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राजपत्र, हिमाचल प्रदेश, 8 जुलाई, 2016/17 आषाढ़, 1938

Director/Joint Controller (Class-I-Gazetted) in the pay band of Rs.15600-39100 + 7800 Grade Pay with immediate effect.

Consequent upon the above promotion Shri Padam Singh Kanwar, presently posted at Headquarter Office Shimla-9 will join his duties at RAS, H.P University, Shimla-5.

He will remain on probation for a period of two years and will exercise option for fixation of pay for the above post within the prescribed period.

By order,
Sd/-

Additional Chief Secretary (Finance).

LOCAL AUDIT DEPARTMENT

NOTIFICATION

Shimla-2, the 5th July, 2016

No.1-73/70-Fin (LA)Vol-7 (part)-3829.—On the recommendation of the Departmental Promotion Committee, the Governor, Himachal Pradesh is pleased to promote Shri Chandresh Handa, Assistant controller (Class-I-Gazetted) Local Audit Department, H.P. to the post of Deputy Director/Deputy Controller (Class-I-Gazetted) in the pay band of Rs.15600-39100 + 6600 Grade Pay with immediate effect.

Consequent upon the above promotion Shri Chandresh Handa, presently posted at Audit of various institutions with HQ at Shimla will join his duties at Headquarter Office Shimla-9.

He will remain on probation for a period of two years and will exercise option for fixation of pay for the above post within the prescribed period.

By order,
Sd/-

Additional Chief Secretary (Finance).

TOWN AND COUNTRY PLANNING DEPARTMENT HIMACHAL PRADESH

NOTICE OF PUBLICATION OF PROPOSED AMENDMENT(S) IN DEVELOPMENT PLANS

Shimla, the 5th July, 2016

No. HIM/TP/PJT/AZR-Misc./2013/Vol-V/12316-12475.—In exercise of the powers conferred under sub-section (1) of Section-19 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor of Himachal Pradesh proposes to make amendment(s) in the Zoning and Sub-Division Regulations of the Development Plan for Bilaspur, Mandi, Dharamshala, Dalhousie, Hamirpur, Parwanoo, Chamba, Rampur, Palampur and Manali Agglomeration of Kullu Valley Planning Area, as per **Annexure-A** uploaded on this Department's

website www.tcphp.in. Notice is hereby given that a copy of the said proposed amendment(s) is available for inspection in the following office(s) during the office hours:—

1. The Director,
Town and Country Planning Department,
Block No. 32-A, SDA Complex,
Kasumpti, Shimla, Himachal Pradesh-171009.
2. The Commissioner,
Municipal Corporation,
Dharamshala, Himachal Pradesh.
3. The Town and Country Planner,
Divisional Town Planning Office,
Mandi, Dharamshala, Hamirpur and Kullu, Himachal Pradesh.
4. The Assistant Town Planner,
Sub-Divisional Town Planning Office,
Bilaspur, Chamba, Parwanoo and Rampur Himachal Pradesh.
5. The Planning Officer,
Town Planning Office,
Palampur and Manali Himachal Pradesh
6. The Executive Officer, Municipal Council,
Bilaspur, Mandi, Dalhousie, Hamirpur, Parwanoo, Chamba, Rampur, Palampur and Manali.

The proposed amendment(s) are hereby published in the Official Gazette of Himachal Pradesh for information of the general public and Notice is hereby given that the provisions of the aforesaid proposed amendment(s) will be taken into consideration.

If any person, likely to be affected by the provisions of the aforesaid proposed amendment(s) has any objection or suggestion with respect to the provisions of the aforesaid proposed amendment(s), he may send the same in writing to the Director, Town and Country Planning Department, Block No. 32-A, SDA Complex, Kasumpti, Shimla, Himachal Pradesh-171009 or the Commissioner, Municipal Corporation, Dharamshala, Himachal Pradesh or the concerned Town and Country Planner, Divisional Town Planning Office, Mandi, Dharamshala, Hamirpur, and Kullu, Himachal Pradesh or the concerned Assistant Town Planner, Sub-Divisional Town Planning Office, Bilaspur, Chamba, Parwanoo and Rampur Himachal Pradesh or the concerned Planning Officer, Town Planning Office, Palampur and Manali Himachal Pradesh or the concerned Executive Officer, Municipal Council, Bilaspur, Mandi, Dalhousie, Hamirpur, Parwanoo, Chamba, Rampur, Palampur and Manali within a period of **30 days** from the date of publication of this Notice in the Official Gazette of Himachal Pradesh.

Objection or suggestion, if any, received within the period as specified above, shall be taken into consideration before finalizing the provisions of the aforesaid proposed amendment(s).

Place: Shimla.
Date:5-7-2016

By order,
(SANDEEP KUMAR),
Director,
Town and Country Planning Department.

ANNEXURE-A
AMENDMENTS IN CHAPTER 18

In Chapter-18, titled Zoning and Sub-Division Regulations of the Development Plan for **Bilaspur Planning Area** notified vide Notification No Awas-TCP-F(5)-8/2004 dated 4.8.2005, following amendments are proposed to carry out namely:-

1. Clause (ii) of 18.3 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvi).
2. Clause (vi) re-numbered as Clause (v) of 18.3 General Regulations shall be substituted, namely-
 “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, set backs, number of storeys and floor area ratio (F.A.R.) etc. The decision of the Director shall be final.”
3. In 18.5.1. Residential Zone the following shall be inserted, namely-

“18.5.1. Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0

Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 18.5.2. Commercial Zone the following shall be inserted, namely-

“18.5.2. Commercial Zone

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 18.5.3. Industrial Zone the following shall be inserted, namely-

“18.5.3. Industrial Zone

(a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.

(b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 18.5.6. Government and Semi-Government Offices Zone the following shall be inserted, namely-

“18.5.6. Government and Semi-Government Offices Zone:

(a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres,

conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) Restricted Uses that may be permitted on special grounds by Director- Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses- Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 18.5.7. Parks and Open Spaces Zone the following shall be inserted, namely-

“18.5.7. Parks and Open Spaces Zone:

(a) Permitted Uses- Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

(b) Restricted Uses that may be permitted on special grounds by Director- Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and

caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.”

8. In 18.5.9. Agriculture Zone the following shall be inserted, namely-

“18.5.9. Agriculture Zone:

(a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 19

In Chapter-19, titled Zoning and Sub-Division Regulations of the Development Plan for **Mandi Planning Area** notified vide Notification No. TCP-F(5)-9/2004 dated 27.12.2004, following amendments are proposed to carry out namely:-

1. Clause (ii) of 19.3 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvii).
2. Clause (vi) re-numbered as Clause (v) of 19.3 General Regulations shall be substituted, namely-
 “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.) etc. The decision of the Director shall be final.”
3. In 19.5.1. Residential Zone the following shall be inserted, namely-

“19.5.1. Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 19.5.2. Commercial Zone the following shall be inserted, namely-

“19.5.2. Commercial Zone

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and

extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 19.5.3. Industrial Zone the following shall be inserted, namely-

“19.5.3. Industrial Zone

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 19.5.6. Government and Semi-Government Offices Zone the following shall be inserted, namely-

“19.5.6. Government and Semi-Government Offices Zone:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club,

playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 19.5.7. Parks and Open Spaces Zone the following shall be inserted, namely-

“19.5.7. Parks and Open Spaces Zone:

- (a) Permitted Uses-** Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.”

8. In 19.5.10. Agriculture Zone the following shall be inserted, namely-

“19.5.10. Agriculture Zone:

(a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 7

In Chapter-7, titled Zoning and Sub-Division Regulations of the Development Plan for **Dharamshala Planning Area** notified vide Notification No Awaz-TCP-1-135/92 dated 15.6.1994, following amendments are proposed to carry out namely:-

1. Clause (ii) of 7.2 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvi).
2. In 7.4.1. Residential Use the following shall be inserted, namely-

“7.4.1. Residential Use:

(a) Permitted Uses - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.

(b) Restricted Uses that may be permitted on special grounds by Director- Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanatoria not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis,

hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

3. In 7.4.2. Commercial Use the following shall be inserted, namely-

“7.4.2. Commercial Use:

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

4. In 7.4.3. Industrial Use the following shall be inserted, namely-

“7.4.3. Industrial Use:

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

5. In 7.4.4. Agriculture Zone the following shall be inserted, namely-

“7.4.4 Agriculture Zone:

- (a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 18

In Chapter-18, titled Zoning and Sub-Division Regulations of the Development Plan for **Dalhousie Planning Area** notified vide Notification No. TCP-F (5)-13/2004 dated 27.12.2004, following amendments are proposed to carry out namely:-

1. Clause (ii) of 18.1.2 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvii).
2. Clause (vi) re-numbered as Clause (v) of 18.1.2 General Regulations shall be substituted, namely-
 “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.) etc. The decision of the Director shall be final.”
3. In 18.1.4.2.(A) Residential Use the following shall be inserted, namely-

“18.1.4.2.(A) Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0

Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 18.2.2. (C) Commercial the following shall be inserted, namely-

“18.2.2. (C) Commercial

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 18.2.2.(D) Industrial the following shall be inserted, namely-

“18.2.2. (D) Industrial

(a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.

(b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 18.1.4.2(E) Public and Semi-Public the following shall be inserted, namely-

“18.1.4.2(E) Public and Semi-Public:

(a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art

galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 18.2.2. (F) Agricultural Area the following shall be inserted, namely-

“18.2.2.(F) Agricultural Area:

- (a) Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 18

In Chapter-18, titled Zoning and Sub-Division Regulations of the Development Plan for **Hamirpur Planning Area** notified vide Notification No. TCP-F(5)-8/2004 dated 4.8.2005, following amendments are proposed to carry out namely:-

1. Clause (ii) of 18.3 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvi).
2. Clause (vi) re-numbered as Clause (v) of 18.3 General Regulations shall be substituted, namely-
 “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.) etc. The decision of the Director shall be final.”
3. In 18.5.1. Residential Zone the following shall be inserted, namely-

“18.5.1. Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 18.5.2. Commercial Zone the following shall be inserted, namely-

“18.5.2. Commercial Zone

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and

extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 18.5.3. Tourism/Industrial Zone the following shall be inserted, namely-

“18.5.3. Tourism/Industrial Zone

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 18.5.4. Public and Semi-Government Zone the following shall be inserted, namely-

“18.5.4. Public and Semi-Government Zone:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails,

fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) Restricted Uses that may be permitted on special grounds by Director- Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses- Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 18.5.5. Parking and Open Spaces Zone the following shall be inserted, namely-

“18.5.5. Parking and Open Spaces Zone:

(a) Permitted Uses- Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

(b) Restricted Uses that may be permitted on special grounds by Director- Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.”

8. In 18.5.7. Agriculture Zone the following shall be inserted, namely-

“18.5.7. Agriculture Zone:

(a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 7

In Chapter-7, titled Zoning and Sub-Division Regulations of the Development Plan for **Parwanoo Planning Area** notified vide Notification No.TCP-F(6)-16/94 dated 18.7.1996, following amendments are proposes to carry out namely:-

1. Clause (ii) of 7.2 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xii).
2. Clause (vi) re-numbered as Clause (v) of 7.2 General Regulations shall be substituted, namely-
 “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, set backs, number of storeys and floor area ratio (F.A.R.) etc. The decision of the Director shall be final.”
3. In 7.4.1. Residential Use the following shall be inserted, namely-

“7.4.1. Residential Use:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 7.4.2. Commercial Use the following shall be inserted, namely-

“7.4.2. Commercial Use :

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases,

poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 7.4.3. Industrial Use the following shall be inserted, namely-

“7.4.3. Industrial Use:

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 7.4.4. Facilities Services and Government and Semi-Government Offices the following shall be inserted, namely-

“7.4.4. Facilities Services and Government and Semi-Government Offices:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails,

fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 7.5. Green Belt/Agriculture Zone the following shall be inserted, namely-

“7.5. Green Belt/Agriculture Zone:

- (a) Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 19

In Chapter-19, titled Zoning and Sub-Division Regulations of the Development Plan for **Chamba Planning Area** notified vide Notification No. TCP-F (5)-4/2005 dated 9.10.2007, following amendments are proposed to carry out namely:-

1. Clause (v) of 19.1.2 General Regulations shall be substituted, namely-
 “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, set backs, number of storeys and floor area ratio (F.A.R.) etc. The decision of the Director shall be final.”
2. In 19.1.4.2.(A) iii New Residential Area the following shall be inserted, namely-

“19.1.4.2.(A) iii New Residential Area:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

3. In 19.1.4.2. (B) Commercial Use the following shall be inserted, namely-

“19.1.4.2. (B) Commercial Use

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary,

picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

4. In 19.1.4.2(H) Industrial Use the following shall be inserted, namely-

“19.1.4.2(H) Industrial Zone

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

5. In 19.1.4.2.(I) Facilities, Services and Government & Semi-Government Offices the following shall be inserted, namely-

“19.1.4.2.(I) Facilities, Services and Government & Semi-Government Offices:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and

buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

6. In 19.2. Agriculture Belt the following shall be inserted, namely-

“19.2. Agriculture Belt:

- (a) Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

7. Regulation 19.1.4.2 of Zonal Regulations shall be deleted and all the Regulations shall be re-numbered as Regulation 19.1.4.1. to 19.1.4.3.

AMENDMENTS IN CHAPTER 7

In Chapter-7, titled Zoning and Sub-Division Regulations of the Development Plan for **Rampur Planning Area** notified vide Notification No. TCP-F(5)-8/2004 dated 4.8.2005, following amendments are proposed to carry out namely:-

1. Clause (ii) of 7.2 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xii).
2. Clause (vi) re-numbered as Clause (v) of 7.2 General Regulations shall be substituted, namely-
 “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.) etc. The decision of the Director shall be final.”
3. In 7.4.1. Residential Use the following shall be inserted, namely-

“7.4.1 Residential Use:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 7.4.2. Commercial Use the following shall be inserted, namely-

“7.4.2. Commercial Use

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and

extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 7.4.3. Industrial Use the following shall be inserted, namely-

“7.4.3. Industrial Use

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 7.4.4. Facilities, Services and Government and Semi-Government Offices the following shall be inserted, namely-

“7.4.4. Facilities, Services and Government and Semi-Government Offices:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club,

playground, banks, police station/police posts, police lines, police headquarters, jails, fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

- (b) Restricted Uses that may be permitted on special grounds by Director-** Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 7.5. Green Belt/Agriculture Zone the following shall be inserted, namely-

“7.5. Green Belt/Agriculture Zone:

- (a) Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.
- (b) Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.
- (c) Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 18

In Chapter-18, titled Zoning and Sub-Division Regulations of the Development Plan for **Palampur Planning Area** notified vide Notification No. TCP-F(5)-8/2004 dated 4.8.2005, following amendments are proposed to carry out namely:-

1. Clause (ii) of 18.3 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxvi).
2. Clause (vi) re-numbered as Clause (v) of 18.3 General Regulations shall be substituted, namely-
 “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.) etc. The decision of the Director shall be final.”
3. In 18.5.1. Residential Zone the following shall be inserted, namely-

“18.5.1. Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 18.5.2. Commercial Zone the following shall be inserted, namely-

“18.5.2. Commercial Zone

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and

extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 18.5.3. Tourism/ Industrial Zone the following shall be inserted, namely-

“18.5.3. Tourism/ Industrial Zone

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 18.5.4. Public & Semi Public Zone the following shall be inserted, namely-

“18.5.4. Public & Semi Public Zone:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails,

fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) Restricted Uses that may be permitted on special grounds by Director- Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses- Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 18.5.5. Parks and Open Spaces Zone the following shall be inserted, namely-

“18.5.5. Parks and Open Spaces Zone:

(a) Permitted Uses- Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

(b) Restricted Uses that may be permitted on special grounds by Director- Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.”

8. In 18.5.7. Agriculture and Water Bodies Zone the following shall be inserted, namely-

“18.5.7. Agriculture and Water Bodies Zone:

(a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”

AMENDMENTS IN CHAPTER 18

In Chapter-18, titled Zoning and Sub-Division Regulations of the Development Plan for Manali Agglomeration of **Kullu Valley Planning Area** notified vide Notification No. TCP-F(5)-8/2002 dated 20.06.2005, following amendments are proposed to carry out namely:-

1. Clause (ii) of 18.3 General Regulations shall be deleted and all the Clauses shall be re-numbered as Clause (i) to Clause (xxxviii).
2. Clause (vi) re-numbered as Clause (v) of 18.3 General Regulations shall be substituted, namely-
 “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, set backs, number of storeys and floor area ratio (F.A.R.) etc. The decision of the Director shall be final.”
3. In 18.5.1. Residential Zone the following shall be inserted, namely-

“18.5.1. Residential Zone:

- (a) **Permitted Uses** - Residences – plotted, (detached, semi-detached and row housing) group housing houses, residential flat, residential-cum-work, hostels, boarding and lodging (accommodation for transit employees of Govt./ Local Bodies) houses, barat ghar/ marriage hall, community hall, old age home, police post, guest houses, crèches, day care centre, convenience shopping centres, local (retail shopping), medical clinic, dispensaries, nursing home and health centres (20 bed), dispensary for pets and animals, professional offices, educational buildings: (nursery, primary, high school, college), school for mentally/ physically challenged, research institutes, community centres, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, clubs, banks/ ATM, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, hostels of non-commercial nature, kindergartens, public utilities and buildings (except service and storage yards), and accessory uses clearly incidental to residential uses which will not create a nuisance or hazard.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Places of worship, dharamshala, foreign missions, night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitarium not creating contagious diseases or mental patients; raising of poultry for non-commercial uses provided that no bird is housed closer than 5.0 Metres of a dwelling or a property line, removal of gravel, clay, sand or stone for

development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight stations; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

- (c) **Prohibited Uses** - Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, warehousing, storage go-downs of perishables, hazardous, inflammable goods, workshops for buses etc., slaughter-housing wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all uses not specifically permitted herein.

Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.”

4. In 18.5.2. Commercial Zone the following shall be inserted, namely-

“18.5.2. Commercial Zone

- (a) **Permitted Uses-** Retail shops including business and professional offices, convenience/neighbourhood shopping centre, local shopping centres, professional offices, work places/offices, banks, stock exchange/financial institution, bakeries and confectionaries, cinema hall/theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing, hostel/boarding housing, hostel, banks/ATM, restaurants, auditoriums, colleges, nursing homes/medical clinics, pet clinics, religious places, offices/work places, commercial centres, research/training institute, commercial service centres/garages/workshop, baratghar/night shelter, weekly/formal markets, library, parks/open space, museum, police stations/post, taxi stand/three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, parking area.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Non-pollution, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel and transient visitor’s homes, religious buildings, hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Dwellings except those of service apartment, essential operational, watch and ward personnel, heavy, extensive, noxious, obnoxious, hazardous and

extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/disposal sites, agricultural uses, storage of perishable and inflammable commodities, quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, district battalion office, forensic science laboratory and all other activities which may cause nuisance and are noxious and obnoxious in nature.”

5. In 18.5.3. Tourism/Industrial Zone the following shall be inserted, namely-

“18.5.3. Tourism/Industrial Zone

- (a) **Permitted Use-** Residential building for essential staff and for watch and ward personnel, all kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, bus terminal, bus depot and workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants.
- (b) **Restricted Uses that may be permitted on special grounds by Director-** Noxious, obnoxious and hazardous industries except storage of perishable and inflammable goods, junkyards, sports/stadium/playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, government/semi-government/ private business offices, bank and financial institutions, helipads, hospitals/medical centres, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone subject to the coverage, height, FAR and set backs of this zone.
- (c) **Prohibited Uses-** Residential dwellings other than those essential operational, service and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational sports or centres, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and LPG refilling plants, commercial office, educational institutions, social buildings.

6. In 18.5.4. Public and Semi-Public Zone the following shall be inserted, namely-

“18.5.4. Public and Semi-Public Zone:

- (a) **Permitted Uses-** Government offices, Central, State, local and Semi-Government, public undertaking offices, defence court, universities and specialised educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centres, social and welfare centres, libraries, social and cultural institutes, religious buildings/centres, conference halls, community halls, barat ghar, dharamshala, guest house, museum/art galleries, exhibition centres, auditoriums, open air theatre, recreational club, playground, banks, police station/police posts, police lines, police headquarters, jails,

fire stations/fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds/sites, post offices, local State and Central Government offices and use for defence purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centres, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

(b) Restricted Uses that may be permitted on special grounds by Director- Residential flat and residential plot for group housing for staff employees, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, bus/truck terminals, burial grounds, cremation grounds and cemeteries/graveyards, warehouse/storage godowns, helipads, commercial uses/centres, other uses/ activities, subject to the coverage, height, FAR and set backs of this zone.

(c) Prohibited Uses- Heavy, extensive and other obnoxious, hazardous industries, slaughter-houses, junk yards, wholesale mandis, dairy and poultry farms, farm-houses, workshop for servicing and repairs, processing and sale of farm product and uses not specifically permitted herein.”

7. In 18.5.5. Parks and Open Spaces Zone the following shall be inserted, namely-

“18.5.5. Parks and Open Spaces Zone:

(a) Permitted Uses- Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological/horticultural garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting range, sports training centres, specialized parks/maidans for multiuse, swimming pool, special recreation and special educational areas, , library, public utilities.

Forest Department or any other Department/ Organization may plant trees/shrubs etc. in the Natural Reserves and Green Belt area demarcated in the Development Plan for the control of soil erosion/conservation and strengthening of natural environs with the prior consent/approval of the owner of such Natural Reserve/Green Belt area but the ownership of the plantation shall vest in the owner.

(b) Restricted Uses that may be permitted on special grounds by Director- Building and structures ancillary to use permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, bus and railway passenger terminals, facilities such as police post, fire post, post and telegraph office, commercial use of transit nature like cinema, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadium, open air cinemas, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** Any building or structure which is not required for open air recreation, dwelling unit except for watch and ward personnel and uses not specifically permitted therein.”

8. In 18.5.6. Agriculture Zone and Water Bodies Zone the following shall be inserted, namely-

“18.5.6. Agriculture Zone and Water Bodies Zone:

(a) **Permitted Uses-** Dwellings for the people engaged in the farm, farm houses and accessory buildings, agriculture, horticulture, dairy, poultry farms, stables for animals rearing and breeding, processing and sale of farm produce, petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings etc.

(b) **Restricted Uses that may be permitted on special grounds by Director-**Quarrying of gravel, sand, clay or stone, lime kilns, brick kilns, show room workshops for servicing and repair of farm machinery and service stations on fixed tenure basis, cold storage, godowns for food, seeds, fertilizer, agriculture/horticulture equipments, tourist accommodation, transit visitor’s camps on non-permanent basis, bus/taxi stand and parking places etc, subject to the coverage, height, FAR and set backs of this zone.

(c) **Prohibited Uses-** All other uses not specifically permitted herein. Regulations for Residential Zone would normally apply to this zone. Temporary constructions would be permitted only with the prior permission of the Director.”