

284



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, वीरवार, 14 सितम्बर, 2006/23 भाद्रपद, 1928

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिसूचना

शिमला-2, 4 अगस्त, 2005

संख्या टी० सी० पी०-एफ० (5)-8/2004.—हिमाचल प्रदेश के राज्यपाल ने हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 20 की उप-धारा (1) द्वारा उनमें निहित शक्तियों का प्रयोग करते हुए, निदेशक, नगर एवं ग्राम योजना, हिमाचल प्रदेश द्वारा उक्त अधिनियम की धारा 19 के अधीन तैयार किए गए जिला बिलासपुर के लिए बिलासपुर योजना क्षेत्र की विकास योजना का बिना किसी उपांतरण के अनुमोदित कर दिया है।

अतः हिमाचल प्रदेश के राज्यपाल, उक्त अधिनियम की धारा 20 की उप-धारा (4) के अधीन उनमें निहित शक्तियों का प्रयोग करते हुए सरकार द्वारा अनुमोदित बिलासपुर योजना क्षेत्र की विकास योजना को प्रकाशित करते हैं और सूचित करते हैं कि उपरोक्त विकास योजना की प्रति का निम्नलिखित अधिकारियों के कार्यालयों में कार्यालय समय के दौरान, निरीक्षण किया जा सकेगा, अर्थात् :-

1. सचिव (नगर और ग्राम योजना),
हिमाचल प्रदेश सरकार।
2. निदेशक,
नगर और ग्राम योजना विभाग,
हिमाचल प्रदेश, शिमला-171009.
3. सहायक नगर योजनाकार,
मण्डलीय नगर योजना कार्यालय, बिलासपुर,
जिला बिलासपुर, हिमाचल प्रदेश।

उपरोक्त विकास योजना इस अधिसूचना के राजपत्र, हिमाचल प्रदेश में प्रकाशित किए जाने की तारीख से प्रवृत्त होगी।

आदेश द्वारा,
हस्ताक्षरित/-
सचिव।

[Authoritative English text of this Department Notification No. TCP-F (5) 8/2004, dated 4-8-2005 as required under clause (3) of Article 348 of the Constitution of India].

TOWN & COUNTRY PLANNING DEPARTMENT NOTIFICATION

Shimla-2, the 4th August, 2005

No. TCP-F(5)-8/2004.—Whereas the Governor of Himachal Pradesh in exercise of the powers vested in him under sub-section (1) of section 20 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) has approved the Development Plan for Bilaspur Planning Area, District Bilaspur, Himachal Pradesh, prepared by the Director, Town and Country Planning, Himachal Pradesh under section 19 of the said Act without any modifications.

Now, therefore, in exercise of the powers vested in him under sub-section (4) of section 20 of the said Act, the Governor of Himachal Pradesh is pleased to publish the Development Plan for Bilaspur Planning Area as approved by the State Government and gives the notice that a copy of the said Development Plan may be inspected in the office of the following Offices during office hours, namely :—

1. Secretary (TCP) to the
Govt. of Himachal Pradesh.
2. The Director,
Town and Country Planning Department,
Himachal Pradesh, Shimla-171 009.
3. Assistant Town Planner,
Sub-Divisional Town Planning Office, Bilaspur,
District Bilaspur, Himachal Pradesh.

By order,

Sd/-
Secretary.

CHAPTER-1

THE CONTEXT

1.1 The present Development Plan for Bilaspur Planning Area is an out come of replication of experiences gained and competence built in the process of Development Plan preparation under a project namely, 'Spatial environmental Planning and Competence Building' executed by the department in collaboration with and assistance from Norwegian Agency for Development (NORAD).

1.2 In order to propagate the necessity of physical planning and to make planning a participatory process the plan is prepared with consistent involvement of general public, grass root functionaries, stakeholders, Non governmental Organisations (NGOs). The opinion of experts, aspiration of general masses and findings of analysis of various parameters form the basis for evolving various proposals of this development plan.

1.3 After a vital dialogue with the local authorities and having obtained their future land requirements, plans and proposals, forms integral part of this document.

1.4 The earlier Development Plans prepared by the Himachal Pradesh Town and Country Planning Department were based upon land acquisition mechanism and development by the Development Authority.

1.5 This Development Plan has been contemplated on the basis of restricted land acquisition and "Land Pooling and Reconstitution" mechanism, through massive public participation by involvement of Nagar Parishad, Panchayats, Revenue Department and the Development Authority.

CHAPTER -2

TOWN OVER TIME

2.1 **Nomenclature.**—The name of town Bilaspur was earlier **Viaspur**. It was named **Viaspur** after the name of Rishi Vyas, who meditated in a cave on the left bank of river Satluj, popularly known as "Vias Gufa". The present name of Bilaspur has degenerated from Viaspur.

2.2 **Location and Regional Setting.**—Bilaspur town is located on 31°-19'-00" North Latitude and 76°-5'-00" East Longitude, on the left bank of the river Satluj. At a distance of 85 kilometer North-West of Shimla, it is a district headquarter of District Bilaspur. It has an altitude of 447 Meter from the mean sea level. The town is located at a break of slope on the left bank of river Satluj. Having an undulating topography, it gives a fascinating look from distance. The site has led to a linear shape of town along the Chandigarh-Bilaspur-Manali National Highway-21.

2.3 Evolution :

2.3.1 **Pre-Independence.**—The erstwhile rulers of Bilaspur hailed from Chanderwanshi Rajputs, who ruled in Chanderi in the Bundelkhand region, which now forms part of Guna District in Madhya Pradesh. It is said that the seventh ruler of Chanderi Kingdom, Hariher Chand had a dream of Goddess Jawalamukhi and decided to seek his fortune in a shrine. Consequently, he handed over the kingdom to his youngest son and proceeded towards Jawalamukhi along with his remaining four sons. He established them at Jhandbhari, where they constructed a fort. He stayed there for sometime and then again proceeded to Jawalamukhi. Later on, his eldest son Bir Chand got himself settled at

Jhandheri, which is now in Hoshiarpur district. It is Bir Chand, who later constructed the temple of Shri Naina Devi Ji and made his capital nearby this temple known as Kahlur. Until 1600 AD, the capital of Bilaspur ruling dynasty continued at Kot-Kahlur. Thereafter it was shifted to Sunhani. Subsequently, in 1650 AD, it was shifted by Raja Deep Chand to Bilaspur. Ever since then the capital of Bilaspur ruling dynasty continued at old Bilaspur town.

2.3.2 Post Independence.—The princely State of Bilaspur was taken under the Central Government administration in October 1948. Subsequently, by an Act of Parliament, this was merged in Himachal Pradesh on 1st July 1954, which thereafter was converted into a District. Initially, it consisted of two Tehsils namely Ghumarwin and Bilaspur Sadar. Now the third Tehsil at Jhandutta and a Sub-Tehsil at Shri Naina Devi Ji, have also been created. On the completion of Bhakara Dam, old town submerged in the Gobind Sagar Lake. Situated on level ground popularly known as "Sandura Maidan" on left bank of river Satluj, the old Bilaspur town had a picturesque setting as shown in Map-2.1. In striking contrast to the historic town, which according to a legend was founded by Rishi Ved Vyas, the buildings were mostly built in stone and cement. People had to leave their homes and hearths and shifted to New Bilaspur, when old Bilaspur town submerged. Even, the deities have suitably been rehabilitated in a nicely built Laxmi Narayana temple near the bus stand.

2.4 Nagar Parishad.—Notified Area Committee for Bilaspur town was constituted on 10th October 1961. Initially it consisted of nine Wards. Later on two more Wards were added. There are eleven Wards in Nagar Parishad area of Bilaspur, which is solely responsible for providing civic amenities to the inhabitant of the town.

2.5 Status of Bilaspur Town.—Bilaspur was classified as a town in 1891 and 1901 Census. It however, remained declassified until 1931 Census, when it was again classified as a town. As per 2001 census the total population of Bilaspur town is 13058 and it has been ranked as class-IV towns of Himachal Pradesh. It is directly connected with major cities of Punjab, Haryana, Chandigarh and Delhi. It is also well linked with State headquarter Shimla and all District headquarters of Himachal Pradesh. Being amidst seven hills namely Naina Devi, Kot, Tuini, Bandla, Jhingiari, Ratanpur and Bahadurpur, it is known as "Mini-Chandigarh of Hills" as shown in Map 2.3. Amidst the Bandla hill in the East and famous Govind Sagar Lake in the West, it serves as a vantage point.

CHAPTER-3

PLANNING AREA

3.1 Keeping in view planning requirements and considering growth trends, the Government of Himachal Pradesh vide Notification No. TCP-F (6) 21/95 Shimla, dated 16-6-1998, published in the Himachal Pradesh extraordinary Rajpatra on 3-7-1998, redefined the limits of Bilaspur Planning Area under the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) as under: —

- North:** Upto outer boundary of revenue Village Mohal Badhyat.
- East:** Upto outer boundary of revenue Village Mohal Badhyat, Mohal Baihal Kandela, Mohal Bamta, Sub-Mohal Khairian, Upper Mohal Nihal, Sub-Mohal Danoh, Sub-Mohal Oel, Sub-Mohal Bilaspur, Sub-Mohal Lakhanpur, Mohal Nal, Mohal Jabli and Mohal Manwan.
- South:** Upto outer boundary of revenue Village Mohal Jabli and Mohal Manwan.

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West: Upto outer boundary of revenue Village Mohal Manwan, Mohal Raghunathpura, Sub-Mohal Bilaspur, Sub-Mohal Diara, Sub-Mohal Raura, Sub-Mohal Luhnu Khairian, Mohal Baihal-Kandela and Mohal Badhyat.

3.2 The Planning Area comprises of 24—revenue Village(s) Mohals, as shown in Map 3.1, measuring 1123 hectare. Average length and breadth of Planning Area is 6.50 Kilometer and 1.75 kilometer. There is steep Bandla hill in the East and river Satluj in the West. It has rugged terrain in North and South. Chandigarh-Bilaspur-Manali National Highway-21 acts as its life-line and passes through almost centre of the Planning Area.

3.3 According to 1981, 1991 and 2001 Census population of Planning Area was 11,662, 14,873 and 18,242 persons respectively. The detail of revenue Village(s) Mohal falling within the Planning Area, with their Hadbast Numbers, Area and Population, as per 2001 Census is given below:—

Table-3.1

Hadbast No. Area and Population of Revenue Village(s) Mohals in Planning Area

Sl. No.	Name of Revenue Mohal	Hadbast No.	Area in Hectares	Population as per 2001 Census
1	2	3	4	5
1.	Mohal Badhyat	176	71.39	383
2.	Mohal Baihal Kandela	175	45.00	383
3.	Sub-Mohal Kharian Upper	-	9.62	-
4.	Sub-Mohal Kharian Luhnu	-	11.16	533
5.	Mohal Bamta	201	25.14	236
6.	Mohal Nihal	200	103.31402	
7.	Sub-Mohal Danoh	-	31.01	444
8.	Sub-Mohal Oel	-	89.51	603
9.	Mohal Raghunathpura	218	60.00	414
10.	Mohal Manwan	221	96.57	833
11.	Mohal Jabli	217	115.02	321
12.	Mohal Konala	215	17.52	102

1	2	3	4	5
13.	Mohal Nal	214	36.47	231
14.	Mohal Duhak	212	14.52	35
15.	Mohal Kohlwin	213	40.00	264
16.	Sub- Mohal Kosrian	Hadbast	43.60	
17.	Sub-Mohal Nihal	Nos. are	38.37	
18.	Sub-Mohal Roura	yet to be	25.80	
19.	Sub- Mohal Main Market	alloted	19.40	13058
20.	Sub-Mohal Diara		23.80	(Nagar
21.	Sub-Mohal Changer		39.75	Parishad,
22.	Sub-Mohal Lakhanpur		47.45	Bilaspur)
23.	Sub-Mohal Bilaspur		97.98	
24.	Sub -Mohal Baloh		20.11	
Total		..	1122.50 Or Say 1123 Hectare	18242

Source.—District Revenue Office, Bilaspur.

3.4 Bilaspur Planning Area consists of Urban and Rural area. Urban area consist of Bilaspur Town which is centre of Urban activities like trade, commerce, administration education health, communication and traffic & transportation. The rural area can be divided into two parts namely Northern and Southern. The predominant land use of rural area is agriculture with small holdings. The thrust of developmental activities is more towards the northern side as compare to southern side of the planning area. For the purpose of this Development Plan, Bilaspur Planning Area has been divided into six Sectors namely Sector I-Nagar Parishad covering the entire Nagar Parishad area including existing five Sectors i.e. Diara, Roura, Nihal, Main Market and Changer, Sector II-Bamna, Sector III-Gram Nihal, Sector IV-Oel, Sector V-Jabli and Sector VI-Raghunathpura.

CHAPTER-4

REGIONAL SCENARIO

4.1 Bilaspur is located on Chandigarh-Manali National Highway-21. It, therefore, acts as a gateway to the Himalayas. As District Headquarter, entire District depends upon the town for administration, higher order facilities and socio- cultural activities.

4.2 Since 1971, growth rate of population of the District has been continuously decreasing. Population and growth rate during 1971-2001 are as under: —

Table-4.1

Population and Growth Rate of District Bilaspur during 1971-2001

Census Year	Population	Growth rate
1971	1,94,786	-
1981	2,47,368	26.99%
1991	2,95,387	19.48%
2001	3,40,735	15.35%

Source.— District Census Hand Book, 1971, 1981, 1991, 2001.

Growth rate of population in terms of percentage has decreased from 26.99% in 1971-81 to 15.35% during 1991-2001. The rural areas in the district are witnessing out migration to urban areas due to limited job and economic opportunities. The family planning derive has also contributed to the decline of growth rate to some extent. Bilaspur Planning Area in respect of regional scenario is shown in Map-4.1.

4.3 Agriculture is the mainstay of people of the District, as 69 % of the work force is engaged in agriculture and allied activities. Out of 1167 square kilometer of geographical area of the District, net area sown is 30,366 hectare, which is 27 % of the total area. The average size of land holding is 0.05 hectare per person. The total area under irrigation is 3,164 hectare, which is 10 % of total sown area. Apart from few traditional crops, people prefer to grow cash crops, pulses and off-season vegetables to gear up their income. Maize is the major surplus produce of the district. Out of total maize production of 48098 metric tonne, the market surplus is 20,000 metric tonne, which is 41% of total produce. A maize-processing unit can be setup in the District with a total investment of Rs. 1.00 crore and employment potential of 200 persons. The unit will produce maize oil, starch, Glucose, Cornflakes etc. which have good demand in the market.

4.4 Horticulture is picking up in the District. At present, 5604 hectare of land is under fruit plantation. Total production of fruits during the year 2001-2002 is 4277.00 metric tonne out of which 2618.00 metric tonne production is of citrus fruits and 1250.00 metric Tonne is of other temperate fruits, which is 61 % and 29 % respectively. In addition to the existing units, two more fruit processing units can be setup in the district with a proposed investment of Rs. 40.00 Lakhs and employment potential of 30 skilled/unskilled workers.

4.5 The forest area is about 12866 hectare, which accounts to 11.50% of total area of the District. The major forest products are timber, resin and turpentine. The resin and turpentine factory at Jabli, in Sector-III, Raghunathpura is the main industrial unit and has an annual capacity of 7400 metric tonnes. During the year 2002-03, production of resin and turpentine was 47,880 quintals and 12,75,988/- litres respectively. The principal marketable forest produce are Chil timber, bamboo, resin, bhabar grass and katha. Based on this raw material few units producing catechu, paper and bamboo furniture can be set-up in the district with a investment of Rs. 30.00 lakhs and employment potential of 500 persons.

4.6 People rear domestic animals to meet their needs of milk, meat, wool, manure, and for ploughing. Now these days poultry farming is becoming popular amongst the people in this area. Some hatchery can also be set-up here with investment of Rs. 20.00 lakhs and employment potential of 150 persons.

4.7 The Gobind Sagar Lake/reservoir, with an area of 16,000 hectare has mainly contributed to fish production in the District. The reservoir gives direct employment to over 1,000 families i.e. about 4500 persons. The measures adopted to promote fisheries are elimination of middlemen, bringing fishermen under Co-operative fold, marketing of produce and to organize the credit facilities. At present, 8 Co-operatives Societies are operating in Gobind Sagar region. The fish production during the year 2002-2003 is 1202 metric tonne which was worth Rs. 262 lacs. Maximum fish is being sent to neighbouring States. A few small units, producing fish pickles can be setup here, which can give employment to 200 persons approximately.

4.8 The climatic conditions of the District are favourable for sericulture activities. At present 3500 families are practising this activity as subsidiary occupation. The total production of Dry cocoons during the year 2002-03 was 170 quintal and by selling this crop, the farmers have earned income worth Rs. 35.00 lakh or say Rs. 1000/- per family. Based on this raw material one reeling unit with investment of Rs. 27.00 lakh have been setup at Ghumarwin with a capacity of producing 15 quintals of Silk yarn per Annum. There is a scope to setup 3 such Reeling units in the district, which can give employment to about 100 persons. Apart from this Silk weaving units can also setup here which can give direct employment to 200 nos. of weavers of this district.

4.9 Bilaspur has potential for tourism. The paragliding from "Bandla Dhar" boating, sailing, swimming and water sports in Gobind Sagar Lake are the main attractions of adventure sports.

CHAPTER-5

PHYSICAL AND ENVIRONMENTAL CONSIDERATIONS

5.1 Climate.—The climate of Bilaspur is sub-tropical. There are four seasons in a year. The summer is from March to about the end of June. The south-West monsoon starts thereafter and lasts generally till third week of September. From November to February is the winter season. The summers are invariably hot, temperature rises to 42°C at some places and it falls down to 30°C after the monsoons. June is usually the hottest month of the year with maximum and minimum mean temperature figures of 38.1°C and 23.5°C respectively. With the advancement of monsoon by the beginning of July, the day temperature drops appreciably, however, night temperature continues to be the same as in the month of June. In the middle of September, temperature begins to decrease. It decreases rapidly in night than in the day. January is the coldest month of the year with maximum and minimum mean temperature figures of 19.3°C and 5.6°C respectively. The average annual rainfall at Bilaspur is 1373.70 mm and the humidity during rainy season is very high. The heaviest rainfall is recorded in the month of July.

5.2 Flora and Fauna.—The District is rich in flora. The deciduous forests can be seen at lower elevation and coniferous at higher attitude of the district. The important carnivorous animal is Leopard. Some of the aquatic birds like ducks and geese migrate from long distances and are seen in and around the Govind Sagar Lake region.

5.3 Geology.—Most of the area of District Bilaspur is covered by sedimentary rocks. The soil profile on river terraces along Satluj is sufficiently deep that is ranging from as deep as one to three meter. The soil is generally alluvial and loam and with exceptions of clayey patches.

5.4 Physical Environment.—The physical environment of Bilaspur Planning Area is undergoing fast transformation. Though **Bilaspur is the first planned hill town of Himachal Pradesh**, its residential areas have fast deteriorated and have become slums. Encroachments on land left for parks and open spaces was a common phenomena before the enforcement of Himachal Pradesh Town and Country Planning Act, 1977. Depleting green cover is a bitter reality. Haphazard and mushroom growth has taken place at prime locations like College Chowk, Bus Stand Chowk and National Highway-21 junction at Nauni. Ribbon development along the Highways has become a common phenomenon. Steep slopes along the Nullahs are susceptible for soil erosion. On account of unprecedented development the traffic and transportation and as well as other utility net works are over burdened and constantly deteriorating

5.5 Spatial Distribution of Built Up Area.—The built up areas have been come up in planned manner in Nagar Parishad area as per provisions of sectoral plans prepared by TCPO, Delhi. However certain illegal and unauthorised constructions both horizontal or vertical have taken place over time. Apart from this some open or vacant sites have been encroached upon by raising unplanned constructions on lands adjacent to boundary of new township which later on become parts of Nagar Parishad namely Kosrian, Lakhanpur. Outside the Nagar Parishad built up areas are coming up in corridor form all along National Highway-21 with concentration at nodal locations namely Jabli, Bus stand & College Chowk. In addition, in rural parts of Planning Area constructions are coming up in a scattered manner in agriculture fields outside the "Abadi Deh" or "Lal Dora" owing to natural growth of rural settlements.

5.6 Building Material and Nature of Development.—In rural Bilaspur, the houses are mostly built of mud, stone, brick and Reinforced Cement Concrete (R.C.C.). The R.C.C. constructions are fast picking up. The houses are generally double storeyed with slate, Corrugated Galvanised Iron (CGI) sheets and concrete roofing. In traditional houses the upper floors are used for living whereas the lower one are used for storage. Cattle sheds are built separately. Generally, **there are two and three storeyed pucca houses in Bilaspur town.** The town lacks in gardens, parks, parking lots and garbage disposal.

CHAPTER- 6

DEMOGRAPHIC CHARACTER

6.1 District Population.—As per 2001 Census, Bilaspur district has population of 3,40,735 person. There are 1,71,074 males (50.21%) and 1,69,661 females (49.21%). Out of total population of the District 3,18,786 persons (93.56%) are in rural area and 21,949 persons (6.47%) in urban area.

6.2 Decadal Growth.—As per 1991 census the total population of the state is 51,70,877 whereas the population of District Bilaspur is 2,95,387. The decadal growth rate of the state is 20.79% whereas the decadal growth rate of district is 19.41%. As per 2001 census the total population of state is 60,70,305 with a decadal growth rate of 17.39% whereas total population of district is 3,40,735 with a decadal growth rate of 15.35%. From the above it is evident that decadal

growth rate of population in respect of District Bilaspur as compared to state as a whole is running behind.

Bilaspur town has 31.58% growth rate during 1981-1991 Census. It has reduced to 23.08 % during 1991-2001 Census. The decadal growth rate of all the Ten District Headquarter towns except Two Tribal Districts is shown in the following Table:—

Table-6.1

Decadal Growth Rate of Ten Major Towns of the State

Sl. No.	Name of town	Growth rate 1981-1991	Growth rate 1991-2001
1.	Solan	65.69%	57.53%
2.	Shimla	56.31%	39.12%
3.	Hamirpur	42.59 %	37.27%
4.	Una	31.06%	32.49%
5.	Kullu	22.75%	25.65%
6.	Bilaspur	31.58%	23.08%
7.	Nahan	08.90%	18.71%
8.	Mandi	24.04%	15.76%
9.	Chamba	24.98%	13.13%
10.	Dharamshala	20.46%	08.81%

Sources.—District Census Hand Book 1981, 1991, 2001.

Insofar as Bilaspur town is concerned the decadal growth rate has declined in the last decade as shown below:—

Table-6.2

Decadal Growth Rate of Bilaspur Town Since 1971

Sl.No.	Year	Population	Growth rate
1.	1971	7037	-
2.	1981	8063	14.58 %
3.	1991	10609	31.57 %
4.	2001	13058	23.08 %

Source.— District Census Hand Book 1971,1981,1991,2001.

The Himachal Pradesh Town and Country Planning Department has carried out 10% sample survey in Bilaspur Planning Area to have statistical figures regarding Demography, Socio-Economic status, Housing, Trade & Commerce and Traffic volume. The findings of this survey are illustrated in following paras/chapters.

6.3 Population Growth.—Population of Bilaspur Planning Area has increased from 10,665 persons in the year 1971 to 18,242 persons during the year 2001. The decadal growth rate varies from 9.34 % during the decade 1971-1981 to 27.53 % in 1981-1991. It has declined to 22.65 %

in the decade 1991-2001. It is anticipated that population of Planning Area at the rate of 30% and 35% during the decades of 2001-11, 2011-21 is likely to increase to 23,715 and 32,015 respectively. In view of potentials and propensities of Bilaspur Planning Area, opening of Ali Khud bridge, commencement of Kol Dam Project, migration from rural areas to the urban centres for job opportunities, floating population of tourists etc., the population is likely to cross the figure of 32,015 persons by the year 2021. As such, population of 40,000 persons has been contemplated for working out the future requirements/proposals in this Development Plan.

Table-6.3

Growth Rate of Population in Planning Area			
Sl. No.	Year	Population	Growth Rate
1.	1971	10,665	-
2.	1981	11,662	9.34 %
3.	1991	14,873	27.53 %
4.	2001	18,242	22.65 %
5.	2011	23,715	30 %
6.	2021	32,015	35 %

Source.— District Census Hand Book 1971, 1981, 1991, 2001.

6.4 Sex Ratio.—The population of Bilaspur Planning Area as per 2001 Census is 18,242 persons. Out of this 53.18 % are males and 46.82% are females. The Bilaspur district has 992 females per 1000 males, whereas in respect of state there are 970 females per thousand males as per 2001 census. From the above it is clear that the sex ratio of District Bilaspur is better as compared to the state as a whole.

6.5 Age Structure.—In Planning Area 11.06 % population is less than 5 years old, this requires mother care and crèche facilities. The 28.70 % of population is in the age group of 6 to 15 years requiring play grounds, parks and primary and middle school facilities. The 39.00% population is in the age group of 16 to 45 years which requires facilities for higher education like, senior secondary schools, colleges, industrial training institute, vocational courses like information technology, computer application, engineering, medical, commerce and social sciences. This age group also constitutes the reproductive group. The 12.80 % of population is in the age group of 46 to 60 years 8.44 per cent population is above 61 and above. This starta of population need special attention with regards to health and other livelihood. The age wise classification of population of Planning Area is as below: —

Table- 6.4

Age Wise classification of population

Sl. No.	Age in years	Number	Percentage
1.	0-5	2018	11.06 %
2.	6-15	5235	28.70 %
3.	16-45	7114	39.00 %
4.	46-60	2335	12.80 %
5.	61 and above	1540	8.44 %
	Total ..	18242	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

6.6 Marital Status and Level of Education.—In Planning Area 45.84 % of people are married and 49.64 % are bachelors. The percentage of bachelors is more in the Planning Area due to student population, as most of the educational institutions are located in the Planning Area.

Table-6.5

Marital Status

Sl. No.	Marital Status	Persons	Percentage
1.	Single	9055	49.64 %
2.	Married	8362	45.84 %
3.	Widowers	825	04.52 %
Total . .		18242	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

The 16.52 % population is illiterate, 67.04 % is under graduate and 1.39 % is technically qualified. Literacy rate of Planning area is 79.50 per cent which quite high compared to states 77.13 67% of literate people are matriculates and 15% literates are graduate and post graduates only. 1.39% literate are technically qualified.

Table -6.6

Level of Education

Sl. No.	Educational Status	Persons	Percentage
1.	Illiterate	3014	16.52 %
2.	Under Matric	7164	39.27 %
3.	Matric	5066	27.77 %
4.	Graduate	1937	10.62 %
5.	Post Graduate	808	04.43 %
6.	Technical	253	1.39 %
Total . .		18242	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

6.7 Occupation and Per Capita Income.—According to survey conducted by H. P. Town and Country Planning Department, 30% persons are workers and 70% are non-workers in Bilaspur Planning Area.

Table-6.7

Workers and Non -Workers

Sl. No.	Occupation	Persons	Percentage
1.	Workers	5473	30 %
2.	Non workers	12769	70 %
Total . .		18242	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Out of these workers 15% are engaged in primary sector, 37% in secondary sector and 48% in tertiary sector. A major portion of workers is engaged in tertiary sector. It is anticipated that by the year 2021, the secondary force will increase to 3555 workers.

Table-6.8

Work Force

Sl. No.	Category	Workers	Percentage
1.	Primary	821	15 %
2.	Secondary	2025	37 %
3.	Tertiary	2627	48 %
	Total. .	5473	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Per household monthly income is Rs. 8424 and per capita monthly income is Rs. 1872.

Table -6.9

Per Capita Income

Sl. No.	Description	Income in Rupees
1.	Income per household	8424
2.	Per capita monthly income	1872
3.	Per capita yearly income	22,464

Source.—Survey by H.P. Town and Country Planning Department, 2002.

6.8 Recreation and Entertainment.—The major entertainment of public in Planning Area is sports activities, other recreational pursuits are musical club, boating, paragliding and cultural programme conducted during special occasions worth mentionary Nalwari Fair.

Table- 6.10

Recreational Activities

Sl. No.	Re-creation	Households	Percentage
1.	Sports	2350	58.16 %
2.	Other outdoor	9	0.23 %
3.	Entertainment	19	0.46 %
4.	None	1668	41.15%
	Total. .	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

The educational institutions are adequately available in the town and majority of students come to school from a distance of just ¼ kilometers, as such, most of the recreational and entertainment activities are within the radius of ¼ Kilometer.

Table-6.11

Distance to Recreational Facilities

Sl. No.	Distance to recreation in kilometers	Households	Percentage
1.	Within ¼	2122	52.34 %
2.	Within ¼ to ½	713	17.58 %
3.	Within ½ to 1	491	12.11 %
4.	Within ¾ to 1	570	14.06 %
5.	Over 1 km.	150	03.91 %
	Total. .	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

CHAPTER-7

HOUSING

Housing Status.—In Bilaspur Planning Area, 88.73 % persons have their own houses and rest are tenants.

Table -7.1

House Ownership

Sl. No.	Ownership	Household	Percentage
1.	Owner	3597	88.73 %
2.	Tenant	457	11.27 %
	Total. .	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Table-7.2

Year of Construction

Whereas 61.15% houses are 22 to 49 years old, only 19.54% houses have been constructed during the last ten years.

Sl. No	Age of the house	Household	Percentage
1.	Less than 10 years	792	19.54 %
2.	10-19	755	18.62 %
3.	20-49	2479	61.15 %
4.	50-59	19	0.47 %
5.	60 and above	9	0.22 %
	Total. .	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

7.1 No. of Storeys and Type of Structure.—The 99% houses are 1 to 4 storeys and only 1% houses have more than 4 storeys.

Table-7.3

Number of Storeys

Sl. No.	No of Storeys	Household	Percentage
1.	1 to 4	4013	99 %
2.	5 and above	41	01 %
	Total. .	4054	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Majority of the houses i.e. 83.91% are constructed with R.C.C. and Brick, only 6.21 % structures have used local/traditional construction material i.e. stone and timber.

Table -7.4

Type of Structure

Sl. No.	Type of structure	Household	Percentage
1.	R.C.C. and Brick	3402	83.91 %
2.	Brick and timber	345	8.51 %
3.	Stone and timber	252	6.21 %
4.	Other	55	1.37 %
	Total. ,	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

7.3 Sanitary and Garbage Disposal.—The 72.64% households are making use of private sanitary latrines and 6.67% households are dependent on community sanitary latrines. Only 0.23% houses do not have latrines at all and are defecating in surrounding fields.

Table-7.5

Type of Latrines

Sl. No.	Type of latrines	Household	Percentage
1.	Private manual	540	13.33 %
2.	Private sanitary	2945	72.64 %
3.	Community manual	289	7.13 %
4.	Community sanitary	270	6.67 %
5.	Open	10	0.23 %
	Total ..	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Whereas 52.42% households are using public dustbins, 47.11 % households are disposing the garbage in open.

Table-7.6

Garbage Disposal

Sl. No.	Disposal of garbage	House hold	Percentage
1.	Public dustbin	2125	52.42 %
2.	Collection facility	19	0.47 %
3.	Open	1910	47.11 %
	Total ..	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

7.4 Housing Utilities.—The 88.73% households are having independent rooms whereas 11.27% households are sharing the same.

Table-7.7

Occupation Status

Sl. No.	Condition of occupation	Household	Percentage
1.	Independent occupation	3597	88.73 %
2.	Sharing occupation	457	11.27 %
	Total ..	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Kitchen facility is with 68.06% households only.

Table-7.8

Kitchen Facilities

Sl. No.	If Separate Kitchen	Household	Percentage
1.	Yes	2759	68.06 %
2.	No	1295	31.94 %
	Total ..	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Only 0.22 % households do not have electric facility.

Table- 7.9

Electric Facilities

Sl. No.	Electricity	Household	Percentage
1.	Yes	4045	99.78 %
2.	No	9	0.22 %
	Total ..	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Table-7.10

Housing Condition

Sl. No.	Condition of the structure	Households	Percentage
1.	Bad	186	4.59 %
2.	Moderate	1472	36.31 %
3.	Fair	2031	50.10 %
4.	Good	365	9.00 %
	Total . .	4054	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

7.5 Condition of Houses.—The 50.10 % houses are in fair condition, and only 4.59% houses are in bad condition.

Table-7.11

Status of Road

Sl No.	Approach road	Household	Percentage
1.	Moterable	2031	50.10 %
2.	Jeepable road	699	17.24 %
3.	Foot path	1044	25.75 %
4.	No path	280	6.91 %
	Total . .	4054	100.00 %

Source.— Survey by H.P. Town and Country Planning Department, 2002.

7.6 Road and Parking Facilities.—The 50.10% houses are connected with moterable road, and 17.24% houses with jeepable roads. Whereas 25.75 % houses are using footpath, there are 6.91% houses which do not have any path.

Table-7.12

Availability of Parking Facilities

Sl. No.	Availability	Household	Percentage
1.	Yes	850	64 %
2.	No	480	36 %
	Total . .	1330	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

The 64% households have parking facilities.

Majorities of the households' i.e. 97.92 % who do not have any parking facility are parking their vehicles on road.

Table-7.13

Non -Availability of Parking Facilities

Sl. No.	Non-availability/alternative used	Household	Percentage
1.	On road side	470	97.92 %
2.	Paid parking	10	2.08 %
3.	Free parking	-	-
	Total . .	480	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

7.7 **Projections.**—As per Socio-economic survey conducted by the H. P. Town and Country Planning Department, there are 4054 families in Bilaspur Planning Area and average family size works out to 4.5. Like this, it is anticipated that by the year 2021 there will be 8890 families.

CHAPTER-8

TRADE AND COMMERCE

8.1 **Status of Shops.**—Bilaspur town is vibrating with trade and commerce activity. Besides catering for the Planning Area it also caters for the surrounding areas of Jhandutta and Ghumarwin Development Blocks. Most of the shops are retail followed by service oriented shops. However 3.97 % shops are whole sale dealing in grains, cement, cloth, fruit and vegetables.

Table-8.1

Status of Shops

Sl. No.	Type of shop	No. of shops	Percentage
1.	Retail	627	75.54 %
2.	Wholesale	33	3.97 %
3.	Seasonal	4	0.48 %
4.	Service	114	13.73 %
5.	Others	52	6.28 %
	Total . .	830	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Table -8.2

Sl. No.	Item sold	Items Sold	
		No. of shops	Percentage
1.	General	591	71.20 %
2.	Food	40	4.82 %
3.	Vegetable	65	7.83 %
4.	Cloth	35	4.22 %
5.	Furniture	17	2.05 %
6.	Chemist	23	2.77 %
7.	Fruits	34	4.10 %
8.	Jewellery	25	3.01 %
Total . .		830	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Majority of 71.20 % shops pertains to general merchandise consisting of groceries building materials pottery electrical electronics, auto repairs & spare parts, and confectioneries, etc.

The commercial activities are picking up in town and more households are converting their rooms into shops for rent purposes. About 62.31% shops were established in the last 10 years.

Table-8.3

Sl. No.	Year of establishment	Year of Establishment	
		No. of shops	Percentage
1.	Less than 10 year	517	62.31 %
2.	11 to 20 year	153	18.41 %
3.	20 year and above	160	19.28 %
Total . .		830	100 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

The 67.47 % shops have area less than 10 M² and 22.29% are in the range of 11-20 M². Only 10.24% shops are in the range 20 to 50 M² and above.

Table- 8.4

Sl. No.	Size of shop in sq.mtr.	Shop Size	
		No. of shops	Percentage
1.	Less than 10 Sq.Mtr.	560	67.47 %
2.	11 to 20 sq.mtr.	185	22.29 %
3.	21 to 50	70	8.43 %
4.	51 and above	15	1.81 %
Total . .		830	100 %

Source.— Survey by H.P. Town and Country Planning Department, 2002.

8.2 Attached Facilities and Utilities—The 32.65 % Shopkeepers have their own vehicles. Out of total 271 majority of 67.90% of shopkeeper are having two wheelers and 1.84 % are having heavy vehicles.

Table- 8.5

Vehicle Ownership

Sl. No.	Vehicle owned	No. of shopkeepers	Percentage
1.	Yes	271	32.65 %
2.	No	559	67.35 %
	Total .	830	100.00 %

Source.—Survey by H.P. Town and Country Planning Department, 2002.

The 89.66 % vehicles are parked on road and foot paths causing inconvenience to the passers by as well as inviting traffic problems.

Table-8.6

Parking Facility

Sl. No.	Parking facility	No. of vehicle	Percentage
1.	On foot path	6	2.21%
2.	Garages	22	8.13%
3.	On main road	237	87.45%
4.	Authorized parking	6	2.21%
	Total . .	271	100%

Source.—Survey by H.P. Town and Country Planning Department, 2002.

Table 8.7

Problems of Shopkeepers

Sl. No.	Type of Problem	No. of shops	Percentage
1.	Parking	245	29.52 %
2.	Size of shop	67	8.07 %
3.	Storage	15	1.81 %
4.	Public Lavatory	155	18.67 %
5.	Others	45	5.42 %
6.	Nil	303	36.51 %
	Total..	830	100 %

The above table shows that shopkeepers are facing numerous problems such as pending storage, public for lets and inadequate space of shops.

Source.— Survey by H.P. Town and Country Planning Department, 2002.

8.3 Commercial Intensity. — The commercial area is concentrated in main market, Gandhi market, Gurudwara market and Bus stand market in Sector-I, Nagar Parishad. The commercial area intensity about 85% is concentrated within Nagar Parishad Area and 15 % is rest of Planning Area. The commercial activities in Bilaspur town has not picked up, as it was anticipated at the time of establishment of new township. However for the last few years the commercial activities have gained momentum, specially after the construction of Bridge over Ali-Khud and construction of Kol-Dam Project. The town is now efficiently serving its local population on one hand and the population of nearby Villages on the other.

CHAPTER-9

TOURISM AND INDUSTRY

9.1 Tourism.—Tourism is one of the biggest sources of earning for any State Government as well as for the public. Bilaspur has vast potential for the development of tourism around the town which unfortunately has remained ignored till date. The religious historical temples of Markanda, Mata Badoli, Rukmani-Kund, Sh. Nahar Singh and famous cave known as "Vias Gufa" needs attention for their upkeep and beautification. On construction of Bhakra Dam the old town was submerged in lake thus formed by the backwater popularly known as "Govind Sagar Lake". The beautiful and historic temples in old town, which submerged into the lake, needs to be preserved.

The important tourist attractions in the district are shown in Map 9.1 and the detail of which are as under: —

9.1.1 Markand.—This is a famous shrine about 20 Kilometers from Bilaspur, in Tehsil Sadar Bilaspur named after renowned Rishi Markandeya, who lived and worshipped there. According to a legend a tunnel connected Markand and Vyas Gufa and the two Rishis, Vyas and Markandeya, used to visit each other through this sub-terranean path. In addition to the shrine, there is also a water spring of ancient fame where a night fair is held annually on Baisakhi day. It is believed that the water cures children suffering from skin diseases while a bath at the main spring on Baisakhi day shakes off sterility in women. Lot of devotees from Bilaspur as well as adjoining districts of Solan and Hamirpur visits the temple.

The major religious tourist spots in the Town are as under: —

9.1.2 Vyas Gufa. —The oldest and the famous place in main town is the cave of Rishi Vyas, popularly known as Vyas Gufa. The Vyas Rishi of Mahabhart fame. Interpreted the divinity and phylosphy of life in meditation in the cave, which lies on the left bank of river Satluj. It is a place of pilgrimage. It is believed that Vyas Gufa was once connected with Markand through an underground tunnel. The original name of Vyaspur is believed to have been derived from Rishi Vyas.

9.1.3 Nar Singh Temple.—It is situated on the left bank of Govind Sagar Lake in Dholra and idol of Lord Nar Singh is worshiped daily.

9.1.4 Laxmi Narayan Temple.—It is one of the famous temple adjoining left bank of Govind Sagar in Diara. The idol of Lord Shiva, Goddess Parvati and Lord Laxmi Narayan were taken from the temples and have been rehabilitated in Laxmi Narayan temple before these were sub-merged in the lake.

9.1.5 Bhakra Dam and Govind Sagar Lake.—Bhakra Dam is 90 Kilometer from Bilaspur. It is 13 Kilometer upstream from Nangal Township, it is one of the highest straight gravity dam in the world. The lake is about 90 Kilometer long covering an area of about 160 KM² of which 90 % is in Bilaspur and the remaining 10 % in Una & Mandi Districts. The Dam was dedicated to the Nation by late Pandit Jawahar Lal Nehru on November 20, 1963. The view of the vast Dam and green jungles around it is fascinating indeed. There is ample scope for developing both, active and passive recreational activities in the lake and hunting as well as trekking in surrounding virgin forest

are as which may attract a reasonable tourist traffic to this part of the state. A tug service is available for the tourists between Bilaspur and Bhakra. The smooth drive in a motor boat in the Govind Sagar scarcely gives an idea of millions of mandays spent in finishing the Dam. With the giant plants and intricate machinery in the background and the power houses constructions on both the banks of the river, it looks unbelievably simple though to quote late Pandit Nehru "its construction is something tremendous, something stupendous and something which shakes you up when you see it".

9.2 Tourist Accommodation and Facilities.—There are 10 Hotels, 6 Guest Houses, 8 Rest Houses, and 1 Circuit House in Bilaspur town (with 399 bedding capacity) providing residential accommodation to the tourists. This is a gateway to Kullu Valley as well as to the Queen of hills "Shimla". Majority of tourists stays in Bilaspur. The facilities like indoor games, cultural, shopping, laundry and banking, however, needs to be provided in these accommodations. Occupancy varies from 40% to 60 % in rest of the months whereas it is 100 % in the months of May and June each year. The town can act as a tourist destination, if adventure sports like paragliding and water sports are organized regularly and in a planned way. The present and future tourist activities in Bilaspur Planning Area are shown in Map 9.2.

9.3 Industry .—The District Bilaspur is fast coming up on the Industrial Map of the State due to its vast potential in the field of Industries. At present there are 2256 Nos. of SSI units registered in the District having Capital investment of Rs. 2839.25 lacs providing employment to 10,383 persons approximately. In addition to this there are two large & medium scale industries functioning in the district i.e. ACC Gagal-I and ACC Gagal-II. These units have investment of Rs. 519.00 crore and providing direct employment to 792 persons and indirect employment to approximately more than 20,000 persons.

9.3.1. Industrial Area Bilaspur. — Industrial Area Bilaspur is located on National Highway-21 at a distance 2 kilometer from Bilaspur Town. This area has been developed on land measuring 98.3 bighas by way of acquiring private land in revenue Village Bamta & Kharian during the year 1974-75. Presently there are 63 Plot and 9 Shed developed in this Industrial Area and all the plots & shed have been allotted.

Majority of the units established is environment friendly and there is no environment hazardous unit in and around Bilaspur town. Onwards 7-1-2003 an industrial package had been announced by the Govt. of India consequent upon various industrial investment enquiries have been received and the pace of Industrialisation have entered into a new era. The major incentives of the Govt. of India in its incentive package are 100% exemption from payment of Central Excise duty for a period of 10 years, 100% income tax exemption and 15% investment subsidy on plant and machinery. The Government of Himachal Pradesh is already providing various incentives to the industries coming to our state.

CHAPTER-10

FACILITIES AND SERVICES

10.1. Educational Facilities.—In Sector-I, Nagar Parishad, there is one Government Degree College, one Industrial Training Institute, two Senior Secondary Schools, six High Schools, eleven Government Primary Schools and one Private Primary School. There are two Middle Schools,

one at Behal Kandela in Sector-II Bamta and one at Sector-VI, Raghunathpura. Other five Private Primary Schools are, one at Behal Kandela in Sector-II, Bamta, one at Danoh in Sector-IV, Oel, one in Sector-V, Jabli, one at Manwan and one at Raghunathpura in Sector-VI, Raghunathpura. Though every educational institute have adequate attached play ground yet a multipurpose national level stadium is under construction at Luhnu. Wherein hockey ground, cricket stadium, indoor stadium facilities shall be presided. A proposal to creat artificial lake hearto cricket stadium is under way. Water proof facility is also available in Bilaspur town. The existing educational facilities in Bilaspur Planning Area are shown in Map 10.1. These educational institutions are serving population of Planning Area as well as the villages adjoining to it.

The Student/Teacher ratio of these Educational Institutions is shown in the following table:—

Table 10.1

Student, Teacher Ratio

Sl. No.	Description	Educational Institutes	No. of Students	No. of Teachers	Student/Teacher Ratio
1.	Primary Schools :				
	* Government	11	1164	50	23:1
	* Private	06	814	61	13:1
2.	Middle Schools	02	250	201	3:1
3.	* High Schools	06	3640	162	22:1
	* Senior Secondary Schools	02			
4.	College	01	2400	46	52:1

Source.—Respective Heads of the Educational Institutions.

10.2 Medical Facilities.—Bilaspur Planning Area has one Zonal Hospital (200 Beds), one Ayurvedic Hospital (20 Beds) also housing one Homeopathic Hospital, one T.B. Centre (20 Beds), two Civil Dispensaries and six private medical institutions in Sector-I, Nagar Parishad. One Civil Dispensary is existing at Manwan in Sector-VI, Raghunathpura. One Sub-Centre each at Kunala in Sector-V, Jabli and at Behal Kandela in Sector-II, Bamta. Besides this, there is one Veterinary Hospital in Sector-I, Nagar Parishad. There are two Veterinary Dispensaries each at Badhyat in Sector-II, Bamta and at Kunala in Sector-V, Jabli. All the above-referred Govt. Medical Institutions are functioning from their own buildings except-2 Veterinary Dispensaries which are in hired accommodations. The Ayurvedic Hospital is also housing the Homeopathic Hospital in its building in Sector I, Nagar Parishad. The existing medical facilities in Bilaspur Planning Area are shown in Map

10.2 and the influence zone/area of Zonal Hospital Bilaspur is shown in Map 10.3. The Doctor/Patient ratio of Medical Institutions is shown in following Table:—

Table- 10.2

Doctor, Patient Ratio

Sl. No	Description	No. of Doctors	No. of Daily Patients	Doctor/Patient Ratio
1.	Zonal Hospital	22	400	1:18
2.	Ayurvedic Hospital	4	70	1:18
3.	Homeopathic Hospital	2	20	1:10

Source.— Respective Heads of the Medical Institutions.

10.3 Public Services.—The Bilaspur Planning Area has following public services. Since these are mostly concentrated in the main town, as such yet it is required to be provided in rest of the area. The existing public services are shown in Map 10.4.

10.3.1 Fire Services.—A Fire Station with three fire tenders is located at Upper Nihal in Sector-I, Nagar Parishad. This is presently functioning from the Government residential accommodation. Recently a chunk of land measuring 0.40 Hectares has been allocated for the construction of a Fire Brigade station in Sector-I, Nagar Parishad and the work of construction is in progress.

10.3.2 Postal Services.—There is one General Post Office near Telephone Exchange building at Main Market, in Sector-I, Nagar Parishad. It has proper parking and other required facilities. A Branch Post Office at Lakhanpur and two Sub-Post Offices at Changer and Diara in Sector-I, Nagar Parishad are existing. Beside this, there is 1 Sub-Post Office in Sector-VI, Raghunathpura.

10.3.3 Banking and Insurance Services.—There are 8 Banks in the Planning Area. These are functioning from the hired private buildings and are lacking parking facilities. One Life Insurance Corporation office at Raura and two General Insurance Companies namely Oriental Insurance Company and New India Assurance Company at Main Market, Sector-I, Nagar Parishad are providing their services from rented buildings in the Planning Area.

10.3.4 Police Services.—A Police Station is located in Sector-I, Nagar Parishad at Upper Nihal. It has its own building with parking facility. Besides this, one Police Chowki and one Police Lines at Changer and at Lakhanpur respectively are existing in Sector-I, Nagar Parishad. There are 222 personnels in the Police Lines.

CHAPTER-11

BASIC INFRASTRUCTURE

11.1 Water Supply System.—Presently water is being supplied to the town through three sources *i.e.* natural springes, nullahs and underground water. Whereas the underground water is treated chemically only, at the same time the water from springs and nullahs are given chemical treatment after proper sedimentation. The water treatment plants are located at Kosrian and Changer in Sector-I, Nagar Parishad. Each plant has a treatment capacity of 1,23,000 Litres. The storage tanks are at Nalla-Ka-Naun at Diara, Changer, Kosrian and Dholra in Sector-I, Nagar Parishad. The H.P. Irrigation and Public Health Department has installed deep water Hand Pumps at 29 locations in the Planning Area. The availability of water is 38,24,064 litres per day whereas future requirement works out to 54,00,000 litres per day by taking domestic desirable requirement of 135 litres per capita per day, by the year 2021. Various water supply schemes which are in operation in the town are shown in the following Table:—

Table-11.1

Sl. No.	Name of Scheme	Location	Type of Source	Water Discharge in Litres per Second	
				Min.	Max.
1.	Water supply scheme New Bilaspur Township Kosrian.	Kosrian phase.	Nallah/Spring.	7.00	13.00
2.	Water supply scheme New Bilaspur Township Changer.	Changer phase.	Nallah/Spring.	2.60	5.00
3.	Lift water supply scheme NBT Nalla-Ka-Naun.	Nallah-Ka-Naun.	Spring/Jack well	8.60	12.00
4.	Water supply scheme Dholra	Dholra phase	Spring	1.50	2.00
5.	Water supply scheme Lakhanpur.	Lakhanpur	Spring	0.80	1.20
6.	Tube-well Nihal	Nihal	Underground tubewell.	13.89	13.89
7.	Lift water supply scheme Kharian Tubewell No.-II.	Indl. Area. Kharian	-do-	7.00	7.00
8.	Lift water supply scheme Kohlwin-Kunala.	Kunala	Spring	0.17	0.30
9.	Water supply scheme Raghunathpura.	Raghunathpura.	Spring/Nallah.	1.00	1.50
10.	Water supply scheme Nauni Mandi Bharari.	Nauni	-do-	0.20	0.30
11.	Water supply scheme Badhyat	Nihal	-do-	1.06	1.50
12.	Water supply scheme Oel	Oel	-do-	0.40	0.50

Source.—Executive Engineer, H.P. Irrigation and Public Health Department, Bilaspur.

To Meet with the future requirement of 15,75,936 litres per day by the year 2021, it is anticipated that the two schemes namely "Jabli Raghunathpura augmentation of water supply

scheme" and "New Bilaspur Township augmentation of water supply scheme" with an estimated cost of Rs. 16.24 lacs and Rs. 242 lacs respectively shall meet with the demand. Existing deep-water hand pumps are all fulfilling the demand of people to some extent. People of the Planning Area are also being motivated to store the rainwater.

11.2 Drainage.—Being area of monsoonal rains the town is having an open drainage system. The drains are generally along the roads and such drains are disposed off in to near by nallahs and ultimately into river Satluj.

11.3 Sewerage.—In Bilaspur town sewerage lines were laid in the year 1956-57. As per 1991 Census, there were 2499 residential houses in the town, out of which 1000 households i.e. 40 % sewerage connections. The length of present sewer lines is 23,880 metre having 1235 Manholes. Presently the sewage is being disposed of in open Nallah and Khuds. In order to improve the sanitary conditions in the Planning Area, H.P. Irrigation and Public Health Department has proposed to construct four treatment plants at Luhnu ground, at Diara below the house of Late Sh. Hari Chand Advocate, near water sports building at Roura and Police Lines, Lakhanpur in Sector-I, Nagar Parishad. The estimate cost of these plants is Rs. 351 lacs. The type of sewerage treatment and place of disposal of sewerage is shown in the following Table:—

Table-11.2

Type of Sewerage Treatment and Place of Disposal

Sl. No	Location	Type of treatment	Place of disposal
1.	Nihal Kharian Road	Sedimentation	Nallah
2.	Near Girl School	Sedimentation	Nallah
3.	Near Durga temple, Roura	Sedimentation	Nallah
4.	Near meat market, Roura	Sedimentation	Nallah
5.	Near Luxmi Narayan temple, Diara.	Sedimentation	Nallah
6.	Near house of Late Sh. Harish Chander, Advocate, Diara.	Sedimentation	Nallah
7.	Near Nalla-Ka-Naun	Sedimentation	Nallah
8.	Near Lower Dholra	Sedimentation	Nallah
9.	Near Lower Lakhanpur	Sedimentation	Nallah

Source.—Executive Engineer, H.P. Irrigation and Public Health Department, Bilaspur.

11.4 Electricity.—In Bilaspur Planning Area there are 6170 electric connections, out of which 4757 are residential, 1283 commercial, 115 industrial, 8 institutional and 7 are under public use. The total connected load is 9844.640 Killo Watts (KW). There is no pending application for release of electric connection with the office of H. P. State Electricity Board. A 33 Killo Volt

Ampere (KVA) power Sub- Station in Sector-IV, Jabli is catering the power supply of entire Planning Area.

11.5 Telecommunication.—The Bilaspur Planning Area is being served by proper telephone network. The Department of Telecommunication has installed a Common Development of Telematic Multi Base Module (CODTMBM) exchange with 3 K. capacity. The total capacity of this exchange is 4000 connections in the Planning Area. The Telecommunication Department has also introduced a Wireless Local Loop (WLL) service in the town. At present a private company M/s Bharti Telecom is providing mobile telephone service in the name of Air Tel. The Bharat Sanchar Nigam Limited (B.S.N.L.) has also launched its mobile telephone service in the Planning Area.

11.6 Solid Waste.—The major portion of solid waste is generated by the households, commercial establishments, hotels, vegetable and meat shops etc. There is no proper system for disposal of hazardous waste and is presently being dumped in open place by the Nagar Parishad, Bilaspur. The garbage thrown into drains by the people is resulting the frequent choking of drains. The main reason for indiscriminate disposal of garbage is attributed due to lack of public awareness on one hand and lack of infrastructure on the other hand. The details of garbage generation as well collection is shown in the following Table:—

Table- 11.3

Garbage Disposal	
Sl. No.	Description
Quantity in Metric Tonne	
1.	Garbage generation
2.	Garbage collection
	8-10
	6-8

Source.—Nagar Parishad, Bilaspur.

Different types of solid waste generated in the town and its source is given in the Table below:—

Table- 11.4

Type of Garbage Generated

Sl. No.	Source	Type of Garbage
1.	Kitchen waste	Mostly Biodegradable
2.	Paper	Biodegradable
3.	Glass	Non-Biodegradable
4.	Textiles	Mostly Biodegradable
5.	Plastic/Polythene Bags	Non-Biodegradable
6.	Other material such as ashes sand	Non-Biodegradable

Source.—Nagar Parishad, Bilaspur.

For collection of solid waste, Nagar Parishad, Bilaspur has placed 50 containers at various identified sites and have put two dumper placers. In addition to this, one tractor trolley and one three wheeler is also being used to collect the solid waste. Total number of workers engaged on this job is 35. The Nagar Parishad has identified a disposal site at Kharian Luhnu, in Sector-II, Bamta. Presently garbage is directly disposed of in the open without any sorting/treatment. However there is a proposal under active consideration of Nagar Parishad, Bilaspur for setting up of a solid waste treatment plant with a cost of Rs. 179.04 lacs.

The existing basic infrastructure is shown in Map 11.1.

CHAPTER-12

GOVERNMENT OFFICES

12.1 There are 77 Government/Semi-Government offices and Institutions in Bilaspur Planning Area. Majority of these offices i.e. 90 % are located in Changer and around Deputy Commissioner office in Sector-I, Nagar Parishad. The remaining 10% offices are functioning in other residential/commercial areas of the town. Most of the offices have their own buildings with adequate parking and other facilities, however, still some offices lack accommodation. Presently 17.50 Hectares land is occupied by Government and Semi-Government Offices in the Planning Area.

12.2 There are 4350 employees working under various offices. Proper care was taken to provide residential accommodations to the Government employees when the New Bilaspur Township was established. Presently there is no scarcity of Government accommodation to its employees. The Government accommodation is adjacent to the Government office complex at Changer upper Nihal lower Nihal in Sector-I, Nagar Parishad. Therefore, the employees need not to cover a long distance from their residences to the place of duty. The Government meetings/workshop/seminars are held in the halls of Bachat Bhawan and Kisan Bhawan, where there is sufficient accommodation to organise such events.

12.3 Bilaspur being District headquarter has privilege of having Directorate of Fisheries, Himachal Pradesh and all the District level offices viz Deputy Commissioner, Superintendent of Police, Superintending Engineers of H.P. Public Works Department, H.P. Irrigation and Public Health Department, Deputy Chief Engineer, H.P. State Electricity Board, Conservator of Forest, Soil Conservation Office, District Industries Centre, Town and Country Planning Office, District Treasury etc.

12.4 Central Government offices like Postal, Telecommunication, Excise and Taxation, National Sample Surveys, Satluj Valley Railway Corporation are functioning at Bilaspur.

The existing Government and Semi-Government Offices are shown in Map 12.1.

CHAPTER-13

TRAFFIC AND TRANSPORTATION

13.1' Existing Traffic Scenario.—The Highways and link roads are the veins and arteries of any town. As proper blood circulation is necessary for survival of the human beings, similarly well planned circulation network is must for the health of a town. A town can not sustain without proper access.

The existing traffic scenario of Bilaspur Planning Area is illustrated below.—The National Highway-21 passes through Bilaspur Planning Area. Traffic volume on this Highway has increased due to the Associated Cement Companies (ACC's) Cement Factory, at a distance of 23 kilometer at Barmana, which generates about 400 trucks per day out of which majority of trucks say 60% passes through Bilaspur town enroute to nearest broadgauge railhead at Kiratpur Sahib. Equal volume of traffic is generated on account of returning of empty trucks. The problem has further aggravated due to increase in number of passenger and private vehicles in the town. There is no earmarked parking spaces in the town and on road side parking is a common phenomenon. The roadside drains are in deplorable condition, specially during rainy season. Ribbon developments along roads have added fuel to fire. The management of smooth flow of traffic in the town without any Bye Pass is a stupendous task. Perspective landuse planning and traffic and transport planning are, therefore, to go hand in hand. The existing circulation net work is shown in Map 13.1.

Following roads are passing through the Bilaspur Planning Area:—

- (i) Chandigarh-Manali National Highway-21 connecting Bilaspur with Chandigarh on one side and Mandi-Kullu-Manali on other side.
- (ii) Shimla-Dharamshala National Highway-88 connecting Bilaspur with Shimla on one side and Hamirpur-Kangra-Dharamshala on other side.

The roads emanating from Bilaspur Town are as under:—

- (i) State Arterial road A-IV Bilaspur to Kandrou via Chandpur connecting National Highway-88 at Kandrou.
- (ii) Link road from Bilaspur to Shira- Bandla- Brahmukhar.
- (iii) Link road from Badhyat to Sungal via Nog.

Beside above, numbers of internal roads are existing in the town. The length of these roads are 23.40 Kilometre.

13.2 Traffic and Transportation Survey.—To assess the volume of traffic a survey was carried out by the H.P. Town and Country Planning Department during the month of March, 2002 from 9.00 A.M. to 6.00 P.M. at the three vantage location as given below:—

- (i) Jabli
- (ii) Banta
- (iii) College Chowk

All the above three points fall on the National Highway-21. There is regular to and fro movement of loaded cement trucks on this Highway. The intensity of tourist traffic on this Highway is also very high as compared to other roads in the State. There are about 200-auto repair/spare part shops on both sides of the road between Barmana to Manwan. On account of increasing traffic ideal roadside parking and encroachment on road space by auto repair activities, frequent entries to private properties and roadside facilities further aggravate the situation as crises crossing, on this account reduces the efficiency of highway. Lack of proper spaces for alighting and boarding of passengers at enroute stoppages is another cause of traffic jams on highways. No Bye Pass has been proposed so far by the concerned authorities to avoid the thorough traffic into the Planning Area. As per survey

about 1500 trucks passes to Bilaspur Planning Area from Barmana to Punjab plains and back. The details of Passenger Car unit (PCUs) observed during the traffic and transportation survey conducted at above referred three points by the H.P. Town and Country Planning Department is given in Table-13.1.

As per analysis of traffic survey the average incoming PCUs is 3668 and outgoing PCUs is 3228 and 70% vehicles belongs to HMV category.

Table -13.1

Sl. No	Mode	Traffic Volume at different locations					
		Jabli		Bamta		College Chowk	
		Incoming PCUs	Outgoing PCUs	Incoming PCUs	Outgoing PCUs	Incoming PCUs	Outgoing PCUs
1.	HMV	2175.00	1713.00	2148.00	2551.00	2061.00	2205.00
2.	LMV	441.00	388.00	820.00	481.00	820.00	675.00
3.	Three wheeler.	166.00	146.00	428.00	72.00	428.00	337.00
4.	Scooter	182.00	106.00	531.00	232.00	531.00	373.00
5.	Cycles	260.00	5.00	7.00	225.00	7.00	176.00
Total . .		3224.00	2358.00	3934.00	3561.00	3847.00	3766.00

Source.—Survey by H.P. Town and Country Planning Department, 2002.

As per survey carried out by the H.P. Town and Country Planning Department, the number of incoming PCUs during peak hours of 9.00 A.M. to 11.00 A.M. at Bamta and outgoing at College Chowk between peak hours of 4.00 P.M. to 6.00 P.M. is on higher rate in comparison to other survey points as shown in the following Table:—

Table 13.2

Sl. No.	Name of Survey Point	Peak Hour Traffic Volume			
		Peak hours incoming PCUs		Peak hours outgoing PCUs	
		9.00 P.M.	4.00 P.M.	9.00 P.M.	4.00 P.M.
		to 11.00 P.M.	to 6.00 P.M.	to 11.00 P.M.	to 6.00 P.M.
1.	Jabli	801.00	538.00	527.00	514.00
2.	Bamta	886.00	739.00	649.00	433.00
3.	College Chowk	882.00	739.00	827.00	861.00

Source.—Survey by H.P. Town and Country Planning Department, 2002.

13.3 Terminal Facilities:

13.3.1 Bus Terminal.—Terminal facilities are inadequate in the Planning Area. The existing Bus Terminal is insufficient to cater for the present needs of traffic volume. It is located in thickly populated area and has outlet on Narrow Street. From Bilaspur Bus terminal about 150 buses originate to different stations and in addition to this about 200 buses pass through this bus terminal having 10 to 15 minutes stop at this terminal. Therefore there is an urgent need to shift the Bus Terminal to some suitable location and to propose an Inter State Bus Terminus (ISBT) with all the allied facilities therein.

13.3.2 Truck Terminal.—No Truck Terminal has so far been provided in the town in spite of the fact that 41% of the vehicles plying on the roads are trucks only. The reason being transportation of commodities from the adjoining States of Punjab and Haryana on one hand and nearness to the cement factories at Barmana in District Bilaspur and Darlaghat in District Solan. Therefore a Truck Terminal consisting of transport Nagar, auto repair shops along with allied needs to be provided within the Planning Area.

13.4 Parking Facilities.—There are no earmarked parking lots in the town. The trucks can be seen parked anywhere and at any times on the roads causing inconvenience to the movement of light vehicles. Such unauthorized and haphazard parking reduce the effective width of roads, thereby, hindering the smooth flow of traffic in the Planning Area. Therefore, there is urgent need to provide organized parking spaces on major arteries of the Planning Area on suitable locations.

13.5 Major Concerns.—The following problems concerning Road Network, Terminal Facilities and Parking Facilities need to be addressed properly in the Development Plan:—

- (i) The number of vehicles has increased manifold during the past 10 years. Roads are full of obstacles as vehicles are parked in haphazard manner. Repair shops are existing along roadside and projection of commercial establishment etc. on the roads have added to the traffic problems in the town.
- (ii) Using of road space for loading and unloading of building material.
- (iii) A lack of proper spaces for garbage collection also puts pressure on road space.
- (iv) There is urgent need for shifting of present Bus Terminal and construction of a Truck Terminal.
- (v) Parking spaces are required to be provided and parking floor or construction of a garage are required to be made mandatory.

13.6 Railways.—Railway is the cheapest means of surface transportation especially with reference to goods traffic. In view of heavy goods traffic on the road passing through Planning Area being generated on account of production of cement, fruits, seed potatoes and off-seasonal vegetables in the interior parts of the State on one hand and traffic generated on account of construction of hydro electric power projects as well as defence related traffic on the other. Apart from this tourist traffic to various tourist destinations ahead of Bilaspur in Himachal and Jammu Kashmir particularly during summer seasons also put heavy stress on National Highway 21.

In view of this the Government has decided to lay railway line from Bhamupali to Barmana for which Satluj Valley Railway Corporation has been constituted. If this project is undertaken as per the model of Kokan Railway then this railway line will be completed by plan period. With the construction of this Railway line the distance between Barmana and major town of Punjab will reduce drastically and there will also be a saving of time and fare. On the completion of this railway

line the most of goods traffic will be transported through railway which will reduce the air and noise pollution and improves the condition of National Highway-21. This railway project will act as a major infrastructure for the perspective development of the Bilaspur Planning Area and district as a whole. This will give boost to the industrialization of this area and will help in generation of many new economic activities in the Planning Area.

13.7 Water Ways. —Consequent upon construction of Bhakra Dam, the lake named as "Govind Sagar Lake" impounded behind this Dam is 90 kilometre long, covering an area of 160 Square kilometre. Nearly 90% of the area lies in District Bilaspur and 10% in District Una and Mandi. The lake is used as a mode of transportation and possibilities should be explored from tourism point of view as well, in future.

CHAPTER - 14

EXISTING LAND USE

The existing land use of the Planning Area was frozen under section 15-A of the H.P. Town and Country Planning Act, 1977 vide Notification No. TCP-F (6) 21/95 dated 24-11-98, initially for six months, which was extended later on upto 14-12-2000. The existing land use of these settlements was prepared and adopted after considering public objections and suggestions vide Notice No. HIM/TP/PJT/DP-Bilaspur/2000-7987-8086 Shimla, dated 13-12-2000. As the entire area is witnessing development, therefore, whole of the Planning Area has been considered as Urbanisable Area and has been divided into six Sectors.

The land use wise description of various areas is as under:—

14.1 Residential Use. —The existing residential use comprises of 120.92 hectare, which works out to be 10.77% of the Planning Area. The residential areas have generally two or three storeyed houses. Major residential localities are Diara, Roura, Changar, Kosrian and Nihal of Nagar Parishad, Bilaspur. The Diara, Roura and Kosrian are thickly populated localities. There is one Housing Board residential colony at Lakhanpur. Residential use is intermixed with commercial use. Shops on the ground floor facing road side and on upper floors for residential purpose is a common sight.

14.2 Commercial Use. —The existing area under commercial use is 5.26 hectare, which comes out to 0.47 % of the Planning Area. The commercial area is mainly concentrated in Main Market and Diara localities of Nagar Parishad. The "Khokas" are located around the Bus Stand and along the National Highway-21. The commercial activities are also coming along roadside in Lakhanpur locality. Ribbon development of commercial establishments along the National Highway-21 is a common sight.

14.3 Industrial Use. —The existing area under industrial use is 11.21 hectare, which is 1.00% of the Planning Area. The main industries are Resin and Turpentine factory of H.P. Forest Corporation Limited, Kailash R.C.C. Spunpipes, Jeewan Flour Mill, H.P. Govt. Horticulture Departments Fruit Canning factory, Shashi Bhai Juice factory and Chandel Tyres etc. These are located in industrial area at Nihal in Sector-I, Nagar Parishad.

14.4 Tourism Use. —Though there are vast potentials for development of tourism activities like water sports, adventure sports i.e. paragliding and attracting religious tourists, paying obeisance

in various historical temples in the town. Adequate area for these activities are required to be earmarked in the Development Plan.

14.5 Facilities and Services Use. —The existing area under facilities like education, health etc. utilities like water supply, drainage, sewerage, electricity, garbage disposal sites etc. and services like police, banking, fire fighting, postal, telecommunication etc. is 24.34 hectare, which is 2.16 % of the Planning Area.

14.6 Government and Semi Government Offices Use. —Existing area under Government and Semi-Government use is 17.50 hectare, which is 1.56 % of the Planning Area. This includes the building area as well as land occupied under circulation, approach roads to the offices and parking etc.

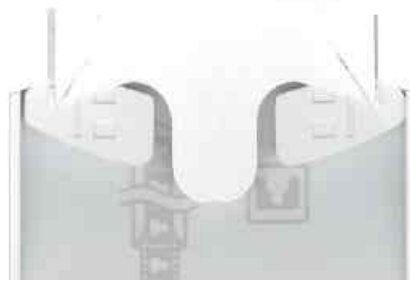
14.7 Parks and Open Spaces Use. —The organized parks and open spaces are lacking in the Planning Area. There are three small parks that too in the Nagar Parishad limits, i.e. at Diara, Main Market and Changer. The total area existing under these parks is 0.81 hectare which is 0.07 % of the Planning Area.

14.8 Traffic and Transportation Use. —In traffic and transportation use, the area existing under major roads including National Highway-21, other link roads passing through the Planning Area and parking places is 81.74 hectare, which is 7.28% of the Planning Area. Parking is a major problem in all urban areas of the State. It has created chaos in Bilaspur town, also especially due to plying of trucks carrying cement from Associated Cement Companies (ACC's) Barmana factory on one hand and public transport plying on National Highway-21 on the other. Easily availability of loans through Banks for purchase of vehicles has increased the volume of traffic in the town. According to the survey conducted by H. P. Town and Country Planning Department, 51% persons do not have any parking facility, out of which 98% are parking the vehicles on roadside resulting traffic jams and causing accidents. Therefore parking facilities have to be created in new areas. The over all parking problems can be solved by creating private parking spaces as a commercial venture and by making mandatory provisions in the Zoning Regulations in this regard.

14.9 Agriculture Use. —Agriculture use comprises of 515.87 hectare land, which is 45.94% of the Planning Area. Agriculture is not merely an occupation but an established tradition and an accepted way of life. It is main stay of people where a vast majority of the population depends directly or indirectly on the agricultural pursuits for maintaining their livelihood. However at the same time shelter i.e. housing is also one of the necessity of human beings after food and clothing, therefore, to accommodate future population of the Planning Area, some of the land under agriculture use shall have to be used for other purposes.

14.10 Forest Use. —An area of 250.35 hectare is under forest use, which works out to 22.29% of the Planning Area in the form of barren land which is occupied by shrubs this area proposed to be allocated for other uses, to meet with the requirements for the year 2021.

14.11 Water Bodies Use. —In Bilaspur Planning Area the Nallahs, Kuhals and small tributaries occupy an area of 95.00 hectare. The existing area under this use is 8.46% of the total Planning Area.



The area under Existing Land Use of Bilaspur Planning Area is shown in the following Table:—

Table-14.1

Existing Land Use of Bilaspur Planning Area-2000

(in hectare).

Sl. No.	Land Use	Sectors						Total	Percentage
		I *Nagar Parishad	II Bamta	III Gram Nihal	IV Oel	V Jabli	VI Raghuna- thpura		
1.	Residential	63.09	7.71	4.23	3.32	5.90	36.67	120.92	46.19
2.	Commercial	4.49	0.22	0.04	0.04	0.04	0.43	5.26	2.00
3.	Industrial	7.40	—	—	—	0.01	3.80	11.21	4.28
4.	Tourism	—	—	—	—	—	—	—	—
5.	Facilities and Services	16.54	0.63	0.04	0.20	1.89	5.04	24.34	9.30
6.	Government and Semi-Government Offices	15.75	0.07	—	0.05	0.63	1.00	17.50	6.69
7.	Parks and Open Spaces	0.81	—	—	—	—	—	0.81	0.31
8.	Traffic and Transportation	43.93	16.29	4.60	2.85	3.99	10.08	81.74	31.23
	Total ..	152.01	24.92	8.91	6.46	12.46	57.02	261.78	100.00
9.	Agriculture	104.80	56.18	106.82	55.43	121.88	70.76	515.87	—
10.	Forest	89.17	13.60	22.21	56.99	47.20	21.18	250.35	—
11.	Water Bodies	10.78	31.13	1.85	1.64	5.30	44.30	95.00	—
	Total ..	204.75	100.91	130.88	114.06	174.38	136.24	861.22	—
	Grand Total ..	356.76	125.83	139.79	120.52	186.84	193.26	1123.00	—

*Sector—I.— Nagar Parishad includes the area under existing Sectors Diara, Roura, Nihal, Main Market and Changer of New Bilaspur Township.

CHAPTER-15

PROJECTIONS AND REQUIREMENTS

Projections and requirements for the Development Plan have been worked out in view of analysis of surveys, studies and public aspirations and Urban Development Plan formulation and implementation (UDPI) guidelines issued by Ministry of Urban Affairs and Poverty Alleviation, Government of India, New Delhi. Population of Bilaspur Planning Area is anticipated to increase to 40,000 persons by the year 2021.

The land use wise space requirements are as under: —

15.1 Residential Use. —In order to cater for the requirements of residential use for the anticipated population of 40,000 persons in the Planning Area by the year 2021, the 8890 dwelling units shall be required, taking 4.50 persons per family norm. In view of present density trend of 100 persons per hectare, 400 hectare land for residential use is required to cater for the Planning Area population. As 120.92 hectare land is existing, therefore 279.08 hectare area is additionally required.

15.2 Commercial Use. —There are 830 shops in the Planning Area. In view of increase in population as well as commercial activities, it is anticipated that 1882 shops shall be required by the year 2021. The land required for additional 1052 shops, at the rate of 50 M² area per shop, which includes circulation and parking area also, works out to 5.26 hectare. Besides this, an area of 0.20 hectare is required for Wholesale and Ware Housing activities. As 5.26 hectare land is existing under commercial use, as such, 5.46 hectare additional land is required for commercial use.

15.3 Industrial Use. —In Bilaspur Planning Area, 11.21 hectare land is under industrial use. In order to cater for the requirements of anticipated secondary force of 3555 workers by the year 2021, an area of 17.78 hectare is required by taking norm of 50 M² area per worker. As 11.21 hectare is existing area, therefore, 6.57 hectare additional area is required to be provided for industrial use.

15.4 Tourism Use. —Presently there is no land earmarked or existing under tourism use. However in order to promote the tourism activities, an area of 3.60 hectare is required which has been proposed, in Sector-I, Nagar Parishad for this use.

15.5 Facilities and Services Use. —An area of 24.34 hectare is existing under facilities, utilities and services. It is anticipated that an area of 10.30 hectare shall be required for providing various facilities, utilities and services by the year 2021.

The various requirements covering 10.30 hectare land have been worked out in the following Table:—

TABLE-15.1

Requirements of Area for Facilities and Services

Sl. No	Description	Standard of Level/ Population / Unit	Existing Facility	Future requirement	Unit (in hectare)	Total area (in hectare)
1	2	3	4	5	6	7
1.	Degree College	Regional level.	1	—	4.00	—
2.	Bechlar of Education (B. Ed.).	Regional level.	—	1	1.00	1.00
3.	Polytechnic	Regional level.	—	1	2.00	2.00
4.	Industrial Training Institute (I.T.I).	Regional level.	1	—	1.00	—
5.	Senior Secondary School.	10,000— 15,000	2	—	1.50	—
6.	High School	5,000— 6,000	6	—	1.00	—
7.	Middle School	2,500— 5,000	2	3	0.80	2.40
8.	Primary school	2,000— 2,500	17	4	0.40	1.60
9.	Nursery school	Two in each sector.	5	4	0.10	0.40
10.	Allopathic Hospital	Regional level.	1	—	4.00	—
11.	Ayurvedic Hospital	Regional level.	1	—	3.00	—
12.	Primary Health Centre.	Sector level.	5	1	0.40	0.40

1	2	3	4	5	6	7
13.	Veterinary Hospital.	Regional level.	1	1	1.00	1.00
14.	Library	Regional level.	1	—	—	—
15.	Community Hall	Sector level.	—	3	0.10	0.30
16.	Auditorium	Town level.	—	1	0.80	0.80
17.	Stadium	Town level.	1	—	1.50	—
18.	Swimming Pool	Town level.	1	—	0.40	—
19.	Post Office	Town level.	1	—	0.10	—
20.	Sub- Post Office	Sector level.	4	—	0.01	—
21.	Telephone Exchange.	Town level.	1	—	0.10	—
22.	Electric Sub-Station.	One for two sectors.	4	—	0.10	—
23.	Police Station	Town level.	1	—	0.40	—
24.	Police Post	Sector level.	1	—	0.20	—
25.	Fire Station	Town level.	1	1	0.40	0.40
26.	Petrol/ Diesel Filling Station.	One for two sectors.	2	—	0.40	—
Total. .		—	—	—	10.30	—

15.6 Government and Semi-Government Offices Use.—An area of 17.50 hectare is existing under Government and Semi-Government offices use. It is anticipated that by the year 2021, there will be increase in the number of Government, Semi-Government Offices and Institutions. After having vital dialogue with the Head of Offices located in the Planning Area, 6.55 hectare additional land shall be required under this use.

15.7 Parks and Open Spaces Use.—A ground popularly known as "Luhnu Maidan" exists in the town. It falls partly inside and partly outside of the Planning Area, in Sector-I, Nagar Parishad. The State level "Nalwari" fair is organized on this ground. It houses an indoor stadium and acts as play ground for cricket, football and water sports activities etc. Still the town lacks in organized parks and open spaces, therefore, these are required to be developed. Taking the standard of 0.30 hectare area per 1000 population, 12.00 hectare land is required to cater for the population of 40,000 persons of the Planning Area by the year 2021. The land under Forest use is proposed to be used as open spaces in different sectors. In addition to 12.00 hectare land, it is proposed to develop a park on a piece of land measuring 0.54 hectare in Sector-VI, Raghunathpura. As 0.81 hectare area is existing under this use, therefore, 12.54 hectare area is more required for parks and open spaces use.

15.8 Traffic and Transportation Use.—An area of 81.74 hectare is under the existing traffic and transportation use. The future requirement for the year 2021 has been worked out as under:—

15.8.1 Road Network.—An additional area of 31.97 hectare for Road Network has been proposed for laying widening of circulation network measuring 25.45 kilometre has been proposed as per detail shown in table 15.2.

The sector-wise details of proposed Road Network in Bilaspur Planning Area is shown in the following Table:—

Table- 15.2

Sector-wise details of Proposed Circulation Network				
Sl. No.	Description	Length (in kilometre)	Width (in metre)	Area (in hectare)
1	2	3	4	5
I. Sector-I, Nagar Parishad :				
(i)	Bye Pass from boundary of Village Nal to boundary of Changer.	1.80	24.00	4.32
(ii)	From National Highway No.-21 to Koserian (for newly created plots).	0.70	6.00	0.42
(iii)	Extension of existing Housing Board Colony Road upto Bye Pass.	0.50	7.50	0.37
(iv)	Improvement of National Highway No.-21. From Petrol Pump to College Chowk.	0.15	3.00	0.04
(v)	From Income Tax Office to HRTC Workshop.	0.40	3.00	0.12
				5.27

1	2	3	4	5
2. Sector -II, Bamta :				
(i) Bamta-Kharian Luhnu-Roura Ring Road.	1.20	7.50	0.90	1.65
(ii) Improvement / Widening of existing Badhyat-Nog Road.	1.50	5.00	0.75	
3. Sector -III, Gram Nihal :				
(i) Bye Pass from boundary of Danoh to boundary of Gram Nihal.	1.20	24.00	2.88	5.28
(ii) Improvement of existing Bamta- Upper Kharian-Gram Nihal Road upto HRTC Workshop.	4.80	5.00	2.40	
4. Sector-IV, Oel :				
(i) Bye Pass from boundary of Changer to boundary of Danoh	2.00	24.00	4.80	5.40
(ii) Extension of existing link Road from Danoh to Village Oel.	0.80	7.50	0.60	
5. Sector-V, Jabli :				
(i) Lakhanpur-Nal Road	2.20	12.00	2.64	9.12
(ii) From National Highway No. 21 to Village Jabli upto Bye Pass.	2.00	12.00	2.40	
(iii) Bye Pass from boundary of Jabli to boundary of Nal.	1.70	24.00	4.08	
6. Sector-VI, Raghunathpura :				
(i) From National Highway No. 21 to Village Kohalwin.	1.50	12.00	1.80	5.25
(ii) From National Highway No. 21 to Village Manwa.	0.50	12.00	0.60	
(iii) Baloh- Raghunathpura Road	2.00	12.00	2.40	
(iv) From National Highway No.-21 to Village Duhak.	0.50	9.00	0.45	
Total ..		25.45		31.97

15.8.2 Terminal Facilities.—An area of 2.88 hectare for Bus Terminal at Up Mohal Bilaspur in Sector-I, Nagar Parishad and 1.30 hectare for Truck Terminal at Manwan in Sector-VI, Raghunathpura has been proposed. Thus additional requirement under Terminal Facilities is 4.18 hectare.

15.8.3 Parking Facilities .— An area of 2.32 hectare for Parking Facilities in different locations has been proposed.

The sector-wise details of proposed Parking Facilities in Bilaspur Planning Area is shown in the following Table:—

Table- 15.3

Sector-wise details of Proposed Parking lots

Sl. No	Sector No.	Location	Area (in sq.m)
1.	I	Lakhanpur near the office of Block Development Officer:	
		(i) First location	
		(ii) Second location	280
2.	I	Changer, along National Highway No.-21 near the office of Regional Manager, Himachal Road Transport Corporation on hill side.	500
3.	I	Roura, near Luhnu ground	125
4.	I	Roura, near H.P. Forest Corporation's Depot	900
5.	I	Koserian, near Bilaspu Public School	200
6.	I	Main Market, near Gurudwara	200
7.	II	Along National Highway No.-21	1500
		(i) At Badhyat	
		(ii) At Baihal Kandela	7595
8.	III	Nihal, near hair pin bend on link road from National Highway No.-21 to Bandla Sihara.	1000
9.	IV	Danoh, near Water Tank	4000
10.	VI	Manwan, along National Highway No.-21	900
		Total ..	6000
			23,200 or say 2.32 hectare

Thus, total additional requirement under traffic and transportation use works out to 38.47 hectare.

15.9 Agriculture Use.—Total area existing under this use is 515.87 hectare. An area of 362.57 hectare, as shown in the Table 15.4, is the additional requirement under different land uses. Out of Agriculture use 303.88 hectare area is proposed to be taken to meet with the additional requirements. Rest of the 211.99 hectare of area shall remain as such, under this use.

15.10 Forest Use.—The existing area under forest use is 250.35 hectare. In fact there are forests which falls in the categories of Demarcated Protected Forest (DPF) or Un-Demarcated protected Forest (UPF). The land under Forest Use is barren open land classified in revenue record as pasture land. Total additional requirement as shown in Table 15.4 under different uses is 362.57 hectare, an area of 303.88 hectare is proposed to be taken from Agriculture use and remaining 58.69 hectare from this Forest use, to meet with the additional requirements. Rest of 191.66 hectare are shall remain as such, under this use.

15.11 Water Bodies Use.—The existing land under water bodies is 95.00 hectare, which will not be disturbed and shall remain as such under this use.

The additional area requirements of 362.57 hectare has been allocated in all the Sectors as under :—

Table-15.4
Sector-wise additional Area Requirement

(In hectare).

Sl. No.	Land Use	Sectors						Total
		I *Nagar Parishad	II Banta	III Gram Nihal	IV Oel	V Jabli	VI Raghunathpura	
1.	Residential	75.50	40.60	40.85	26.83	45.10	50.20	279.08
2.	Commercial	1.70	1.00	0.60	0.50	0.96	0.70	5.46
3.	Industrial	—	—	—	—	—	6.57	6.57
4.	Tourism	3.60	—	—	—	—	—	3.60
5.	Facilities and Services	1.30	—	1.80	1.30	5.90	—	10.30
6.	Government and Semi-Government Offices.	5.30	—	—	1.25	—	—	6.55
7.	Parks and Open Spaces.	11.89	—	—	—	—	0.65	12.54
8.	Traffic and Transportation	8.68	1.65	6.38	5.49	9.12	7.15	38.47
	Total	107.97	43.25	49.63	35.37	61.08	65.27	362.57

*Sector-I Nagar Parishad includes the area under existing Sectors Diara, Roura, Nihal, Main Market and Changer of New Bilaspur Township.

CHAPTER-16 DEVELOPMENT PROPOSALS

16.1 Development Pattern. —During the last decade, urbanisation forces have led to unprecedented haphazard and unauthorized construction activities in the District. The peripheral area of urban centre Bilaspur and roadside land are fast turning into concrete jungle. In future too, growth is likely to take place in linear fashion along National Highway-21 and other major roads. In order to

check this haphazard development on one hand and to ensure planned and regulated growth on the other, proposals for various land uses have been worked out in this Development Plan. The Development Plan envisages to extend the Nagar Parishad limits and bring the entire Planning Area within the ambit of Urban Local Body.

16.2 Proposed Land Use. — The entire Planning Area of 1123 hectare has been considered as Urbanisable Area for the purpose of Development Plan for the year 2021. The existing area covered under Agriculture, Forest and Water Bodies use is 515.87 hectare, 250.35 hectare and 95.00 hectare respectively, whereas existing area under various other land uses is 261.78 hectare. The area proposed under various land uses for the year 2021 is 624.35 hectare. As such an additional area of 162.57 hectare, additional area is required. To meet this future additional requirement of 362.57 hectare, 303.88 hectare area from Agriculture use and 58.69 hectare area from Forest use has been proposed to be allocated to various other land uses. After working out the total requirement of the area under different uses, the development proposals have been drafted with due consideration of various limitations like scarcity of land, acquisition of private land for public use, private ownership of land and rights of the people etc. The development plan envisage allocation of land for different uses to meet requirements of the Planning Area for the next 18 years that is upto the year 2021 and also contemplates, sector-wise break up of proposed land use structure. Various land uses have been proposed by taking into consideration the factors, such as, availability of developable land in each sector, conformity of land use to its surrounding area, threshold population for facilities, location attributes of facilities and services, site characteristics, convenient distance of work areas from residential areas and land values etc.

The land use wise details proposed for the year 2021 are as under:—

16.2.1 Residential Use. — (i) At present 120.92 hectare land is existing under residential use and keeping in view the gross residential density of 100 persons per hectare up to the year 2021, an additional land of 279.08 hectare is proposed to meet with the residential requirements have been worked out for the total population of 40,000 persons. Presently Nagar Parishad, Bilaspur has population of 13,058 persons, it is anticipated that it will increase to 18,000 persons by the year 2021. As there is least possibility for creation of serviced land for the anticipated population of Planning Area within the Nagar Parishad area, it is, therefore, proposed to accommodate additional population of 4942 persons within the Nagar Parishad limits only and rest of the population 22000 persons outside the limits of Nagar Parishad & within planning area. Planning Area in a scattered pattern as per availability of land and wishes of land owners subject to proper access/approach roads, other civic amenities and fulfillment of planning norms. The additional requirement of 279.08 hectare shall be met out of the agriculture land, which have a reasonable potential for residential development.

(ii) As the residential development is to come primarily on the private lands and acquisition being not liked by the land owners, the onus of development of residential areas will rest upon them and the entire mechanism of sub-divisions of land, provision of basic services infrastructure including water supply, drainage, sewerage, electric supply, requisite facilities and services shall also be the responsibility of the owners. Strict enforcement of Sub-Division Regulations on one hand and Land Pooling and Re-constitution schemes on the other, by collaborated efforts, will be essential, in order to ensure proper network of roads, requisite service infrastructure etc. for healthy living of the community, likely to reside in the area.

(iii) The residential areas are proposed to be developed through Land Pooling and Reconstitution mechanism and in that case the Local Body/ Panchayats will be responsible for ensuring the implementation of basic service infrastructure at local level by raising the resources through process of undertaking remunerative schemes in the area on land to be got surrendered in its name during Land Pooling and Reconstitution mechanism. Bigger chunk of vacant land are to be developed by the Development Authority which has to play an effective role.

(iv) Rehabilitation of Dam Oustees of old town is a burning issue of Bilaspur District. The left out 340 no. oustees are yet to be rehabilitated. Due to non-availability of Government land in compact patch and in case Land Pooling and Reconstitution mechanism does not succeed, it is proposed to acquire private land i.e. 5.00 hectare in Sector-II, Bamta and 5.00 hectare in Sector-V, Jabli to rehabilitate these oustees. In case, it is also not possible to acquire and develop this 10.00 hectare of private land in Sectors-II and-V, in that event, it is proposed to identify Government land, out side the Planning Area. To solve this problem of oustees and to decongest the existing residential population, a site measuring 8.95 hectare out side the Bilaspur Planning Area i.e. at Changer Plasi, at distance of 10.00 kilometre from main town has been identified by the H.P. Town and Country Planning Department, which can be considered for the said purpose.

The area existing under residential use is 120.92 hectare and additional requirement as mentioned above is 279.08 hectare, thus total proposed land use under Residential Use by the year 2021 works out to 400.00 hectare which is 35.62 % of the total Planning Area.

16.2.2 Commercial Use. — (i) An area of 5.26 hectare is existing under commercial use, which caters the needs of existing population of 18,242 persons of the Planning Area. In order to meet with the shopping requirements of the additional population of 21,758 persons by the year 2021, additional area of 5.26 hectare will be required. It is proposed to develop one modernized Commercial Complex (shopping centre) in Main Market in Sector-I, Nagar Parishad, and Bilaspur with sizable shops and requisite infrastructure, so that it acts as a model for the region.

(ii) Beside this, provision for Wholesale and Ware Housing Complex has been made on a piece of land measuring 0.20 hectare at Sector-VI, in Raghunathpura.

(iii) It is proposed to develop one sectoral level shopping center in each sector of the Planning Area. Though proposed locations at sectoral level have not been suggested at this stage, however, the details thereof, will be worked out at the time of preparation of Sectoral Plans. These shopping centres will help in easing out the pressure from the Main Market.

Thus total proposed landuse under Commercial Use by the year 2021 works out to 10.72 hectare which is 0.95% of the total Planning Area.

16.2.3 Industrial Use. — (i) Presently 11.21 hectare of land is existing under industrial use. This covers an Industrial area at Nihal and small units at different parts of Sector-I, Nagar Parishad. A public sector industrial unit established by the H.P. Forest Development Corporation i.e. Resin and Turpentine unit is existing in Sector-VI, Raghunathpura.

(ii) There is ample scope for establishment of more industrial units in the Planning Area due to its nearness to plains of Punjab and Haryana, availability of raw material as well as liberalized industrial policy/packages of the Government in the State. It is anticipated that an area of 6.57 hectare shall be required to cater for the demand of 35.55 (%) secondary force likely to be engaged in coming up future industrial units by the year 2021. The proposal for setting up of 2nd phase of industrial area is at village Manwan in Sector-VI, Raghunathpura.

Thus total proposed land use under Industrial Use by the year 2021 works out to 17.78 hectare which is 1.58 % of the total Planning Area.

16.2.4 Tourism Use.—Presently no land is existing/earmarked under the tourism use. The Archaeology Department has sanctioned funds for shifting of old temples, which were submerged in the Govind Sagar Lake during construction of world famous Bhakra Dam.

(i) To preserve the ancient art, culture and heritage, the District Administration has transferred 1.23 hectare land to the H.P. Tourism and Civil Aviation Department for rehabilitation of old Temples at Upper Nihal in Sector I, Nagar Parishad.

(ii) There are great opportunities for trekking and mountaineering to nearby mountaintop called as "Bandla Dhar". Though located outside Planning Area, yet this can be developed as a picnic spot for local residents on one hand as well as adventure sports center for paragliders on the other. This tourist spot at Bandla Dhar can be connected through Ropeways.

(iii) Bilaspur has a vast potential of water sports as situated on left bank of famous Govind Sagar Lake. Fishing and river rafting can be promoted in this area. Bilaspur can act as a base station for tourists visiting surrounding tourist attractions like temples of Rishi Markandya, Rukmani Kun, Badoli Mata etc. and a halting place for those visiting Kullu Valley and queen of hills i.e. Shimla. They can be attracted through above tourist attraction spots for stay at Bilaspur and to enjoy water and adventure sports. Though outside Planning Area, yet there are possibilities for making a permanent artificial lake over Ali Khud by constructing a check dam joining Kharian and Kungarhatti. It is proposed to develop tourist Bungalow and Café along the Govind Sagar Lake and at "Bandla Dhar" which is a taking off point for paragliders.

Therefore an area of 3.60 hectares has been proposed for the same, thus total proposed landuse under Tourism Use by the year 2021 works out to be 3.60 hectare which is 0.32% of the total Planning Area.

16.2.5 Facilities and Services Use.—An area of 24.34 hectare is existing under facilities like education, health, etc. utilities like water supply, drainage, sewerage, electricity, telecommunication, garbage disposal etc. and services like police, postal, banking, fire fighting etc. To provide these facilities, utilities and services in a better way additional requirements of 10.30 hectare is anticipated by the year 2021 as given in Table 15.1.

16.2.5.1 Water Supply.—A scheme for augmentation of water supply for four-sector i. e. Sector-I, Nagar Parishad, Sector-II, Bamta, Sector- III, Gram Nihal and Sector-IV, Oel is under consideration with the H.P. Irrigation and Public Health Department. The estimated cost of this scheme is Rs. 242 lacs. Another water supply augmentation scheme also stands sanctioned. These schemes will meet out the future requirements of water supply of the Planning Area.

16.2.5.2 Sewerage.—Four sites have been identified for construction of sewerage treatment plants at Kharian Luhna, Diara, Roura and Lakhanpur localities in Sector-I, Nagar Parishad. Presently sewerage system is existing in Nagar Parishad area only. The length of existing sewer lines is 23,880 metre with 1235 Manholes. The different diameters of sewer pipeline are 150 mm, 200 mm and 250 mm. This system was designed for a population of 5000 persons, which has now choked/damaged. To meet out the requirements of the left-out population i.e. 8,058 persons, a scheme worth Rs. 357 lacs for laying of 250 mm diameter sewer pipe line of 3,070 metre length, is under active consideration of the H.P. Irrigation and Public Health Department. For other sectors, it is proposed to lay more sewer lines in a phased manner.

16.2.5.3 Solid Waste. —Site for disposal of garbage has been identified at Kharian Luhnu in Sector-II, Banta. For setting up of a solid waste disposal unit, the matter is under active consideration of the Nagar Parishad, Bilaspur. The estimated cost of this unit is Rs.179 lacs.

The area existing under facilities, utilities and services use is 24.34 hectare and additional requirement as mentioned above is 10.30 hectare, thus total proposed landuse under Facilities and Services Use, for the year 2021 works out to 34.64 hectare which is 3.08 % of the total Planning Area.

16.2.6 Government and Semi-Government Offices Use. —An area of 17.50 hectare is existing under Government and Semi-Government offices use. An area of 6.55 hectare is required to cater for the future demand of Government and Semi-Government offices. A major chunk of additional land i.e. 4.84 hectare has been allocated adjacent to existing office complex at Changer in Sector-I, Nagar Parishad, for convenience of the general public as well as the work force. Rest of the additional land of 1.71-hectare has been allocated in other sectors i.e. 0.46 hectare at Nihal in Sector I, Nagar Parishad and 1.25 hectare in Sector-IV, Oel.

Thus total proposed landuse under Government and Semi-Government Offices Use works out to be 24.05 hectare which is 2.14 % of the total Planning Area.

16.2.7 Parks and Open Spaces Use. —The parks and open spaces acts as lungs to the towns. These are required to be provided at sectoral level. Presently the area existing/occupied by parks and open spaces is merely 0.81 hectare that too spatially confined within Nagar Parishad, area only. Keeping in view the future requirements, an additional area of 12.54 hectare has been earmarked for this use, in the Development Plan.

Thus total area under Parks and Open Spaces Use works out to be 13.35 hectare which is 1.19% of the total Planning Area.

16.2.8 Traffic and Transportation Use. —Presently 81.74 hectare area is existing under this use. To cater for the future requirement by the year 2021, an additional area of 38.47 hectare will be required.

Thus total land under Traffic and Transportation Use works out to 120.21 hectare. The distribution of 120.21 hectare of land into Road Network, Terminal Facilities and Parking Facilities have been made as under:—

Table-16.1

Area Distribution under Traffic and Transportation Use

		(In hectare).		
Sl. No	Description	Existing Area	Additional Area required	Total
1.	Road Network	73.47	31.97	105.44
2.	Terminal Facilities	0.34	4.18	4.52
3.	Parking Facilities	7.93	2.32	10.25
	Total . .	81.74	38.47	120.21

16.2.8.1 Road Network.—Due to plying of heavy trucks from Associated Cement Companies (ACC's) Cement factory at Barmana in District Bilaspur and Ambuja Cement factory at Darlaghat in District Solan, the traffic volume on National Highway-21 has increased manifold. This problem will further aggravate after commissioning of two more Cement plants at Sundernagar and Karsog in District Mandi as well as on commencement of National Thermal Power Corporation (NTPC's) Hydroelectric Project at Kol Dam.

To overcome these problems following proposals are suggested.—(i) In order to overcome the traffic pressure particularly, in the Planning Area, a Bye Pass has been proposed from Nauni to Sungal. There is no other alternative for Bye Pass to National Highway -21, since high mountains (Bundla Dhar) with steep slopes/vertical cliffs exists on eastern side and Govind Sagar Lake on Western side of the Planning Area.

(ii) The Development Plan contemplates improvement of existing roads at few points in the Sector-I, Nagar Parishad, the condition of which are not only hazardous but are prone to accidents/traffic jams. In Bus Stand Chowk, it is proposed to shift the existing "Khokha market" to the inside of existing Bus Stand and all the vegetable and fruit venders to the newly constructed Agriculture Marketing Complex in Sector-I, Nagar Parishad. Improvement of College Chowk is proposed by widening of the existing road from the petrol pump to College Chowk and from Income Tax Office to Himachal Roadways Transport Corporation (HRTC's) Workshop in Sector-I, Nagar Parishad.

However at regional level the following measures can be taken to solve the traffic & transportation problem.

(i) The existing road from Jamli to Brahmupukhar *via* Deoth can act as a Bye Pass. This road will cover a distance of 40 Kilometre from Jamli to Ghagus *via* Jukhala. At present, the trucks are covering a distance of 36 kilometre from Jamli to Ghagus *via* Bilaspur. It is, therefore, proposed that the entire truck traffic should ply on Ghagus to Jamli *via* Jukhala-Brahmpukhar National Highway-88, as there is a difference of merely 4 Kilometre only.

(ii) In order to release the pressure from National Highway-21, another alternate proposal is that the truck traffic may ply on Barmana to Swarghat road *via* Kandroul, Bhagerh, Rishikesh and Jagat Khana. To make this proposal functional a bridge on Babkhal over Satjuj is under construction which will be completed within this plan period.

The area existing under circulation network is 73.47 hectares and additional requirement as shown in Table 15.2 is 31.97 hectare, thus total land under road Network works out to 105.44 hectare.

16.2.8.2 Terminal Facilities.—As per survey conducted by Himachal Pradesh, Town and Country Planning Department, the average incoming Passenger Car Units (PCUs) are 3668 and outgoing PCUs are 3228, which clearly shows the high intensity of traffic in the Planning Area. It is likely to increase by the year 2021.

(i) **Bus Terminal.**—There is only one Bus Terminal at main bazaar, in Sector-I, Nagar Parishad which has an area of 0.34 hectare. This is just insufficient to meet with the present requirements due to increasing traffic. It opens directly on an over crowded street and then to National Highway-21. It creates traffic problems. It is, therefore, proposed to shift this Bus terminal to a site of Veterinary Hospital in Sector-I, Nagar Parishad. The existing Veterinary Hospital is proposed to be shifted to the village dominated, Sector-V, Jabli, where there are sufficient number of live stock, therefore, there is no need of this Hospital in Sector-I, Nagar Parishad area. The proposed

Bus terminal shall have an area of 2.88 hectares with essential facilities like passenger platforms to board and alight, waiting lounges, rest house, rooms, baggage storage facilities (Strong Room), shops, petrol pump, booking office, parking provisions for cycles, scooters, cars and toilets/urinals, telephone booths, drinking water, shelters from weather and eating places etc.

(ii) Truck Terminal.—An area of 1.30 hectare for Truck Terminal consisting transport Nagar, Auto repair shops and service station and having all allied facilities as proposed for Bus Terminal has been proposed in Sector-VI, Raghunathpura, which is the entry point to Bilaspur Planning Area from Southern side/plains of adjoining States.

The area existing under terminal facilities is 0.34 hectare and additional requirement as mentioned above is 4.18 hectare, thus total land under Terminal Facilities works out to 4.52 hectare. The terminal facilities are shown in Map 16.1.

16.2.8.3 Parking Facilities.—In order to solve the traffic problems, parking facilities needs to be given a serious thought and priority. It is proposed that parking should be mandatory for all houses, hotels, commercial complexes, industrial units, Government and Semi-Government Offices etc. to be developed within the Planning Area. Three wheelers or tempoes are becoming increasing source of nuisance and are increasing air and noise pollution day by day.

(i) It is proposed to make private parkings for light vehicles in the modernized shopping complex in Main Market, Sector-I, and Nagar Parishad.

(ii) An area of 2.32 hectare has been earmarked for parking places at certain vantage points, as shown in Table 15.3.

The area existing under parking facilities is 7.93 hectare and additional requirement as mentioned above is 2.32 hectare, thus total land under Parking Facilities works out to be 10.25 hectare. The parking facilities are shown in Plate 16.1

In view of above, total proposed land use by the year 2021 under Traffic and Transportation Use works out to be 120.21 hectare which is 10.71 % of the total Planning Area.

16.2.9 Agriculture Use.—An area of 515.87 hectare is existing under this use. It is proposed to allocate 303.88 hectare of land from this use to other uses, in order to cater for the future requirements by the year 2021. Thus remaining 211.99 hectare land is proposed to be retained under Agriculture Use, which is 18.88 % of the total Planning Area.

16.2.10 Forest Use.—An area of 250.35 hectare is existing under this use. It is proposed to allocate 58.69 hectare of land from this use to other uses to meet with the future requirements by the year 2021. Thus balance 191.66 hectare land is proposed to be retained under Forest Use, which is 17.07% of the total Planning Area. This area needs to be preserved.

16.2.11 Water Bodies Use.—The area existing under water bodies is 95.00 hectare, which is 8.46% of the total Planning Area. This area needs to be conserved and reclaimed in future by putting create wall and plantation.

The Sector Plan of Bilaspur Planning Area is shown in Map 16.2.

The area under Proposed Land Use of Bilaspur Planning Area is shown in the following Table: —

Table-16.2

Proposed Land Use for Bilaspur Planning Area-2021

Sl. No.	Land Use	Sectors						(In hectare).	
		I *Nagar Parishad	II Bamta	III Gram Nihal	IV Oel	V Jabli	VI Raghuna- thpura	Total	Percentage
1.	Residential	138.59	48.31	45.08	30.15	51.00	86.87	400.00	64.07
2.	Commercial	6.19	1.22	0.64	0.54	1.00	1.13	10.72	1.72
3.	Industrial	7.40	—	—	—	0.01	10.37	17.78	2.85
4.	Tourism	3.60	—	—	—	—	—	3.60	0.57
5.	Facilities and Services.	17.84	0.63	1.84	1.50	7.79	5.04	34.64	5.55
6.	Government and Semi-Government Offices.	21.05	0.07	—	1.30	0.63	1.00	24.05	3.85
7.	Parks and Open Spaces.	12.70	—	—	—	—	0.65	13.35	2.14
8.	Traffic and Transportation.	52.61	17.94	10.98	8.34	13.11	17.23	120.21	19.25
Total..		259.98	68.17	58.54	41.83	73.54	122.29	624.35	100.00
9.	Agriculture	35.72	13.63	59.03	22.86	69.22	11.53	211.99	—
10.	Forest	50.28	12.90	20.37	54.19	38.78	15.14	191.66	—
11.	Water Bodies	10.78	31.13	1.85	1.64	5.30	44.30	95.00	—
Total..		96.78	57.66	81.25	78.69	113.30	70.97	498.65	—
Grand Total..		356.76	125.83	139.79	120.52	186.84	193.26	1123.00	—

*Sector I-Nagar Parishad includes the area under existing Sectors Diara, Roura, Nihal, Main Market and Changer of New Bilaspur Township.

CHAPTER- 17

PLAN IMPLEMENTATION

The Development Plan contains provision for a projected population of 40,000 persons, which is anticipated to occupy the Bilaspur Planning Area by the end of year 2021, through a period of 18 years. The total area covered within the Bilaspur Planning Area is 1123.00 hectare. The 191.66 hectare land under Forest Use and 95.00 hectare land under Water Bodies Use is proposed to be retained as such. An acute shortage of funds for acquisition of land for public purposes and to ensure a sustainable integrated development pattern, is a great challenge to the administration. It has, therefore, been proposed to adopt a people's participatory approach for an optimum accomplishment. It will only be possible with the joint efforts of the Development Authority, Nagar Parishad and Gram Panchayats, included in the Planning Area and the H. P. Town and Country Planning Department, which is a nodal agency for planning in the State.

Out of 1123.00 hectare of land in the Planning Area, additional land required for various uses upto the year 2021 works out to 362.57 hectare. The phasing has been contemplated by integrating it, as a part of Five-Year Plans. There are different Government/Semi-Government Departments and public sector organizations, which are nodal authorities, responsible to provide funds for development in their respective fields, through general budgetary provisions of the State Government. It is, therefore, proposed to evolve a combined approach through this Development Plan to regulate different schemes of developments in an integrated manner through all these Departments and Organizations.

17.1 Phasing.—This Development Plan is a regulatory instrument to guide the developments of the area in different manners for a period of 18 years. Since, it is not feasible to foresee the clear entire scenario with reference to the financial aspects which are likely to emerge over such a long period, therefore, the Development Plan is considered to be a long-term policy document, which is to serve as a guide for development and must be reviewed after every five years, to incorporate all the changes/proposals required as per prevailing situations on priorities. Implementation of Development Plan has been divided into four phases of five years period each. The first phase is very important, as to give lead and acceleration to the development pattern, which is to be followed in subsequent phases.

17.1.1 First Phase 2003-2006 (Four Years). —In the first phase of implementation of Development Plan, following proposals are proposed to be implemented:—

1. Preparation of Land Pooling and Reconstitution Scheme, over 5.00 hectare land, in Sector-II, Bamta and 5.00 hectare land in Sector-V, Jabli. For preparation of this scheme as well as to execute the provisions contained in the Development Plan, the existing Sub-Divisional Town Planning Office is proposed to be upgraded to Divisional Town Planning Office at Bilaspur.
2. Development and construction of Whole Sale and Ware Housing Cimplex over 0.20 hectare land in Sector-VI, Raghunathpura.
3. Acquisition of 1.15 hectare private land and Development of 2.37 hectare land for boosting of tourism activities in Sector-I, Nagar Parishad. Shifting of sub-merged Temples to Upper Nihal, in Sector-I, Nagar Parishad by the Archaeological Department over 1.23 hectare land.
4. Development of Sectoral Parks at Koserian in Sector-I, Nagar Parishad over 2.08 hectare land.
5. To arrange 14.41 hectare land for 16.30 kilometre internal roads in all the Sectors as per Table 17.1, Sl. No. 7 (a) read with Table 15.2, by land acquisition and construction of 18.75 kilometre roads in all the Sectors as per Table 17.1, Sl. No. 7 (e).
6. Development of 2.88 hectare land in Up-Mohal, Bilaspur, Sector-I, Nagar Parishad for new Bus Terminal after shifting of existing Veterinary Hospital.
7. Development of 1.30 hectare land for Truck Terminal at Manwan in Sector-VI, Raghunathpura.
8. Development of 2.32 hectare land for Parking Facilities in various Sectors as per Table 15.3.
9. Development of 1.00 hectare land for construction of Veterinary Hospital in Mohal Nal, Sector-V, Jabli and construction of the same over 0.05 hectare land.

17.1.2 Subsequent Phases.—After review of implementation of previous phase the process shall continue as per new requirements and priorities.

17.2 Costing.—The Development Plan envisages that residential development is to be ensured by sub-divisions of land, by the land owners, Nagar Parishad and Panchayats through mechanism of "Land Pooling and Reconstitution". The internal roads are to be developed by Nagar Parishad/ Panchayats by raising funds from the beneficiaries. Major roads are to be implemented by the Development Authority by raising development charges through implementation and realization of remunerative uses in the land use zones. However the cost of arterial roads including Bye Pass, bulk water supply, drainage, sewerage, solid waste and electric supply is to be borne by the respective Departments by obtaining funds through plan allocation from the State Government and the same is to be realized subsequently from the beneficiaries.

17.3 Major Community Proposals and Costing (Under First Phase). —The cost of different major community proposals, proposed to be taken under the First Phase with costing, excluding the works listed at Sl. No.7.1 (i), 7.3 (i), 7.4 (i) and 7.5 (iii), which are proposed to be taken in the next phase, has been worked out in Table 17.1 as under:—

17.4 Financing :

17.4.1 (i) The cost of residential developments including local/convenient shopping, road network, parking, water supply, drainage, sewerage, electrification, parks, open spaces etc. is to be borne by the land owners either themselves in respect of their land holdings or by way of Land Pooling and Reconstitution mechanism, in respect of small irregular holdings of different owners. The benefits likely to occur by way of sale of plots by virtue of enhancement of land values, due to planned efforts, would be more than sufficient, to meet with the cost of development. On the basis of demarcation of plots, in view of duly approved sub-divisions/ Land Pooling and Reconstitution schemes, by the Town and Country Planning Department, Himachal Pradesh, the land owners may get advance from the likely purchasers for development purposes.

(ii) The organised commercial complex on 0.40 hectare of land is being developed by the Nagar Parishad, Bilaspur. The Wholesale and Ware Housing Complex on 0.20 hectare is to be developed by the H.P. Marketing Committee.

(iii) The H.P. Department of Industries and H.P. State Industrial Development Corporation will be responsible for development of 6.57 hectare industrial area, out of which 2.41 hectares land is barren open land and 4.16 hectare is private land.

(iv) The Himachal Pradesh Tourism and Civil Aviation Department shall develop 2.37 hectare of land for boosting of tourism activities and the Archaeological Department will be responsible for shifting of sub-merged Temples over a piece of land measuring 1.23 hectare.

(v) The Government and Semi-Government Offices are to be developed by the respective departments either by raising their own resources or by obtaining funds from the Government. Similarly, the respective Departments and Government Undertakings, by raising resources from the beneficiaries, will be responsible for development of facilities, utilities and services including water supply, drainage, sewerage, electrification, telecommunication etc. in the Planning Area.

(vi) The town and sectoral level parks will be developed by the Development Authority by arranging land for the purpose.

(vii) Bus Terminal is proposed to be developed in Sector-I, Nagar Parishad by Himachal Road Transport Corporation.

(viii) Truck Terminal at Manwan in Sector-VI, Raghunathpura, is proposed to be developed by the Development Authority by raising funds from the beneficiaries in due course of time by charged parking.

(ix) The balance land under Agriculture, Forest and Water Bodies shall remain, as such, and is required to be preserved.

17.4.2 In case the "Land Pooling and Reconstitution" mechanism does not succeed, the entire land has to be acquired for implementation of the Development Plan. In such circumstances, the cost of 5.00 hectare land to be acquired in Sector-II, Bamta shall be @ Rs. 130.24 lacs per hectare i.e. Rs. 651.20 lacs and 5.00 hectare land in Sector-V, Jabli shall be @ Rs. 33.90 per hectare i.e. Rs. 169.50 lacs, totalling to Rs. 651.20 + Rs. 169.50 = Rs. 820.70 lacs. The Development Cost of this total 10.00 hectare land shall be @ Rs. 50.00 lacs per hectare i.e. Rs. 500.00 lacs. Thus total cost works out to be Rs. 820.70 + Rs. 500 = Rs. 1320.70 lacs. This will be in addition to Rs. 1680.00 lacs, as estimated under Table 17.1 above.

In view of above explained circumstances, the total cost shall be Rs. 1320.70 lacs + Rs. 1680 lacs = Rs. 3000.70 lacs only.

17.5 Implementation.—Besides landowners, Gram Panchayats and Nagar Parishad, the Development Authority shall be responsible for creation of serviced land. However, overall control on implementation of proposals of Development Plan in terms of Landuse, Zoning and Sub-Division Regulations shall vest with the Director, Town and Country Planning Department, Himachal Pradesh. In order to ensure co-ordination, monitoring and effective implementation of this Development Plan, a Plan Implementation Committee shall be constituted comprising following members:—

- | | |
|--|-----------------|
| 1. Deputy Commissioner, Bilaspur | <i>Chairman</i> |
| 2. President, Nagar Parishad, Bilaspur | <i>Member</i> |
| 3. Executive Engineer, Building and Roads Division No. I,
H.P. Public Works Department, Bilaspur. | <i>Member</i> |
| 4. Executive Engineer, National Highway Division,
H.P. Public Works Department, Bilaspur. | <i>Member</i> |
| 5. Executive Engineer, Irrigation and Public Health
Division, Bilaspur. | <i>Member</i> |
| 6. Executive Engineer, H.P. State Electricity Board, Bilaspur | <i>Member</i> |
| 7. Divisional Forest Officer, Bilaspur | <i>Member</i> |
| 8. Sub-Divisional Magistrate, Bilaspur | <i>Member</i> |
| 9. Regional Manager, Himachal Road Transport
Corporation, Bilaspur. | <i>Member</i> |

10. District Tourism Development Officer, Mandi	Member
11. Assistant Environmental Engineer, State Environment Protection and Pollution Control Board, Bilaspur.	Member
12. Assistant Engineer H.P. Housing Board, Bilaspur	Member
13. Tehsildar, Tehsil Sadar, Bilaspur	Member
14. All Pradhans of Gram Panchayats falling in Bilaspur Planning Area.	Member
15. Town and Country Planner/ Assistant Town Planner, Bilaspur	Member-Secretary.

To assess achievements of each Phase and to orient the Development Plan according to changing needs as well as to cater for unforeseen factors, it is envisaged to review this Development Plan after completion of the period of each Phase.

CHAPTER-18

ZONING AND SUB-DIVISION REGULATIONS

18.1 Regulations :

18.2 Procedure.—(a) The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a local authority or any authority specially constituted under the H. P. Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule 11 of the H.P. Town and Country Planning Rules, 1978.

(b) The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, local authority or any authority specially constituted under the H. P. Town and Country Planning Act, 1977 shall be in such forms alongwith the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H. P. Town and Country Planning Rules, 1978.

(c) The application under Section 30 "A" for construction of farm house for agriculture purposes shall be a simple application to the Director for seeking permission subject to the conditions as envisaged under Section 30 "A" of the H. P. Town and Country Planning Act, 1977.

(d) Apart from above the applicant shall furnish the following additional documents, namely:—

- (i) Location Plan in the scale 1:1000, indicating the land in question, main approach roads important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and ownership of surrounding properties.
- (ii) Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing water supply, sewerage and drainage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the

- tatima. Otherwise suitable revenue documents supporting/ verifying the change shape and area to be enclosed.
- (iii) Five sets of Plans, Elevations and Sections in the scale of 1:100 or 1:50.
 - (iv) The Architectural drawings duly signed by the Registered Architect/ Planner Engineer/ Draughtsman alongwith his/ her address and registration number.
 - (v) Copy of Treasury Challan Form/cash receipt *vide* which requisite fee has been deposited.
 - (vi) Latest original Khasra map showing Khasra number of land in question, with dimensions of plot boundaries adjoining Khasra numbers on all sides of plot and approach path with dimensions.
 - (vii) Ownership documents such as copy of latest Jamabandi and attested photocopy of Registration Deed.
 - (viii) In the site plan the distance of electricity line, from development as per Indian Electricity Rules, 1956 (as amended upto date), in case any electricity line is passing over or nearby the proposed site for development, be shown.
 - (ix) A certificate from the Nagar Parishad/Nagar Panchayat and Revenue Authority shall be enclosed in support of taking over the land surrendered for development of new road or path widening of road/path and designate the same as public street as per the provisions of the Himachal Pradesh, Municipal Act, 1994, in case land is made available by the owner of such land where no public road or path exists.
 - (x) For the plots abutting National Highways, State Highways, Bye Passes and other scheduled roads of Public Works Department's the No Objection Certificate (NOC) from Himachal Pradesh Public Works Department shall be submitted as per the format appended below:—

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

The Himachal Pradesh Public Works Department has no objection on carrying out any development on land bearing Khasra Number..... of revenue Village/Mohal.....
 Highway/ Scheduled Road.....abutting National Highway/ State Highway/.....by the owner Sh./Smt.....resident of.....
 with respect to the provisions of the Himachal Pradesh Road and Land Control Act, 1968 in this behalf as shown in the site plan.

Seal Competent Authority of
 H.P.P.W.D.

- (xi) Applicant shall have to submit any other certificate/documents/Plan e.g. No Objection Certificate (NOC) from the Himachal Pradesh State Pollution Control Board, water and electricity availability certificates from the concerned Departments etc. as may be required by the Director. For obtaining NOC from Himachal Pradesh

State Electricity Board, the same shall be submitted as per format appended below:—

NO OBJECTION CERTIFICATE FROM HIMACHAL PRADESH STATE ELECTRICITY BOARD

The Himachal Pradesh State Electricity Board has no objection on carrying out any development as shown in the site plan on land bearing Khasra Number.....of revenue Village/Mohal.....under the Sh./Smt.....line by the owner resident of.....with respect to the provisions of Indian Electricity Rules, 1956 in force in this behalf.

*Seal Competent Authority of
H.P.S.E.B.*

- (xii) Demarcation Certificate from revenue authority shall be submitted.
- (xiii) An undertaking to the effect that the development shall be carried out as per structural design to be prepared and under supervision of the competent professional shall be taken from the applicant at the time of submission of planning permission case and structure stability certificate on its completion shall be obtained from both, applicant and consultant as envisaged under Section 31-A of the Himachal Pradesh, Town and Country Planning Act, 1977 on the formats given below :—

FORMAT-I

I do hereby undertake that the structure on revenue Khasra No(s).....of revenue Mohalshall be carried out as per structural design to be got prepared from Structural Engineer and under his supervision.

Signature of the Applicant.

FORMAT-II

It is certified that the structure on revenue Khasra No(s).....of revenue Mohalhas been erected as per structural design given by Sh/Smt.....and under his/her supervision.

Signature of Applicant.

FORMAT-III

It is certified that structure on Khasra No(s).....of revenue Mohal.....has been erected as per structural design given by me and under my supervision. I stand for structure stability of this structure.

Signature of Applicant.

18.3 General Regulations.—The following general regulations shall apply to all development activities in each of the Landuse Zones in the Bilaspur Planning Area:—

- (i) No building or structure shall be erected, re-erected or materially altered without the permission of the Director.
- (ii) General land use in the Development Plan has been contemplated for specific uses. However, mixed land use shall not be prohibited unless otherwise a particular land use in hazardous, contiguous in nature to the predominant use and fulfills the regulations fixed for the same at the time of coming into force of these regulations.
- (iii) No yard or plot existing at the time of coming into operation of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations. All the plots registered prior to coming into force of freeze of existing land use shall be treated as plots irrespective of their size and shop subject to availability of 3.00 metre wide path abutting one side of the plot will be the basic requirement. In case 3.00 metre wide path is not available at site and if it is lesser in width then the owner shall surrender the required area from his plot to make the path 3.00 metre wide.
- (iv) Areas zoned for Public/ Semi-Public Use (Government and Semi-Government Offices Use & Facilities, Utilities and Services) and Parks and Open Spaces shall not be built upon in any way or put to use etc. for any purpose other than parks, play grounds and recreations. These may however with the prior permission of the Director be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
- (v) The height limitations of these regulations shall not apply to all kind of religious places e.g. Temples, Mosques, Gurudwaras and Churches etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other vertical projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also extent into any required yard.
- (vi) In the public interest and in the interest of town design or any other material consideration the Director may permit change of land use on specific ground(s) and 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. **The cases for change of landuse shall be permitted by the State Government only.**
- (vii) Natural nullahs which passes through land involving to be sub divided shall be developed and maintained according to the discharge of water.
- (viii) The existing non confirming uses of land and structure shall not be allowed in contravention of provision of section 26 of the H. P. Town and Country Planning Act, 1977.
- (ix) Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining properties. However, cutting of natural profile shall not exceed more than one storey (3.50 metre), in any case having a provision of diaphragm wall for step housing.
- (x) Development proposal for a part of land or Khasra number shall not be considered and proposal for complete land holding shall be submitted, even if, planning permission is

required for a part of the land holding. For rest of the land, if not proposed to be developed by the owner and also not proposed to be acquired by any authority for any development purpose the owner shall have to submit an undertaking on this behalf that the rest of the land shall not be sub divided and shall not be developed up to the plan period of the development plan.

- (xi) No wall fence and hedge along any yard or plot shall exceed 1.50 metres in height.
- (xii) On a corner plot bounded by a vehicular road in any Land Use Zone, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede vision to avoid accidents and for ensuring smooth passage of vehicular traffic.
- (xiii) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- (xiv) In case of existing areas the front and rear set backs need not to be left and existing buildings line can be maintained provided further that the existing buildings are approved by the local body.
- (xv) Reconstruction on old lines/new construction on vacant sites in the pockets of built up area shall be allowed with the prior approval of the Director, Town and Country Planning Department to the extent of maximum 4 storeys provided site abuts minimum 5.00 metre wide street and adhering to set backs regulations. However, construction on sandwiched vacant plots falling within built up areas shall be permissible as per existing building line irrespective of the width of path/road abutting the site.
- (xvi) In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of the Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership or use of such land which is earmarked for path or road shall be surrendered or transferred to the Development Authority or local body by owner(s) of the plot(s) without any compensation for maintenance purpose. The Registering Authority shall have binding with this provision to effect all registrations as per approved layouts from the Director Town and Country Planning Department or through authorised Officers. In this, Registering Authority shall be effecting transfer of mutations to Government for surrendered lands for public roads, paths and facilities in favour of local bodies.
- (xvii) The constructions conforming to the traditional Hill Architecture with conical roof shall be encouraged in hilly areas.
- (xviii) Roof slab/chajja projection over door/window openings shall be limited upto 0.45 metre over set backs on all sides.
- (xix) Maximum height of plinth level shall be 3.50 metre.
- (xx) The set backs shall not be applicable to services like Electric Sub-Station, road side infrastructure/facilities. Such as rain shelters, landscaping etc. which are specifically permitted by the Himachal Pradesh Public Works Department on the acquired width of a road with temporary structures.
- (xxi) In case of Petrol filling station(s) the layout plan/norms of the Dip companies like Indian Oil Corporation (I.O.C.) shall be adopted. However, on National Highways and State Highways the front set back shall be kept 8.00 metre. If the rear and side set backs are not mentioned in the layout plan of (I.O.C.) then the minimum sides and rear set backs shall be 2.00 metre.

- (xxii) No construction shall be permitted on a piece of land left with buildable width less than 5.00 Metre after maintaining set backs with reference to the size/area of plot when the same lies in between the two roads.
- (xxiii) Not more than three dwelling units per floor shall be permissible in residential building constructed on plot having an area upto 250 M². For plot measuring more than 250 M² one additional dwelling unit for every additional 100 M² area shall be permissible in each floor.
- (xxiv) The following building byelaws shall be applicable in urbanisable Planning Area following out side Nagar Parishad limits:—

(a)	Habitable Room	Minimum floor area	9.50 M ²
		Minimum width	2.40 M
(b)	Kitchen	Minimum floor area	4.50 M ²
		Minimum width	1.80 M
(c)	Bathroom	Minimum floor area	1.80 M ²
		Minimum width	1.20 M
(d)	Water Closet	Minimum floor area	1.10 M ²
		Minimum width	0.90 M
(e)	Toilet	Minimum floor area	2.30 M ²
		Minimum width	1.20 M
(f)	Corridor	For residential	1.00 M wide minimum
		For other uses	1.20 M wide minimum
(g)	Stair	(i) For residential	1.00 M wide minimum
		(ii) For Hotel/ Flats/ Hostel/ Group Housing/ Educational Institutions like School, College etc.	1.50 M wide minimum
		(iii) Hospital/ Auditorium/ Theatre/ Cinema Hall.	2.00 M wide minimum
(h)	Width of treads without nosing.	For residential	25cm. minimum for internal stair case.
		For other uses	30cm. minimum for internal stair case.
(i)	Height of riser	For residential	19cm. maximum (15 Nos. steps maximum in a flight).



- For other uses 15cm. maximum (15 Nos. steps maximum in a flight).
- (j) Spiral Stair Case. In commercial building of three or more storeys, provision of spiral stair case not less than 1.50 M diameter with adequate head height other than regular stair case shall be permissible as fire escape in addition to regular stair case.
- (k) Openings For sufficient air and light the windows and ventilators provided should have minimum area equivalent to 1/6th of the floor area.
- (l) Balcony projections. 1.20 M wide balcony complete open at two sides with restriction upto 50% of building frontage where minimum front set back is 3.0 M shall be permissible.
- (xxv) Parking floor shall be allowed on floor which comes at road level, subject to the condition that the height of parking floor shall be 2.30 metre. This parking floor shall be over and above the permissible Floor Area Ratio (FAR) limits.
- (xxvi) 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.
- (xxvii) Minimum and maximum height of floor shall be 2.70 M and 3.50 M respectively (for all Land Uses) and 25% variations in floor heights, if required, for specific functional requirements of an activity shall be permissible with restriction of overall height of the structure.
- (xxviii) Height of sloping roof shall be zero at eaves and maximum 2.50 M at centre shall be maintained.
- (xxix) Construction in terraces shall be allowed to have a provision of storeys as permissible subject to fulfillment of Floor Area Ratio (FAR) provision.
- (xxx) 1/3rd area of the top floor shall be allowed as open terrace wherever sloping roof is provided.
- (xxxi) Minimum front set back from the line of controlled width of National Highways/State Highways and other (Scheduled roads) of H.P.P.W.D. falling within the Planning Area limits shall be 3.00 metre (except on land included in the inhabited sites of any village as entered and demarcated in the Revenue records or on sites in Nagar Parishad/Nagar Panchayat's notified area or town area that are already built up). The minimum front set back from other roads and roads of Nagar Parishad/Nagar Panchayat shall be 3.00 metre.
- (xxxii) The competency for preparation of structural design and its certification shall be as under:—
- (a) For residential building to be constructed/completed on plot area upto 500 M² and upto 2 storeys or 11.00 M height. Registered Architect

- (b) For building to be constructed/completed on plot area upto 500 M² and upto 5 storeys or 16.00 M height. Graduate Civil Engineer having minimum 3 years experience in engineering structure practice with design and field work.
- (xxxiii) Building shall not be put to use prior to issue of completion certificate by the Director, Town and Country Planning Department in areas falling outside Nagar Nigam /Nagar Parishad/ Nagar Panchayat but within the Planning Area.
- (xxxiv) The procedure for issuance of No Objection Certificate (NOC) for water supply and electricity connections shall be as under:—
- | | | | |
|-----|-----------|---|--|
| (a) | Temporary | = | At plinth level. |
| (b) | Permanent | = | On completion of dwelling unit/ floor/ whole building. |
- (xxxv) Any No Objection Certificate (NOC) issued by the Town and Country Planning Department shall be liable for withdrawal on breach of terms and conditions of references of the issuance of such NOCs and undertaking to this effect shall be rendered by the applicant.
- (xxxvi) No construction shall be allowed within a radius of 5.00 metre from the Forest/Green belt boundary and within a radius of 2.00 metre from an existing tree. The distance shall be measured from the circumference of the tree.
- (xxxvii) Reconstruction shall be permissible on old lines. Any addition, if required, shall be allowed to the extent of 20% of existing built up area of ground floor subject to fulfillment of other planning regulations.
- (xxxviii) No construction will be allowed in the vicinity of sewerage treatments plants/community septic tanks without NOC from the water Pollution Control Board with respect to safety save distance from human habitant.
- (xxxix) No construction shall be permissible above vision line (1.50 mt.) on the valley side of highway major now.

18.4 Sub-Division of Land Regulations. — (i) The Sub-Division of land into plots amounts to "Development" under Himachal Pradesh Town and Country Planning Act, 1977 and as such whenever the provision of the Himachal Pradesh Town and Country Planning Act, 1977 shall be implemented, no person will sub-divide the land unless permitted to do so as per Rules/Regulations framed under the Act *ibid*.

(ii) Similarly no Registrar or the Sub-Registrar can register any deed on documents of any sub-division of land unless the sub-division of land is duly approved by the Director, as per provisions contained under Section 16 of the Himachal Pradesh Town and Country Planning Act, 1977 and sub-division of land regulations as contained in this Development Plan under regulations.

(iii) The application for sub-division of land shall be submitted as per the procedure laid down under regulation 18.2.

(iv) The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting sub-division of land.

(v) The sub-division of land shall be permitted in accordance with natural profile topography (shown on a contour map) along with drainage of the land, access, road alignment, wind direction and other environmental requirements and according to prescribed land use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of the land is ensured.

(vi) The development of land shall not be permitted in area where basic services like paved roads, drainage, water supply, sewerage disposal, electricity, street lighting etc. do not exist or unless the applicant undertakes that these services shall be provided at his own cost.

(vii) The minimum width of path/road abutting one side of plot shall be 3.00 metre to cluster of plots not exceeding 5 in number. If number of plots exceeds 5 the minimum vehicular access shall be 5.00 metre (with cul-de-sac) at the end and for group of plots between 10 to 20 in number (1500 to 3000 M^2) on one particular access, the minimum vehicular access shall be 6.00 metre width. In case of plots exceeding 21 in number (3001 M^2) the minimum width of road shall be 7.00 metre.

(viii) In case of plots or land abutting the existing or proposed roads/paths, width of the same shall be increased to meet requirements of the Development Plan.

(ix) Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient upto 1:10 and additional width of carriage way shall be provided on curves for ensuring smooth flow of vehicular traffic, which may not obstruct view or vista.

(x) Minimum area of a plot for a detached house shall not be less than 150 M^2 . In case of plot meant for semi-detached and row housing, the minimum area shall be 120 M^2 and 90 M^2 respectively.

(xi) Semi-detached house construction shall be allowed on minimum 120 M^2 plot and row housing on plots of minimum 90 M^2 area subject to maximum number of such plots do not exceed 8 in a row after which a gap of 7.00 metre shall be left. Although minimum size of plot for construction in a row, with two common walls, has been kept as 90 M^2 yet in exceptional circumstances, considering economic/site conditions the minimum 60 M^2 of plot for construction in a row with two common walls may be allowed so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society. Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 metre.

(xii) The plots allotted by the Government under Gandhi Kutir Yojna, Indira Awas Yojna and Economically Weaker Section (E.W.S.) Schemes may be considered and permission accorded in relaxation of regulations.

(xiii) Minimum area of a plot for residential development in Group Housing Scheme shall be 0.50 hectare (5000 M^2).

(xiv) The minimum area for open/green space for the scheme having more than 5 plots (750 M^2) shall be 10% of the scheme area. Where a sub-division of land involving plots exceeding 10 in number (1500 M^2) by individual colonizer or any Society is proposed, the provisions of parks/tot-lots and open spaces shall be made on a suitable location in the scheme. Such parks can not be built upon and sold in any manner in future. Provision shall also have to be made for education, religious, socio-cultural and other community facilities based on actual requirements in the cases of sub-division of land involving more than 5000 M^2 area. The ownership of such land shall be transferred/surrendered

to the Development Authority/Local Body for its development and future maintenance without any compensation. Similarly, the area earmarked for roads/path shall also be transferred/surrendered to the Development Authority/Local Body without any compensation for development and maintenance as per provisions made under General Regulations 18.3 (xv) and necessary entry to this effect shall be made in the revenue records.

(xv) While carving out the plots, the orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.

(xvi) Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 5% of the scheme area.

(xvii) Rain Harvesting Tank shall have to be made.

18.5 Regulations for each landuse zone:

The following regulations shall apply to each of the Land Use Zones as specified below:—

18.5.1 Residential Zone:

18.5.1.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this Zone

18.5.1.2 Minimum area of plot:

(a) The minimum area of residential plot of this zone shall be 150 M² for detached house. For semi-detached and row housing the minimum area of plot shall be 120 M² and 90 M² respectively. In exceptional circumstances the minimum area of 60 M² may be allowed for row housing considering economic/site conditions as explained in para 18.4. (xi) and 18.4 (xii).

(b) The plot area as mentioned in clause (a) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of this Development Plan.

18.5.1.3 Maximum number of storeys :

For residential houses the maximum number of storeys shall be 3+1 parking floor wherever feasible.

18.5.1.4 Maximum height of building :

(a) Without Parking Floor

16.50 metre (including 2.50 metre maximum height of Sloping roof).

(b) With Parking Floor

18.80 metre (including 2.50 metre maximum height of sloping roof and 2.30 metre height of parking floor where feasible).



18.5.1.5 The plot size/plot area, maximum coverage, set backs and maximum Floor Area Ratio (FAR) shall be governed by the following Table:—

Table-18.1

Sl. No.	Minimum Plot size in square metre	Type of Housing	Maximum Coverage	Minimum set backs in Metre				Maximum F.A.R.
				Front	Left	Right	Rear	
1	2	3	4	5	6	7	8	9
1.	90-120	Row	63%	3.00	—	—	2.00	1.50
2.	121.-150	Semi-Detached	60%	3.00	2.00	2.00	2.00	1.50
3.	151-250	Detached	50%	3.00	2.00	2.00	2.00	1.50
4.	251-500	Detached	50%	3.00	2.00	2.00	2.00	1.50
5.	500 and above	Detached	40%	5.00	3.00	3.00	3.00	1.00

- Note.— 1. Row housing means where two sidewalls are common walls and plots created specifically for row houses.
2. Semi-detached housing means where one side wall is common wall and plot created as such for this purpose.
3. Detached house means where there are no common walls and plots created as such for independent houses and above 150 M² in area.
4. Maximum permissible coverage shall be subject to fulfillment of prescribed set backs.
5. In case of corner plots width of plot and side set backs at one side of a plot shall be increased by 2.00 metre for providing proper sight distance on the curve.
6. Floor Area Ratio (F.A.R.) means the ratio between the area of the plot and the total covered area of all the floors of the building i.e.
- $$F.A.R. = \frac{\text{Total covered area of all floors}}{\text{Plot Area}}$$
7. Minimum and maximum floor height for residential building shall be 2.70 metre and 3.50 metre respectively. For this purpose the basement/attic/mezzanine floors shall each be counted as a storey.

8. Minimum width of path/road abutting one side of plot shall be 3.00 metre. In case the plot is located on existing or proposed roads having following Right of ways (ROWs) the Front Set Back shall be left as under:—

Table-18.2

Sl. No.	Proposed Right of Way	Minimum front set back
(i)	24 metre	8.00 metre
(ii)	18 metre	8.00 metre
(iii)	12 metre	5.00 metre
(iv)	9 metre	4.00 metre
(v)	7 metre	3.00 metre

9. No projections and opening shall be provided on the sides of common walls in case of row housing and semi-detached housing. However, the owner of plots of either side shall have an option to construct a common wall.
10. In case of irregular size of plots the set backs shall be governed by the set backs prescribed for the corresponding regular plot size.
11. In case of semi-detached houses, one side set back shall be 3.00 metre, may be on left or on right and in 3.00 metre set back in one side set back, garage with a depth of 5.00 metre shall be permissible.

18.5.2 Commercial Zone :

18.5.2.1 The General Regulations as laid down under regulation 18.1 shall be kept in view, while permitting development in this zone.

18.5.2.2 Minimum area of plot

(a) *Shops*:—The minimum size of plot for shopping booth shall be 2.50 metre \times 3.50 metre and for shop it shall be 3.00 metre \times 6.50 metre which can be, if required, relaxed in planned commercial area keeping in view the site conditions and existing pattern of development. Maximum permissible built up area for included shops shall not be more than 80% of the plot area and floor area ratio shall be restricted upto 2.00.

(b) *Organised Shopping Centre* :—(i) The maximum coverage of the commercial area shall not be more than 50%. The 25% of the area for development shall be kept for parking in planned commercial complexes and remaining area shall be kept for movement space, landscape and for recreation. The layout indicating location of parking areas shall depend on the size of the commercial centres and its location and design which shall be approved. Maximum permissible built up area including arcade for individual plot shall not be more than 80% of the plot area.

(ii) The maximum Floor Area Ratio (FAR) for these shopping centres shall be 2.00.

(c) *Cinema* :—(i) The plot area required for cinema is directly related with the capacity, adequate vehicular parking within premises, incidental shops and open spaces around the Cinema.



building for ventilation and safety measures against the fire hazards. The area thus required for Cinema plots shall be at the rate of 3.70 M² per seat capacity.

(ii) The permissible coverage of total area shall be 50% of the plot area.

(iii) Front set back will depend upon the location of Cinema plot and shall be minimum between 8.00 metre to 10.00 metre. The minimum set backs at sides and rear shall be 5.00 metre each. Adequate parking space for cars, scooters and cycles shall be provided.

(iv) After permissible coverage of 50% of plot area, the balance area shall be used for parking space for cars, scooter cycles etc. movement space, landscape and recreation and for other incidental uses.

(d) *Hotels/Guest Houses.*—(i) The Hotels shall be permitted in specified commercial areas. Minimum plot size for Hotel shall be 1000 M².

18.5.2.3 Maximum number of storeys.—For Hotels maximum number of storeys shall be 4+1 parking floor compulsory. The short fall in parking, if any, shall be met out in open, over and above the set backs.

18.5.2.4 Maximum height of building.—(a) The maximum height of hotel building shall be 18.80 metre (including 2.50 metre maximum height of sloping roof and 2.30 metre height of compulsory parking floor).

18.5.2.5 The plot size/plot area, maximum coverage, set backs and Floor Area Ratio (FAR) shall be governed by following table:—

Table-18.3

Sl. No	Minimum Plot Size in M ²	Maximum coverage	Minimum Set backs in Metre				Maximum F.A.R.
			Front Side	Left Side	Right Side	Rear Side	
1.	Hotel	-	-	-	-	-	-
	1000	40%	10.00	5.00	5.00	4.00	1.75
	Above 1001	40%	10.00	5.00	5.00	4.00	1.40
2.	Guest Houses	-	-	-	-	-	-
	250 to 500	50%	3.00	2.00	2.00	2.00	1.75
	Above 501 upto 1000	50%	5.00	3.00	3.00	3.00	1.50



The Hotels/Guest Houses shall be permitted provided following regulations are met with:—

- (i) The proposed Guest Houses/Hotels must have a vehicular access at least with a width of not less than 5.00 metre.
- (ii) The proposed Guest Houses/Hotels must have congenial environment including open spaces around and should not in any manner be disturbing to the residential houses around.
- (iii) Each suit shall have an attached independent toilet.
- (iv) Guest Houses with minimum 5 rooms can also be permitted in Residential Land Use Zone.

Note:—(i) The minimum and maximum plot size/area as mentioned above shall not be applicable in the cases where sub-division of land has taken effect before the commencement of this Development Plan.

- (ii) Front set back 3.00 metre which will from an arcade and rear set back of 2.00 Metre is must for commercial plots i.e. shops with built up area up to 20 M².
- (iii) The side set backs shall not be necessary in Commercial Zone having common walls of shops, but in newly developed commercial area 7.00 metre wide alley (gap) shall be left after each Block of not more than 45.00 metre in length.
- (iv) If a commercial building/plot abuts on two or more streets (path/roads) the building/plot shall be deemed for the purpose of this regulation to face upon the street (path/road) that has greater width.
- (v) Every commercial plot should have minimum vehicular access at least with a width of not less than 3.00 metre.
- (vi) Parking floor shall be compulsory for Hotels. The short fall in parking, if any, shall be met out in open over and above the set backs.
- (vii) Adequate parking space for cars, scooters, bicycles etc shall be provided in case of Cinema/Guest House plots.
- (viii) Parking, if proposed on existing/proposed roads shall not be permitted in any case.

(ix) Minimum width of path/road abutting one side of plot shall be 5.00 metres. In case the plot is located on existing or proposed roads having following Right of Ways (ROWs), the minimum Front Set Back shall be left as under:—

Table-18.4

Sl. No.	Proposed right of way	Minimum front set back
(i)	24 metre	8.00 metre
(ii)	18 metre	8.00 metre
(iii)	12 metre	5.00 metre
(iv)	9 metre	4.00 metre
(v)	7 metre	3.00 metre

18.5.3 Industrial Zone :

18.5.3.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.3.2 For Industrial use/activities following regulations shall be applicable:—

- (i) *Minimum area of plot.*—(a) The minimum area of an industrial plot for small scale industry shall be 250 M²—500 M².
- (b) The services/light manufacturing industries shall have plot area between 501 M² to 1000 M².
- (c) The minimum area of medium industry shall be from 1001 M² to 5000 M².
- (d) The minimum plot area for a heavy industry shall be above 5000 M².
- (ii) The plot area as mentioned in clause (a) to (d) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of this Development Plan.
- (iii) The individual plots, if any, created/allotted by the Himachal Pradesh Industries Department and Himachal Pradesh State Industrial Development Corporation (HPSIDC) or any other Authority prior to coming into force of this Development Plan, the above plot area under clause (a) to (d) would not be applicable.

(iv) The layout and design of industrial area, if any, shall be as per requirement of the industry and shall be got approved from the Director

18.5.3.3 Height of building.—The minimum floor/ storey height of industrial building shall be 3.60 metre and sloping roof height shall be in accordance with volume of the structure.

18.5.3.4 The plot size/area, maximum coverage, set backs and Floor Area Ratio (FAR) shall be governed by following table:—

Table 18.5

Sl. No.	Type of Industry	Minimum Plot size in Square metre	Maximum Coverage	Minimum set backs in metre				Maximum FAR	Plot Area (sq. metre)
				Front	Left	Right	Rear		
1	2	3	4	5	6	7	8	9	10
1.	Small Scale Industries.	250 to 500	60%	3.00	2.00	2.00	2.00	1.50	1500
2.	Services/ Light Industries.	501 to 1000	60%	3.00	2.00	2.00	3.00	1.50	1500
3.	Medium Scale Industries.	1001 to 5000	55%	10.00	3.00	3.00	5.00	1.50	1500
4.	Large Scale Industries.	Above 5000	50%	15.00	7.50	7.50	7.50	1.50	1500

Note.— (i) Maximum height of industrial shed will be 15.00 metre or depending upon the requirement of particular industry. In case of roof trusses, height of building shall be adjusted/relaxed accordingly.

(ii) Service are required for pharmaceutical units of such type of industries under requirement of GMP (Good Manufacturing Practice) shall not be included in calculation of FAR, provided it is only used for utilities and services but not in any case for production.

(iii) Minimum width of path/road abutting one side of plot shall be 3.00 metre. In case the plot is located on existing or proposed roads/path having following Right of way, however, the minimum Front Set Back shall be left as under

Table 18.6

Sl. No.	Proposed Right of Way	Minimum Front Set Back
(i)	24 metre	7.00 metre
(ii)	18 metre	5.00 metre
(iii)	12 metre	5.00 metre
(iv)	9 metre	3.00 metre
(v)	3 metre to 7 metre	3.00 metre

18.5.4 Tourism Zone :

18.5.4.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.4.2 For Tourism use/activities the regulations as prescribed for Commercial Zone under regulation 18.5.2, (d), 18.5.2.3, 18.5.2.4 and 18.5.2.5 shall also be applicable to the Tourism use/zone.

18.5.5 Facilities and Services Zone :

18.5.5.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.5.2 The regulations as prescribed for Government and Semi-Government Offices Zone under Regulation 18.5.6.2, 18.5.6.3, 18.5.6.4 shall also be applicable to the Facilities and Services Use / Zone.

18.5.5.3 The maximum coverage, set backs and Floor Area Ratio (FAR) shall be governed by following table:—

Table-18.7

Sl. No.	Description	Maximum Coverage	Minimum set backs in Metre				Maximum FAR
			Front Side	Left Side	Right Side	Rear Side	
1.	Educational Building	40%	8.00	2.50	2.50	2.50	2.00
2.	Police Station, Fire Station.	40%	8.00	2.50	2.50	2.50	2.00
3.	Medical	40%	8.00	2.50	2.50	2.50	2.00
4.	Community Hall	40%	8.00	2.50	2.50	2.50	2.00
5.	Library/Religious Building.	40%	8.00	2.50	2.50	2.50	2.00

Note.—1. Upto 50% of open area shall be utilized for open parking and roads and the rest shall be land scaped.

2. Minimum width of path/road abutting one side of plot shall be 5.00 metre. In case the plot is located on existing or proposed roads/path having following Right of Ways (ROWs), the Front Set Back shall be left as under:—

Table-18.8

Sl. No.	Proposed Right of Way	Minimum Front Set Back
(i)	24 metre	8.00 metre
(ii)	18 metre	8.00 metre
(iii)	12 metre	5.00 metre
(iv)	9 metre	4.00 metre
(v)	3 metre to 7 metre	3.00 metre

3. In case of petrol/diesel filling stations, the layout plan/norms prescribed for set backs etc. by the Indian Oil Corporation (I.O.C.) shall be adopted. However, on National Highways and State Highways, the front set backs shall be kept 5.00 metre. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) then the sides and rear set backs shall be kept as 2.00 metre.

4. In the case of godowns for Liquified Petroleum Gas (LPG) cylinders. The norms as prescribed by the Oil and Natural Gas Commission (ONGC) shall be applicable. However, on National Highways and State Highways, the front set backs shall be kept 5.00 metre. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) then the sides and rear set backs shall be kept as 2.00 metre.

5. The set back shall not be applicable to services like Electric Sub-Stations, Road side infrastructure/facilities such as rain shelters, land scapping /toilets etc. which have specially been permitted by the Himachal Pradesh Public Works Department (Building and Roads) in the acquired width of roads.

6. In case of existing Institutional buildings, Government and Semi- Government Office buildings in zones other than this zone the permission on special grounds may be given by the Director, to construct such buildings according to the requirements and regulations of that particular zone.

7. Every plot shall have minimum vehicular access of 5.00 metre.

18.5.6 Government and Semi-Government Offices Zone :

18.5.6.1 The General Regulation as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.6.2 Minimum area of plot.—The minimum area/size of plot shall depend on the specific requirements, however it should not be less than 250 M².

18.5.6.3 Maximum number of storeys.—For Government and Semi-Government buildings maximum number of storeys shall be 4+1 parking floor compulsory. The short fall in parking, if any, shall be met out in open over and above the set backs.

18.5.6.4 Maximum height of building.—The maximum height of Government and Semi-Government Offices shall be 18.80 metre (including 2.50 metre maximum height of sloping roof and minimum 2.30 metre height of compulsory parking floor).

18.5.6.5 The maximum coverage, set backs and Floor Area Ratio (FAR) shall be governed by following Table:—

Table-18.9

Sl. No	Description	Maximum Coverage	Minimum set backs in metre				Maximum F.A.R
			Front Side	Left Side	Right Side	Rear Side	
1.	Government and Semi-Government Offices.	40%	7.50	2.50	2.50	2.50	2.00

- Note.** —1. Upto 50% of open area shall be utilized for open parking and roads and the rest shall be land scaped.
2. Minimum width of path/road abutting one side of plot shall be 5.00 metre. In case the plot is located on existing or proposed roads/path having following Right of Ways (ROWs), the Front Set Back shall be left as under:—

Table-18.10

Sl. No.	Proposed Right of Way	Minimum Front Set Back
(i)	24 metre	
(ii)	18 metre	5.00 metre
(iii)	12 metre	5.00 metre
(iv)	9 metre	4.00 metre
(v)	3 metre to 7 metre	4.00 metre
		3.00 metre

3. The set back shall not be applicable to services like Electric Sub-Stations, road side infrastructure/facilities such as rain shelters, land scapping /toilets etc. which have specially been permitted by the Himachal Pradesh Public Works Department (Building and Roads) in the acquired width of roads.

4. In case of existing Institutional buildings, Government and Semi- Government Office buildings in zones other than this zone the permission on special grounds may be given by the Director, to construct such buildings according to the requirements and regulations of that particular zone.

5. Every plot shall have minimum vehicular access of 5.00 metre.

18.5.7 Parks and Open Spaces Zone :

18.5.7.1 The General Regulations as laid down under regulations 18.3 shall be kept in view while permitting any development in this zone.

18.5.7.2 In case of construction of any building incidental to Parks and Open Spaces Use, such as stadium, sports room etc. the regulations as applicable to the Government and Semi-Government Offices Use /Zone as envisaged under regulation 18.5.6 shall also be applicable to this Zone.

18.5.8 Traffic and Transportation Zone :

18.5.8.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.8.2 In case of construction of any building incidental to Traffic and Transportation use, such as convenient shopping, hotel, warehousing, waiting hall etc. the regulations as applicable to Commercial Zone shall also be applicable to this zone as envisaged under regulation 18.5.2.

18.5.9 Agriculture Zone :

18.5.9.1 The General Regulations as laid down under regulation 18.3 shall be kept in view while permitting any development in this zone.

18.5.9.2 A person who, owns 2 Bighas of agriculture land (however this condition shall not apply in family sub-division of land) inherited or his successor and intends to construct a Farm House for agricultural purposes shall make a simple application to the Director for seeking permission and it shall be allowed subject to following conditions: —

The Farm House shall be:—

- (i) Comprised of covered area not exceeding 200 M².
- (ii) Shall not be having more than two storeys building including basement, attic and mezzanine floor.
- (iii) Shall provide minimum 2.00 metre set backs on all sides.
- (iv) Shall not be put to any other use.
- (v) For the purpose of this regulation the expression "Farm House" shall include a Cattle Shed.

18.5.10 Forest Zone.—No development shall be permitted in this Zone. In case Government /Semi-Government or any other Organisation intends to provide any use incidental to Forest Use in this Zone, the same shall be got approved under provision of the forest conservation Act, 1980.

18.5.11 Water Bodies Zone.—No development shall be permitted in this Zone. In case Government /Semi-Government or any other Organisation intends to provide any use incidental to Water Bodies Use in this Zone, the same shall be allowed for public purpose.

18.6 Abadi Deh.—Unless otherwise specified under all the above regulations no such planning permission shall be required for village "Abadi Deh" as defined in the Revenue records. Construction in Abadi Deh area shall continue to be covered/governed as per existing village conventions. Change of landuse for development in this zone, other than a Farm House, can be permitted only in exceptional case subject to following conditions: —

- (a) A simple application shall be submitted to the Director for construction of two storeys structures with 2.00 metre set backs on all sides for self employment activities e.g. shop, atta chakki, poultry farm, dairy, godowns for food, seeds, fertilizers, agricultural equipments/instruments and service industries and small scale industry promoting agriculture. The application shall contain the following description: —
- (i) Name and Father's name of the applicant alongwith correspondence and permanent address.
 - (ii) Description of land and activity proposed.
 - (iii) A location/site plan describing the exact location of the site (with or without scale).
 - (iv) Line plan of the proposed construction (Scale 1:100). However, each of such application shall be accompanied with a recommendation of the Pradhan of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

Note.—The land of village manwan proposed for Residential, Industrial, Commercial, Educational, Packing facilities of Truck Terminal shall remain out of the pervue of Regulations of Development Plan for Bilaspur Planning Area for the hereditary owners of land for their own pursuits. However, this area shall continue to be an integral part of the Bilaspur Planning Area and uses other than required by local people shall be developed to on sure benefits and thereby betterment of future population.

18.7 Note.—The Bilaspur is an old town and is being governed by the Rules/ Regulations / Bye Laws as framed by the New Bilaspur Township/Nagar Parishad Bilaspur. Therefore, all its schemes/ layouts and permissions granted before coming into force of this Development Plan shall be honoured and need not to be got sanctioned from the Director. However, after coming into force of this Development Plan, prior approval of the Director shall be mandatory and binding on all concerned development agencies including Nagar Parishad and Gram Panchayats falling within the Planning Area.