala.	DTO/DMSL/C/27 /94-5828 dated 7.10.1994	223137	0	13	0	0	0	13	26	250-750
2	Amandeep Lodge, D/sala	Sh. Chanderpal Singh S/O Sh. Rikhi Ram R/O Kalapur, Tehsil Dharamsala, Distt. Kangra.	DMA/HTL(Kgr)-234/2010 dt. 22.4.2010	226394, 94189-67894	0	7	0	0	0	7	14	900-1400
3	Aqua Guest House, Maiti, Gharoh	Sh. Varinder Rana S/o Sh. Suresh Rana R/o Vill. Charri, Tehsil Shahpur, Distt. Kangra.	DMA/HTL(KGr)-49/2016-1841, dt. 05-11-2016	96257-93890	0	4	0	1	0	5	12	900-1200
4	Blossoms Village Resort, Sidhpur	Sh. Nalin Chandra S/O Sh. D.P. Chandra R/P VPO Sidhpur, Tehsil Dharamsala	DMA/HTL(Kgr)-254/2010-2323 dt. 04.03.2010	246880	0	19	0	0	0	19	38	3100-5500
5	B.Mehra, Catt.Rd.	Sh. Shashi Mehra S/O Sh. Bihari Lal Mehra & Sh. Bihari Lal S/O Sh. Shyam Dass Mehra R/O K.B. Dharamsala.	9 dated 29.8.1977	223582	0	7	3	5	0	15	43	125-250
6	Centre Point, Civil Line	Sh. Kul Parkash Bhardwaj S/O Sh. Pritam Chand R/O M-59, Chilgari, Tehsil Dharamsala.	DMA/HTL(Kgr)-12/2007-702 dated 14.8.2007	229599	0	10	0	0	0	10	20	1800-5000
7	Chamunda Delx GH, Khaniara Rd.	Sh. Neeraj Mahajan etc. R/O K.B. Dharamsala	3-7/91-TD-295 dated 6.5.1991	225608	2	9	3	1	0	15	33	150-800
8	Clouds End Cottages	Raja Aditya Katoch S/O Raja Dhruv Dev Katoch R/O VPO	4-4/92-TD-726 dt. 12.08.1992	222109	0	4	0	0	0	4	8	1500



Draft Development Plan Dharamshala, 2035

		Lambagoan, Tehsil Jaisinghpur, Distt. Kangra.										
9	Club HPCA	The President , HPCA, Dharamshala.	DMA/HTL(Kgr)-308/20111-308 dt.	229539	0	14	0	3	0	17	40	6000-8000
10	Country Lodge, Ram Nagar	Sh. Y.C. Khanna S/O Sh. M.R. Khanna, R/O Ram Nagar, Dharamsala.	DMA/HTL-256/2003-385 dt. 11.11.2003	224472, 222742	0	10	0	1	0	11	24	300-900-1400
11	City Gold Guest House, Dharamshala	Sh. Sat Pal Singh S/o Shi Rikhi Ram R/o Kajlot Tehsil Dharamshala Distt Kangra.	DMA/HTL(Kgr)-428/2015-1859 dt. 09.10.2015	01892-226280	0	6	0	0	0	6	12	900-1200
12	The Dhauladhar, HPTDC	MD HPTDC, Shimla	12-10/82-TD-dated 28.7.1983	224926 222742	0	23	0	0	0	23	46	1800-2600
13	Dhauladhar View , K.B.	Sh. Rajan Dewan S/O Sh. Mool Chand Dewan R/O K.B. Dharamsala.	DTO/DMSL/C/84 /95-128 dated 25.2.1995	222889	0	10	0	0	0	10	20	300-450
14	Hotel Devdar, Khaniyara	Sh. Kulwant Singh Rana S/o Sh. Lt. Sh. Bhagwan Singh Rana R/o Vill. Sokni Da Kot, P.o Khaniyara, Tehsil D/Shala, Distt. Kangra.	DMA/HTL(Kgr)-507/2017-5064, dated 27-01-2017	94180-16708	0	4	0	1	0	5	12	1000-4000
15	Gagan GH	Sh. Harpal Singh S/O Sh. Sardar Ganga Singh R/O Gurudwdara Rd. Dharamsala.	DTO/DMA-A(3)-78/96-399 dt.18.6.1998	220577	4	1	0	0	0	5	6	100-150
16	G.K. Conifer	Sh. Rajinder Singh S/o Sh Kashi Ram VPO Chetru tehsil Dshala	DMA/HTL(Kgr)-315/2011-974 dt. 12/9/2011	227777-78	0	26	0	0	0	26	52	4999-6999
17	Grand View Lodge & Restaurant, Dharamsala.	Sh. Rajneesh Kumar Sood S/O sh. Sansar Chand Sood R/O Old Chari Road,	DMA/HTL(Kgr)-233/2009-1322 dt. 7.10.2009	94181-21547	2	8	0	0	0	10	18	300-700



Draft Development Plan Dharamshala, 2035

		Dharamsala, Distt. Kangra.										
18	Hill Top	Sh. Madan Lal S/o Sh. Dunia R/O Tau Dharamshala Distt Kangra	DMA/HTL(Kgr)317/2011-1205 DT. 25.10.11		0	3	0	0	0	3	6	400-450
19	Holiday Home Hotel, Gurudwara Rd.	Sh. Harbans Singh S/O Sh. Kharak Singh R/O K.B. Dharamsala, Distt. Kangra.	DTO/DMSL/C/36/94-699 dated 27.9.1994	224142	0	14	0	1	0	15	32	125-400
20	Himalayan Nest Camp(Tents), Thatri, Dharamshala	Sh. Amit rana S/o Sh. Birbal Rana R/o Vill. Gharan, P.o Bari, Tehsil & Distt. Hamirpur paasing Sherpa S/o Sh. Pemba Sherpa R/o HPPWD Bhumia Store, Chotta Shimla & Sh. Ashok Kumar S/o Sh. Tita Ram R/o Vill. Thatri, P.O Khaniyara, Distt. Kangra.	DMA/HTL(Kgr)-493/2016-1498, dt. 05-10-2016	94181-66654	0	7	0	0	0	7	14	2500
21	Hotel Inclover, Dharamshala	Sh. Ashish Bruta Director Adzoit Infratech(P) ltd. Kurukshetra Haryana.	DMA/HTL(kgr)-384/2014-675	98577-43430, 973-00043	0	13	0	2	0	15	34	5000-12000
22	Hotel Imperial-9, K.B., Dharamshala	Smt. Ranju Rastogi w/o Sh. Rajinder Rastogi R/o K.B., Dharamshala, Tehsil Dharamshala Distt Kangra.	DMA/HTL(Kgr)-435/2015-2061 dt. 12.11.2015	80911-01032	0	4	0	0	0	4	8	4200-4700
23	Hotel Nature View, Sudher, Dharamshala	Sh. Amit Rustogi S/o Sh. Jagdish Rushtogi, R/o Vpo Sudher, Tehsil Dharamshala, Distt. Kangra.	DMA/HTL(Kgr)-500/2016-2095, dt. 15-12-2016	98163-68341	1	7	0	1	0	9	19	2000-5000
24	Jai Guest House, Dharamshala	Sh. Jai Pal Singh S/o Sh. Rikhi Ram R/o Kajlot Tehsil Dharamshala Distt Kangra.	DMA/HTL(kgr)-374/2014-121	98160-88403	7	0	0	0	1	8	18	600-800



Draft Development Plan Dharamshala, 2035

25	Kashmir House TDC	MD HPTDC, Shimla	4-6/92-TD-697 dated 12.8.1992	222977	0	11	0	0	0	11	22	1700-2700
26	Krishan Hotel & Restaurant, Dharamshala	Sh. Deep Singh s/o Sh. Randhir Singh R/o W.No.7, Palampur, Tehsil Palampur, Distt Kangra.	DMA/HTI(Kgr)-380/2014-312	9736-15022, 97363-33322	4	6	0	0	0	10	16	600-1000
27	The Kunal, HPTDC	MD,HPTDC, Shimla	DMA/HTL(Kgr)-195/2009-438 dt. 3.06.2009	223163	0	27	0	0	0	27	54	1200-1700
28	Kashmir Cottage, Lib.	H.H. The Dalai Lama through its GPA Smt. Rinchen Khando Choegyal W/O Sh. Tenzin Chowgyal R/O Khara Dana Rd. Dharamsala.	DMA/HTL(Kgr)-102/2008-1620 dt. 25.8.2008	224929	0	7	0	0	0	7	14	2500-4000
29	Mayur GHK.B.	Sh.Naresh Puri S/O Amrit Lal Puri R/O 574, K.B. Dharamsala, Distt. Kangra.	DTO/DMSL/C/66 /94-708 dated 27.9.1994	222833	0	4	0	1	0	5	12	250-300
30	Milap GH KB	Sh. Gurpreet Singh S/O Sh. Surinder Singh R/O K.B. Dharamsala.	DMA/HTL-261/2003-1585 dated 2.1.2004	94180-54466	1	4	0	0	0	5	9	75-100
31	Padmini GH KB	Sh. Jagdish Lal Matta S/O Sh. A.C. Matta R/O K.B. Dharamsala, Distt. Kangra.	DTO/DMSL/C/67 /94-5825 dated 7.10.1994	227378	2	9	0	2	0	13	28	500-1500
32	Panaah GH	Sdr. Harbhajan Singh S/O Sh. Kharak Singh R/O Gurdwara rd. Dharamsala.	4-11/92-TD dated 1993	222865	1	7	0	0	0	8	15	100-225
33	Paradise GH KB	Sh. Ashok Sarin S/O Sh. Chiranji Lal R/O K.B. Dharamsala, Distt. Kangra.	DTO/DMSL/C/9/95-1024 dated 3.6.1996	224207	5	2	1	0	0	8	12	120-375
34	Pine Valley Cantt. Rd.	Sh. Nanak Chand & Dev Dutt S/O Sh. Maj. Brij Lal R/O	DMA/HTL-255/2003-1079	226853	0	24	0	1	0	25	52	990-2500



Draft Development Plan Dharamshala, 2035

		Kajlot, Tehsil Dharamshala.	dated 17.9.2003									
35	Pit Stop G.H. Cantt. Rd.	Sh. Devashish S/O Sh. Onkar Chand R/O Kajlot, Tehsil Dharamshala.		223683, 97368-32541	0	8	0	0	0	8	16	1300-1500
36	Pine View Hotel, Sudher	Sh. Jai Ram Sharma S/O Sh. Hari Chand R/O VPO Mcleodganj, Tehsil Dharamshala.	DMA/HTL-251/2003-600 dated 25.6.2003	211183, 84 - 98051-71293 Mgr.	0	11	0	0	0	11	22	500-800
37	Pong View Hotel Cantt. Road, D/shala.	Sh. Jai Karan S/O Sh. Parma Nand R/O Kajlot, Tehsil Dharamshala.	DMA/HTL-177/99-572 dt. 14.7.99	222271	0	22	0	0	0	22	44	1500-3200
38	Hotel R. Square, Dharamshala	Sh. Rakesh Rana S/o Sh. Lt. Sh. Ma;kiyat Singh Rana R/o Vill. Lower Barol, P.o Dari, Tehsil Dharamshala, Distt. Kangra	DMA/HTL(Kgr)-472/2016-827 dt. 08-07-2016	94180-23000, 01892-223559	0	4	0	1	0	5	12	1500-3500
39	Hotel Royal Taj, Gharoh (Shivnagar)	Smt. Tripta Devi W/o Sh. Abdesht Kumar, R/o VPO gharoh, Tehsil Dharamshala, Distt. Kangra.	DMA/HTL(Kgr)-504/2017-4045, dated 04-01-2017	94181-11923, 9735-96489	0	15	0	0	0	15	30	600-900
40	Sagar Guest House, Cantt. Rd.	Sh. Daya Sagar S/O Sh. Ram Kishan R/O Kajlot (Dharamshala)	DMA-HTL(Kgr)-236/2010 dt. 25.5.10	98161-20145	0	11	0	1	0	12	26	600-3000
41	Sansar Guest House	Smt. Maya Devi W/O Sh. Sansar Chand R/O Dharamshala, Distt. kangra.	DTO/DMA-A(3)-81/96-4721 dt. 22.03.1997	224439,9 4180-87925	0	10	0	0	0	10	20	200-700
42	Shanti Guest House, Dharamshala	Sh. Surinder Koundal S/o Late Sh.Roshan Lal R/O K.B. Dharamshala.	DMA/HTL(Kgr)-498/2016-2060, dt. 06-12-2016	94180-67807	0	10	0	0	0	10	20	800-200
43	Simla Hotel KB	Sh. Dalip Kumar Chopra S/O	5 dated 6.4.1977	224989	4	7	0	0	0	11	18	25-75



Draft Development Plan Dharamshala, 2035

		sh. Madan Lal Chopra R/O K.B. Dharamsala.										
44	Sita Palace , K.B.	Sh. Parnam Rana & Kullwant Rana S/O Sh. Bhagwan Singh R/O Khanyara Tehsil Dharamsala.	DMA/HTL-194/2000-596 dated 28.7.2000	222498	4	6	0	0	0	10	16	400-900
45	Sun-N-Snow Hotel KB	Sh. Paramjit Singh S/O Sh. Kirpal Singh R/O K.B. Dharamsala.	4 dated 6.4.1977	222423	0	10	0	2	0	12	28	100-300
46	Hotel Sunshine Villa, Khaniyara	Sh. Shubh Karan S/o Sh. Dasaundhi Ram R/o Khaniyara, Tehsil Dharamshala Distt Kangra	DMA/HTL(Kgr)-410-2015- dt. 23-5-2015	88946-06670	0	6	0	0	0	6	12	300-500
47	Surbhi GH, KB	Smt. Anuradha Gupta W/O Sh. Arvind Gupta R/O 336-A, Civil Bazar, Dharamsala.	DMA/HTL-176/99-493 dated 1.7.1999	224677	1	6	0	0	0	7	13	250-400
48	Svagat GH, Kh.Rd.	Sh. S.N. Nagpal S/O Sh. Banwari Lal R/O 447, K.B. Dharamsala, Distt. Kangra.	DTO/DMSL/C/78 /94-695 dated 3.4.1996	224627	1	7	0	0	0	8	15	125-325
49	Tibetan United Asso., old Chari Rd.	Sh. Thupten Samphel S/O sh. Lota R/O Old Chari Rd. Dharamsala.	12-5/82-TD- dated 28.7.1983	226677	1	5	0	0	0	6	11	20-40
50	Vijay Palace GH, Kharadanda Rd.	Sh. Jagjit Singh S/O Sh. Bharthu R/O Nagrota Surian, H.P..	DTO/HTL-175/99-496 dated 1.7.00	226629, 94180-55830	3	6	0	0	0	9	15	200-500
51	Welcome Heritage Grace, Old Chari Rd.	Sh. Yogeshwar Mahajan S/O Sh. Mehar Chand Mahajan R/O 558 Old Chari Rd, Dharamsala.	DMA/HTL(Kgr)-8/2007-438 dt. 25.6.2007	223265, 5267	0	17	0	0	0	17	34	5500
52	White Heaven Estate	Sh. Nirvan Singh Gill S/O Sh. Param Preet Singh R/O	DMA/HTL-250/2003-221	226405-162	0	8	0	0	0	8	16	5500-6500



Draft Development Plan Dharamshala, 2035

		Chilgari, Tehsil Dharamsala.	dated 5.5.2003									
53	Whispering pines Cantt	Sh. Ashok Pathania S/o Sh. Chamel Singh R/o Kalapul the. Dharamshala	DMA/HTL(KGR)-314/2011-1040 dt. 28.09.11	203056, 97367-23485	1	5	0	0	0	6	11	800-1500
53	Sub Total:				44	49	7	24	1	574	11	68
Darnu/ Kandi/ Mohali/Sidhpur/ Chaitru Area (01892):												
1	The Exotica (Tents), Tau	Sh. Gaurav Raj Prashar S/O Sh. Deep Kumar R/O Tohu (Dharamsala).	DMA/HTL(Kgr)-226/2010-2330 dt. 6.3.10	93188-70400, 099151-51515	0	9	0	0	0	9	18	3000-4500
2	Hotel Golden Dream Sheela Chowk.	Sh. Mohinder Kumar & Sh. Surinder Kumar Gupta sons of Sh. Rattan Lal Gupta R/O Hodel, Mauza Khaniyara Tehsil D/sala		94180-86063	0	7	0	1	0	8	18	1000-3500
3	Highland Guest House, Sidhpur	Sh. Ramesh Thakur S/o Sh. Shahzad Singh r/o Sidhpur Tehsil Dharamshala Distt Kangra.	DMA/HTL(Kgr)-383/2014-643	94180-45584	0	17	0	0	0	17	34	1495-2995
4	Green View Guest House, Sidhpur	Smt. Sarda W/o Sh. Kuljeet R/o VPO Dari, Tehsil Dharamshala Distt Kangra.	DMA/HTL(Kgr)-453/2016-4460	94181-4412	2	5	0	0	0	7	12	200-800
5	Green Woods Guest House, Norboulinga(Sidhpur)	Sh. Sher Singh Choudhary S/o Lt. Sh. Diwan Chand R/o VPO Rajol, Tehsil & Distt. Kangra.	DMA/HTL(Kgr)-487/2016-1343, dt. 08-09-2016	01892-246001, 94180-55927	0	11	0	2	0	13	30	1200-3000
6	Himalayan Wonder World, Chaitru.	Sh. Kuldeep Singh S/O Sh. Kanshi Ram R/O Maned PO Chetru, Tehsil Dharamsala.	DMA/HTL-281/2005-1200 dated 10.3.2005	233832, 98164-43650,88 945-	0	10	0	0	0	10	20	800-1600



Draft Development Plan Dharamshala, 2035

				47555								
7	Govind Kripa Guest House, Sidhpur	Smt. Rajni Devi W/o Sh. Rakesh Kumar, R/o VPO Sidhbari, Tehsil D/Shala, Dist. Kangra.	DMA/HTL(Kgr)-510/2017-7001, dated 1-02-2017	98821-49003	0	6	0	0	0	6	12	2500-4000
8	Imperial Heights Resort, Khanyara	Sh. Vinay Singh Rana S/O sh. Daljeet Singh R/O Khanyara	DMA/HTL(Kgr)-239/2010-407	246457	0	15	0	0	0	15	30	3000-4500
9	Karnika Regency Darnu	Sh. Kishan Kapoor S/O Sh. Hari Ram R/O VPO Ghaniara, Tehsil Dharamsala.	DMA/HTL-26/2007-1090 dt.31.10.2007	223199	0	25	0	1	0	26	54	1500-4500
10	Mid Way Resort Chaitru	Sh. Ashok Thakur & Prithvi Thakur S/O sh. Sukh Lal, Smt. Indu Thakur W/O Sh. Lekh Raj R/O VPO Chetru Tehsil Dharamsala.	DMA/HTL-243/2003-2502 dated 20.3.2003	204583	0	10	0	0	0	10	20	1200-2000
11	Norling GH Sidhpur	The G. M. Norbulingka Institute, Sidhpur, Tehsil Dharamsala.	DTO/DMSL/C/42 /96-1866 dated 14.8.1996	246406-07	0	9	2	0	0	11	24	1890-2835
12	Origin Residency Guest House, Darnu	Sh. Rajesh Bhardwaj & Rakesh Bhardwaj S/o Sh. Kirpa Ram Bhardwaj R/o Darnu P.o & Tehsil Dharamshala, Distt Kangra.	DMA/HTI(Kgr)-373/2014-39	98166-32785, 8799-99117	0	13	0	0	0	13	26	2600-3600
13	Hotel The Pavilion by HPCA	The President, HPCA, Dharamshala.	DMA/HTL(Kgr)-341/2012-904 dt. 26..9.2012	224539, 228539	0	72	0	0	0	72	144	10000-20000
14	Quartz guest House, Norboulunga(Sidhpur)	Sh. Sohan Singh S/o Sh. Ganga Ram R/o VPO Sidhpur, Distt. Kangra.	DMA/HTL(Kgr)-485/2016-1313 dt. 02.09.2016	98823-40444	0	22	0	3	0	25	56	5400-12600
15	The Divine Hima Guest House, Sidhpur	Smt. Prem Kumbkarni W/o Sh. Chandermani Kumbkarni,	DMA/HTL(Kgr)-464/2016-339		0	6	0	0	0	6	12	6000-11500



Draft Development Plan Dharamshala, 2035

		R/o VPO Sidhpur, Tehsil Dharamshala, Distt Kangra.	dt. 9-5-2016									
16	Club Mahindra Kangra Valley, Shilla Chowk.	Club Mahindra Holidays & Resorts India Ltd. Chennai	DMA/HTL-286/2006-1504 dt. 27.1.2006	223333	0	22	0	1	0	23	48	3300-6900
17	Hotel White Ridge, Sidhpur	Sh. Anil Sharma S/O Sh. Hari Dass R/O VPO Sidhpur, Tehsil Dharamshala.	DMA/HTL(Kgr)-330/2012-185	222079	0	17	0	1	0	18	38	4000-10000
18	Hotel Sai Taj, Rasan (Tapovan)	Smt. Jaswinder Kaur D/O Sh. Kirpal Singh R/O Rasan, Tehsil, Dharamshala.	DMA/HTL(Kgr)-342/1058 dt. 07.11.2012	98051-47715	0	8	0	0	0	8	16	1000-1200
19	Sajan GH, Barol	Dr. Dharam Pal S/O Sh. Duni Chand R/O V. Barol, PO Dari, Tehsil Dharamsala	DMA/HTL-211/2001-1898 dated 27.3.2001	224526	0	16	0	0	0	16	32	900-1000
20	Somdupling Guest House Sidhpur		DMA/HTL(Kgr)-321/2011-1509	246456, 98160-84567	0	8	0	0	0	8	16	500-1500
21	The Sanctuary, Mohli	M/s Sterling Holidays Resort India Pvt. Ltd .	DMA/HTL(Kgr)-334/2012-430	01892-246039, 139	0	29	0	0	0	29	58	5000-7000
22	Hotel Wonderland, Maned	Sh. Kuldeep Tahkur S/o Lt. Sh. Kanshi Ram & Smt. Laliat Kumari W/o Sh. Kuldeep Tahkur, R/o Vill. Maned, P.O Chetru, tehsil Dharamshala, Distt. Kangra.	DMA/HTL(Kgr)-486/2016-1334, dt. 06-09-2016	98823-64855	0	25	0	0	0	25	50	1500-2500
22	Sub Total				2	36	2	9	0	375	76	8
75	Total Dharamshala Area:				46	86	9	33	1	949	19	36
MCLEODGANJ AREA: (01892)												



Draft Development Plan Dharamshala, 2035

<u>Mcleodganj Area;</u>												
1	Aakash GH, Jogiwara Rd.	Smt. Brahmi Devi W/O Sh. Bhullar R/O Satobari, PO Tota Rani, Tehsil Dharamsala.	DMA/HTL-202/2000-1158 dt. 14.12.2000	221990	1	11	0	0	0	12	23	350-550
2	The Bhagsu HPTDC	MD HPTDC, Shimla	DMA/HTL(Kgr)-33/2007-1320 dt. 15.12.2007	221091	0	20	0	0		20	40	1400-3000
3	Cheryton Cottage	Smt. Cheryl Tampleton W/O Sh. A.D. Templeton & Sh. A.D. Templeton S/O Sh. John Temploeton R/O)Jogibara Rd. Mcleodganj.	DTO/DMA-A(3)-3/96-1654 dt. 23.7.1996	221993	0	4	0	0	0	4	8	700
4	Chinar Lodge	Smt. Renu Kaushal W/O Sh. Jagat Ram R/O Parijat Kothi, Dalhousie, Distt. Chamba.	DMA/HTL(Kgr)-109/2008-1701 dated 29.8.2008	221767-327	0	8	0	1	0	9	20	1000-2000
5	Chonor House	G.M. Norbulingka Institute, Sidhpur, Tehsil Dharamsala.	DTO/DMA-A(3)-11/97-313 dt. 26.5.1997	221006	0	11	0	0	0	11	22	3480-4560
6	Club House HPTDC	MD HPTDC, Shimla	DMA/HTL-269/2004-14 dated 2.4.2004	220834	0	8	0	0	2	10	26	150-1700-1900
7	Dreamland GH	Smt. Gulab Jangma Negi W/O Sh. Chhawang Dandup Negi R/O Mcleodganj, Tehsil Dharamsala.	DTO/DMSL/C/35/94-741 dated 5.10.1994	221490	2	4	0	0	0	6	10	50-175



Draft Development Plan Dharamshala, 2035

8	Ekant Lodge	Smt. Damordri Saini W/O Sh. Shiv Ram Saini R/O Jogibara Rd. Mcleodganj, Tehsil Dharamsala.	3-4/90-TD-160 dt. 4.12.1990	221593	1	8	0	0	0	9	17	250-400
9	Freedom Palace	Sh. Ashok Guleria S/O Sh. Choudhary Ram R/O Jogibara Road, Mcleodganj, Tehsil Dharamsala.	DMA/HTL-236/2002-1050 dt. 17.9.2002	220378	0	8	0	0	0	8	16	175-200
10	Friends Cornor	Sh. Dalip Kumar Chopra	DMA/HTL(Kgr)- / - , dated	221333	2	3	0	0	0	5	8	500-800
11	Glenmoor Cottages	Sh. Ajay Mankotia S/O Sh. Onkar Singh M.D. M/S Glenmoor Cottages Pvt. Ltd., Mcleodganj.	3-10/90-TD-109 dated 23.1.1991	221010	0	7	0	0	0	7	14	1800-4950
12	Green Hotel	Sh. Lochi Tulku/ Yeshi Thinley & Yashi Dolma	DMA/HTL(Kgr)- / - , dated	221200	0	14	0	0	0	14	28	700-1200
13	Him View Hotel, J.Rd.	Sh. Jai Ram Sharma S/O Hari Chand R/O VPO Mcleodganj, Tehsil Dharamsala.	DMA/HTL(Kgr)-100/2008-1577 dt. 22.8.2008	221286	0	9	0	0	0	9	18	1400-1800
14	Him Queen Hotel	Sh. Kuldeep Patial S/O sh. Khazan Singh R/O Ram Nagar, Dharamsala.	4-7/92-TD-DMA-439 dt. 22.4.1994	221861-1184	0	33	1	4	0	38	85	1000-3000
15	Horizon Villa GH Mcleodganj	Sh. Yogesh Gupta & Smt Rajni Gupta R/O Mcleodgaj, Tehsil Dharamsala.	DMA/HTL(Kgr)-359/2013-1915 dt. 22.03.2013	98160-45041, 94187-80000	0	6	0	0	0	6	12	4500-5500
16	Himalaya Hotel	Sh. Tenzin Chowphel S/O Lt. Sh. Jamyang Chowphel R/O Mcleodganj, Tehsil Dharamsala.	12-13/82-TD-3006 dt. 17.11.1982	221223	0	6	0	0	0	6	12	20-40-45
17	Him Darshan Guest	Sh. Puram Chand S/o Sh.	DMA/HTL(Kgr)-	94180-	0	6	0	0	0	6	12	1200-



Draft Development Plan Dharamshala, 2035

	House, Jogiwara Rd., Mcleodganj	Rumi Ram, R/o Jogiwara rd. Mcleodganj, Tehsil Dharamshala, Distt. Kangra.	495/2016-1837, dt. 05-11-216	45576								2800
18	India House Hotel	Sh. Jagpal Aggarwal	DMA/HTL(Kgr)- / - , dated	221144	0	16	0	0	0	16	32	1200-2000
19	Kailash Hotel, Mganj	Sh. Lodo Sangpo S/O Sh. Pema Lama Bhutia R/O Mcleodganj, Tehsil Dharamsala.	3-8/89-TD-104 dt. 231.1991	221044	3	2	0	0	0	5	7	250-400
20	Kailwood GH	Smt. Kokila Gurung	DMA/HTL(Kgr)- / - , dated	221408	0	13	0	0	0	13	26	100-250
21	Kalsang GH	Sh. Sersho Kalsang S/O sh. Nenjo Kalsang R/O Mcleodganj, Tehsil Dharamsala.	3-1/87-TD-DMA-55 dt. 29.1.1981	221709	8	16	0	0	0	24	40	80-400
22	Kareri Lodge, Mcleodganj	Sh. Ram Swaroop S/O Sh. Jagdish Chand R/O Depot Bazar, Dharamsala, Distt. Kangra.	DMA/HTL-200/2000-1035 dt 8.11.2000	221132	0	5	0	0	0	5	10	700-1400
23	Kongpo GH	Sh. Pema Yashi S/O Dawa Kangpo R/O Mcleodganj, Tehsil Dharamsala, Distt. Kangra.	4-6/93-TD-731 dt. 3.10.1994	221086	0	4	0	0	0	4	8	150
24	Krishna GH, Temple Rd.	Sh. Rahul Kumar S/O Sh. Shiv Ram R/O Sheela Chowk, PO Sidhpur, Tehsil Dharamsala.	DMA/HTL-229/2002-264 dt. 10.4.2002	220327	0	5	0	0	0	5	10	300-600
25	Kunga GH	Sh. Kunga Thinley S/O Sh. Jamtan R/O Mcleodganj, Tehsil Dharamsala.	DTO/DMSL/C/11/96-430 dt. 13.3.1996	221180	0	7	0	0	0	7	14	150-450
26	Ladies Venture,	Smt. Sureka Rana W/O Sh.	DTO/DMSL/C/32	221559	3	7	0	0	1	11	22	150-



Draft Development Plan Dharamshala, 2035

	Jogiwara Rd.	G.S. Rana R/O TCV Khanyara Rd. Dharamshala, Distt. Kangra.	/94-748 dt. 05.10.1994									450
27	Lhasa Hotel & Restaurant, Bus Stand	Sh. K.P. Bhardwaj S/O Sh. Pritam Singh R/O M-59, Chilgari, D/shala.	3-3/90-TD-20 dt. 23.1.1991	221824	0	10	0	0	0	10	20	1800-3500
28	Loling GH, TIPA Rd.	Sh. Jampa Chodak S/O Sh. Sonam R/O Mcleodganj, Tehsil Dharamshala.	7-4/98-DTO(DMA)-73 dt. 24.4.1998	221072	6	2	0	0	0	8	10	100-200
29	Losseling GH, Main Bzr.	Sh. Karma Wangyal S/O Sh. Sonam Wangyal R/O Mcleodganj, Tehsil Dharamshala.	3-3/92-TD-592 dt. 29.4.1992	221087	0	17	0	0	0	17	34	100-250
30	Lotus Leaf , Jogiwara Rd.	Smt. Monika Malhotra	DMA/HTL(Kgr)- / - , dated	221411	0	9	0	0	0	9	18	400-800
31	Mount View Hotel, Jogiwara Rd.	Smt. Savitri Devi W/O Sh. Jai Ram Sharma R/O Jogibara Rd. Mcleodganj, Tehsil Dharamshala.	DMA/HTL-172/99-160	221382	1	13	0	0	0	14	27	350-750
32	Namgyal GH	Yeshe Dolma D/O Sh. Lobsang Namgyal R/O Mcleodganj.	DMA/HTL(Kgr)- / - , dated	221200	0	27	0	0	0	27	54	700-1600
33	Natraj Holiday Resort	Sh. Vijay Duggal, M.D. M/S Natraj Holiday Resorts (P) Ltd. Mcleodganj, Tehsil Dharamshala.	DMA/HTL(Kgr)-91/2008-1210 dt. 9.7.2008	221529	0	22	0	0	0	22	44	1500-3500
34	Om Hotel, Below Kailash Hotel.	Smt. Dechen Dolkar W/O Sh. Lobsang Tenzin R/O Mcleodganj, Tehsil Dharamshala.	112-22/82-TD-90 dt. 17.1.1983	221313, 98163-29985	3	13	2	0	0	18	35	100-300
35	Paljor Ghakyil GH	Sh. Nawang Paljor S/O	3-4/91-TD-226	221343	0	14	0	0	1	15	33	24-



Draft Development Plan Dharamshala, 2035

		Lhagoo R/O Swarg Ashram Road, Mcleodganj, Tehsil Dharamsala.	dt. 16.4.1991									100-250
36	Pema Thang GH	Sh. Tenzin Geyche S/O S.T. Tethong R/O Khar Khyung Dzong, Mcleodganj, Tehsil Dharamsala.	DMA/HTL-199/2000-193 dt. 31.10.2000	221871	0	15	0	0	0	15	30	750-1050
37	Rajindra PGH F/Ganj	Sh. Rajinder Singh Rana S/O Sh. Ram Singh Rana R/O Forsythganj, Tehsil Dharamsala.	7-27/97-DTO(DMA)-1772 dt. 8.12.1997	221562	0	8	0	0	0	8	16	200
38	Seven Hills GH	Smt. Sarla Thapa W/O Col. B.K. Thapa R/O Mcleodganj, Tehsil Dharamsala.	3-2/91-TD-178 dt. 22.3.1991	221580	3	7	0	0	0	10	17	200-400
39	Shangrilla GH	Sh. Lobsang Tempa S/O Sh. Wangchuk R/O Jogibara Rd. Mcleodganj, Tehsil Dharamsala.	12-20/82-TD-3504 dt. 21.12.1982	221161	0	5	0	0	0	5	10	100-250
40	Shivalik G.H. M/Ganj	Sh. Prakash Chand S/O Sh. Dyalu Ram R/O M/Ganj.	DMA/HTL(Kgr)-228/2010-2252 dated 02.03.10	221326	0	5	0	2	0	7	18	500-800
41	Shree GH, Mganj	Smt. Neeni Thakur W/O Sh. Naresh Thakur R/O H.No. 145, Sham Nagar, Dharamsala.	DMA/HTL(Kgr)-59/2008-1603 dt. 23.2.2008	9418373817	1	6	0	0	0	7	13	100-200
42	Hotel M, Mcleodganj	Dr. Akshai Kumar Runchal S/O Sh. Buta Ram R/O Mcleodganj, Tehsil Dharamshala	DMA/HTL(Kgr)-291/2010-1712 dt. 28.12.2010	220774, 221195-221675	0	10	0	2	0	12	28	2000-3500
43	Hotel Snow Lion, M/Ganj	Ssh. Norbu Chhophel S/O Sh. Jordan R/O Jogibara Rd.	DTO/DMA-A(3)-3/97-79 dt.	221289	4	4	0	0	0	8	12	200-300



Draft Development Plan Dharamshala, 2035

		Mcleodganj, Tehsil Dharamsala.	9.4.1997									
44	Snow Palace, M/Ganj.	Sh. Anil Kaura	DMA/HTL(Kgr)- / - , dated	221291	0	8	0	0	0	8	16	60-200
45	Surya Resort, M/Ganj.	Sh.P. Bamba, MD M/S Surya Resorts(P) Ltd. Mcleodganj, Tehsil Dharamsala.	4-14/92-TD-5251 dt. 10.12.1992	221418-20	0	46	7	0	0	53	113	2600-7000
46	Takhiyal GH , M/Ganj.	Smt. Dawa Chodon W/O Sh. Jampa Wangdu R/O(Jogibara Road Mcleodganj.	DMA/HTL(Kgr)- 221/2009-1106 dated 29.8.2009	221332	0	8	0	0	0	8	16	150-300
47	Tara GH , M/Ganj.	Km. Chhanjup D/O sh. Tsering Dhandup R/O Amatsang House, Mcleodganj, Tehsil Dharamsala.	7-16/98-DTO(DMA)-1216 dt. 26.11.1998	221181	0	6	0	0	0	6	12	100-125
48	Tashi Khangsar Lodge	Sh. Tashi Choephel S/O Shri Dorjee R/O VPO Mcleodganj, Tehsil Dharamsala.	4-10/92-TD-7294 dt. 10.2.1993	221026	2	3	0	0	0	5	8	45-125
49	Tibet Hotel, B/nag Rd.	The CEO, Fedration of Tibetan Co.-op in India Ltd. Mcleodganj, Tehsil Dharamsala.	12-16/82-TD- dt. 20.1.1983	221587	0	20	0	0	0	20	40	1000-2000
50	Tibetan Ashoka GH		3-2/89-TD-126 dt. 16.5.1989	221763	0	39	0	1	0	40	82	150-400
51	Hotel Villa Inn, Mcleodganj	Smt. Savitri Devi W/O Sh. Jai Ram Sharma R/O Jogibara Rd. Mcleodganj, Tehsil Dharamsala.	DMA/HTL(Kgr)- 457/2016-4796	01892-880575,	0	32	0	2	0	34	72	3200-9200
52	Yellow GH	Sh. Tenzin Choegyal S/O Sh. Soepa Gytso R/O Bhagsunag Rd. Mcleodganj, Tehsil	DTO/DMSL/C/27 /96-838 dt. 24.4.1996	221754	1	8	0	0	0	9	17	80-225



Draft Development Plan Dharamshala, 2035

		Dharamsala.										
53	Yonten GH	Ms Chodon D/O Sh. Yonten R/O Mcleodganj	DMA/HTL(Kgr)-276/2010 dated 10.08.2010	221509	1	5	0	0	0	6	11	200-250
54	ZKL Guest House	Sh. Karma Sonam S/O Khamatul Yeshi Dorjee Rimpoche R/O Bhagsunag Rd. Mcleodganj, Tehsil Dharamsala.	4-4/93-TD-703 dated 30.10.1994	220581	3	5	0	0	0	8	13	150-200
54	Sub Total:				45	60	10	12	4	679	13	59
Bhagsunag/ Dharamkot Area:												
1	Ashoka International G.H, Bahgsunag			220405,2 21681, 94183- 03253	0	8	0	0	0	8	16	2500-3500
2	Aakarsh G.H. Bhagsunag	Sh. Kamal Nehria S/O Sh. Dina Nath R/O VPO Bhagsunag.	DMA/HTL(Kgr)-280/2010-1177 dt. 27.09.2010	220676	1	5	0	0	0	6	11	550-800
3	Hotel Askashdeep Bhagsunag	Sh. Onkar Nehra S/O Lt. Sh. Dina Nath R/O Bhagsunag, Tehsil Dharamsala.		221482, 94181- 30383	0	0	0	0	0	0	0	
4	Anand Palace, B/nag	Sh. Ram Prakash Sharma S/O Sh. Choudhary Ram R/O Vill. Bhaddu, PO Khian, Tehsil & Distt. Hamirpur.	DMA/HTL-271/2004-60 dt. 8.4.2004	220507-08	0	33	0	0	0	33	66	750-1000
5	Asian Huts B/Nag	Smt. Indu Bhagat W/O Sh. Rakesh Bhagat R/O C-128. Defence Colony, Delhi.	DTO/DMSL/C/47 /94-967 dt. 20.5.1996	221687	0	3	0	0	0	3	6	150-200
6	Anuj Regency G.H Bhagsunag	Sh. Hem raj S/o Sh. Shiv ram R/o VPO Bhagsunag Tehsil		01892-220155,	2	2	0	0	0	4	6	400-500



Draft Development Plan Dharamshala, 2035

		Dharamshala Distt Kangra.		94182-47738								
7	Bhagsu Hieght GH, Bahgsunag			220500, 98166-22404	0	10	0	0	0	10	20	1000-2200
8	Bhagsu view GH, B/nag.	Sh. Kishori Lal S/O Sh. Prabha Ram R/O VPO Bhagsunag, Tehsil Dharamsala.	DMA/HTL-298/2006-912 dt. 26.8.2006	221968	0	14	0	0	0	14	28	600-800
9	Conifer Cottage, D/kot	Sh. Tarun Singh Patyal S/o Sh. Lal Chand Patyal	DMA/HTL(Kgr)-241/2010-465 dt. 4.6.10	94182-37369	0	6	0	0	0	6	12	175-200
10	Dev Cottages, D/kot	Sh. Suresh Thakur S/O Sh. Karan Chand R/O Vill. Dain, PO Mair, Tehsil Barsar, Distt. Hamirpur.	DMA/HTL(Kgr)-3/2007-381 dt. 15-06-2007	221558, 98164-87080 Dr.	0	11	0	0	0	11	22	2000-2500
11	Dharamkot Inn, Dharamkot	Smt. Kusum W/o Sh. Nirmal Singh R/o Vill Dharamkot. P.O Bhagsunag, Tehsil Dharamshala, Distt Kangra.	DMA/HTL(Kgr)-461/2016 dt. 18-4-2016	94180-10594, 221394, 221295	0	10	0	0	0	10	20	1000
12	Eagle Crest G.H. Spenu (D/kot)	Sh. Joginder Sain S/O Sh. Krishan Lal R/O Spenu PO Bhagsunag (Dharamshala)	DMA/HTL(Kgr)-294/2011-1847 dt. 31.01.2011	98163-37386, 97364-69418	0	3	0	0	0	3	6	200-300
13	Great Himalayan Resort, Bhagsunag	Smt. Kaulan Devi W/O Sh. Ranjha Ram R/O Baidi (Kangra)	DMA/HTL(Kgr)-238/2010 dt. 460 dt. 4.6.10	98050-26447, 98822-22623	0	11	0	0	0	11	22	3000-4000
14	Hotel Gandhi's Paradise, B/nag	Sh. Sanjeev Gandhi S/O Sh. DD Gandhi R/O Bhagsunag.		97363-30747	0	8	0	0	0	8	16	2500-5000
15	Green Woods Inn	Sh. Neeraj Sharma S/o Sh.	DMA/HTL(Kgr)-	094180-	0	12	0	0	0	12	24	1200-



Draft Development Plan Dharamshala, 2035

	Guest House, Bhagsunag	Suresh Kumar R/o Sham Nagar, Dharmshala, Distt. Kangra.	363/2013-1072, dt. 23-07-2013	97171								2350
16	Gagan Resort, D/kot	Sh. Jagdev Singh Thain Singh R/O Dharamkot (Dharamshala).	DMA/HTL(Kgr)- / - , dated	220324	0	8	0	0	0	8	16	1300-1350
17	Highland Hotel, B/Nag	Sh. Ramesh Chand Thakur S/O Sh. S.S. Thakur R/O Bhagsunag, Tehsil Dharamsala.	DMA/HTL-287/2006-1702 dated 25.2.2006	220501, 94180-45584	0	19	0	0	0	19	38	600-1250
18	Hotel Eagle Nest, Upper Dharamkot	M.D. M/S Boh Tour & Travels Pvt. Ltd. Dharamkot		221920	0	5	0	2	0	7	18	1500-2000
19	Kamal GH, D/kot.	Smt. Kamla Shukla W/O Sh. Roshan Lal Shukla R/O Dharamkot, Tehsil Dharamsala.	DTO/DMSL/C/29 /95-1300 dt. 19.6.1996	226920 [®]	3	2	0	0	0	5	7	60-120
20	Meghavan Holiday Resort, B/Nag	Sh. Rajesh Kumar S/O Sh. Banarasi Dass R/O Bhagsunag, Tehsil Dharamsala.	DTO/DMSL/C/20 /94-705 dated 28.9.1994	221277-835	0	24	0	0	0	24	48	1200-2500
21	New Blue Heaven D/kot	Sh. Harnam Singh Gill	DMA/HTL(Kgr)- / - , dated	221005	0	8	0	0	0	8	16	250-350
22	Oak View Bhagsunag	Smt. Meena W/O Sh. Sarvjeet Singh R/O VPO Bhagsunag, Tehsil Dharamsala.	DMA/HTL-195/2000-784 dt. 5.9.2000	221530	0	6	0	0	0	6	12	250-350
23	Omni GH B/Nag	Sh. Om Prakash S/O Sh. Punnu Ram R/O Bhagsunag, Tehsil Dharamsala.	DTO/DMSL/C/54 /96-2111 dt. 28.09.1996	221489	4	13	0	0	0	17	30	150-500
24	Pink White GH B/Nag	Sh. Lakshpal S/O Sh. Surimder Pal R/oKangra.	DTO/DMA-A(3)-15/96-1786 dt.	221209	5	11	0	0	0	16	27	300-600



Draft Development Plan Dharamshala, 2035

			27.7.1996									
25	Ravine G.H, Bahgsunag		DMA/HTL(Kgr)- 397/2015-1875	220427, 91296- 98829	1	13	0	0	0	14	27	400- 800
26	Royal Palace B/Nag	Sh. Kuldeep Patial S/O Sh.Khazan Singh R/O Ram nagar, Dharamsala.	DMA/HTL- 277/2004-733 dt. 27.9.2004	220962	0	27	0	1	0	28	58	1200- 4000
27	Rose Wood In Guest House, Bhagsunag	Sh. Kuldeep Singh & Sanjeev Kumar S/o Sh. Pritam Chand R/o Bahgsunag Tehsil Dhramshala Distt Kangra.	DMA/HTL(Kgr)- 419/2015-972	94181- 22128, 94180- 44747	0	12	0	0	0	12	24	700- 1200
28	Sagar Cottage, Gallu, Dkot	Sh. Daya Sagar S/Osh. Ram Kishan R/O Kajlot, Tehsil Dharamsala.	DMA/HTL- 300/2006-1214 dt. 13.11.2006	220318	5	1	0	0	0	6	7	250- 300
29	Sky Heaven Guest House, B/nag	Sh. Braham Dutt & sh. Vipam Kumar R/O Bhagsunag, Tehsil Dharamsala.	DMA/HTL(KJgr)- 358/2013-1853 dt. 19.3.13	211307, 98162- 25107	0	17	0	0	0	17	34	1000- 2000
30	Shivani International Guest House, Bahgsunag			94180- 69406	0	13	0	0	0	13	26	2000- 3000
31	Sambyal GH B/Nag	Sh. Nirmal Singh	DMA/HTL(Kgr)- / - , dated	221228	0	4	0	0	0	4	8	150- 300
32	Honey 'N' Spice Guest House Bhagsunag	Sh. Rajinder Kumar S/O Sh. Thani Ram R/o VPO Bhagsunag, Tehsil Dharamshala.	DMA/HTL(Kgr)- 279/2010-1174 dt. 27.09.2010	98570- 93289	0	6	0	0	0	6	12	400- 450
33	Sangam Hotel, B/nag	Sh. Roshan Lal S/O Sh. Rawan Ram R/O VPO Bhagsunag, Tehsil Dharamsala.	DMA/HTL(Kgr)- 42/2008-1427 dated 10.1.2008	221013	0	12	0	0	0	12	24	500- 700
34	Seven Seas B/Nag	Sh. Brij Mohan Sharma S/O	7-5/97-	221122	0	6	0	0	0	6	12	300-



Draft Development Plan Dharamshala, 2035

		Sh. Dial Chand R/O Bhagsunag, Tehsil Dharamsala.	DTO(DMA)-311 dated 1.6.1998									400
35	Shivalay GH, D/kot	Col. Anand Dev Singh S/O Sh. S.S. Jaikaria, R/O H.N. 258, Civil Lines, Dharamsala, Distt. Kangra.	DMA/HTL(Kgr)-16/2007-724 dated 14.8.2007	220087	0	6	0	0	0	6	12	1000-1200
36	Shiv Shakti D/Kot	Sh. Vikram Krishana Sharma S/o Sh. Maj. Arun Krishana R/o Rishi Bhawan D/kot	DMA/HTL(Kgr)-253/2010-2266	9418247776	0	7	0	0	0	7	14	
37	Spring Valley, B/Nag	Sh. Ashwani Bamba MD M/S Luxury Resorts (P) Ltd. Trehan Niwas, Dharamsala, Distt. Kangra.	7-19/98-DTO(DMA)-711 dt. 29.8.1998	221248, 97363-68970	1	25	0	0	0	26	51	800-1800
38	Triund Hotel, B/nag.	Sh. Rajinder Singh Thakur S/O Sh. Kanshi Ram R/O Maned PO Chetru, Tehsil Dharamsala, Distt. Kangra.	DTO/DMSL/C/41/96-2101 dated 24.09.1996dated	221122-528	0	16	0	0	0	16	32	600-1000
39	Morainic Hills G. H.	Sh. Purshotam Chand S/O Sh. Thani Ram & Shamsher Singh S/O Sh. Purshotam Chand R/O Bhagsunag Tehsil Dharamsala.	DMA/HTL(Kgr)-206/2009-834 dated 23.7.2009	221206	0	9	0	0	0	9	18	700-900
										0	0	
39		Sub Total:			27	40	0	4	0	433	84	
						2					7	
Naddi/Satobari/Dal area												
1	Annapurna G.H. Naddi	Sh. Badri Narayan S/O Sh. Makhouli Ram R/O Naddi.	DMA/HTL(Kgr)-240/2010-487 dt. 7.6.2010	221134	0	9	0	0	0	9	18	600
2	Bob's 'N' Barley Hotel	Sh. Ram Chand S/o Sh.	DMA/HTL(kgr)-	215514,	0	13	0	0	0	13	26	2000-



Draft Development Plan Dharamshala, 2035

	& Restaurant, Naddi	Braham Dutt & Smt. Prem Lata W/o Sh. Ram Chand Sharma R/o VPO rahlu, Tahsil Shahpur Distt Kangra.	368/2013-2174	86268-75984								4500
3	Anupam Resort Naddi	Smt. Sangeeta Chopra W/Osh. C.D. Chopra R/O Vill. Naddi, Tehsil Dharamsala, Distt. kangra.	DMA/HTL-148/2000-2156 dt. 26.02.2000	221625	0	27	0	2	0	29	62	1200-1800
4	Asia Health Resort, Satobri.	Smt. Benu Garg W/O Sh. V.K. Garg, Sh. V.K. Garg S/O Sh. Babu Ram & Sh. Anirudh Garg S/O Sh. V.K.Garg R/O Vill. Dhyal PO Tota Rani, Tehsil Dharamsala.	DMA/HTL-244/2003-2535 dt. 22.03.2003	220877-909-10	0	23	0	1	0	24	50	6000-15000
5	Divyansh Hotel, Naddi	Smt.Madhu Bala W/O Sh. Harish Majuja R/O Naddi, Tehsil Dharamsala.	DMA/HTL(Kgr)-56/2008-1638 dt.15.2.2008	98167-25290	1	14	0	0	0	15	29	800-1400-1600
6	Dragon I Guest House, Naddi	Sh. Ravi Pathania S/o Sh. Goverdhan Singh R/o VPO Naddi, Tehsil D/Shala Distt Kangra.	DMA/HTL(Kgr)-455/2016-4452	98166-77860	0	8	0	0	0	8	16	2499-4799
7	Hotel Dal Lake Resorts Dal	Sh. Parkash Chand Patyal S/O Sh. Kirpa Ram R/O Vill. Dhial, PO Dal Lake, Tehsil Dharamsala.	DMA/HTL(Kgr)-153/2009-2870 dt. 21.2.2009	220715,16	0	18	0	0	0	18	36	1800-2400
8	Ess & Bee Naddi	M.D. Hotel Ess & Bee Resorts (P) Ltd.,C-1/41, S.D. area, New Delhi.	DTO/DMA-A(3)-10/97-310 dt. 26.5.1997	221095	0	5	0	0	0	5	10	900-1000
9	Hill View GH Naddi	Sh. Saran Dass S/O Sh. Chhanga Ram R/O Naddi, PO Dal, Tehsil Dharamsala, Distt.	DMA/HTL(Kgr)-49/2007-1559, dated 2.2.08	221432, 94184-25775	0	14	0	0	0	14	28	450-1000



Draft Development Plan Dharamshala, 2035

		Kangra.										
10	Kamal Residency G.H. Naddi	Jyoti Verma D/o Sh. Jatindra Prasad R/o Naddi Tehsil Dharamshla Distt Kangra	DMA/HTL(Kgr)-376/2014-229	98165-31990	0	17	0	0	0	17	34	3500-6000
11	S. N. Naddi	S/Sh. Uttam Chand, Parshotam Singh & Pritam Singh S/O Sh. Gopi Ram R/O Gaggal(Kangra)	DMA/HTL(Kgr)-296/2011-1915 dt. 10.02.2011	221399, 98166-32253	0	12	0	0	0	12	24	700-850
12	Himgiri Huts Naddi	Sh. Gurpreet Singh (Minor) through Gardian Sh. Pawan Kumar S/O Sh. Daya Ram R/O Kangra.	4-9/93-TD-712 dt. 29.9.1994	221898	0	30	0	0	0	30	60	800-1500
13	Jukaso Palace Naddi	Sh. Badri Narayan S/O Sh. Kalu Ram R/O Naddi, Tehsil Dharamsala, Distt. Kangra.	4-8/92-TD-892 dt. 1.5.1996	221336	0	8	0	0	0	8	16	800-1500
14	Hotel Lake View Naddi	Dr. Sourabh Singh Thakur S/o Sh. Swaran Singh Thakur R/o Vill Naddi,p.O Dal Lake , Tehsil Dharamshala, Distt. Kangra.	DMA/HTL-242/2003-2531 dt. 21.03.2003	220374	0	4	0	0	0	4	8	600-700
15	Hotel Manu Vinod Satobari	Sh. Abhimanyu Chopra S/O Sh. Bhim Sen Chopra R/O Satobari	DMA/HTL(Kgr)-242/2010-575 dt. 28.6.2010	221752	0	8	0	1	0	9	20	250-6000
16	Isha Guest House, Naddi	Sh. Vijay Kumar S/O Sh. Kirpa Ram R/O Naddi, Tehsil Dharamshala.	DMA/HTL(Kgr)-324/2012-1870 dt. 21.02.2012	94181-01960	0	8	0	1	0	9	20	1000-1500
17	Inderprashata Resort & Spa, Totarani	Sh. Surinder Pal Dhall S/o Sh. Neel Kanth Dhall R/o Sapri, Distt Kangra.	DMA/HTL(Kgr)-407/2015-2474 dt. 30.03.2015	9805251111	0	35	0	5	0	40	90	4890-22,290
18	Hotel Una Comfort Nandini Residency,	Smt. Nandini W/O Col. Deepak Thapa R/O Dari	DMA/HTL(Kgr)-237/2010-422	220521, 09736153	0	13	0	3	0	16	38	2500-4500



Draft Development Plan Dharamshala, 2035

	Naddi.	(Dharamsala)	dt. 31.5.10	366 93188- 44526								
19	Nishad Resorts Naddi	Ashok S. Mankotia S/O Sh. Kartar Singh & Smt. Archana Mankotia W/O Sh. Sangram Singh Mankotia R/O Tiara, Tehsil Kangra.	DTO/DMSL/C/52 /96-1403 dated 1.7.1996	221707	0	10	0	0	0	10	20	1000-1400
20	Moksha Health Resort, Satobari	M/S Fortune Park Hotels Ltd. Gurgaon.	DMA/HTL(kgr)-386/2014-801	078330-98309, 220067	0	59	0	0	0	59	118	8000-40000
21	Sahima Hotel, Naddi	Dr. S Chakra & Er. Ashok Chakra S/o Sh. Karam Chand R/o Depot Bazar Tehsil Dharamshala Distt Kangra.	DMA/HTL(Kgr)-27/2007-1143	221505	0	13	0	3	0	16	38	1000-2500
22	Shikhar GH Naddi	Sh. Pran Nath Mahajan	DMA/HTL(Kgr)- / - , dated	221358, 948	0	16	0	0	0	16	32	1800-3000
23	Snow Crest Inn	Sh. Vinod Kumar Tiwari MD Hotel Snow Crest Inn, Naddi, Tehsil Dharamsala, a Distt. Kangra.	DMA/HTL(Kgr)-151/2009-2698 dt. 28.01.09	220543	0	8	0	0	0	8	16	1200-1400
24	Shiva G.H. Naddi	Sh. Manoj Kumar S/O Sh. Shiv Charan R/O Naddi, Tehsil Dharamshala.	DMA/HTL(Kgr)- / - , dated	221833, 98170-62893	4	0	0	0	0	4	4	150
25	Snow Retreat, Naddi	Smt. Sarla Devi W/O Sh. H.D. Sharma & Smt. Sandhiya Devi W/O Sh. P.C. Thakur R/O Pharer, Tehsil Palampur.	DMA/HTL-235/2002-1054 dated 17.9.2002	220255	0	10	0	0	0	10	20	800-1300
26	Udeechi Huts, Naddi.	Sh. Abhai Singh M.D. Hotel Udeechi Huts , Naddi, Tehsil Dharamsala.	3-6/91-TD-327 dt. 6.6.1991	221781	0	14	0	0	0	14	28	2000-4000



Draft Development Plan Dharamshala, 2035

27	Upper City Heart Hotel & Restaurant, Naddi	Sh. Gaurav Chadha S/o Sh. Parmesh Chadha R/o K.B. Dharamshala.		98160-93930, 01892-222310	0	4	0	0	0	4	8	2500-3000
28	Victoria Palace	Sh. Deepak Kaushal S/O sh. Jagdish Kaushal R/O Hari Om Niwas Shamnagar	DMA/HTL(Kgr)-312/2011-909 dt. 30.08.2011	221389	0	9	0	0	0	9	18	2000-2500
29	Valley View, Satobri	Sh. Rabinder Prashar S/O Sh. J.P. Prashar R/O Dial, P.O. Tota Rani, Tehsil Dharamsala, Distt. Kangra.	DMA/HTL(Kgr)-128/2008-2343 dt. 24.11.2008	220091	0	25	0	0	0	25	50	700-1100
Total	197				123	2304	19	65	5	2516	5079	

Source: District Tourism Development Office Kangra at Dharamshala



Annexure 2 Details of Water Supply Source and Names of Scheme in Rural Areas of Dharamshala Planning Area

S. No.	Village	Habitation Name	Source Type	Source Type Category Location	Location	Type	Scheme Name	Status
1	Chelian	Chelian	Deep Tubewell	Ground Water	Near Madan Dhiman House	Hand Pump	Gp Mant Vill 78 Ram Nagar (0000013894)	Functional
2	Chelian	Chelian	Spring	Surface Water		PWS	Imp. of Wss Sakoh Sarah Chetru(0000030836)	Functional
3	Chelian	Chelian	Deep Tubewell	Ground Water	Near Bansi Lal House	Hand Pump	Prov. And Instt. Of H/Pump Srijan Development Sociec(0000850908)	Functional
4	Chelian	Chelian	Deep Tubewell	Ground Water	Dharamshala	PWS	Providing Separate Wss To Civil Line Dharamshala (0005191844)	Functional
5	Chelian	Chelian	Deep Tubewell	Ground Water	Dharamshala Near Jawahar Nagar Near Sachin House	Hand Pump	Wss Dharamshala Town(0005190737)	Functional
6	Chelian	Chelian	Deep Tubewell	Ground Water	Chelian Near Anil Kumar House	Hand Pump	Wss Dharamshala Town(0005190737)	Functional
7	Chakban Dhar	Chakvan Dhar	Deep Tubewell	Ground Water	Nr. Mohan House	Hand pump	Gabli Dari Near House Baldev House (0000013892)	Functional
8	Gabli Dar	Ballu	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033344)	Functional
9	Gabli Dar	Gabli Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033352)	Functional
10	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Nr Chajju House	Hand pump	Prov. And Instt. Of H/Pump At Gabli Dari(0000850866)	Functional
11	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Dari Opposite To Pnb	Hand pump	Wss Dari Barol(0005190854)	Functional
12	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Dari Opposite To Pnb	Hand pump	Wss Dari Barol(0005190855)	Functional
13	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Childern Park	Hand pump	Wss Dari Barol(0005190879)	Functional
14	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Noda Ram House	Hand pump	Wss Dari Barol(0005190885)	Functional
15	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Nr Mela Ground	Hand pump	Wss Dari Barol(0005190891)	Functional
16	Gabli Dar	Habher	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033390)	Functional
17	Jhikli	Jhikli Barol	Spring	Surface		PWS	Aug.Of Wss Khaniar	Function

Draft Development Plan Dharamshala, 2035

	Barol			Water			Sidhwari(0000033519)	al
18	Jhikli Barol	Jhikli Barol	Deep Tubewell	Ground Water	Nr lti	Hand pump	Nr. lti Compus Dari(0000004394)	Function al
19	Jhikli Barol	Jhikli Barol	Deep Tubewell	Ground Water	Nr. Sarv Chand House	Hand pump	Wss Dari Brol(0005190864)	Function al
20	Jhikli Barol	Kathman	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033544)	Function al
21	Jhikli Dar	Jhikli Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033558)	Function al
22	Kand	Kand	Deep Tubewell	Ground Water	Nr Gms Kand	Hand pump	Wss Dari Barol(0005190897)	Function al
23	Uparli Barol	Karumber	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033639)	Function al
24	Uparli Barol	Upper Barol	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033648)	Function al
25	Uparli Barol	Upper Barol	Deep Tubewell	Ground Water	Nr. Partuesh House	Hand pump	Prov. And Instt. Of H/Pump Iin Vill Upper Barol Gp D(0000851073)	Function al
26	Uparli Barol	Upper Barol	Deep Tubewell	Ground Water	Nr Gps Barol	Hand pump	Wss Dari Brol(0005190869)	Function al
27	Uparli Dar	Chillen	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033692)	Function al
28	Uparli Dar	Upper Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033704)	Function al
29	Uparli Dar	Upper Dari	Spring	Surface Water		PWS	Performa Estimate For PWSs To Nc/Pc Hab.Under Wss Upper Barol And Triambalpat(0001825818)	Function al
30	Uparli Dar	Upper Dari	Deep Tubewell	Ground Water	Upper Dari Near Smt. Sujata Devi House	Hand pump	Wss Dari Barol(0005190750)	Function al
31	Uparli Dar	Upper Dari	Deep Tubewell	Ground Water	Nr Chajju Shop	Hand pump	Wss Dari Brol(0005190861)	Function al
32	Gabli Dar	Ballu	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033344)	Function al
33	Gabli Dar	Gabli Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033352)	Function al
34	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Nr Chajju House	Hand pump	Prov. And Instt. Of H/Pump At Gabli Dari(0000850866)	Function al
35	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Dari Opposite To Pnb	Hand pump	Wss Dari Barol(0005190854)	Function al
36	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Dari Opposite To Pnb	Hand pump	Wss Dari Barol(0005190855)	Function al
37	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Childern Park	Hand pump	Wss Dari Barol(0005190879)	Function al
38	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Noda Ram House	Hand pump	Wss Dari Barol(0005190885)	Function al



Draft Development Plan Dharamshala, 2035

39	Gabli Dar	Gabli Dari	Deep Tubewell	Ground Water	Nr Mela Ground	Hand pump	Wss Dari Barol(0005190891)	Functional
40	Gabli Dar	Habher	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033390)	Functional
41	Jhikli Barol	Jhikli Barol	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033519)	Functional
42	Jhikli Barol	Jhikli Barol	Deep Tubewell	Ground Water	Nr Iti	Hand pump	Nr. Iti Compus Dari(0000004394)	Functional
43	Jhikli Barol	Jhikli Barol	Deep Tubewell	Ground Water	Nr. Sarv Chand House	Hand pump	Wss Dari Brol(0005190864)	Functional
44	Jhikli Barol	Kathman	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033544)	Functional
45	Jhikli Dar	Jhikli Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033558)	Functional
46	Kand	Kand	Deep Tubewell	Ground Water	Nr Gms Kand	Hand pump	Wss Dari Barol(0005190897)	Functional
47	Uparli Barol	Karumber	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033639)	Functional
48	Uparli Barol	Upper Barol	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033648)	Functional
49	Uparli Barol	Upper Barol	Deep Tubewell	Ground Water	Nr. Partuesh House	Hand pump	Prov. And Instt. Of H/Pump lin Vill Upper Barol Gp D(0000851073)	Functional
50	Uparli Barol	Upper Barol	Deep Tubewell	Ground Water	Nr Gps Barol	Hand pump	Wss Dari Brol(0005190869)	Functional
51	Uparli Dar	Chillen	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033692)	Functional
52	Uparli Dar	Upper Dari	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033704)	Functional
53	Uparli Dar	Upper Dari	Spring	Surface Water		PWS	Performa Estimate For PWSs To Nc/Pc Hab.Under Wss Upper Barol And Triambalpat(0001825818)	Functional
54	Uparli Dar	Upper Dari	Deep Tubewell	Ground Water	Upper Dari Near Smt. Sujata Devi House	Hand pump	Wss Dari Barol(0005190750)	Functional
55	Uparli Dar	Upper Dari	Deep Tubewell	Ground Water	Nr Chajju Shop	Hand pump	Wss Dari Brol(0005190861)	Functional
56	Kajlot	Bara Kotha	Spring	Surface Water		PWS	PWSs To Pc Hab Village Bara Katha Kalapul(0000034514)	Functional
57	Kajlot	Kala Pul	Spring	Surface Water		PWS	PWSs To Pc Hab Village Bara Katha Kalapul(0000034519)	Functional
58	Kajlot	Kazlot	Spring	Surface Water		PWS	PWSs To Pc Hab Village Bara Katha Kalapul(0000034525)	Functional
59	Narghota	Narghota	Spring	Surface Water		PWS	Aug. Of Wss Sudher Khas Kajlot(0000030757)	Functional



Draft Development Plan Dharamshala, 2035

60	Hodal	Hodel	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000032689)	Functional
61	Mohli Harandi	Mohli Haran Di	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033170)	Functional
62	Mohli Harandi	Mohli Haran Di	Deep Tubewell	Ground Water	Nr Water Tank Mouli	Hand pump	Wss Khanyara Dari Sidhwari Nr Water Tank Mouli(0005187321)	Functional
63	Mohli Harandi	Mohli Haran Di	Deep Tubewell	Ground Water	Nr Water Tank Mouli	Hand pump	Wss Khanyara Dari Sidhwari Nr Water Tank Mouli(0005187321)	Functional
64	Mohli Lahrandi	Mohali Laharan Di	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033177)	Functional
65	Sidhpur	Chambi	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033180)	Functional
66	Sidhpur	Chambi	Deep Tubewell	Ground Water	Sidhpur Near Dinesh Fogi House	Hand pump	Wss Sidhpur(0005190772)	Functional
67	Sidhpur	Fatehpur	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033182)	Functional
68	Sidhpur	Khapar Lahar	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033184)	Functional
69	Sidhpur	Sidhpur	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033190)	Functional
70	Sidhpur	Sidhpur	Deep Tubewell	Ground Water	Sidhpur Near Jagdish House	Hand pump	Wss Sidhpur(0005190761)	Functional
71	Thehr	Patola	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033304)	Functional
72	Thehr	Ther	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033317)	Functional
73	Thehr	Trapda	Spring	Surface Water		PWS	Aug.Of Wss Khaniar Sidhwari(0000033335)	Functional
74	Mant Khas	Mant Khas	Infiltration Gallery	Ground Water		PWS	A/A And M/O Wss Ramnagar Sham Nagar(0001819290)	Functional
75	Gulerian	Gulerian	Spring	Surface Water		PWS	Performa Estimate For PWSs To Nc/Pc Hab.To Village Chakvan Sarah Gujehra Ghumarkar In Gp Sarah(0001826236)	Functional
76	Jatehr	Jatter	Spring	Surface Water		PWS	Imp.Of Wss Sakoh Sarah Chetru(0000030836)	Functional
77	Jatehr	Jatter	Deep Tubewell	Ground Water	Nr Sat Pal House	Hand pump	Wss Sakoh Sarah Chetru(0005190780)	Functional
78	Jatehr	Jatter	Deep Tubewell	Ground Water	Nr Jalim Singh House	Hand pump	Wss Sakoh Sarah Chetru(0005190792)	Functional
79	Jatehr	Jatter	Deep Tubewell	Ground Water	Nr Primary School	Hand pump	Wss Sakoh Sarah Chetru(0005190795)	Functional
80	Panjleh	Panjlehar	Canal	Surface		PWS	Imp.Of Wss Sakoh Sarah	Function



Draft Development Plan Dharamshala, 2035

	r			Water			Chetru(000030836)	al
81	Panjlehar	Panjlehar	Spring	Surface Water		PWS	Imp.Of Wss Sakoh Sarah Chetru(000030838)	Functional
82	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Sakoh Near Kikar Singh House	Hand pump	Wss Sakoh Chaitru(0005190847)	Functional
83	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Sakoh Near Kuldeep Singh House	Hand pump	Wss Sakoh Chatru(0005190793)	Functional
84	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Nr Bus Stop	Hand pump	Wss Sakoh Sarah Chetru(0005190762)	Functional
85	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Crpf Sakoh	Hand pump	Wss Sakoh Sarah Chetru(0005190803)	Functional
86	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Nr Tailor Shop	Hand pump	Wss Sakoh Sarah Chetru(0005190819)	Functional
87	Panjlehar	Panjlehar	Deep Tubewell	Ground Water	Nr Ajit Singh Shop	Hand pump	Wss Sakoh Sarah Chetru(0005190825)	Functional
88	Uprer	Gadiara	Deep Tubewell	Ground Water	On Kunal Pathri Road	Hand pump	Wss Sakoh Sarah Chetru(0005190771)	Functional
89	Uprer	Uprehad	Spring	Surface Water		PWS	Imp.Of Wss Sakoh Sarah Chetru(000030839)	Functional
90	Uprer	Uprehad	Deep Tubewell	Ground Water	Near House Of Sh. Subhash Chand	Hand pump	Nr. Nichala Sakoh(0000004350)	Functional
91	Uprer	Uprehad	Deep Tubewell	Ground Water	Near House Of Sh. Prem Singh	Hand pump	Prov. And Instt Of H/Pump Tika Sakou Nr Kewal Singh (0000851399)	Functional
92	Uprer	Uprehad	Deep Tubewell	Ground Water	Nr Dispensary	Hand pump	Wss Sakoh Sarah Chetru(0005190753)	Functional
93	Bagni	Bagni	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidwari Kand Barwala(0000030628)	Functional
94	Bagni	Bagni	Deep Tubewell	Ground Water	Bagni Near G.P. School Bagni And House Of Sh. Chuni Lal	Hand pump	Wss Sidhbari Kaned Barwala(0005190951)	Functional
95	Bagni	Lower Bagni	Deep Tubewell	Ground Water		PWS	Wss Kanad Barwala(0000057621)	Functional
96	Rasan	Dhiman Abadi	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidhbari Kianed Barwa(0000030182)	Functional
97	Rasan	Dhiman Abadi	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Village Sidhbari Kanad Barw(0000030005)	Functional



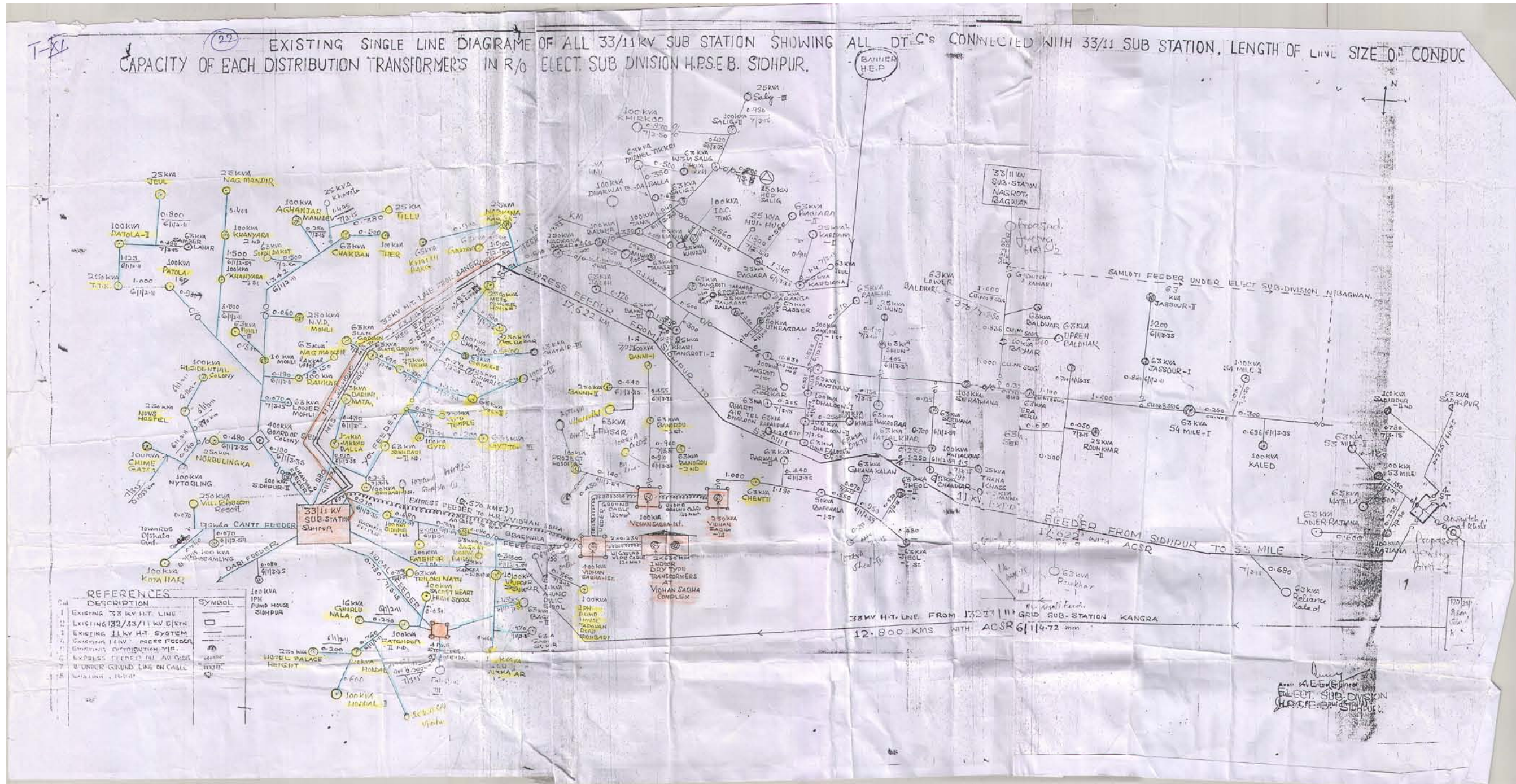
Draft Development Plan Dharamshala, 2035

98	Rasan	Rasan	River	Surface Water	Rakkar From Manooni Khad	PWS	PWSs To Nc/Pc Habitation Of C/V Rasan Sidhbari In Gp Sidhbari In Tehsil D/Shala Distt. Kangra (H.P)(0006243412)	Functional
99	Rasan	Rasan	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidhbari Kanad Barwal(0000030006)	Functional
100	Rasan	Rasan	Deep Tubewell	Ground Water	Rasan Near Amar Singh House	Hand pump	Wss Sidhbari Kanad Barwala(0005190827)	Functional
101	Sidhbari	Balla	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidhbari Kianed Barwa(0000030111)	Functional
102	Sidhbari	Kihari	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidhbari Kianed Barwa(0000030113)	Functional
103	Sidhbari	Sidhbari	Spring	Surface Water		PWS	A/A And M/O Wss Kanad Barwala(0001817234)	Functional
104	Sidhbari	Sidhbari	Deep Tubewell	Ground Water		PWS	PWSs To Water Scarcity Vill. Sidhbari Kianed Barwa(0000030114)	Functional
105	Theru	Theru	Spring	Surface Water		PWS	PWSs To Nc/Pc Hab. To Vill. Pallan(0003278251)	Functional
106	Loharkar	Jatter	Spring	Surface Water		PWS	Aug. Of Wss Sudher Khas Kajlot(0000030726)	Functional
107	Loharkar	Luharkar	Spring	Surface Water		PWS	Aug. Of Wss Sudher Khas Kajlot(0000030727)	Functional
108	Sudehd Khas	Chachrot	Spring	Surface Water		PWS	Aug. Of Wss Sudher Khas Kajlot(0000030736)	Functional
109	Sudehd Khas	Sudher Khas	Spring	Surface Water		PWS	Aug. Of Wss Sudher Khas Kajlot(0000030737)	Functional
110	Sudehd Khas	Sudher Khas	Deep Tubewell	Ground Water	Nr Old Chungi	Hand pump	Wss Sudher Khas Kajlot(0005190902)	Functional
111	Sudehd Khas	Sudher Khas	Deep Tubewell	Ground Water	Nr Astbhuj Temple	Hand pump	Wss Sudher Khas Kajlot(0005190907)	Functional
112	Sudehd Khas	Sudher Khas	Deep Tubewell	Ground Water	Nr Shiv Mandir	Hand pump	Wss Sudher Khas Kojot(0005190916)	Functional

Source: <http://indiawater.gov.in/IMISReports/NRDWPPanchayatMain.aspx?IBlock=0000007142&BIName=DHARAMSHALA>



Annexure 3 Existing Electric Lines and Sub-stations in Dharamshala Planning Area



Annexure 4 Existing and Proposed Electric Lines and Sub-stations in Dharamshala Planning Area

