

Comparison between notifications dated 28.2.2011 and 13.8.2015 in respect of IDP, Shimla.

Sr. No.	Item	Position as per Notification dated 28.2.2011	Position as per Notification dated 13.8.2015	Reference of clause in notification dated 13.8.2015
1.	<u>Classification of Area</u>	i) Core Area ii) Restricted Area iii) Other Areas iv) Green Area v) Heritage Area vi) Sinking & Sliding Areas vii) Areas other than Municipal Corporation Area	i) Core Area ii) Non-Core Area iii) Green Area iv) Heritage Area, Heritage Buildings and Cemeteries v) Sinking & Sliding Area vi) Rural Areas Note:- Restricted Area as well as Additional Shimla Planning Area are now parts of Non-Core Area	Clause 10.4
2.	Single Umbrella Committee(SUC)	Existed as per clause 10.4.14 with Commissioner, Shimla as Chairman and TCP (Shimla), Executive Engineer(Urban Development) as members and Architect Planner, M.C., Shimla as Member Secretary	Has been abolished/disbanded	-
3.	Constitution of Inspection Squad	Existed as per clause 10.4.16 with STP/TCP(HQ) as Chairman and Tehsildar (TCP) & Planning Officer(HQ) as members	Has been abolished/disbanded	-
4.	Minimum Plot Area	Core Area- 250 m ² Restricted Area- 200 m ² Other Areas- 200 m ²	<u>Residential</u> EWS- 45 m ² (social housing) LIG- 80 m ² (social housing) Row Houses 90- 200 m ² Semi-detached 120-250m ² Detached houses 150 m² <u>Tourism-</u> 250 m ² <u>Shopping Complex -</u> 750m ² <u>Multi level parking -</u> 750m ² Public & semi-public,	Clause 10.4.8(26) Clause 10.4.1(2)(vi) & 10.4.2(2)(v)

			educational buildings, police/fire-stations, medical, community hall, library/religious buildings, private offices etc. -250 m ²	
5.	Zoning Regulations- system thereof	Simplified Regime (FAR based system with no cap on the number of storeys and height of buildings. Almost same regulations for entire TCP/SADA Areas). However separate regulations for Heritage, Green and Sinking/Sliding Areas).	Distinct Regulations for Residential Use, Booths, Shops, Shopping Complex, Tourism units, Multi level parking, other uses including public & semi-public, educational buildings, police/fire-stations, medical, community hall, library/religious buildings, private offices etc., and Industrial use. Separate regulations for Green Area, Heritage Area, Rural Area and Sinking/sliding Area.	Clause 10.4.1(2)(vi) & 10.4.2(2)(v)
6.	Change of Land Use	Mixed land use permissible. No need of obtaining any change of land use.	Change of land use to be granted by the Administrative Department both for Core as well as non-Core areas.	10.4.1(2)(i) & 10.4.2(2)(i)
7.	Change of building use	Mixed land use permissible. No need of obtaining any change of building use.	Change of building use to be granted by the Commissioner, M.C., Shimla, SADAs and TCP (Shimla) according to the jurisdiction, subject to the condition that there is no disturbance to the adjoining owners & fulfillment of other regulations specified for the purpose.	10.4.1(2)(ii) & 10.4.2(2)(ii)
8.	Green Areas	17 Green Areas defined. Only reconstruction on old lines permissible with same plinth area and number of storeys.	17 Green Areas defined. Only reconstruction on old lines permissible with same plinth area and number of storeys. In existing buildings, the need based additions of lift, ramp, toilet and underground rain water harvesting tank permissible by the State Government on abutting land without felling trees.	10.4.3(2)
9.	Simplification of map approval	Empanelled private practitioners registered	Registered private practitioners in entire Shimla Planning Area	10.4.7

		by TCP Deptt. To approve and certify maps in Other Areas of Shimla Planning Area outside the Municipal Corporation Shimla	can verify building map and submit the same to the competent authorities i.e., Commissioner, M.C., Shimla, SADAs & TCP (Shimla). Applicant shall have choice for getting development permission either through Registered Private Professional or may apply directly to the competent authorities. NOC for service connections under section 83-A of the TCP Act, 1977 shall be given by Competent Authorities, after obtaining certificate from Professional, subject to physical verification by the Authorities.	
10.	Plinth height	Maximum 2.00 m	Not defined.	-
11.	Slope of land	Not defined	Maximum 45°	10.4.8(1)
12.	Height of Parking floor	Not defined	Maximum height 4.00m	10.4.8(2)
14.	Hill cutting	Not defined.	No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting. Building shall be allowed to come up without disturbing the natural land profile.	10.4.8(10)(i)
15.	Roof height	2.50m	2.70m and 5.50m (in case of attic top)	10.4.8(5)(i & ii)
16.	Projections	45cm over door & window openings on all sides	60cm over doors, windows & ventilators.	10.4.8(22)
17.	Balcony projections	1.20m open at two sides upto 50% of building frontage in front set back of 3.00m	1.20m open at two sides upto 50% of building frontage in front set back of 3.00m	10.4.8(22)

18.	Valley view	No construction above vision line (1.50m) on valley side of highways/major roads.	No construction shall be allowed on Valley Side above the road level on the following National Highways, State Highways & Major District Roads Four lane: Kaithlighat (Shoghi) to Dhalli National Highway-5: Chandigarh-Kalka-Parwanoo-Solan-Shimla-Theog-Narkanda-Rampur Road. National Highway-88: Shimla-Manali Road. State Highway-13: Shimla-Tatapani-Mandi Road. Major District Roads. Mehli to Junga. Mehli – to Shoghi via Anandpur. Taradevi –Jutogh Bye Pass. Totu to Kunihar via Airport Sanjauli - Dhalli Bye Pass. Chotta Shimla to Panthaghatti via Kasumpati Circular Cart Road.	10.4.8(8)
19.	Service floors	No provision.	Permissible with a restriction of 2.10m height and not to be counted in F.A.R. in case of commercial/shopping Complex and tourism units.	10.4.8(27)
20.	Block to block distance	Not defined.	5.00m	10.4.8(16)
21.	Minimum front set back on Highways/HPPWD roads	5.00m+3.00m	5.00m+1.50m for tourism units 5.00m+1.00m for other proposals	10.4.1(2)(vi)(3) 10.4.2(2)(v)(3) 10.4.8(6)(1)
22.	Room height	Minimum 2.60m	Minimum 2.70m. In case of sloping ceiling no portion shall have a height of less than 2.00m.	10.4.8(4)
23.	F.A.R.	Core area- 1.50 Restricted area- 1.50m Other areas- 1.75m	Core area Residential -1.50 Shops -1.75 Tourism units 250 to 500 m ² -1.75 Above 500 to 1500m ² - 1.50 Above 1500 m ² -1.50	10.4.1(2)(vi) 10.4.2(2)(v)

			<u>Shopping complex and multi-level parking</u> 750 to 4000 m ² -1.80 Above 4000 m ² -2.00 <u>Other uses</u> 250 to 500 m ² -2.00 Above 500 to 1000 m ² -1.75 Above 1000 to 5000 m ² -1.50 Above 5000 m ² -1.50 <u>Non-Core area</u> Residential - 1.75 Shops -1.75 <u>Tourism units</u> 250 to 500 m ² -1.75 Above 500 to 1500m ² - 1.50 Above 1500 m ² -1.50 <u>Shopping complex and multi-level parking</u> 750 to 4000 m ² -1.80 Above 4000 m ² -2.00 Cinema/cineplex - 1.50 Multiplexes - 2.00 <u>Other uses</u> 250 to 500 m ² -2.00 Above 500 to 1000 m ² -1.75 Above 1000 to 5000 m ² -1.50 Above 5000 m ² -1.50	
24	Set backs	Core area- 2.5m, 2.00m, 2.00m, 2.00m Restricted area- 2.50m, 2.00m, 2.00m, 2.00m	<u>Core area Residential</u> i) Detached 150-250m ² -2.0, 1.5, 1.5, 1.5m Above 250-350m ² - 2.00, 1.75, 1.75, 1.75 Above 350-500m ² -2.0, 2.0, 2.0, 2.0 Above 500 m ² - 3.0, 2.0, 2.0, 2.0 ii) Semi-detached 120-250 m ² -2.0, 2.0, 2.0, 2.0 iii) Row houses 90-120m ²	Clause 10.4.1(2)(vi) & 10.4.2(2)(v)

			<p>-2.0, nil, nil, 1.5 Booths- 1.0, nil, nil, nil Independent Shops 10-30 2.0, 1.5, 1.5, 1.5 Showrooms 2.0, nil, nil, 1.5 Row shops- 2.0, nil, nil, 1.5 <u>Tourism unit</u> 250-500 m² -3.0, 2.0, 2.0, 2.0 Above 500-1500m² -5.0,4.0, 4.0, 3.0 Above 1500 m² - 7.5, 5.0, 5.0, 4.0 <u>Shopping complex</u> 750-4000 m² - 3.0, 2.0, 2.0, 2.0 >4000 m²- 3.0, 3.0, 3.0, 3.0 <u>Multi-level parking</u> 750-4000 m² - 3.0, 2.0, 2.0, 2.0 >4000 m² - 3.0, 3.0, 3.0, 3.0 <u>Other uses</u> 250-500 m² -3.0, 2.0, 2.0, 2.0 Above 500-1000m² -5.0,2.0, 2.0, 3.0 Above 1000-5000m² -10.0, 5.0, 5.0, 5.0 Above 5000 m² -15.0, 7.5, 7.5, 7.5 <u>Cinema (Non-Core area only)</u> 4000 m² & above- 10.0, 5.0, 5.0, 5.0 <u>Multiplex (Non-Core area only)</u> 4000 m² & above -5.0, 3.0, 3.0 3.0</p>	
25.	Height of building	No restriction on height of buildings. Subject to F.A.R.	<p><u>Core Area</u> Residential -18m Booth & shops - 4m & 6m Tourism units -21m Shopping complex 750-4000 m² -18m Above 4000 m² -21m Multi level parking 750-4000 m² -18m Above 4000 m² -21m Public & semi-public,</p>	Clause 10.4.1(2)(vi) & 10.4.2(2)(v)

			educational, police/fire stations, medical, community hall, library, religious buildings, private offices -21m	
			<u>Non-Core Area</u> Residential -21m Booth & shops - 4m & 6m Tourism units -21m Shopping complex 750-4000 m ² -18m Above 4000 m ² -21m Cinema/Cineplex -21m (>4000 m ²) Multiplex -21m (>4000 m ²) Multi level parking 750-4000 m ² -18m Above 4000 m ² -21m Public & semi-public, educational, police/fire stations, medical, community hall, library, religious buildings, private offices -21m Industry 12m & 15m	
26.	Regulations for Heritage Area.	Core Area regulations a/w certain additional regulations.	Regulations defined for Heritage Areas and Buildings. For construction of new buildings on vacant sites, the regulations as applicable for Core Area & Non-Core Area shall be applicable in addition to these regulations.	10.4.4(3)(vi)
27.	Parking provision	<u>Residential</u> 1ECS per dwelling unit <u>Non-residential</u> 1ECS per 50 m ² of built up area	<u>Tourism units</u> - 2 ECS per 100 m ² of built up area <u>Shopping Complex</u> - 3 & 4 ECS per 100 m ² of built up area Cinema/Cineplex- 4 ECS per 100 m ² of built up area <u>Multiplex</u> 2 ECS per 100 m ² of built up area.	Clause 10.4.1(2)(vi) & 10.4.2(2)(v)
28.	Parking floors	No provision.	1 parking floor mandatory wherever feasible. It shall not be counted in F.A.R. However fee shall be paid for the same. Second parking floor may be allowed but shall be counted for F.A.R. as well as fee.	10.4.8(2 & 3)

29.	Distance from khads & nallahs	Not defined	Nallah- 3.00m Khad- 5.00m	10.4.8(17)
30.	Ban on construction	Not defined	No construction shall be permitted on the either side of Sanjauli-Dhalli Bye pass upto 15 meter from the acquired width of the road.	10.4.8(9)