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# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

वीरवार, 30 जून, 2016/9 आषाढ़ 1938

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिसूचना

शिमला-2, 28 जून, 2016

**संख्या: टी0सी0पी0-ए (3)-2/2014.**—हिमाचल प्रदेश के राज्यपाल, राजपत्र, हिमाचल प्रदेश में तारीख 17.8.2015 को प्रकाशित इस विभाग की अधिसूचना संख्या:टी0सी0पी0-ए(3)-2/2014 तारीख 13.8.2015 के आंशिक उपांतरण में और हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का अधिनियम

संख्यांक 12) की धारा 17 की उपधारा (4) और (5) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए अधिसूचना संख्या:9-12/72-पी0डब्ल्यू0 तारीख 24.3.1979 द्वारा अधिसूचित और राजपत्र, हिमाचल प्रदेश में तारीख 31 मार्च, 1979 को प्रकाशित दी इनटैरिम डवैलपमेंट प्लान ऑफ शिमला प्लानिंग एरिया का और संशोधन करते हैं, अर्थात:-

### चैप्टर-X का संशोधन

1. दी इनटैरिम डवैलपमेंट प्लान ऑफ शिमला प्लानिंग एरिया के रेगुलेशन 10.4.1 के सब रेगुलेशन नम्बर (2) में,-

(क) खण्ड (i) में, “Administrative Department” शब्दों के स्थान पर “Director” शब्द रखा जाएगा, और

(ख) खण्ड (vi) के स्थान पर निम्नलिखित खण्ड रखा जाएगा, अर्थात:-

“(vi) the minimum plot area, minimum set backs and maximum Floor Area Ratio (FAR) and maximum height of building shall be as under:—

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
<b>Residential Use</b>							
1.	<b>Detached Houses</b> (i) 150 M <sup>2</sup> to 250 M <sup>2</sup> (ii) Above 250 M <sup>2</sup> to 500 M <sup>2</sup> (iii) Above 500 M <sup>2</sup>	2.00 3.00 5.00	1.50 2.00 3.00	1.50 2.00 3.00	1.50 2.00 2.00	1.50 1.50 1.50	18.00 18.00 18.00
2.	Semi-detached Houses with common wall on one side Upto 120 M <sup>2</sup> Above 120 M <sup>2</sup> to 250 M <sup>2</sup>	2.00 2.00	1.50 1.75	1.50 1.75	1.50 1.75	1.50 1.50	18.00 18.00
3.	Row Houses with common wall on two sides 90 M <sup>2</sup> to 120 M <sup>2</sup>	2.00	Nil	Nil	1.50	1.50	18.00
<b>Commercial Use</b>							
1.	Booths upto 10M <sup>2</sup>	1.00	Nil	Nil	Nil	-	4.00
2.	Shops (i) Independent Shop/ Showrooms (standalone) above 10 M <sup>2</sup> to 30M <sup>2</sup> (ii) Row Shops with common wall on two sides above 30 M <sup>2</sup> to 100 M <sup>2</sup> (iii) Row Shops with common wall on two sides above 100 M <sup>2</sup> to 250 M <sup>2</sup> (iv) Above 250 M <sup>2</sup> to 500 M <sup>2</sup>	2.00 2.00 2.00 3.00	Nil Nil 1.50 2.00	Nil Nil 1.50 2.00	1.00 1.00 1.50 2.00	- 1.75 1.75 1.75	6.00 9.00 18.00 18.00
3.	Shopping Complex (i) 500 M <sup>2</sup> to 1500 M <sup>2</sup> (ii) Above 1500 M <sup>2</sup> to 4000 M <sup>2</sup>	5.00 10.00	3.00 5.00	3.00 5.00	3.00 5.00	1.75 1.75	18.00 18.00

	(iii) Above 4000 M <sup>2</sup>	12.00	7.50	7.50	6.00	1.50	18.00
	Parking (i) 500 M <sup>2</sup> to 1500 M <sup>2</sup> = 1.50 ECS per 100 M <sup>2</sup> of built up area (ii) 1500 M <sup>2</sup> to 4000 M <sup>2</sup> = 2.00 ECS per 100 M <sup>2</sup> of built up area (iii) Above 4000 M <sup>2</sup> = 3.00 ECS per 100 M <sup>2</sup> of built up area						
4.	Tourism Unit						
	(i) 500 M <sup>2</sup> to 1500 M <sup>2</sup>	5.00	4.00	4.00	3.00	1.50	18.00
	(ii) Above 1500 M <sup>2</sup>	7.50	5.00	5.00	4.00	1.50	18.00
	Parking (i) 500 M <sup>2</sup> to 1500 M <sup>2</sup> = 1.50 ECS per 100 M <sup>2</sup> of built up area. (ii) Above 1500 M <sup>2</sup> = 2.00 ECS per 100 M <sup>2</sup> of built up area. (iii) The front set back in the Tourism Units abutting Highways where controlled width is 5.00 M, can be (iv) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. (v) In existing built up areas like Bazaars, the building line can be maintained.						
-	<b>Note:-</b>						
	1. ECS (Equivalent Car Space) shall mean as under:-						
	(i) For parking in open						= 23 M <sup>2</sup>
	(ii) For parking in stilts or ground floor						= 28 M <sup>2</sup>
	(iii) For parking in basement floor						= 32 M <sup>2</sup>
5.	Multi level parking						
	(i) 500 M <sup>2</sup> to 1500 M <sup>2</sup>	5.00	3.00	3.00	3.00	1.75	18.00
	(ii) Above 1500 M <sup>2</sup> to 4000 M <sup>2</sup>	10.00	5.00	5.00	5.00	1.75	18.00
	(iii) Above 4000 M <sup>2</sup>	12.00	7.50	7.50	6.00	1.50	18.00
<b>Other Uses including public &amp; semi –public, educational buildings, police/fire-stations, medical, community hall, library / religious buildings, etc.</b>							
1.	(i) 250 M <sup>2</sup> to 500 M <sup>2</sup>	3.00	2.00	2.00	2.00	2.00	21.00
	(ii) Above 500 M <sup>2</sup> to 1000 M <sup>2</sup>	5.00	2.00	2.00	3.00	1.75	21.00
	(iii) Above 1000 M <sup>2</sup> to 5000 M <sup>2</sup>	10.00	5.00	5.00	5.00	1.50	21.00
	(iv) Above 5000 M <sup>2</sup>	15.00	7.50	7.50	7.50	1.50	21.00”.

2. रेगुलेशन 10.4.2 में,—

(क) सब रेगुलेशन (1) में, “boundaries of Shimla Planning Area” शब्दों के स्थान पर, “Urbanisable area boundary as defined in Interim Development Plan for Shimla Planning Area” शब्द रखे जाएंगे।; और

(ख) सब रेगुलेशन (2) के स्थान पर निम्नलिखित सब रेगुलेशन रखा जाएगा, अर्थात:—

“(2) In Non-Core Area (except Green Area, Heritage Area and Rural Area exempted from development permission upto prescribed limits), the following Regulations shall be applicable in addition to General Regulations contained in Annexure-I appended to these Regulations:—

(i) Change of land Use shall be allowed by the Director, Town and Country Planning Department subject to the condition that the applicant fulfils the Regulations applicable for the Land Use proposed to be changed.

- (ii) Change of Building Use shall be permissible and may be allowed by the Commissioner, Municipal Corporation Shimla or Chairman of concerned Special Area Development Authorities (SADA's) or Town and Country Planner, Divisional Town Planning Office, Shimla, as the case may be, on merit of the case, subject to the condition that there is no disturbance to the adjoining building owners and fulfillment of other Regulations specified for the purpose. The Change of Building Use for Hotel and Guest Houses shall be permissible only if sufficient parking area is available.
- (iii) Re-construction on old lines except Heritage Buildings shall be permitted. If such re construction aims to increase the number of storeys, FAR, plot area etc., then all the present Regulations shall be applicable.
- (iv) Minimum width of path abutting one side of plot shall be 3.00 Metre.
- (v) The minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building shall be as under:-

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
<b>Residential Use</b>							
1.	Detached Houses (i) 150 M <sup>2</sup> to 250 M <sup>2</sup> (ii) Above 250 M <sup>2</sup> to 500 M <sup>2</sup> (iii) Above 500 M <sup>2</sup>	2.00 3.00 5.00	1.50 2.00 3.00	1.50 2.00 3.00	1.50 2.00 2.00	1.75 1.75 1.75	21.00 21.00 21.00
2.	Semi-detached Houses with common wall on one side Upto 120 M <sup>2</sup> Above 120 M <sup>2</sup> to 250 M <sup>2</sup>	2.00 2.00	1.50 1.75	1.50 1.75	1.50 1.75	1.75 1.75	21.00 21.00
3.	Row Houses with common wall on two sides 90 M <sup>2</sup> to 120 M <sup>2</sup>	2.00	Nil	Nil	1.50	1.75	18.00
<b>Commercial Use</b>							
1.	Booths upto 10 M <sup>2</sup>	1.00	Nil	Nil	Nil	-	4.00
2.	Shops (i) Independent Shop/ Showrooms (standalone) above 10 M <sup>2</sup> to 30 M <sup>2</sup> (ii) Row Shops with common wall on two sides above 30 M <sup>2</sup> to 100 M <sup>2</sup> (iii) Row Shops with common wall on two sides above 100 M <sup>2</sup> to 250 M <sup>2</sup> (iv) Above 250 M <sup>2</sup> to 500 M <sup>2</sup>	2.00 2.00 2.00 3.00	Nil Nil 1.50 2.00	Nil Nil 1.50 2.00	1.00 1.00 1.50 2.00	- 1.75 1.75 1.75	6.00 9.00 21.00 21.00
3.	Shopping Complex (i) 500 M <sup>2</sup> to 1500 M <sup>2</sup> (ii) Above 1500 M <sup>2</sup> to 4000 M <sup>2</sup>	5.00 10.00	3.00 5.00	3.00 5.00	3.00 5.00	1.75 1.75	21.00 21.00

	(iii) Above 4000 M <sup>2</sup>	12.00	7.50	7.50	6.00	1.50	21.00
Parking (i) 500 M <sup>2</sup> to 1500 M <sup>2</sup> = 1.50 ECS per 100 M <sup>2</sup> of built up area (ii) 1500 M <sup>2</sup> to 4000 M <sup>2</sup> = 2.00 ECS per 100 M <sup>2</sup> of built up area (iii) Above 4000 M <sup>2</sup> = 3.00 ECS per 100 M <sup>2</sup> of built up area							
4.	Tourism Unit						
	(i) 250 M <sup>2</sup> to 500 M <sup>2</sup>	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500 M <sup>2</sup> to 1500 M <sup>2</sup>	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500 M <sup>2</sup>	7.50	5.00	5.00	4.00	1.50	21.00
Parking (i) 250 M <sup>2</sup> to 500 M <sup>2</sup> = 1.00 ECS per 100 M <sup>2</sup> of built up area. (ii) Above 500 M <sup>2</sup> to 1500 M <sup>2</sup> = 1.50 ECS per 100 M <sup>2</sup> of built up area. (iii) Above 1500 M <sup>2</sup> = 2.00 ECS per 100 M <sup>2</sup> of built up area. (iv) The front set back in the Tourism Units abutting Highways where controlled width is 5.00 M, can be kept as 3.00 M (v) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. (vi) In existing built up areas like Bazaars, the building line can be maintained.							
5.	Cinema / Cineplex 4000 M <sup>2</sup> and above	15.00	7.50	7.50	7.50	1.50	21.00
Parking (i) 3.00 ECS per 100 M <sup>2</sup> of built up area (ii) Other Regulations as per Cinematography Act shall also apply.							
6.	Multiplexes 4000 M <sup>2</sup> and above	15.00	9.00	9.00	9.00	1.50	21.00
Parking (i) Permissible within the complex (ii) Parking space to be provided within Multiplex @ 3ECS for every 100 M <sup>2</sup> of built up area (iii) Other Regulations as per Cinematography Act shall also apply. (iv) Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M <sup>2</sup> . Apart from Cinema Halls, the Multiplexes may also have a Restaurant, Fast Food, Outlet, Pubs, Health Spas/ Centers, Hotels and other Re-creational activities. The shopping center may have Retail Outlet, Video Games, Parlours, Bowling Alleys, Health Centers, Shopping Malls, Office space.							
Note:- 1 ECS (Equivalent Car Space) shall mean as under:- (i) For parking in open = 23 M <sup>2</sup> (ii) For parking in stilts or ground floor = 28 M <sup>2</sup> (iii) For parking in basement floor = 32 M <sup>2</sup>							
7.	Multi level parking						
	(i) 500 M <sup>2</sup> to 1500 M <sup>2</sup>	5.00	3.00	3.00	3.00	1.75	21.00
	(ii) Above 1500 M <sup>2</sup> to 4000 M <sup>2</sup>	10.00	5.00	5.00	5.00	1.75	21.00
	(iii) Above 4000 M <sup>2</sup>	12.00	7.50	7.50	6.00	1.50	21.00
<b>Other Uses including public &amp; semi –public, educational buildings, police/fire-stations, medical, community hall, library / religious buildings, etc.</b>							
1.	(i) 250 M <sup>2</sup> to 500 M <sup>2</sup>	3.00	2.00	2.00	2.00	2.00	21.00
	(ii) Above 500 M <sup>2</sup> to 1000 M <sup>2</sup>	5.00	2.00	2.00	3.00	1.75	21.00
	(iii) Above 1000 M <sup>2</sup> to 5000 M <sup>2</sup>	10.00	5.00	5.00	5.00	1.50	21.00
	(iv) Above 5000 M <sup>2</sup>	15.00	7.50	7.50	7.50	1.50	21.00

## Industrial Use

Sr. No.	Type of Industry and Minimum Plot Area	Minimum Set Back in Metres				Maximum FAR	Maximum Height in Metres from Mean Sea Level upto 1000 M	Maximum Height in Metres from Mean Sea Level above 1000 M
		Front	Left	Right	Rear			
1	2	3	4	5	6	7	8	9
1.	Small Scale Industries 250 M <sup>2</sup> to 500 M <sup>2</sup>	3.00	2.00	2.00	2.00	1.75	15.00	12.00
2.	Service/Light scale Industries Above 500 M <sup>2</sup> to 1000 M <sup>2</sup>	5.00	2.00	2.00	3.00	1.50	15.00	12.00
3.	Medium Scale Industries Above 1000 M <sup>2</sup> to 5000 M <sup>2</sup>	10.00	5.00	5.00	5.00	1.25	20.00	15.00
4.	Large and Heavy Scale Industries Above 5000 M <sup>2</sup>	15.00	7.50	7.50	7.50	1.00	20.00	15.00

3. रेगुलेशन 10-4-4 के सब-रेगुलेशन (3) के खण्ड (viii) में, "Divisional Town Planning Office, Shimla" शब्दों और चिन्ह के पश्चात् और शब्द, "forward" से पूर्व, "shall" शब्द अन्तःस्थापित किया जाएगा।

4. रेगुलेशन 10.4.5 के सब-रेगुलेशन (1) के स्थान पर निम्नलिखित सब रेगुलेशन रखा जाएगा, अर्थात:-

"(1) The Rural Area of Non-Core Area shall comprise of area falling outside the urbanisable area as shown in the Interim Development Plan of Shimla Planning Area as well as the areas extended vide Notification No. TCP-F(5)-1/2006 dated 12.1.2007. Cases for grant of permission for construction of building shall be dealt as per Appendix-1 of the Himachal Pradesh Town and Country Planning Rules, 2014."

5. रेगुलेशन 10.4.7 के खण्ड (ii) में, "will submit complete set" शब्दों के स्थान पर "shall submit complete set" शब्द रखे जाएंगे।

6. रेगुलेशन 10.4.8 के स्थान पर निम्नलिखित रेगुलेशन रखा जाएगा, अर्थात:-

**"10.4.8. General Regulations.-The following provisions shall be applicable in all areas where no specific mention is made, namely:-**

- (1) Maximum acceptable slope for development shall be 45 degrees.
- (2) Maximum height of plinth level shall be 2.00 Meters.
- (3) One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 3.00 Metres for residential use and 4.00 Metres for other uses. Shear walls shall be constructed on all the three sides of parking floor, so that it does not behave as a soft storey.

- (4) In case, space as per requirement for parking is available in open, over and above the set backs, condition of parking floor shall not be insisted. The closed floors in a building at any level, if proposed and feasible for parking may be converted into parking floors. However, only one parking floor shall be exempt from Floor Area Ratio (FAR), subject to the height of building restriction and structural stability.

Though, one parking floor is mandatory yet second parking floor can be constructed which will be optional. Here too only one parking floor shall be exempt from Floor Area Ratio (FAR), subject to the height of building restriction and structural stability.

Fee for parking floor(s) shall have to be payable in all cases.

- (5) Every room intended to be used for the Residential purpose or for habitation shall have a height of minimum 2.75 Meters and maximum 3.50 Meters measured from the surface of floor to lowest point of the ceiling (bottom of slab). However, in case of other uses, the maximum height could be increased as per requirement, subject to overall height of building. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required Set Backs.

- (6) Sloping roof shall be mandatory in hill areas (As per the URDPFI Guidelines, 2014 and National Building Code, 2005 hilly area is any area above 600 m in height from mean sea level, or any area with average slope of 30°) The roof shall be painted with post office red or forest green or natural roofing material such as slates.

(i) Height of sloping roof zero at eaves and maximum 2.70 Metres at centre shall be permissible. The Dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of Dormer shall be below the ridge line of main roof.

(ii) Roof top @ 12 M2 per 1 Kilo Watt peak (KWp) shall be used for Solar Photovoltaic (PV) installations.

- (7) Set Backs:--

(i) Minimum front Set Backs from the line of controlled width of Highways and other Himachal Pradesh Public Works Department's scheduled roads falling within the Planning Area /Special Area limits (excluding the land, included in the inhabited sites of a village as entered and demarcated in the Revenue record or on sites in notified Municipal or town area that are already built up) shall be 3.00 Metre.

(ii) Minimum front Set Back from non-scheduled roads and Municipal roads shall be 3.00 Metres.

(iii) Every building should have a clear means of access there to from a street or road. The competent authority may require the provisions of an access lane or access road within the site of any new building. Where for the purpose of this Regulation, it is necessary to determine the width of any road or street, the same shall be determined by the competent authority.

- (8) For the plots abutting Highways, Bye-pass and other Himachal Pradesh Public Works Department's scheduled roads, No Objection Certificate (NOC) from the Himachal Pradesh Public Works Department shall be mandatory in the cases where plot is directly abutting to these roads and there is direct access through connecting bridge and by constructing ramps to such roads.
- (9) One storey shall be allowed on valley side above road level.
- (10) Maximum hill cut of 3.50 Metre height shall be permissible. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and minimum 1.00 Metre distance shall be maintained between building and toe wall etc.
- (11) Issuance of No Objection Certificate (NOC) for water supply and electricity connection:--

(i)	Temporary	At plinth level
(ii)	Permanent	On completion of dwelling unit/floor /whole building.

- (12) Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.
- (13) Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained. The No Objection Certificate (NOC) of the competent authority shall also be required, if HT/LT line is crossing through the site.
- (14) An applicant shall have to maintain minimum 5.00 Metres distance between two Blocks if he proposes to construct more the one block on a plot.
- (15) The construction shall be allowed at distance of 3.00Metre and 5.00Metre from Nullah and Khad respectively keeping in view of Revenue record or actual site.
- (16) No residential building shall be permissible on land having buildable width less than 5.00 Metres after leaving Set Backs.
- (17) No construction shall be allowed within a radius of 2.00 Metre from the existing tree and 5.00 Metres from the Forest boundary measured from the circumference of an existing tree.
- (18) Construction on sandwich plots in Bazaar area shall be permissible for shops as per existing building lines, only in existing built up areas.
- (19) In new sub-division of land :--

(i)	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
(ii)	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.



(iii)	Minimum area for open/green space for the scheme having more than 5 plots.	10%
(iv)	Minimum area for soak pit etc. (irrespective of number of plots)	5% of the scheme area
(v)	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow unobstructed rain water discharge.	-
(vi)	Layout of plots shall be governed by easy access having acceptable grades minimum 1 in 15 and which may not obstruct view or vista.	-

(20) Permissible Area Standard/Norms for different parts of a Building shall be as under:--

Habitable room	Minimum floor area Minimum width	9.50 M <sup>2</sup> 2.40 M
Kitchen	Minimum floor area Minimum width	4.50 M <sup>2</sup> 1.80 M
Bath room	Minimum floor area Minimum width	1.80 M <sup>2</sup> 1.20 M
Water Closet (WC)	Minimum floor area Minimum width	1.10 M <sup>2</sup> 0.90 M
Toilet (WC+ Bath)	Minimum floor area Minimum width	2.30 M <sup>2</sup> 1.20 M
Minimum width of corridor	For Residential use For Other uses	1.00 M 1.20 M
Minimum width of stairs	For Residential use For Other uses	1.00 M 1.50 M
Minimum width of treads without nosing	For Residential use For Other uses	25 Centimeter wide for internal stairs 30 Centimeter wide for internal stairs case
Maximum height of riser	For Residential use For Other uses	19 Centimeter 15 Centimeter
Provision of spiral stair case	For Other uses except Residential use	Provision of spiral stair case not less than 1.50 Metredia with adequate head height for fire escape in addition to regular stair case

Openings	For sufficient air and light, windows and ventilators should have minimum area equivalent to 1/6 of Floor area.	
Projections over doors, windows and ventilators.	0.60 M	—
Balcony Projections	1.20 M wide Balcony complete open on two sides with restriction of 50 % of building frontage where minimum front Set Back is 3.00 M shall be permissible.	

- (21) The habitable basement and attic shall be counted as independent storey.
- (22) The following Regulations shall be applicable in the Shimla Planning Area for existing plots:--
- No plot size restriction shall be applicable for the plots existing prior to 31.3.1979, however, Interim Development Plan Regulations applicable immediately after coming into operation of Notification No.9-12/72-PW dated 24.3.1979 published in the official Gazette on 31.3.1979 regarding Interim Development Plan for Shimla Planning Area shall be applicable.
- (23) The Apartments and Colonies shall be dealt with as per Regulations contained in Appendix-7 of the Himachal Pradesh Town and Country Planning Rules, 2014. The powers for Registration of Promoters / Estate Agents and powers for issuance of Licences shall vest with the Director, only and none other authorities.
- (24) Though minimum area of plot has been defined in Regulation 10.4.1.1.1 and 10.4.1.2.1, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi KutirYojana, Indira Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M<sup>2</sup> and 80 M<sup>2</sup> respectively.
- (25) Service floor wherever proposed and required for transferring of the plumbing and other services effectively and to maintain the hygiene of habitable area in case of Commercial/ Shopping Complex and Tourism Unit. For service floor, wherever proposed shall have height restriction of 2.10 Metres and this floor shall not be counted in the FAR, however, the overall height restriction of building will remain the same.
- (26) Before according planning permission near Jubbarhatti, Charabadaand Annandale where helipad(s) are located, the No Objection Certificate (NOC) from the Airport Authority of India and Ministry of Defense, Government of India respectively shall have to be obtained.
- (27) In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation Guidelines, 2014 of the Government of India or the National Building Code of India,2005 shall have to be adhered to.”.

7. रेगुलेशन 10.4.9 में, क्रम संख्या II में, स्तम्भ "Description" के नीचे क्रम संख्या: 33 के पश्चात् निम्नलिखित क्रम संख्या अन्तःस्थापित की जाएगी, अर्थात्:-

"Kufri Special Area notified vide Notification No. TCP-F(5)-13/2001 dated 5.3.2003.	34	D.P.F. Kanger	45 (Whole village)
	35	Gallu Khurd	199 (Whole village)
	36	36. D.P.F. Teer Mahasu	2 (Whole village)
	37	Gallu Kalan	320 (Including area bifurcated by Khasra No. 6, 7, 8, 34, 28, 29, 30, 31, 79, 80, 81, 84, 75, 133, 132, 147, 150, 206, 206/1, 207, 219, 217, 216, 194, 193, 364, 358, 356, 514, 517, 607, 639/1, 645, 643, 642, 653, 677, 676, 679, 683, 767, 772, 775 (included) towards N.H.-22 (Hindustan Tibet Road).
	38.	Fagu	241 (Including area bifurcated by Khasra No. 183, 181, 176, 201, 154, 152, 151, 150, 149, 263, 264, 266, 354, 372, 373, 392, 393, 394, 395, 410, 411, 412, 413, 414, 415, 416, 417, 418, 423, 424, 425(included) towards N.H.-22 (Hindustan Tibet Road), Fagu Bazar and Dehna Mohal).
	39.	Dehna	370(Including area bifurcated by Khasra No. 1, 2, 79, 1135/3/2, 3, 5, 6, 8, 9, 247, 248, 298, 299, 394, 395, 294, 263/1, 266, 1185/260, 258 whole, 202, 161, 178, 175, 174, 173 (included) towards Fagu Bazar).
	40.	Bani	371 (Whole village)
	41.	Kadrav	384 (Including area bifurcated by Khasra No. 2, 1180/1, 46, 1182/53, 1236/68, 65, 1232/62, 1191/1173/91, 503, 504 (included) towards Dehna Mohal).

		42.	Kasufar	292 (Whole village)
		43.	Shainal	290 (Including area bifurcated by Khasra No. 809, 810, 803, 802, 798, 796, 795, 794, 783, 781, 779, 181, 180, 178 (included) towards Shimla-Mandi Road and Jangle Naldehra).
		44.	Naldehra	279 (Whole village)
		45.	Jangle Baldayan	278 (Including area bifurcated by Khasra No. 13(Min)(included), towards Shimla-Mandi Road, bifurcated by Khasra No. 37, 38 (included) towards Shaiser, bifurcated by Khasra No. 48, 49 (included) towards Kasufar and bifurcated by Khasra No. 59, 55, 56, 57, 72, 73, 74 towards Baldayan).
		46.	Neri	281 (Including area bifurcated by Khasra No. 1, 2, 3, 4, 5, 6, 10, 11, 12(included) towards Shimla-Mandi Road).
		47.	Durgapur	134 (Including area bounded by Khasra No. 108, 107, 106, 114, 104, 103, 101, 90, 89, 86, 85, 84, 65, 30, 29, 27, 26, 20 (included) towards Shimla-Mandi Road bifurcated by Khasra No. 24, 23, 136, 142, 216/145, 217/145, 146(included) towards Durgapur, bifurcated by Khasra No. 154, 155, 221/157, 164, 174, 175, 176, 177 (included) towards Shimla-Mandi Road and bounded by Khasra No. 209, 211, 213, 214, 215, 196, 136(included) Shimla-Mandi Road).”.

आदेश द्वारा,  
**मनीषा नन्दा,**  
 अतिरिक्त मुख्य सचिव (नगर एवं ग्राम योजना) ।