DEPARTMENT OF TOWN AND COUNTRY PLANNING, DIVISIONAL TOWN AND COUNTRY PLANNING OFFICE, DHARAMSHALA.

DEVELOPMENT PLAN-2037

SHRI CHAMUNDADEVI NADIKESHWARDHAM SPECIAL AREA

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CHAPTER – 1

INTRODUCTION

Himachal Pradesh is a hill State of India having geographical area of 55673.00 Sq. Km. with a population of 68,64,602 persons as per 2011 Census. There are 54 Urban Local Bodies and 59 census towns in the State. Himachal Pradesh is slowly getting urbanized, urbanization level increasing from 6.99 per cent in 1971 to 10 per cent in 2011. Being a hilly state, Himachal Pradesh is endowed with natural beauty and rich landscape including scenic views of snow capped mountains, hills, green forests, and deep valleys with beautiful lakes, rivers, springs and waterfalls which attract a large number of tourists from all over the world. As a result, many urban settlements and also villages in the State with tourism potential are experiencing rapid population growth. The unplanned and haphazard growth of these settlements is contributing to environmental degradation and loss of quality of life. So, the need of Development Plan has occurred for ensuring regulated and planned development of the potential areas.

The Government of Himachal Pradesh, in order to preempt continuing negative impact of urbanization and ensure planned development of not only its towns but also rural areas with potential for tourism have constituted 55 Planning Areas and 35 Special Areas under the provision of sub-section (3) of Section-1 and sub-section (1) of Section 66 of Himachal Pradesh Town and Country Planning Act- 1977 respectively. Therefore, the Development Plan for Shri Chamunda Nandikeshwar Dham Special Area has been prepared in accordance with Himachal Pradesh Town and Country Planning Act, 1977, as amended till date.

In order to plan and promote the balanced and harmonized development of Shri Chamunda Nandikeshwar Dham, the area consisting of Shri Chamunda Nandikeshwar Dham and its adjoining 14 revenue villages was declared as Special Area by the Government of Himachal Pradesh vide notification No. TCP – (5) – 11/2001 dated 27.11.2001.

The Development Plan for Shri Chamunda Nandikeshwar Dham Special Area for year 2037 is based on the findings/ outcomes of studies conducted by the Town and Country Planning Department, Himachal Pradesh. These studies are related with Demographic Profile, Settlement, Economic Activity, Transport, Power, Telecom, Water, Drainage, Sewerage, Solid Waste Management, Social Infrastructure, Shelter, Rural Development, Environment, Heritage, Tourism, Regional Land use, and Implementation Strategies, Management Structure & Resource Mobilization. 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 Local Bodies, Revenue Department and the Development Authorities.

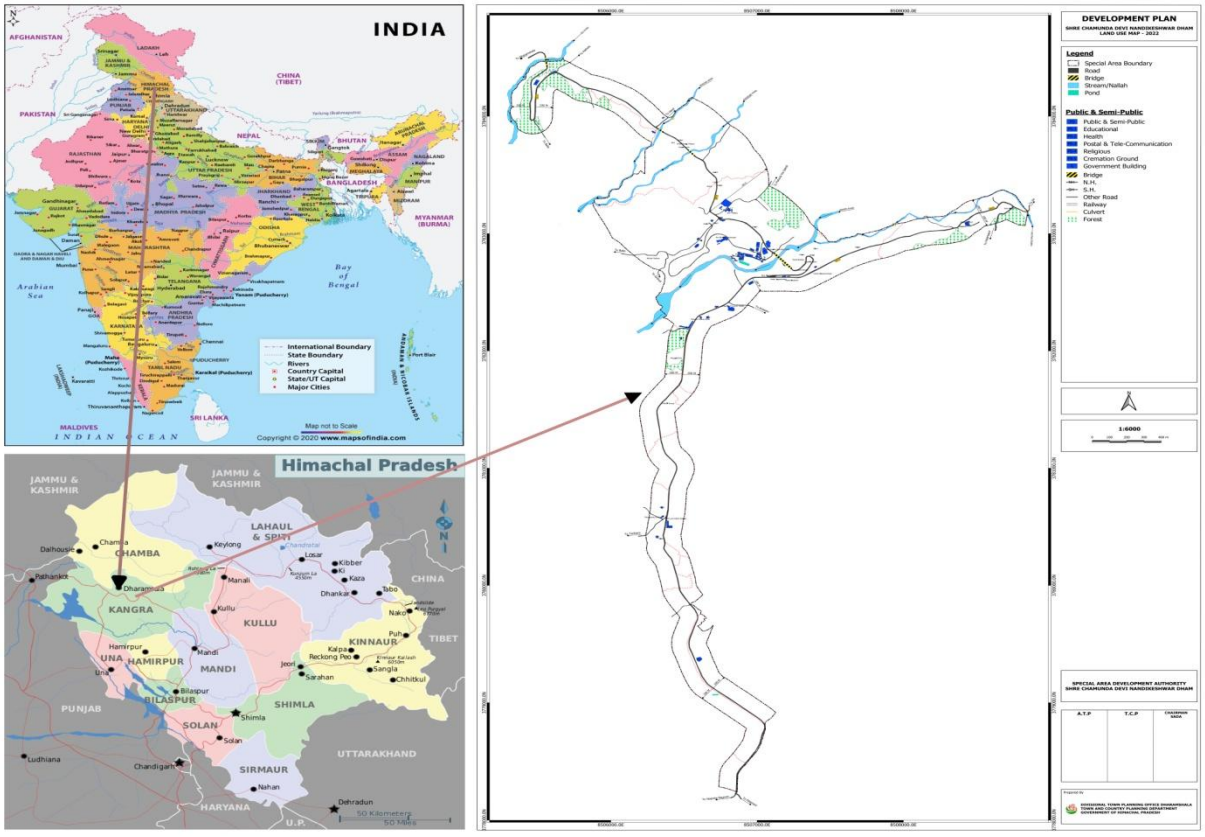
CHAPTER – 2

SHRI CHAMUNDA DHAM SPECIAL AREA

2.1 INTRODUCTION TO SPECIAL AREA

Shri Chamunda Nandikeshwar Dham is a notified Special Area consisting revenue villages of Dharamshala, Palampur & Nagrota Bagwan tehsils in Kangra district of Himachal Pradesh. It is located at a distance of about 20 km from the district headquarter Dharamshala, 18 km from Palampur, 10 km from Nagrota Bagwan and about 215 km from the state capital Shimla. Shri Chamunda Nandikeshwar Dham is famous for its century old temple dedicated to Goddess Chamunda which attracts a large number of tourists and pilgrims from all over India throughout the year. The Special Area has a population of 9339 persons (As per census 2011) which is distributed over an area of 244.17 hectare.

Figure 2.1: Location Map



Source: TCP Department, Dharamshala

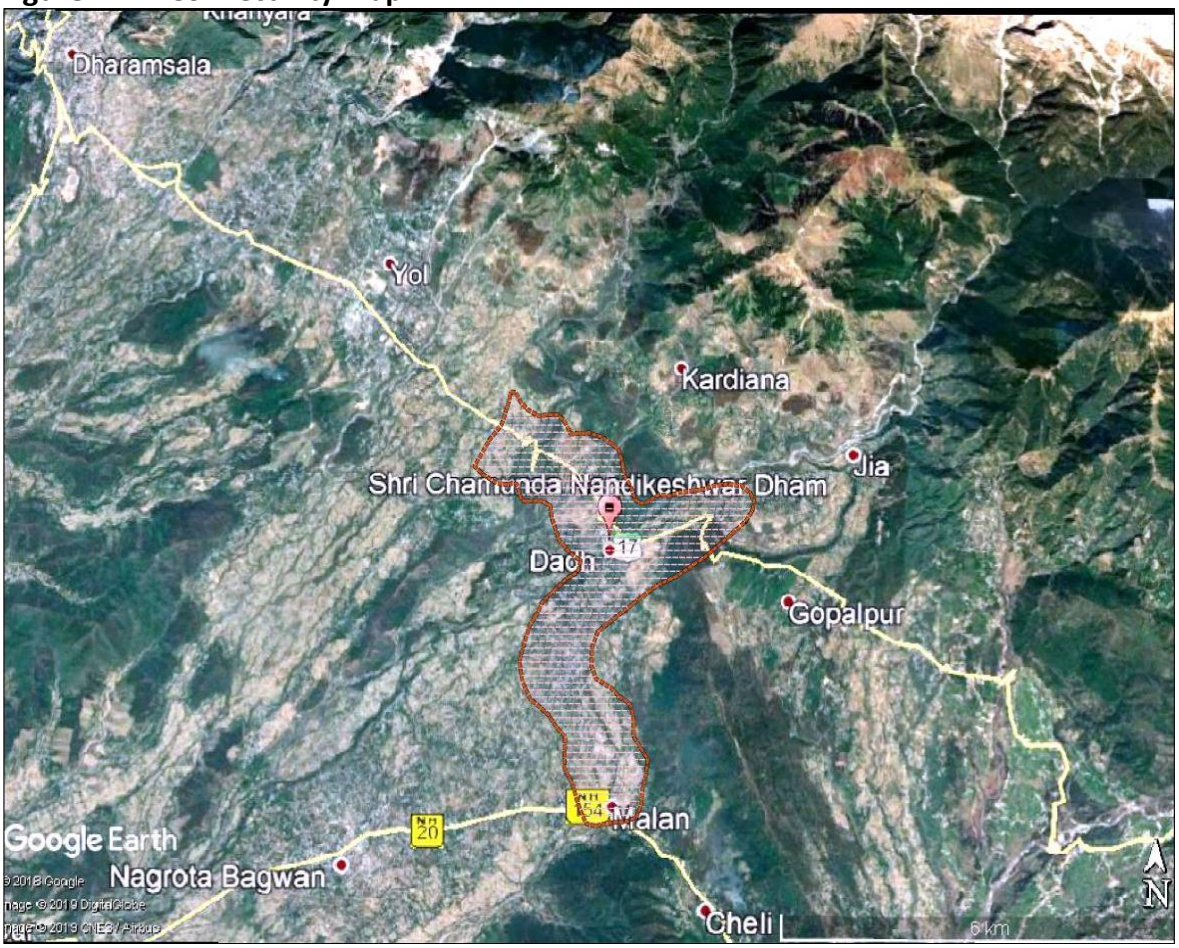
2.2 LOCATION

Geographically Shri Chamunda Nandikeshwar Dham Special Area is positioned at 32˚14' North latitude and 76˚41' East longitude in the foothills of snow cladded Dhauladhar mountains. Shri Chamunda Nandikeshwar Dham Special Area situated on the banks of Baner Khad in Kangra

Valley. Shri Chamunda Nandikeshwar Dham Special Area is having administrative offices apart from commerce activities, public institutions, tourist facilities and transport facilities. Besides the population residing in Area, the rate of floating population is also very high in this area due to pleasant weather conditions and tourist attractions. The area has a unique beauty and image with agricultural tracts in the rolling plains of the nearby hills.

Shri Chamunda Nandikeshwar Dham Temple is a renowned holy shrine. This Ancient temple dates back to the 16th century. Shri Chamunda Nandikeshwar Dham Special Area has grown around the temple in an organic way. The temple area has formed the core area of Shri Chamunda Nandikeshwar Dham Special Area. The town has shown spatial growth towards North, South and East. The villages have grown along the SH 17 and along with Baner Khad. These village areas have particular linear spatial form along the roads. The pilgrimage tourism has facilitated the development of commercial center along the roads

Figure 2.2: Connectivity Map



Source: Zigina Tech.

2.3 CONNECTIVITY

Shri Chamunda Nandikeshwar Dham special area is well connected by air, rail and roads with all the state level and national level major towns and cities.

By Rail

Shri Chamunda Nandikeshwar Dham Special Area does not have broad gauge railway line but nearest broad gauge railway station are located at Amb (92 km) and Pathankot (102 km). The narrow-gauge line connects Pathankot with Jogindernagar. The nearest narrow gauge railway station is in Chamunda Marg (Mallan).

By Road

Shri Chamunda Nandikeshwar Dham Special Area is well connected by roads through NH – 154, SH - 17 and Malan Dadh Road. The district Head quarter Dharamshala is located at a distance of about 20 km from Shri Chamunda Nandikeshwar Dham whereas Shimla the state head quarter is located at a distance of 215 km. Chandigarh is located at a distance of about 246 km whereas Delhi is at a distance of about 490 km. from this Special Area.

By Air

The nearest air connectivity for this Special Area is at Gaggal Airport of District Kangra, which is located at a distance of about 25 km from where flights are available for major cities.

Table 2.1: Distance of Major Towns and Cities from Special Area (SA)

Sr. No.	Towns/Cities	Distance from SA (in km.)
1	Palampur	18
2	Dharamshala	20
3	Gaggal Airport	25
4	Kangra	25
5	Shimla	215
6	Delhi	490
7	Pathankot	102
8	Chandigarh	246

Source: Calculations from the Google Map (Zigina Tech. analysis)

2.4 SPECIAL AREA

Shri Chamunda Nandikeshwar Dham Special Area situated in the Kangra Valley in the Western Himalayas. Keeping in view the planning requirements and considering growth trends, the Government of Himachal Pradesh has notified "Shri Chamunda Nandikeshwar Dham" as a

Special Area consisting Chamunda Temple area and areas along the road emanating from Tehsil headquarter Dharamshala, Palampur Via Nagri & Malan Chowk of Tehsil Nagrota Bagwan. The total area of Shri Chamunda Nandikeshwar Dham Special Area is 244.17 Ha. As per 2011 Census, total population of Shri Chamunda Nandikeshwar Dham Special Area is 9339. The population of Shri Chamunda Nandikeshwar Dham Special Area has increased from 4,327 in 1971 to 9339 in 2011 a relatively slow growth rate.

Shri Chamunda Nandikeshwar Dham Special Area was designated as Special Area vide Government Notification No. TCP – F (5) - 11/2001 dated 27.11.2001. The defined limit of Shri Chamunda Nandikeshwar Dham Special Area is as follow:

1. Starting From Iku Khad 100 mtr on hill side on Dharmshala Chamunda road upto Bagan Khad

2. From Bhagan Khad 300 mtr on hill side upto Baner Khad then along the Baner Khad upto the point where 100 mtr line on Dadh Jia road joins Gargu Nallah.

3. On valley side starting from Iku Khad bridge on Dharmshala Chamunda road 100 mtr upto Suhagan Khad

4. From Suhagan Khad following the Western and Southern boundary of Mohal Padhar upto Baner Khad thereafter 100 mtr towards the valley side along Dharmshala Malan road upto 100 mtr line of Dadh Malan road

5. Starting from bridge Gargu Nallah 100 mtr on either side of Dadh Jia road and Dadh Malan road upto National Highway crossing at Malan.

In exercise of the powers conferred by sub-section - 1 of Section - 66 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No.12 of 1977), the Governor of the state has constituted “Shri Chamunda Nandikeshwar Dham Special Area” on 27th November, 2001 which is comprised of following Revenue Villages:

Table 2.2: Special Area Profile

Sr. No.	Name of Revenue Village	Hadbast No.	Area in Hectare	Population as per 2011 Census.
1.	Patohla	509	57.93	199
2.	Sakoli	510	41.65	302
3.	Padhar	512	143.08	1556
4.	Balla	511	39.87	399

Sr. No.	Name of Revenue Village	Hadbast No.	Area in Hectare	Population as per 2011 Census.
5.	Dadh Upper	8	126.3	855
6.	Dadh Jhilka	12	177.68	1487
7.	Tambar	10	38.71	163
8.	Saryalkar	636	22.42	384
9.	Jugleta	637	58.41	539
10.	Sakrehr	640	27.28	433
11.	Kasba	635	28.03	1105
12.	Majhethi Uparli	641	69.3	1243
13.	Majhetli Bhuli	643	33.43	324
14.	Pankhar	642	30.69	350
	Total:		**894.78**	**9339**

Source: Census 2011 & TCP Department

Note: Total area of Special area mentioned in the table is 894.78 hectare as per census 2011 (District Census Handbook, Kangra) whereas actual area of Special Area as per notified specification by the Govt. of HP is 244.17 hectare and population of revenue mohals included in the Special Area being located along road side shall be as per census 2011 for the purpose of development plan 2037.

2.5 HISTORICAL BACKGROUND

2.5.1 PRE - INDEPENDENCE

Kangra is known for having the oldest serving Royal Dynasty in the world, the Katoch. In 1758, Raja Ghamand Chand was appointed nazim or governor of Jullundur Doab under the Afghans. Ghamand Chand was a brave and strong ruler who restored the prestige of Kangra. As he was unable to capture Kangra fort, he built another fort at Tira Sujanpur on the left bank of the Beas, almost opposite to Alampur on a hill overlooking the town. He died in 1774 and was succeeded by his son, Tegh Chand, who died too soon in 1775. Kangra was annexed by Maharaja Ranjit Singh's Sikh Empire in 1810. Kangra became a district of British India in 1846, when it was ceded to British India at the conclusion of the First Anglo-Sikh War. The British district included the present-day

districts of Kangra, Hamirpur, Kullu, and Lahul and Spiti. Kangra District was part of the British province of Punjab. The administrative headquarters of the district were initially at Kangra, but were moved to Dharamshala in 1855.

2.5.2 POST – INDEPENDENCE

During the period from 1941 to 1971 Himachal Pradesh was under the process of re-organization. Himachal Pradesh came into existence as a Chief Commissioner's province on April 15, 1948 as a result of merger of 31 erstwhile princely states of Punjab and Shimla hills into Indian Union. All the areas of the state were divided into four districts viz. Mahasu, Mandi, Chamba and Sirmaur. In 1951 it was made a part 'C state. Only July 1, 1954 the neighboring part 'C state of Bilaspur was merged with it as fifth district. Then after 1956, it was accorded the status of Union Territory and in 1960 the Kinnaur district was merged with it. For smooth functioning of the state, a territorial council was constituted. After this, on November 1, 1966, on the recommendation of parliamentary committee headed by Hukum Singh, the merger of Kullu, Kangra, Lahul and Spiti, Shimla and hilly areas of Hoshiarpur district and Dalhousie of Gurdaspur district was affected with Himachal Pradesh constituting four new districts viz. Kangra, Lahul and Spiti, Kullu and Shimla and Dalhousie was merged with Chamba district. Thus the state came into its present shape. The Government of India awarded it full-fledged statehood on January 25, 1971. Then on September 1, 1972 two more districts viz. Hamirpur and Una were created by trifurcation of Kangra district and the Solan and Mahasu district were recognized as Shimla and Solan district. Due to merger of various princely state and new areas, they lost their own identity, became a part of the new state.

2.5.3 HISTORY OF TEMPLE

Shri Chamunda Nandikeshwar Dham temple dates back to the 16th century. The temple is dedicated to Chamunda Devi, who is a form of Durga / Shakti. Chamunda Devi Mandir is believed to be the abode of 'Shiva and Shakti'. Due to this reason, it is also known as ' Shri Chamunda Nandikeshwar Dham'. There is also a small temple of Shivalinga in a small cave below the temple climbing down few stairs. The temple is commonly known as Shri Chamunda Nandikeshwar Dham and the complex holds a Kund in it where devotees take a holy dip in it because it is considered to be sacred.

Chamunda Devi is considered as the wrathful form of Durga, but at the same time, the Goddess is kind to her true devotees. The term 'Chamunda' has been derived from two words, 'Chanda' and 'Munda'. As per the mythological legends, Durga made a goddess with her power, to slay the demons, Chanda and Munda. With her immense power, the Goddess killed the demons. Goddess Durga became happy with the slaughter and blessed the goddess that she would be known and worshipped as Chamunda.

There is nothing extra-ordinary about the architecture of this temple, but the divine aura spell bounds the devotees with its spiritual appeal. In the temple, the main image is visible from the main entrance. The main shrine is adored by the images of Lord Bhairav and Lord Hanuman on its sides. Actually, these lords are considered as the guards of the Goddess. The main image of the Goddess is visible draped in rich clothes.

Chamunda Devi is worshipped daily while the sermons include 'Aartis' at intervals. Reciting the hymn of 'Shat Chandi' with devoted heart at this temple is considered auspicious. In the corner of the temple, one can see small footsteps of the Goddess on a stone. Besides the main shrine, there is a marble staircase that takes down to the cave of Lord Shiva. This is a cave-like scoop where Shiva Lingam is placed. People visit this cave and worship Lord Shiva with great devotion.

Lord Shiva is said to be one of the complex Gods of the Hindu pantheon, since he is the destroyer as well as the restorer. Here, Lord Shiva is believed to have been present in the form of death, destruction and dead bodies. One can also observe ancestral worship near the banks of Ban Ganga River. In the vicinity of this temple, there is a cremation ground that serves to 22 villages of the nearby areas.

In the temple complex, there is a huge pond with images of Lords and people can take bath here. There is sculpture of Goddess, in which, she is garlanded with serpents, scorpions, and skulls. During the time of Navratras, the temple is crowded by large number of people. The temple is situated in the picturesque beauty of lush green mountains. In the past days, the image of the Goddess was situated on the hill above the present site of the temple. The site was found to be in a remote area, where it was not possible for everyone to reach and moreover, it was quite risky. There is a story behind the establishment of this temple.

2.5.4 LEGEND BEHIND THE RELOCATION OF THE TEMPLE

Around 400 years ago, a King and a Brahmin priest prayed to Chamunda Devi asking her consent to shift the image to an accessible location. Chamunda Devi appeared in a dream to the priest granting him the permission. She asked him to dig a certain area and subsequently, they will find an ancient idol. They can bring the idol in the temple and worship her. The priest told about the dream to the King and sent his men to bring the idol. The men got the idol, but they could not lift it.

Again, the Goddess appeared and asked the priest that the men could not lift the idol because they took it as an ordinary stone. She told the priest to get up early in the morning and take a bath. After wearing fresh clothes, he should go to the place in a devoted manner. The priest did

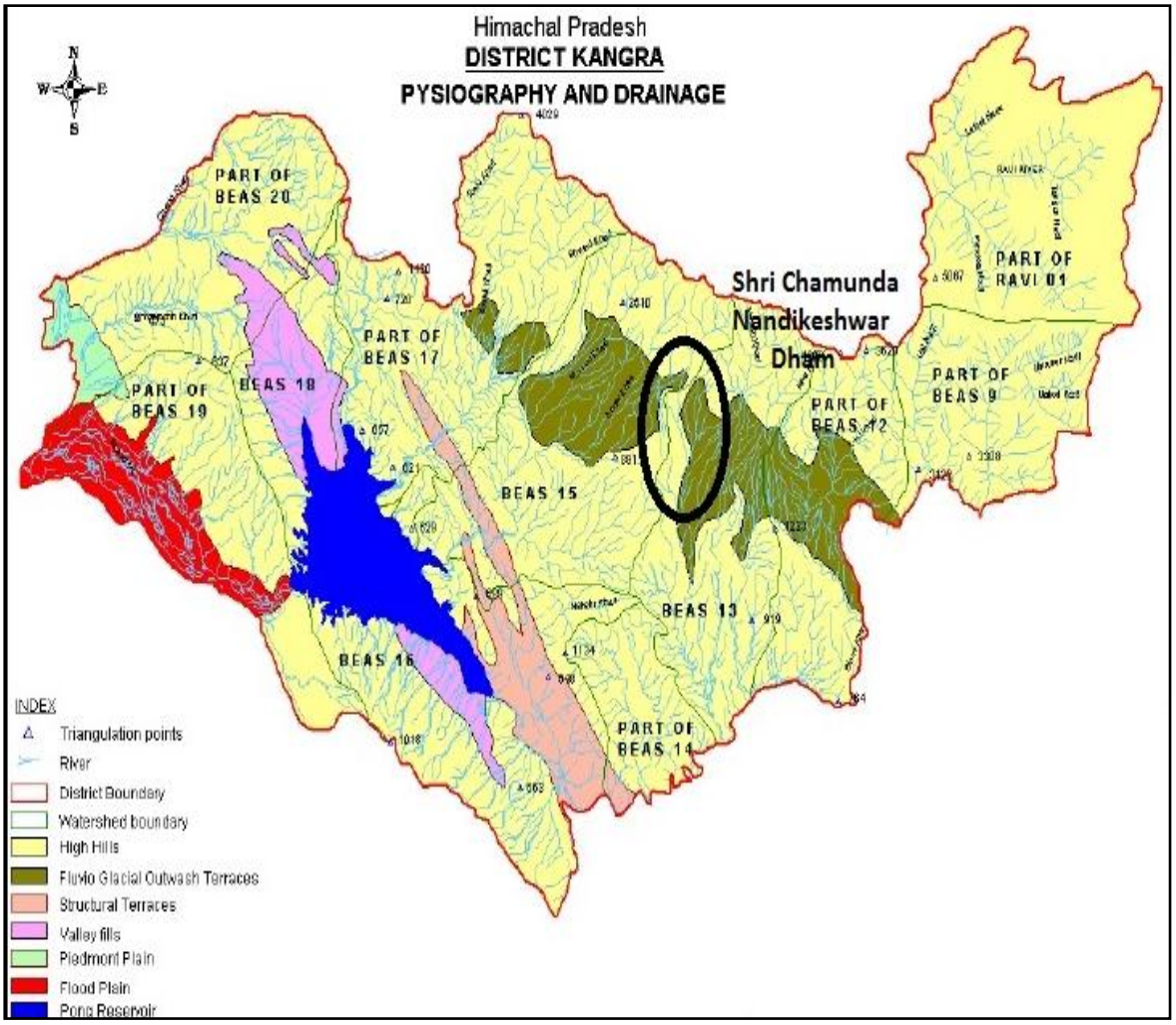
the same what was told to him. He found that he could lift the idol easily. He placed the idol in its present location and from that time, the Goddess is worshipped by people.

2.6 PHYSICAL SETTING

Shri Chamunda Nandikeshwar Dham Special Area in Kangra district is situated on the southern slope of the Himalayas. The entire area of the district is traversed by the varying altitude of the Shivalik, Dhauladhar and the Himalayas from North-West to South-East. The area is categorized as the hilly area.

Kangra district has Quaternary, Tertiary and Precambrian deposits which are basically made of sedimentary and igneous rocks. The valley fills are composed of recent Alluvium, Shivalik hills are made up of rocks such as sandstone, shale and clay that came into existence during the Eocene, Miocene and Pliocene period. The rocks of southern portion of Shri Chamunda Nandikeshwar Dham Special Area is of upper Shivalik group.

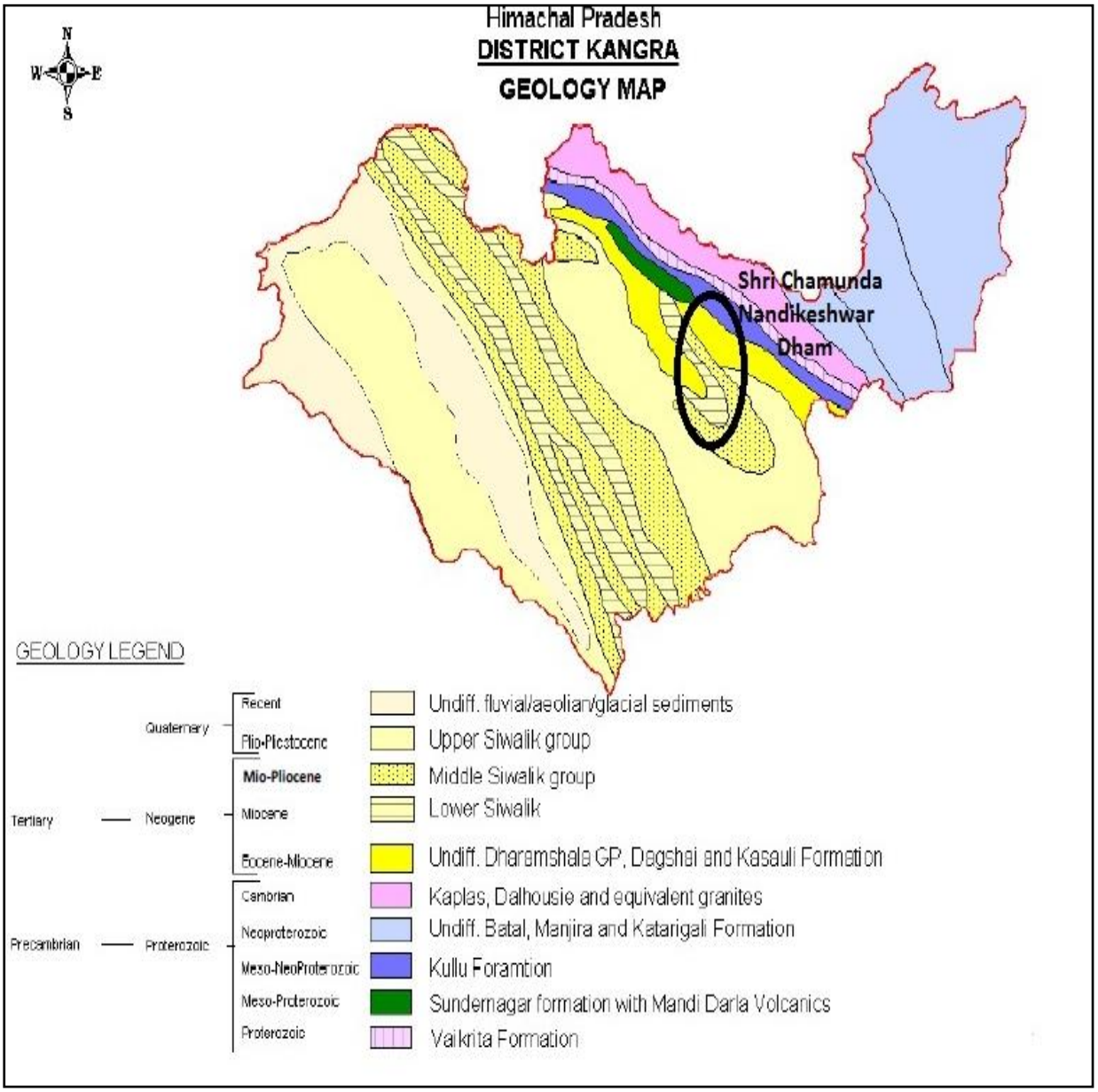
Figure 2.3: Physiography and Drainage pattern in Kangra District.



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

Shri Chamunda Nandikeshwar Dham Special Area is marked on the district map to understand the physiography and drainage pattern in Special Area. It is observed from the map that; Special Area is having high hills and fluvio glacial outwash terraces. Shri Chamunda Nandikeshwar Dham Special Area is marked on the district map to understand the geology of the Special Area.

Figure 2.4: Geology in Kangra District



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

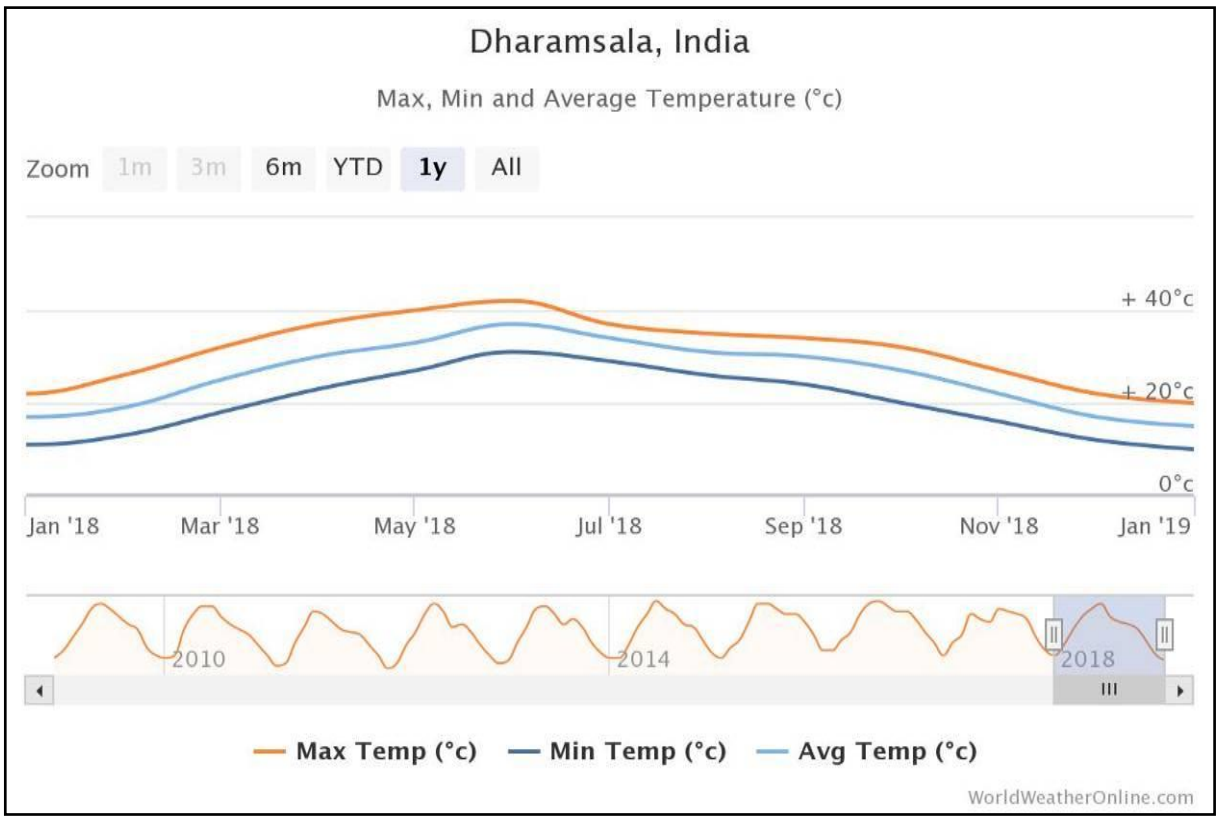
2.7 CLIMATE AND RAINFALL

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

Autumn average temperature airs round 16-17°C. Winter starts in December and continues

until late February. Shri Chamunda Nandikeshwar Dham Special Area receives little solid precipitation except hail storm sometimes. Winter is followed by a short, pleasant spring until April. Various figures related to temperature, rainfall, Average Cloud and Humidity and wind are shown below.

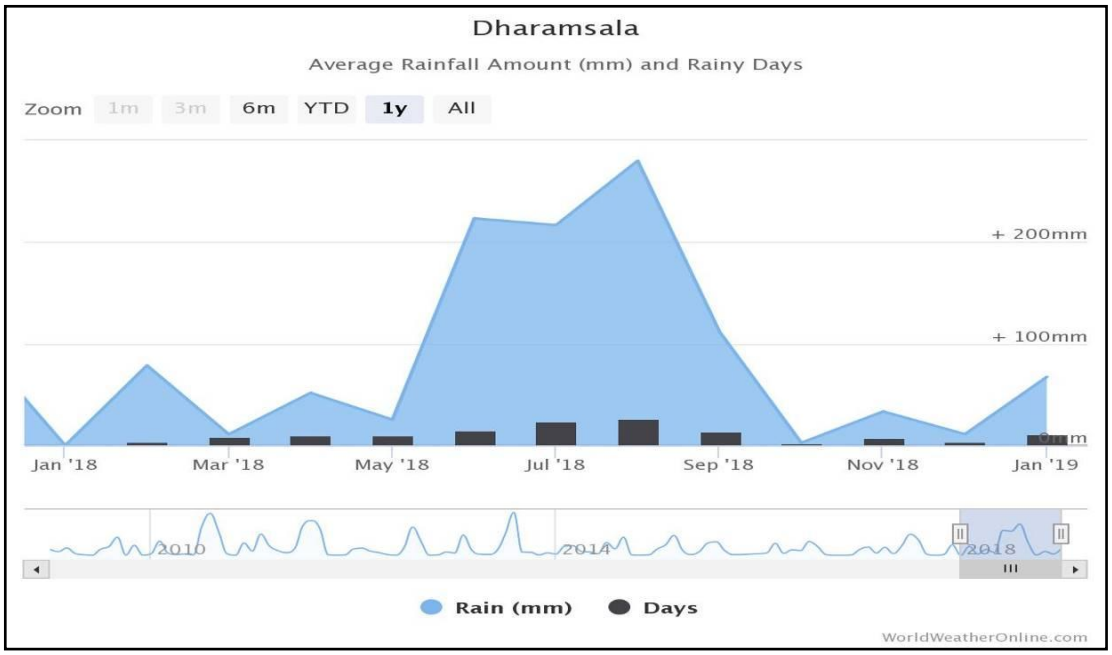
Figure 2.5: Temperature in Shri Chamunda Nandikeshwar Dham Special Area - 2018



Source:

https://www.worldweatheronline.com/dharamsala-weather-averages/himachal-pradesh

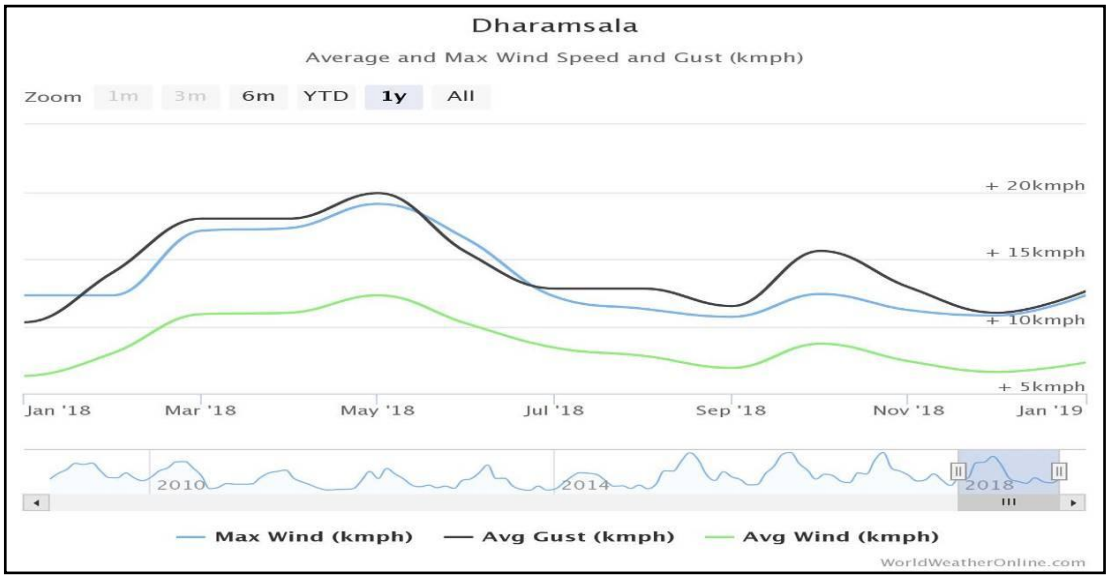
Figure 2.6: Rainfall and Rainy Days in Shri Chamunda Nandikeshwar Dham Special Area - 2018



Source:

https://www.worldweatheronline.com/dharamsala-weather-averages/himachal-pradesh

Figure 2.7: Wind Speed and Wind Gust in Shri Chamunda Nandikeshwar Dham Special Area - 2018



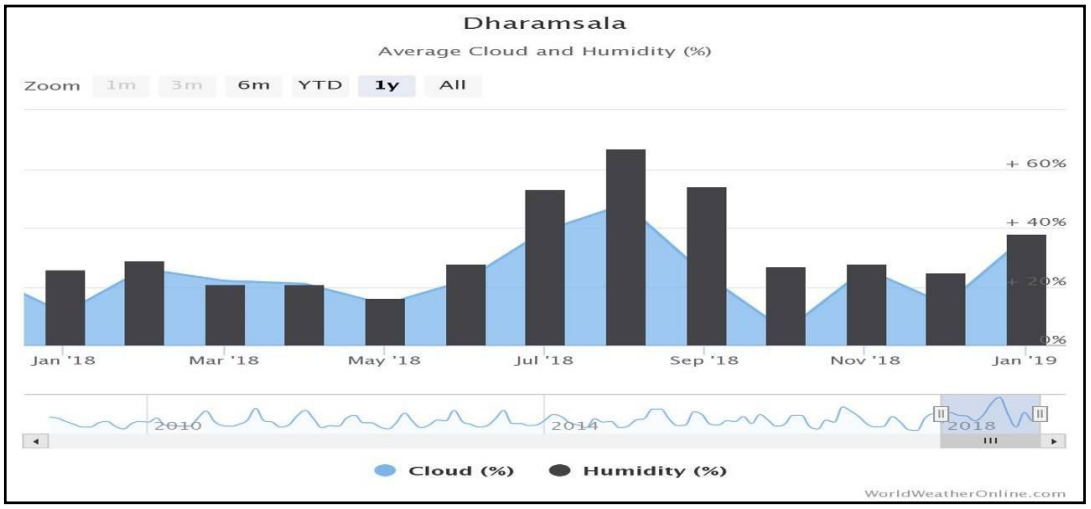
Source:

https://www.worldweatheronline.com/dharamsala-weather-averages/himachal-pradesh/in.aspx

Maximum wind speed in Shri Chamunda Nandikeshwar Dham Special Area is experienced

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

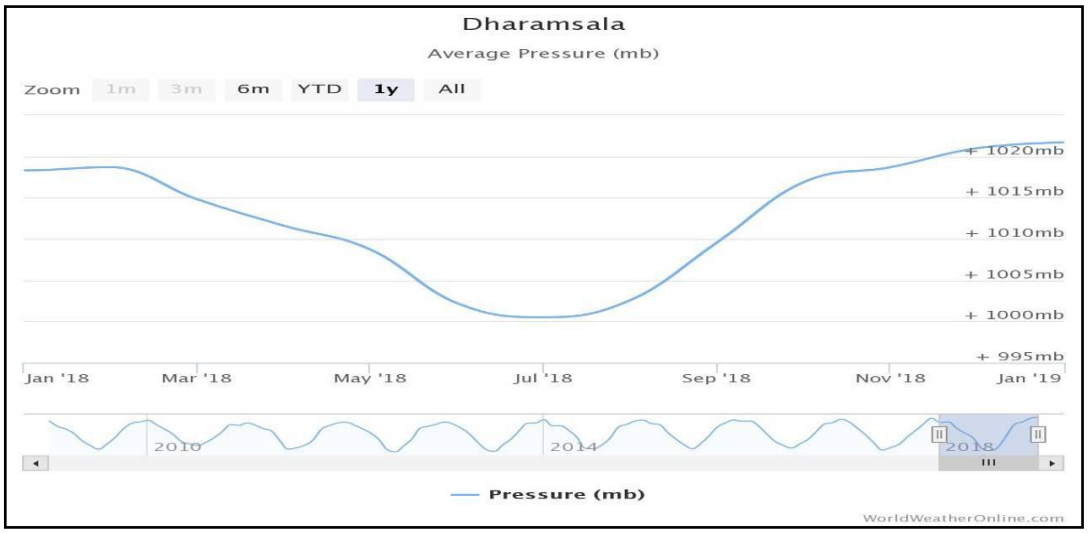
Figure 2.8: Average Cloud and Humidity (%) Shri Chamunda Nandikeshwar Dham Special Area - 2018



Source:

https://www.worldweatheronline.com/dharamsala-weather-averages/himachal-pradesh

Figure 2.9: Average Pressure (mb) Shri Chamunda Nandikeshwar Dham Special Area - 2018



Source:

https://www.worldweatheronline.com/dharamsala-weather-averages/himachal-pradesh

2.8 SOIL PHYSIOGRAPHY AND GEOLOGY

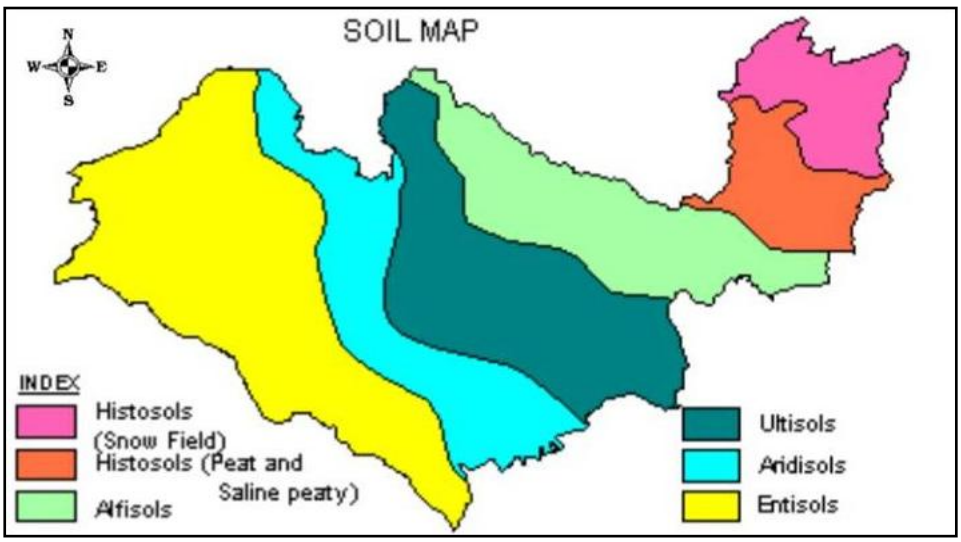
SOIL CHARACTER

Six types of soils are found in Kangra district viz.,

1. Gelisols (Snow field),
2. Histosols (Peaty and Saline Peaty),
3. Ultisols (Brown red and yellow),
4. Alfisols (Sub Mountain),
5. Ardisols (Grey Brown),
6. Entisols (Younger alluvium).

The pre-dominant soil type of Shri Chamunda Nandikeshwar Dham Special Area is Alfisol and Ultisols. "Alf" refers to aluminum (Al) and iron (Fe). Because of their productivity, the Alfisol represents one of the important soil orders for food and fodder production.

Figure 2.10: Type of Soils in Kangra District



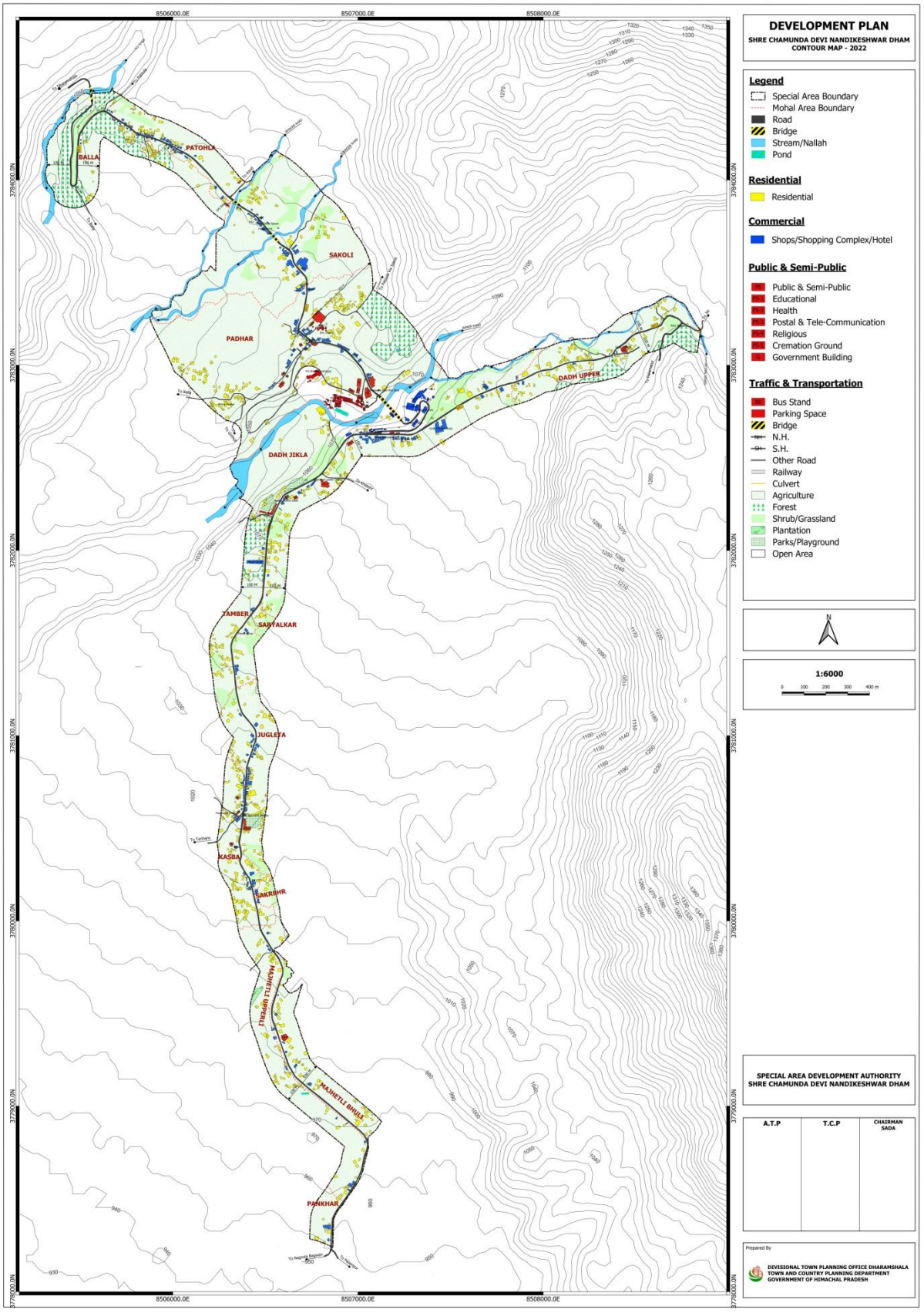
Source: http://www.cgwb.gov.in/District_Profile/HP/Kangra.pdf

2.9 ELEVATION

The entire Special Area is characterized by mountainous undulating terrain. The elevation in the area ranges from a minimum of 850m near the Binwa valley to a maximum of 1400m near Tashi Jong Monastery. Shri Chamunda Nandikeshwar Dham Special Area is situated at an

average elevation of 1314 m above mean sea level. About 95% of the settlements are located within an elevation of 1100m. The elevation increases from south western part to north eastern and south-eastern sides. High altitude areas having forest cover.

Figure 2.11: Contour Map of Special Area

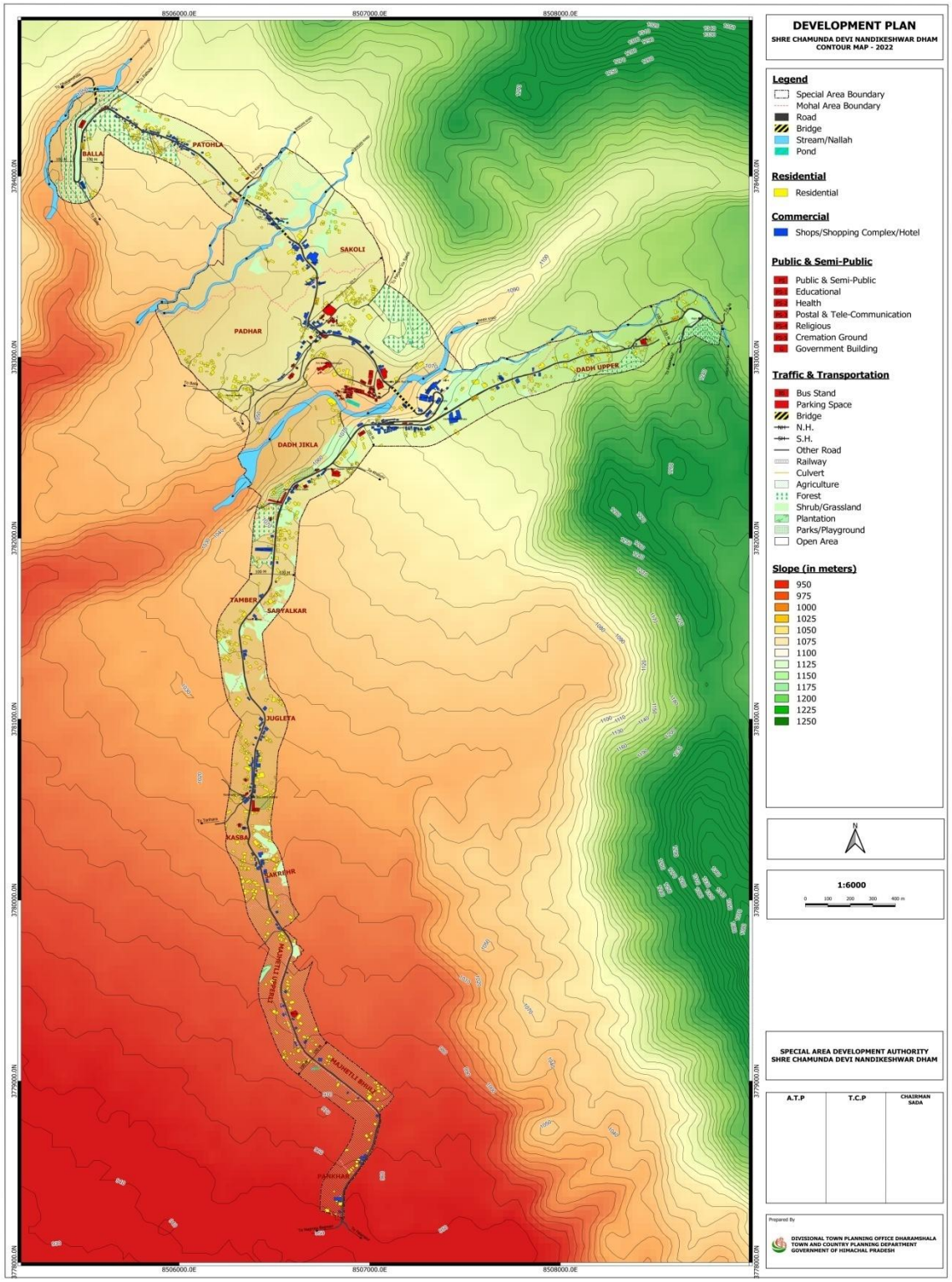


Source: TCP Department, Dharamshala

2.10 SLOPE ANALYSIS

Shri Chamunda Nandikeshwar Dham Special Area has moderate (western side) to steep slope (eastern side). Almost 68 % of area, in the central, western and southern parts of the Special Area, has gentle slope of less than 27 % i.e. suitable for development or any construction. Almost 24 % area falls under moderate to semi-steep slope categories, ranges from 27 to 58 %, located in north eastern and south-eastern fringes. Rest 8 % of the Special Area falls under steep slope category i.e. more than 58 % slope. Areas with more than 27 % slope are mostly under forest cover and along the river. Any sort of constructions is refrained in this zone. Hence, areas coming under semi-steep and steep slope have been marked as the eco-sensitive zones while preparing the development plan.

Figure 2.12: Slope Map of Special Area



Source: TCP Department, Dharamshala

2.11 WATER RESOURCES

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

2.12 MINERAL RESOURCES

Kangra district is well endowed with varied kind of mineral resources such as clay, coal, glass sand from soft quartzite, iron ore, limestone, dolomite, mineral water, rock salt, slates etc. Extraction of mineral resources has been increased 5 times from 1975-76 to 2005-06.

2.13 FLORA AND FAUNA

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

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

CHAPTER - 3

DEMOGRAPHY AND SOCIO ECONOMIC

3.1 DEMOGRAPHIC PROFILE

As per 2011 Census, Shri Chamunda Nandikeshwar Dham Special Area has a population of 9339 persons in 14 revenue villages. There are 4576 males and 4763 females.

3.1.1 DECADAL GROWTH

Shri Chamunda Nandikeshwar Dham Special Area has 27.15% growth rate during 1971-81 Census. It has reduced to 24.59% during 1981-1991 Census, here growth rate table shows continue declined Decadal growth rate of population in next two decade 17.60% and 15.83% in 2001 and 2011 respectively.

3.1.2 POPULATION GROWTH

The population of Shri Chamunda Nandikeshwar Dham Special Area increased from 8,062 persons in year 2001 to 9339 in year 2011, recording a decadal growth rate of 15.83%. The Table below shows the increase in population and growth rate of the Special Area during the decade.

Table 3.1: Growth Rate of population in Special Area

Sr. No.	Census year	Population	Growth rate
1	1971	4,327	-
2	1981	5,502	27.15%
3	1991	6,855	24.59%
4	2001	8,062	17.60%
5	2011	9339	15.83%

Source: Town and Country Planning Department

3.2 SEX RATIO

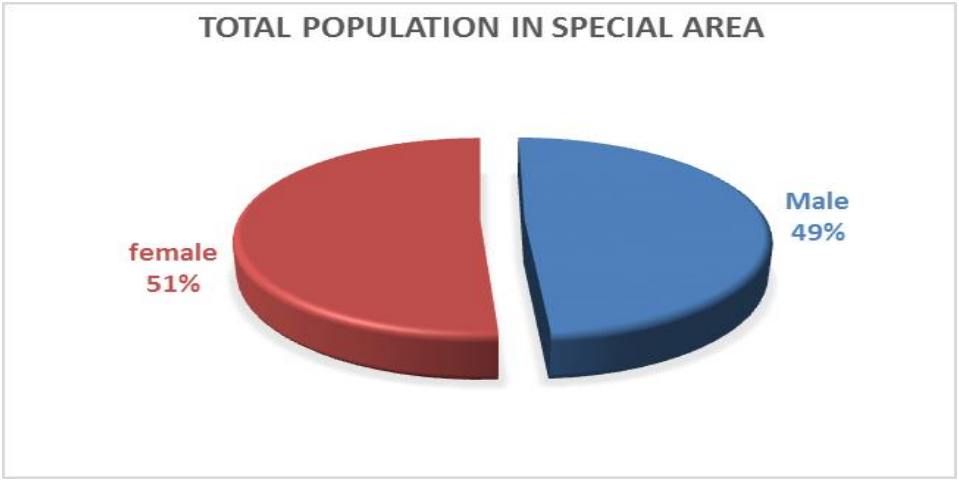
Sex ratio is an important indicator for assessment of social and demographic profile of a given area. It gives an overall distribution and ratio of male and female population. As per the 2011 census data, the sex ratio of the Special Area is higher than the average sex ratio of Kangra District's sex ratio of 1012 and State average of 972. However, the Shri Chamunda Nandikeshwar Dham Special Area has 4763 females on 4576 males. Due to rural area of Special Area, the sex ratio is quite higher. Migration of male population from the rural environs to urban areas could be a factor for higher overall sex ratio in special area

Table 3.2: Sex Ratio in Special Area

SEX RATIO		
Particulars	Numbers	%
Male	4576	49
Female	4763	51
Total	9339	100

Source: Census of India, 2011

Figure 3.1 – Male and Female %age in Special Area

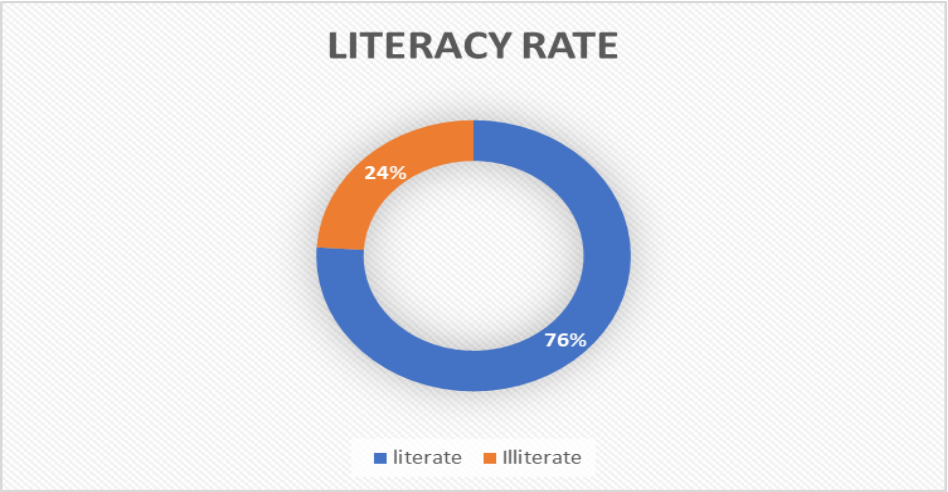


Source: Census of India, 2011

3.3 LITERACY RATE

The literacy level represents the quality of life of the people and their accessibility to education. Total literacy rate in Shri Chamunda Nandikeshwar Dham Special Area is 76 % which is lower the district average 85 % in 2011 due to rural area. The male literacy rate is 81.3 % whereas the female literacy rate is 71.0 %. In addition, 81.3% of Males are literate and 18.7% are Illiterate and 71.0% Females are literate whereas 29.0% of females are Illiterate.

Figure 3.2 – Literacy rate in Special Area

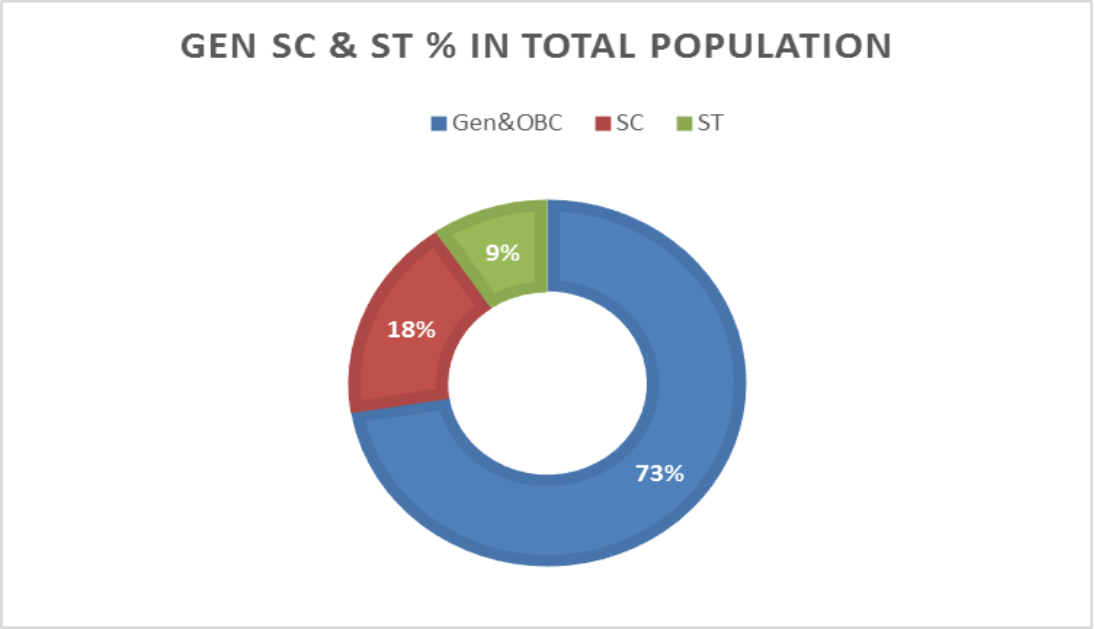


Source: Census of India, 2011

3.4 SCHEDULED CASTE AND SCHEDULED TRIBE DISTRIBUTION

Out of the total population, about 18 % of the population is from Scheduled Caste (SC) category in 2011 which is less than the district average (21 % in 2011). The share of Scheduled Tribe (ST) population in the Special Area is 9 % in 2011, which is more than the district average (5.60 %).

Figure 3.3 –Percentage of Social Category in Special Area



Source: Census of India, 2011

3.5 POPULATION PROJECTION

Table 3.3: Population Projections for Shri Chamunda Nandikeshwar Dham Special Area

Year	Population as per census	Projected Population by			Population considered
		Arithmetic Progression method	Geometric Progression method	Incremental Increase method	
1971	4327				4,330
1981	5502				5,510
1991	6855				6,860
2001	8062				8,070
2011	9339				9,900
2016		12,395	12,934	12,674	12,804
2021		13,295	14,553	14,040	14,297
2026		14,195	16,374	15,595	15,985
2031		15,095	18,424	17,338	17,881
2037		15,995	20,730	19,270	20,000

Source: Census of India, 2011

CHAPTER – 4

ECONOMY

4.1 SECTOR WISE ANALYSIS

Primary Sector

The primary sector is the second most contributing economic sector in the Special Area with 25 % work participation rate. It is also the second important sector in terms of the GDDP share during the last decade.

Secondary sector

Secondary sector contributes minimal to the economy in Shree Chamunda Dham Special Area in terms of work participation rate and GDDP share. From 2005-06 the share of secondary sector in total GDDP has decreased from 8 % to 7 % in 2009-10. This drop of share in district's GDDP amount clearly indicates that the sector lags the other sectors in the district. In case of Baijnath and Paprola, some of the micro scale units are functioning at local level.

Tertiary sector

The non-agriculture sector in the district also has great potential to influence economic and social well-being of the people. Tertiary sector or the service sector is the most important sector in the Special Area in terms of work participation rate and share in GDDP amount. The recent upsurge in all types of connectivity has facilitated this transformation in a big way. In 2000-01, the share was 68 % of the total GDDP of Kangra district, which have increased to 71 % in 2005-06 and to 75 % in 2009-10. This indicates that tertiary sector is the most important sector in terms of its annual growth in GDDP share and work participation rate. The main tertiary sector activities are constructions (39 %), trade and hotels (17 %), banking facilities (8 %), public administration (9 %), Real estate (6 %) and Transportation (6 %) including railways. There are other services as well which accounts 14 % of the total GDP share.

4.2 INFORMAL MARKETS

According to survey conducted by the Town & Country Planning department during 2019, there are around 619 shops/ thela in Shri Chamunda Nandikeshwar Dham Special Area.

Table 4.1: Status of Shops

Sr.No.	TYPES OF SHOPS	CODE NO.	TOTAL
1	**Retail**	1	34
2	**Tea Stall**	6	23
3	**Dhaba**	7	13
4	**Vegetable/Fruits**	9	14
5	**Cloths**	11	15
6	**Chemist**	12	10
7	**Jewellery**	13	3
8	**Thela**	14	13
9	**Store**	15	154
10	**Furniture**	15	11
11	**Confectionery**	15	15
12	**Blank**	15	31
13	**Hairdresser**	15	6
14	**Electrical**	15	11
15	**General Store**	15	15
16	**Fast Food**	15	14
17	**Sweet Shop**	15	6
18	**Chicken**	15	18
19	**Repair**	15	11
20	**Others**	15	220

Source: Town and Country Planning Department, Dharmshala

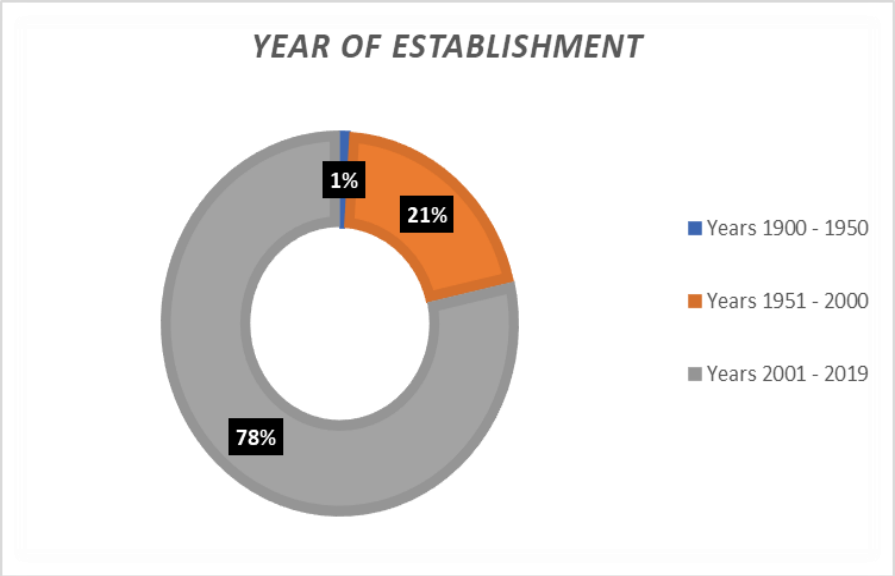
The commercial activity is picking up the Special Area. People in the central area are converting their old houses in to shops for rent purposes. The Special Area lacks in planned commercial complexes.

Table 4.2: Year of Establishment

Sr.no.	Year of Establishment	No. of Shops
1	Years 1900 - 1950	6
2	Years 1951 - 2000	127
3	Years 2001 - 2019	486

Source: Town and Country Planning Department, Dharmshala

Figure 4.1: Year of Commercial Establishment in Special Area



Source: Town and Country Planning Department, Dharmshala

Commercial Intensity

The commercial area is concentrated mainly in central area, which is in a linear fashion. The commercial intensity is 60% in central area and spreading outwardly along roads. Low intensity commercial activity is scattered in surrounding villages also.

Commercial establishment graph shows that after year 2000 commercial activity increased as compare to earlier 78% commercial shops were established within 20 years.

Figure 4.2: Market in Special Area of Shree Chamundadevi Nandikeshwar Dham

Figure 4.2.1-Restaurant & Hotel

Figure 4.2.2-Local Market

Figure 4.2.3-Tea Stall

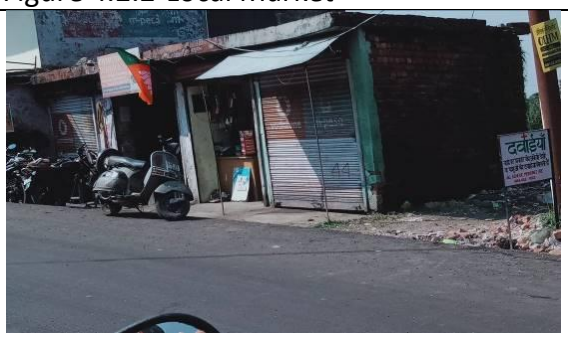


Figure 4.2.4-General Store

Figure 4.2.5-Hotel

Figure 4.2.6-Petrol pump

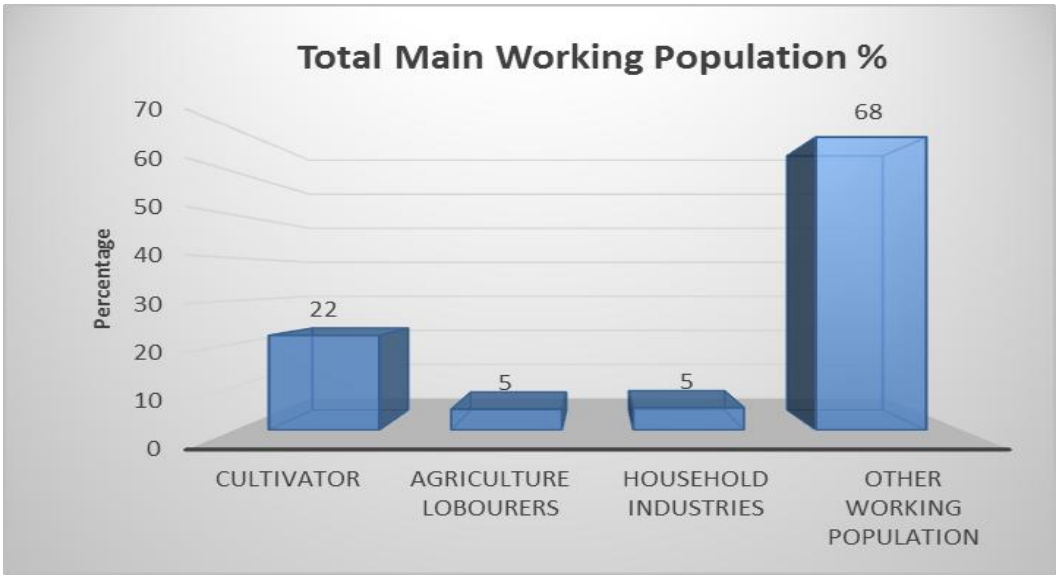
Source: Field survey

4.3 OCCUPATIONAL STRUCTURE

MAIN AND MARGINAL WORKERS

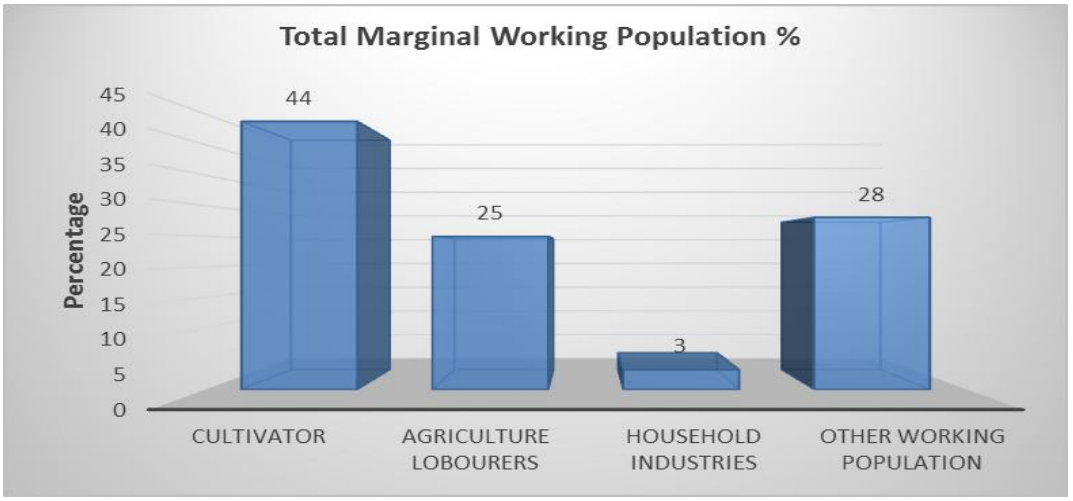
Special Area has 22.21 % main workers whereas 22.47% are marginal workers and 55.32 % of the population is non-workers. Out of total working population males are 59% and females are 41%.

Figure 4.3: Percentage of total main marginal workers in Special Area



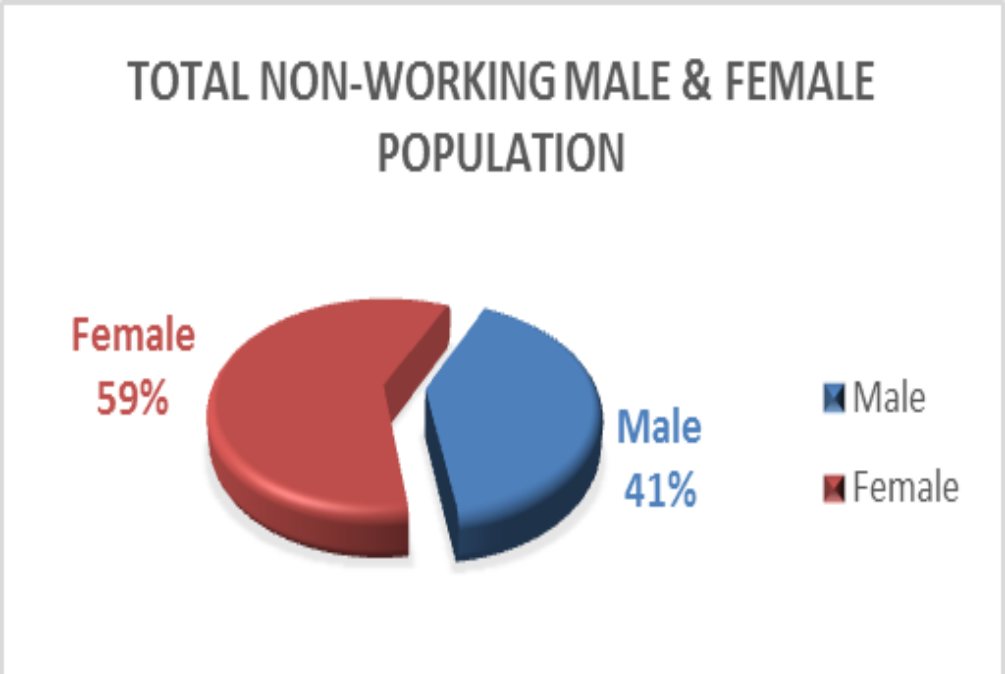
Source: Census of India, 2011

Figure 4.4 : Percentage of total marginal workers in Special Area



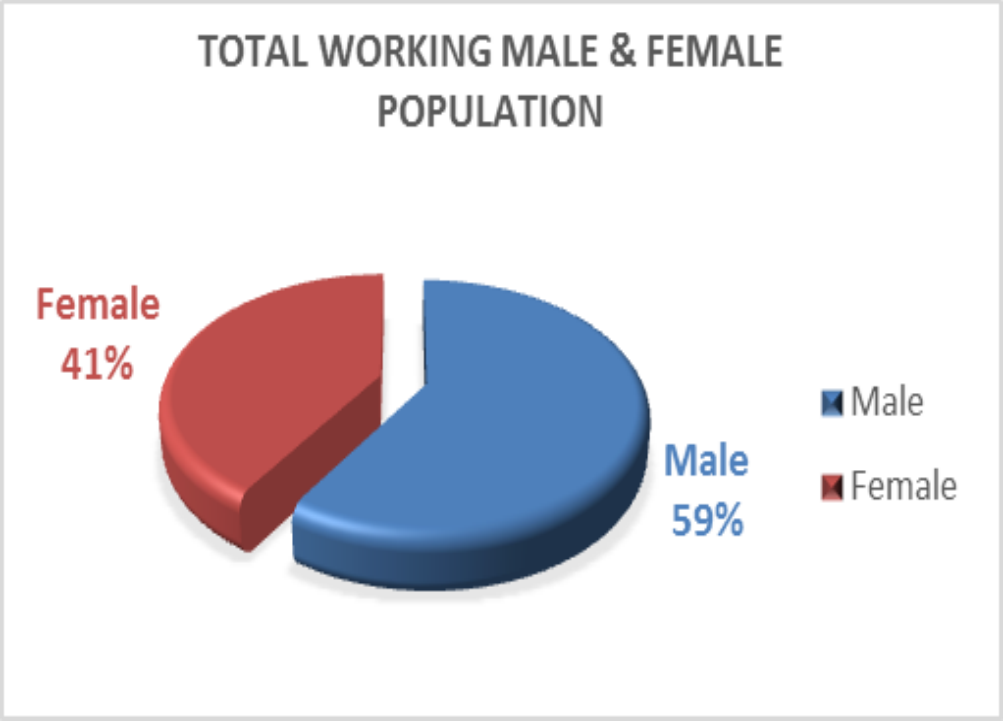
Source: Census of India, 2011

Figure 4.5: Percentage of total non - working male & female population in Special Area



Source: Census of India, 2011

Figure 4.6: Percentage of total working male & female population in Special Area



Source: Census of India, 2011

CHAPTER – 5

EXISTING LAND USE

5.1 INTRODUCTION

The land use plan for Chamundadevi Dham Special Area has been prepared on the contoured Base Map on GIS platform.

5.2 EXISTING SPECIAL GROWTH TREND

Shri Chamunda Nandikeshwar Dham Special Area is 244.17 ha. Out of this total land only 21.6 ha. i.e., 8.6 % is developed and remaining 222.57 ha. i.e., 91.4 % is undeveloped area constituting the forests, water bodies and agricultural land. The total developed land an area of 8.21 ha. is under residential area 38% of Developed Land. Transportation, which includes roads, parking areas, bus stands, railway lines constitutes an area of 8.59 ha. i.e. 40 % of the total developed area. The commercial area and Public and Semi-Public area in Shri Chamunda Nandikeshwar Dham Special Area has 3.86 ha. 18 % of total developed area.

The developed area of Shri Chamunda Nandikeshwar Dham Special Area has 0.94 ha. i.e. under Identified Park and Playground 4 % of the total developed land. Agriculture land occupies 206.36 ha. land which covers 81.9 % of the total area of the Special Area. Reserved Forest and water bodies account 14.56 ha. (5.8% of the total area of the Special Area) and 9.41 ha. (3.7 % of the total area of the Special Area) respectively. The land use classification as specified in the URDPFI Guidelines has been adopted for the Special area. Table shows the existing land use distribution in Shri Chamunda Nandikeshwar Dham Special Area.

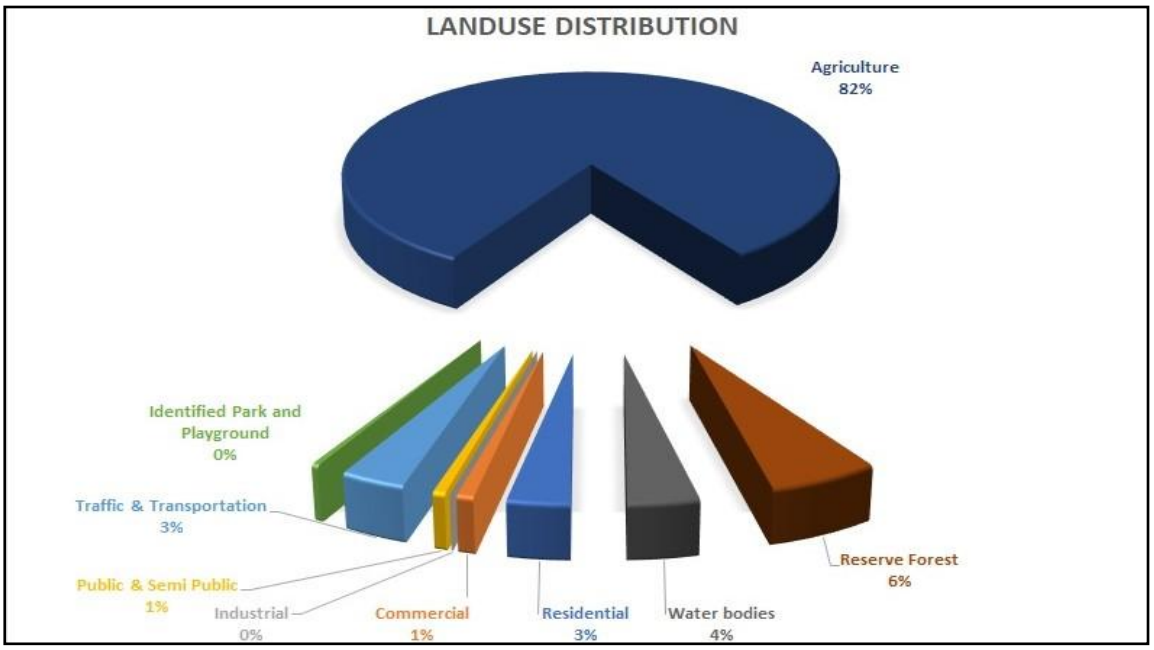
5.3 EXISTING LANDUSE DISTRIBUTION 2019

Table 5.1 - Existing Land use Distribution in Shri Chamunda Nandikeshwar Dham Special Area

Sr. No.	Land use	Area (in hectare)	Percentage %
1	Residential	8.21	3.3
2	Commercial	2.22	0.9
3	Industrial	0	0.0
4	Public & Semi Public	1.64	0.6
5	Traffic & Transportation	8.59	3.4
6	Identified Park and Playground	0.94	0.4
	Total	**21.6**	**8.6**
7	Agriculture	198.60	81.9
8	Reserve Forest	14.56	5.8
9	Water bodies	9.41	3.7
	Total	**244.17**	**100**

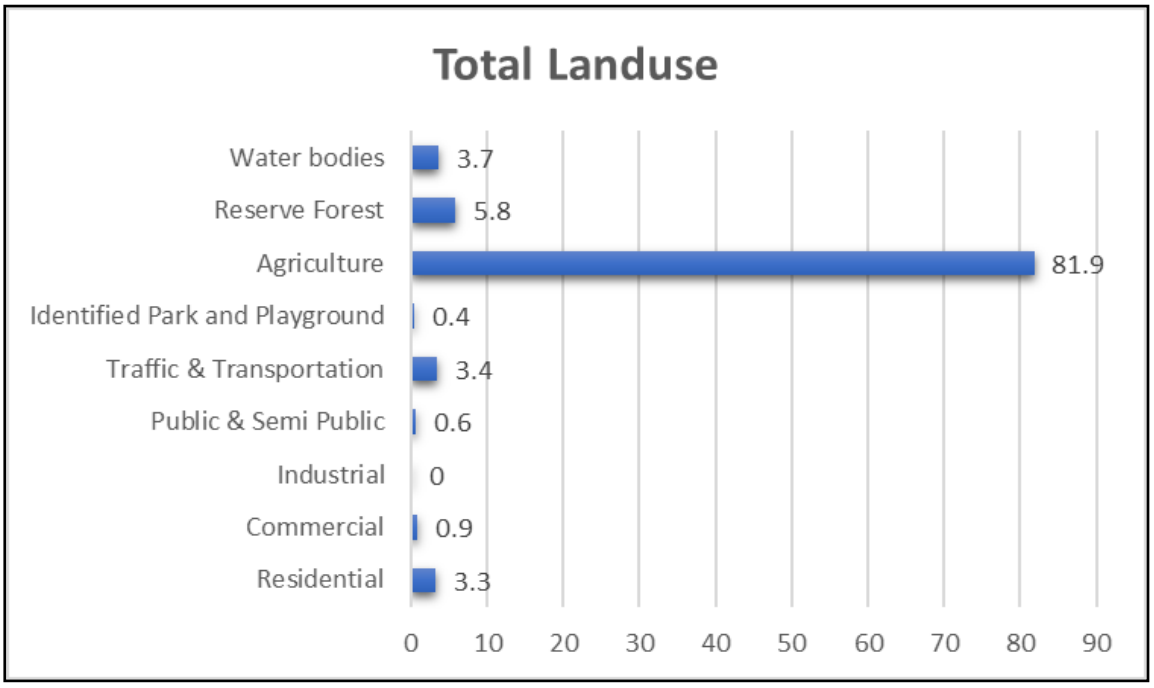
Source: TCP Department, Dharamshala

Figure 5.1: Land use distribution in Special Area



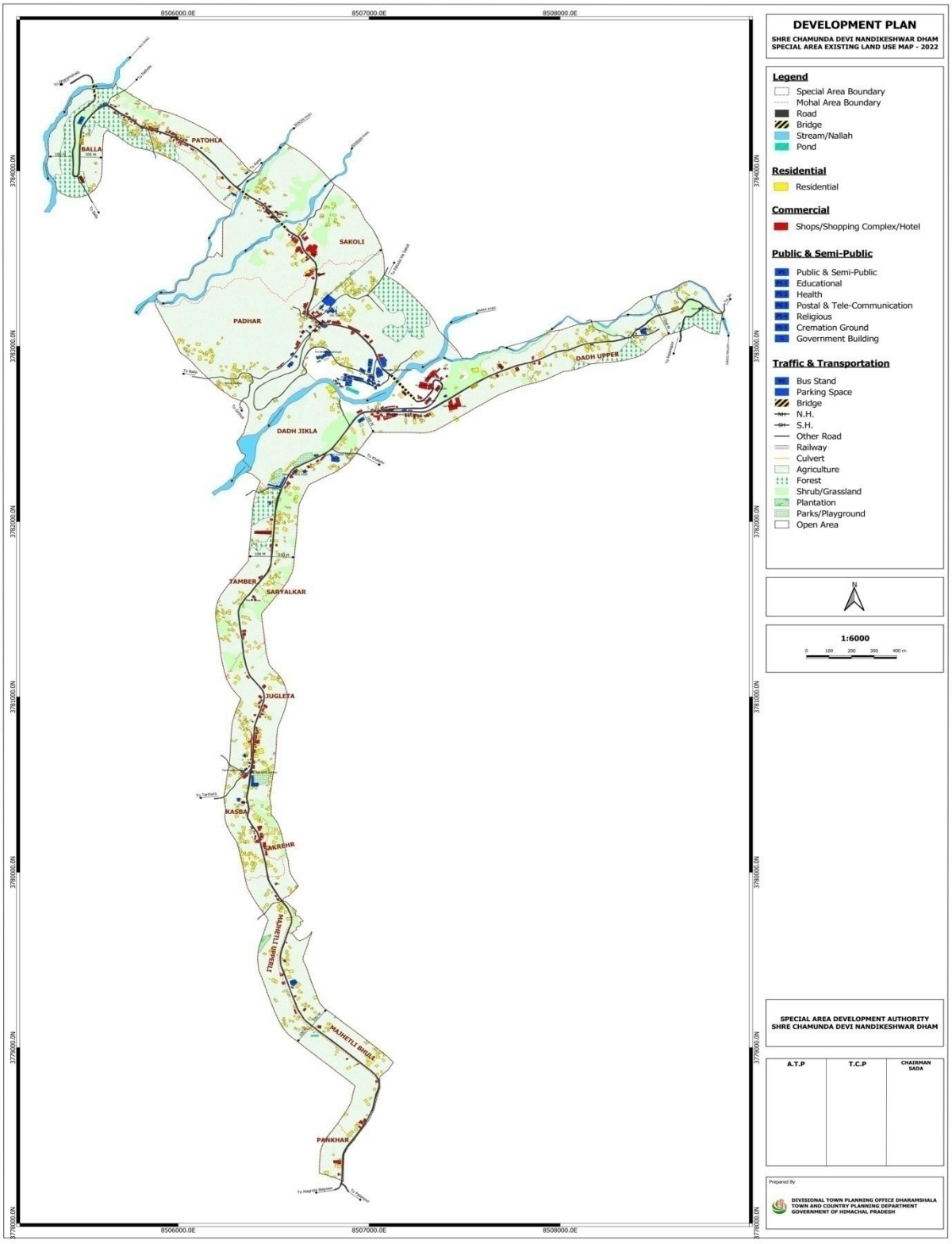
Source: TCP Department, Dharamshala

Figure 5.2: Land use distribution in Special Area



Source: TCP Department, Dharamshala

Figure 5.3: Existing Land use Map



Source: TCP Department, Dharamshala

5.4 ISSUES AND CHALLENGES

Special Area is comprised of Undevelopable Land like Protected Forest, steep slopes, river/khud buffers etc, restricting future development, below photographs show the existing land use condition:

Figure 5.4: Existing land use Photographs

Source: Field Survey

CHAPTER – 6

TOURISM AND HERITAGE

6.1 INTRODUCTION

Shri Chamunda Nandikeshwar Dham Special Area offers the magnificent view of forests and peaks of Dhauladhar Range. Shri Chamunda Nandikeshwar Dham Special Area has come up as an important destination since the past few years due to religious, cultural adventure and leisure tourism development in surrounding areas.

6.2 PRESENT TOURISM SCENARIO

Some of the famous tourist areas around Shri Chamunda Nandikeshwar Dham Special Area are:

1. Bir Billing- World famous para-gliding destination, about 42 km from Shri Chamunda Nandikeshwar Dham.
2. Lohardi and Chhota Bhangal are two villages that are ironically gaining popularity for being completely unknown to tourists till now. Many trekkers stop at these places to enjoy pristine beauty of the region, surrounded by the magical white clouds.
3. Cave temple at Trilokpur-dedicated to lord Shiva is famous for its stalactite and stalagmite formations.
4. Famous temples of Shri Jawalamukhi, Maa Baglamukhi, Maa Brijeshwari Devi (Nagarkot Dham) etc.
5. Temple of His Holiness Dalai Lama at Mcleodganj (Dharamshala) - The monastery offers a delightful insight into Tibetan art and culture and is the nerve centre of the town. True to the Dalai Lama's principles of not disturbing nature, the elegant two-storeyed temple with its large square overlooking his 'palace' was built without chopping a single tree.
6. Kangra art museum– It is located in Dharamshala, displaying Kangra valley's arts, crafts and rich past. It includes a gallery of Kangra's famous miniature paintings and a representative collection of sculptures, pottery and anthropological items. A section houses the work of contemporary artists, sculptors and photographers.
7. Norbulingka Institute - Norbulingka is located in Sidhpur village. The Institute was established to keep the Tibetan traditional arts and crafts alive. Tibetan artisans and their apprentices as they practice the ancient Buddhist art forms of statue-making,

thangka painting, thangka applique, as well as the decorative arts of woodcarving, wood painting, tailoring, and weaving, are a real delight to tourists. Institute has a beautiful Buddha temple, doll museum, crafts centre and a Japanese style gardens where birds of all different species can be seen flittering among the treetops. The architecture, built in traditional Tibetan style gives a feeling of returning to old Tibet.

8. Dal Lake- The oval shaped lake is surrounded by lush, green deodar trees and small hills. The lake is also the starting point for most small treks.

9. Naddi- It is a beautiful village surrounded by lush green trees and snow covered mountains. There are many hotels in the village due to the arrival of tourists who want to spend time with nature in peace. It is famous for sunset point and also for starting point for many treks like Kareri lake, Guna Devi temple and Triund.

10. Bhagsunag - The cascading waterfall amidst overwhelming hills, refreshing greenery and craggy rocks, the waterfall is certainly a pleasure to visit. Located at Bhagsu, the Bhagsu Falls hold reverence for devotees visiting the Bhagsu Nag temple. The narrow, winding roads leading to the falls offer surprising sights of nature.

11. Triund- Trek to Triund is surrounded in surreal and breathtaking beauty but the trek is having steep gradient. Just 5 km away from Triund, snow line started. There are small eatery joints available along the trek. Also, at the top, there are small camp sites to stay.

12. War Memorial- A monument has been built to commemorate the war heroes. Three huge black marble panels are etched with the name of those martyrs who sacrifice their lives while guarding motherland in the operations of 1947-48, 1962, 1965, 1971 and in various peacekeeping missions, bearing testimony to their supreme sacrifices.

13. Indru Nag Temple- It is about 5 km from Dharamshala main town area, dedicated to Snake deity. This place offers breathtaking view of Kangra valley and Dhauladhar ranges.

Due to presence of Dhauladhar Range of Mountains, clean and pollution free environment, suitable climate for winter and summer tourism, a large number of tourists come to Kangra District for different types of tourism activities. As per detailed assessment of the important tourist places around Shri Chamunda Nandikeshwar Dham Special Area, tourism potential for the following types of tourism are found:

Figure 6.1: Different Types of Tourism in and around Special Area

1.	**Heritage Tourism**	• **St. john Church** • **Kangra Art Museum** • **Masroor Rock cutTemple**
2.	**Pigrimage Tourism**	• **Namgyal Monastery** • **Tsuglag Khang** • **Gyuto Monastery** • **DalaiLamaTemple Complex** • **Jwalamukhi Devi Temple** • **The Aghanjar Mahadev Temple** • **Shcrbling Monastory** • **Kunal Pathri Temple** • **Mani Lhakhang Stupa**

Source: Zigina Tech. analysis

6.3 FAIRS AND FESTIVALS IN CHAMUNDA NANDIKESHWAR DHAM SPECIAL AREA

Many festivals around Shri Chamunda Nandikeshwar Dham Special Area are celebrated with great zeal and enthusiasm. The fairs that are particularly held around Special area are listed below:

I. Goddess Kali is believed to be present at the Temple. Chamunda Devi Temple witnesses a big rush of devotees, especially during the Navratris. During "Shravan Ashtami" during the month of July-August, a grand fair is held here. As per the rituals, the devotees coming to the temple take holy dip in the Kund. The main deity of the temple is kept under cover and is not accessible by the visitors, because of its sacred importance. There is a cave-like scoop located at the back of the temple, representing the stone lingam (embodiment of Shiva). Apart from these attractions, there are many brightly painted images of gods and goddesses located in the vicinity of the Chamunda Devi temple.

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

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

IV. Tipa Fair- The rich culture and tradition of Tibet is showcased to the public with an initiative by TIPA (Tibetan Institute of Performing Arts). A 10-day long opera is organized here in the month of April. Common people can watch various folk dances

and performances within this fair.

V. Kangra Valley Summer Festival- Gandhi Shilp Bazar of Gram Shree Mela and exhibition put up by various departments are exhibited in this fair. Mostly the festival offers various kinds of tea that is grown at Kangra valley. Other industries also exhibit their products in this annual fair. Common people can purchase products from this fair. Tourists from nearby cities and other countries, especially Tibet come here to witness the summer festival held at Dharamshala.

VI. Drukpa Teshi– It is another festival which is distinguished for its religious attachment at Dharamshala. It is celebrated with much fervor during August- September. This festival is observed by the Buddhists to mark the event of Lord Buddha turning the Wheel of dharma for the first time. It is at this time that the Lord had preached for first sermon to five disciples of Sarnath.

VII. Dal Fair- In August or September, the devotees take holy dip in Dal Lake. Stalls and rides are organized for purchases and entertainment near the lake.

VIII. International Himalayan Festival- It is celebrated for three days during the month of December. The festival is dedicated to HH Dalai Lama. The fair at Dharamshala is held to commemorate the day when HH Dalai Lama was honored with Nobel Peace Prize in 1985. The fair includes various kind of cultural programs.

6.4 CIRCUIT TOURISM

Shri Chamunda Nandikeshwar Dham Special Area is one of the major tourist destinations in Kangra district. It comes under the Dhauladhar Circuit of the Himachal Pradesh. In this circuit, different tours are designed as per people's interest. Tour options which include Kangra district are:

Table 6.1: Tours in Dhauladhar Circuit

Sr. No.	Name of the Tour	Distance Covered (km)	Places Covered			
A.	Dharamshala Chamunda Tour	183	Chamunda Devi- Brajeshwari Devi- Jawalaji- Chintpurni- Dharamshala.			
B.	Monastic Tour	120	Dharamshala- McLeodganj- Sidhbari (Norbolingka)- Tashijong- Bir-Billing Dharamshala.			
C.	Heritage Tour	170	Dharamshala-	Kangra -	Masrur -	Nurpur-

Sr. No.	Name of the Tour	Distance Covered (km)	Places Covered
			Dharamshala.
D.	Tea Garden Tour	73	Dharamshala- Palampur- Andratta- Baijnath- Joginder Nagar- Dharamshala.
E.	Bharmour Tour	193	Dharamshala- Khajjar- Chamba-Bharmour- Dharamshala.

Source: hptdc.nic.in

Figure 6.2: Dhauladhar Circuit in Himachal Pradesh

Source: hptdc.nic.in

6.5 TOURIST INFLOW

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

Table 6.2: Tourist Arrival Statistics from 2008 – 2015 in Kangra District

5	2009		2009		2010		2011		2012		2013		2014		2015	
	I	F	I	F	I	F	I	F	I	F	I	F	I	F	I	F
January	79237	3817	82967	4211	90421	4437	100566	4652	10702	5185	120112	6326	127624	6137	134672	6745
February	93576	3450	105676	4128	129686	4977	145510	5240	142230	5124	159651	5850	171231	6025	197657	6676
March	108459	7498	121745	9796	150763	11472	170740	11870	161098	9537	179236	10253	188672	9367	205694	10469
April	189657	7230	193260	8231	232948	12542	256750	13210	232990	11237	267891	12637	277024	13749	292369	15632
May	117627	8953	129357	9234	155214	11386	183540	12894	263365	15118	256719	12469	270802	14121	290746	15773
June	132116	7982	150312	8243	176346	11306	197551	11230	213866	13391	194083	11130	184525	6234	196158	7136
July	90188	8053	102941	6826	110170	7221	119242	7998	130271	8934	119380	4140	131465	4968	146260	6327
August	72833	6325	81489	5676	90450	6551	87590	6489	202589	6895	157533	5722	177474	6634	216124	9855
September	152735	6330	155869	5870	173832	6476	198567	7269	244961	8421	210666	6736	227967	6937	266347	10135
October	128920	4521	136817	4741	142405	5319	166257	6324	252476	17249	214322	13928	231628	14257	285324	16237

November	67648	4382	73658	4874	80855	5811	90146	5969	113890	7894	103148	7601	114912	7726	89958	4214
December	42159	2278	69872	3719	98142	4211	97227	5817	125554	6124	115287	5803	127564	6324	75661	3644
TOTAL	**1275155**	**70819**	**1403963**	**75549**	**1631232**	**91709**	**1813686**	**98962**	**2190302**	**11519**	**2098028**	**102595**	**2230888**	**102479**	**2396970**	**112843**
Tourist Arrival Growth rate			**10.1**	**6.68**	**16.19**	**21.39**	**11.19**	**7.91**	**20.77**	**16.32**	**-4.21**	**-10.87**	**6.33**	**-0.11**	**7.44**	**10.11**

Source: District Tourism Development Office Kangra at Dharamshala

The hospitality and tourist accommodation facility of Special Area as a whole is being catered by Dharamshala, McLeodGanj, Bhagsu, Dharamkot and Palampur predominantly. As per the data available on website of Department of Tourism and Civil Aviation, HP, many tourist facilities are available in Kangra District. Number of hotels, guest house, home stays, restaurants, travel agencies, tourist guides and beds available in Kangra District are as follows:

6.6 TOURISM FACILITY AND INFRASTRUCTURE

Table 6.3: Tourist Facilities Available in Kangra District

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

Source: http://himachaltourism.gov.in

In the Peak Navratra Season about 2500 Pilgrims stay and about 1500 Pilgrims visit daily for Mata Darshan in Shri Chamunda Nandikeshwar Dham. There are many hotels in Special Area as per the data available from Town and Country Planning Department Kangra at

Dharamshala. Detail list of hotels, Sarai and Rest house with their bed capacity is given below. Special Area has total 2516 rooms with a bed capacity of 5,079.

Table 6.4: Hotels, Guest Houses in Special Area

Sr. No.	Name of Hotel/ Sarai/Rest house/Guest House/Home Stay	Type	Room Capacity
1	The Aryan	20	Hotel
2	Jalandhar	25	Sarai
3	Dolphin	10	Hotel
4	Sangam	14	Hotel
5	Jagdamba	11	Hotel
6	P.W.D.	8	Rest House
7	Shri Naina Devi	34	Dharmshala
8	Mogha Dham	15	Dharmshala
9	Vatika	22	Hotel
10	Chamunda	22	Hotel
11	Surbhi	16	Resort
12	Chand	18	Hotel
13	Ludhiana	17	Dharmshala
14	Rishika	6	Guest House
15	Shri Radhe Krishna	12	Dharmshala
16	Sheetal Valley	13	Hotel
17	Mona-sita	5	Guest House
18	Temple view	6	Hotel
19	Isvra-inn	9	Hotel
20	Lucky house	3	Home Stay
21	Shivani	3	Home Stay
22	Yatri Niwas Chamuda ji	6	Hotel
23	Bombay Palace	17	Hotel
24	Rudra	14	Hotel/Restaurant

Sr. No.	Name of Hotel/ Sarai/Rest house/Guest House/Home Stay	Type	Room Capacity
25	Shree Krishna	11	Hotel
26	Krishna	18	Hotel
27	Truind Heavens	24	Hotel
28	Atithi	20	Hotel
29	Mogha	30	Dharmshala
30	Amrit	15	Hotel
31	Holiday Home	5	Hotel
32	Ayush	8	Guest House
33	Himani	8	Guest House
34	Abhinandan	24	Hotel
35	Yashitaa	15	Hotel
36	Sargam	14	Guest House
37	Temple View	6	Hotel
38	Mukthsar Aashram Trust	22	Aashram
39	Maiya Yashoda	31	Aashram
40	Paras Palace	6	Hotel
41	The Galley	6	Hotel/Restaurant

Source: Town and Country Planning Department Dharamshala

6.6.1 TOURIST FACILITIES

Shri Chamunda Nandikeshwar Dham Special area has a limited number of hotels and lodges. There are few hotels in the town which offer general accommodation to the pilgrims. There are no star category hotels in the Special area. A Shri Chamunda Nandikeshwar Dham Sarai located near the temple which provides accommodation in a very reasonable and economical rate. There are few homestays in area which offer fair accommodation with a reasonable price. There are few budget hotels within a radius of 500 m from the main Temple.

At regional level, good number of the star category hotels and home stays are available at Dharamshala, Palampur town and Bir village. Tourist information centre and tourism

department office are in Dharamshala. Many community toilets are available in Special Area for local public and visitors. At many places especially near to the tourist centers, benches are provided for the tourists. There are health facilities, Bus services and Parking facilities available in Special Area.

6.6.2 SAFETY OF TOURISTS

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

6.6.3 IMPROVEMENT IN INFRASTRUCTURE

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

6.6.4 TOURISM BRANDING AND PROMOTION

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

6.7 ISSUES/ CHALLENGES

Though tourism is the major economic activity in the area, the current average duration of tourist stay is 1 day only due to lack of adequate activities, infrastructure and facilities for the tourists. The Special area hosts a large floating population coming for tourism and business purpose. The following issues and concerns need the focus from the concerned authorities:

1. Parking demand increases manifolds during Navratri season.
2. The Special area is not properly maintained and promoted on the existing Dhauladhar Tourist Circuit
3. Tourism industry of the Special Area suffers from seasonality factor.
4. Inadequate tourist infrastructure

Despite the excellent facilities available to the tourists the number of foreign visitors to Himachal state is almost negligible compared to domestic tourists. The major reason for this is inadequate marketing. It is the same case in Shri Chamunda Nandikeshwar Dham which receives a dismal number of foreign tourists. One of the main reasons for this poor performance is lack of effective marketing strategy.

6.8 FINDINGS ABOUT TOURISM SECTOR

1. Religious tourist dominating the city due to the famous temple of Shri Chamunda Nandikeshwar Dham.
2. Maximum domestic tourist traffic is generated during specific months of the year when various festivals held.
3. The above-mentioned activities contribute to economy of town and in employment as here large number of tourists come for religious visits and to accommodate them and fulfill their requirements, many indirect activities. have come up which also leads to economy generation of Special Area.

6.9 RECOMMENDATIONS AND STRATEGIES

People undertake travel and tourism activity to have a change from the day-to-day monotonous routine so that they can rejuvenate themselves. The tourist has to select a destination, which can be any place in the world. Here comes the role of marketing of tourism. (A) Strategic Action Plan will cover the following areas-

- Marketing and Branding of tourism
- Creation of new tourism products
- Employ trained personnel in hospitality and tourism
- Tourism to be considered as a means for area development
- Creation of tourism relevant infrastructure
- Exploring opportunities to increase Tourism Revenues

(B) Recommendations for tourism development in and around the Special area are as follows:

- The tourism department in co-ordination with the private sector should develop circuits towards making tourism an important economic sector
- Promote responsible tourism that will be welcomed as both preferred employer and community industry
- Use Tourism as a means of providing new employment opportunities in rural, tribal and remote areas of the Special area.
- Increase private sector participation in tourism, both as means of generating employment and providing new infrastructure.
- During Navratri period the demand for basic physical infrastructure increases for which the plan recommends to have mobile toilets and additional water supply system.

- Devote special attention to the promotion of religious tourism. Development of Hindu Temple Destinations - Jawalamukhi - Brajeshwari - Chintpurni - Naina Devi - BaijnathTemple – Chamuda Nandikeshwar Temples and Buddhist Circuits. These destinations need to be created, branded and promoted.
- Efforts are needed to step up measures to promote tourism more aggressively, so as to tap its potential to the maximum

6.10 HERITAGE

Himachal Pradesh has an enormous range of heritage properties. Kangra district have many cultural, Architectural and historical places which are around Shri Chamunda Nandikeshwar Dham special area. Some of them are given below:

KANGRA FORT- Located at a distance about 3 kilometers from Kangra Town offers a beautiful view of gushing streams of Banganga and Manjhi Rivers. The Kangra Fort was built by the royal Rajput family of Kangra State (the Katoch dynasty), which traces its origins to the ancient Trigarta Kingdom, mentioned in the Mahabharata epic. It is the largest fort in the Himalayas and probably the oldest dated fort in India. Fort is having two temples; one is of Lakshmi Narayan and the other of Ambika Devi, Goddess of Katoch. Fort is now maintained by Archaeological Department. At least three rulers sought to conquer the fort and plundered the treasures of its temples: Mahmud Ghazni in 1009, Firuz Shah Tughluq in 1360 and Sher Shah in 1540. The fort of Kangra resisted Akbar's siege. Akbar's son Jahangir successfully subdued the fort in 1620. A mosque was also built within the fort of Kangra. Kangra was at the time ruled by Raja Hari Chand Katoch of Kangra (also known as Raja Hari Chand II).

The Katoch Kings repeatedly looted Mughal controlled regions, weakening the Mughal control, aiding in the decline of Mughal power, Raja Sansar Chand II succeeded in recovering the ancient fort of his ancestors, in 1789. Maharaja Sansar Chand fought multiple battles with Gurkhas on one side and Sikh King Maharaja Ranjit Singh on the other. The Fort remained with the Katochs until 1828 when Ranjit Singh annexed it after Sansar Chand's death. The fort was finally taken by the British after the Sikh war of 1846. A British garrison occupied the fort until it was heavily damaged in an earthquake on 4 April 1905.

MASROOR ROCK CUT TEMPLE - Fifteen richly carved monolithic rock cut temples, sculpted in the splendid style of Kailash Temple at Ellora, dating back to 8th century AD can be seen at Masroor rock cut temple, 40 km from Kangra.

BAIJNATH TEMPLE - Baijnath town has derived its name from famous Baijnath Temple. The

temple re-built during the 13th Century has a large number of images of great beauty and iconographic importance. The temple is heavily ornamented with floral and geometrical designs along with the images of various gods and goddesses, including a unique composite of Lord Vishnu and Goddess Lakshmi.

ST JOHN IN THE WILDERNESS CHURCH- Exquisite stained glass windows depicting John the Baptist with Jesus, was among the first buildings to be erected here by the British in 1852. It is now the only surviving monument of that time most were destroyed in the devastating earthquake of 1905. Buried in the cemetery is former Viceroy Lord Eligin, who lost his life in an accident here while on a tour. Lord Eligin's Tomb still stand here which is an ASI (Archeological Survey of India) listed monument.

CRISIS OF HERITAGE CONSERVATION

Restoration, preservation and conservation of built heritage of towns of Himachal Pradesh, has become a stupendous task to the Government, a Challenge to their inhabitants and to those concerned with this noble cause. No country or State or region can boast of its prosperity, unless it preserves its heritage, utilizes its scare land resources properly and takes care of its natural endowments. The heritage crisis is therefore, summed up briefly as under: -

1. As heritage areas are located in hearts of existing towns or at potential sites, they are witnessing an enormous pressure from urbanization forces and modernization.
2. The ever-increasing appetite of vested interests led to manifold increase in encroachments in heritage areas during recent decades.

6.11 PROTECTION OF MONUMENTS AND ENVIRONMENT

In view of importance of heritage features, it is proposed that construction activities be discouraged around such heritage features. If any construction which is necessarily required to be under-taken in premises of heritage areas, it should follow the existing architectural style of such features. Adequate Zoning regulation should be followed and open spaces should be left around heritage landmasses. Structures which have been constructed without harmony to their surroundings are required to be remodeled in harmony to adjacent historical features.

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

(ii) As per Ancient Monuments and Archaeological Sites and Remains (Amendment & Validation) Act, 2010, the prohibited (100 m) and regulated (200 m) area from the protected monument should be declared with all the existing features duly documented to ensure that the prohibited and protected areas remain intact and the

context of the monument or archaeological site and remains is not lost due to pressure of development and urbanization.

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

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

CHAPTER – 7

HOUSING

7.1 HOUSING STATUS

In 2011, the average household size of the Shri Chamunda Nandikeshwar Dham Special Area is 4.3 persons per household which is less than the district average of 4.5 persons and less than the state average of 4.6 persons per household. In compare of 2001 from 2011 household size reduced.

Table 7.1 Housing Status

Year	2001			2011		
Area	Total Population	Households	Average HH Size	Total Population	Households	Average HH Size
India	102.86 Cr	19.35 Cr	5.3	121.08 Cr	24.95 Cr	4.9
HP	60.77 Lakh	12.21 Lakh	5.0	68.64 Lakh	14.83 Lakh	4.6
Kangra District	13.39 Lakh	2.72 Lakh	4.9	15.10 Lakh	3.38 Lakh	4.5
Shri Chamunda Nandikeshwar Dham Special Area	8062	1837	4.4	9339	2642	4.3

Source: Census of India, 2001,2011

7.2 OWNERSHIP OF HOUSING

In the Special area, more than 80 % of the household own houses and the villages located along or near the roads shows around 10% of rented houses.

7.3 HOUSING CONDITION

The condition of houses in India is divided into three categories, i.e. good, live able and dilapidated. In Special area, approximately 83 % of the houses are in good condition and 16 % in live able condition whereas only 1 % houses are in dilapidated condition.

7.4 TYPE OF STRUCTURE

Houses are classified as permanent, semi-permanent and temporary based on the type of material used in construction of building, wall and roof. On an average, 64 % of the houses in Special Area are permanent structures followed by 35 % households with semi-permanent structures and only 1 % are temporary structures. The temporary structures seem to be the encroachments that occurred along the major roads and Baner River.

7.5 USE OF BUILDINGS

In Special Area, as per the Census statistics (2011), the predominant use of structure is residential i.e. 98 % and 2 % structures are in mixed-use. Mixed use structures have two or more types of activities like residential and commercial/ industrial activities being carried out in the same structure etc. Mixed land use is found mostly in the buildings located along the roads. The mixed Land use has been noticed comprising residential and commercial. Normally many of the roadside commercial developments having mixed building use comprising the ground floor as commercial and the first floor or above are used for residential purpose.

CHAPTER – 8

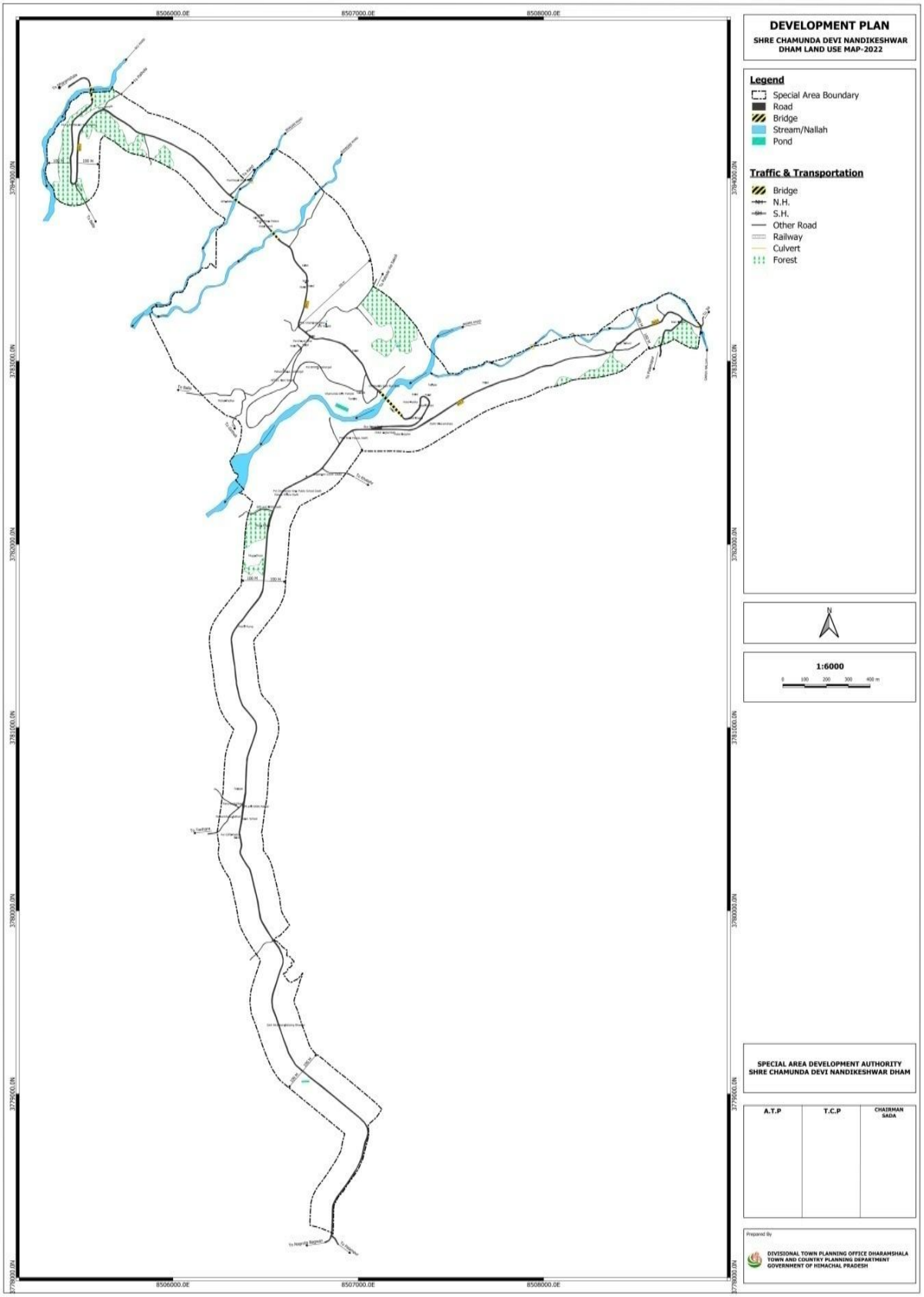
TRAFFIC AND TRANSPORTATION

8.1 ROAD NETWORK

Shri Chamunda Nandikeshwar Dham Special area is accessible by NH-154 (Pathankot-Mandi National Highway), which connects the area with Mandi via Jogindernagar towards the east and Pathankot via Kasoti, Gaggal and Nurpur towards the west.

State Highway-17 which is now notified as MDR-78 vide notification no. PBW(B)F(7)3/2009-I dated 18/04/2017 connects Dharamshala to Palampur passing through the Special Area .

Figure 8.1: Traffic & Transport Map



Source: TCP Department, Dharamshala

Road Inventory

The total length of the existing road network is about 49.63 km which includes National Highway 154, SH-17and village roads at different revenue villages in the Special Area. The Width of two lane NH-154 passing through the Special Area is 7 meter. The total length of major roads is 11.9 km. and Minor roads including internal roads length is 37.73 meter and width is 3 meter.

From the road inventory analysis, it is evident that NH-154 forms the primary road network (The Trunk road) in the Special Area connecting the district head quarter and other administratively important towns/settlements whereas MDR-78 form the secondary road network connecting the second order settlements with Special Area. The village roads form the third order road network which facilitate the intra Special Area movement. The village roads and other link roads are maintained by PWD and respective Gram Panchayats.

8.2 VEHICLE GROWTH

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

8.3 PARKING FACILITY

There are 1 designated off street parking space available near Shri Chamunda Nandikeshwar Dham. The parking area near Temple is used as taxi stand by the local taxi owners. The available parking spaces cannot cater to the number of vehicles arriving during festival. There is no provision of other means of public transport, and for designated on street parking in the Town. Apart from these designated parking, on-street parking is also prevalent in the area, especially near shops, offices.

PEDESTRAIN PATHWAYS

There are no designated pathways for the pedestrian movement in the area except some small stretch. The carriage way of MDR-78 is used by the pedestrians.

8.4 PUBLIC TRANSPORT

Road ways

Bus is the main mode of public transport in Special Area. The Special Area is well- connected with important towns and centers within and outside state by the roadways. The State Govt. (Himachal Road Transport Corporation) and private buses do operate from the Chamunda Bus Stand.

Buses are available at every 10 to 15 minutes frequency for the neighboring towns, located within 50 km. like Palampur, Bir, Mahakal, Baijnath, Dharamshala, Kangra etc. Towns located within 100 km, have bus connectivity in every 30 to 40 minutes. Towns sited beyond 100 km. have bus services twice or thrice from the Bus stop.

Special Area has efficient intercity public transportation system in terms of the accessibility (catchment area) and connectivity. Taxi service is also available in Special Area. The local people or tourist can easily hire the taxi from Chamunda Taxi stand.

Railways

Kangra Valley Railway is a narrow-gauge railway line connecting Pathankot with Jogindernagar via Jwalamukhi, Kangra, Palampur and Baijnath-Paprola. Seven trips are made each day from Pathankot to Jogindernagar.

8.5 BLACK SPOTS AND ACCIDENT-PRONE AREA

There are 2 black spots identified by the Police /PWD. One of them is located at MDR-78 (Dharamshala Yol Dadh Palampur road near Dadh Chowk) and second place is at MDR (Dharamshala Yol Dadh Palampur road near Chamunda temple) in the Special Area. The probable reasons of these accident-prone black spots are as follows:

- The faulty designs of junctions at different chowks.
- No signage mentioning about the blind curves on the roads.
- Obstruction in the drivers vision due to hills at one side of the roads.
- Constructing of semi-permanent structures near junctions which blocks the vision.
- Over speeding of vehicles along MDR-78.
- Not availing pre-cautionary measures during driving (like wearing helmets or seat belts).

8.6 TRANSIT FACILITIES

Private two-wheeler are the most common form of transit in the Special Area. Access to public transit facilities is mostly by walking. Passenger loading/unloading from these vehicles as well as parking takes place within the carriageway – obstructing the vehicular traffic in most cases. At present, the operation is in the hand of private operators which prefer routes where trip density is favorable and transit patronage is high.

Looking at the future development of residential and non-residential use, there is an urgent need to expand and augment the public transport facilities. Active intervention of public sector may be needed along some of the non-profitable routes, primarily-

- To increase the transit frequency and to reduce dependency on private modes.
- To make new areas of development accessible to all section of people.
- To protect local environment from further deterioration (particularly from vehicular pollution).

Parking Management

High vehicle ownership pattern, dense mixed-use pattern along the road, high tourism potential and excessive reliance on private mode of transport, i.e., two-wheeler and cars exert huge parking

demand. As most of the parking demand is met by on-street parking due to negligible provision of off-street parking, this is perhaps the biggest contributor to traffic congestion in the Core Area.

8.7 SAFETY ISSUES

Most of the accidents recorded take place along the highways and regional linkages. Basic reasons are difficult road alignment, poor road geometry, bad road surface conditions, unstable road pavements and frequent landslides.

Most of the links do not have adequate footpaths on both sides to accommodate the high pedestrian volume forcing them to move along the carriageway. Low traffic speed within the city significantly reduces the probability of accident in spite of very high level of pedestrian vehicular conflict. Steps, which helps to reduce travel distances for pedestrians are often in bad condition. The major deficiencies are: -

- Inadequate/irregular riser and tread.
- Uneven surface condition.
- Poor illumination.
- Insufficient railing and landing facilities for long flight of steps.

Road Signs

The absence of the proper road signs causes fatal accidents in the Special Area. Appropriate road signs are to be provided along the major roads where ever needed.

FUTURE URBAN STRUCTURE AND ITS IMPACT ON TRIP CHARACTERISTICS

Available modes of transport in town, offers limited choice to people and higher reliance on private modes is observed, especially two-wheeler. Lack of appropriate facilities and rising income will increase number of private vehicle and travel trips by private vehicles.

The income and people's affordability of vehicle ownership is high. This will further increase vehicular traffic on already

congested road network unless commensurate augmentation of network capacity is not undertaken. There is a need for creation of an expanded road network not only for creating access to the Special zones with new development activities but to relieve congestion from the core area.

8.8 STRATEGIC RECOMMENDATIONS

There is an urgent need to restructure the transport management mechanism to meet the future demand with satisfactory level of service. Evaluation studies should be undertaken in various segments of the transport operation to guide the implementing agencies on various options and their possible outcomes. Comprehensive and holistic approach to transport management is needed to cope with the growing complexity of the transport sector as well as its inter-dependence with other urban sectors.

CHAPTER – 9

PHYSICAL & SOCIAL INFRASTRUCTURE

A PHYSICAL INFRASTRUCTURE

9.1 WATER SUPPLY AND WATER QUALITY

Shri Chamundadevi Nadikeshwar Dham Special Area utilizes both surface water (River and Spring) and ground water to cater to its water supply needs. The total water supply in the Special Area is 1.81 MLD including floating population out of which 70% is supplied through piped water supply and rest 30% is through community hand pumps and other sources. The water supply in Shri Chamundadevi Nadikeshwar Dham Special Area is majorly piped water supply through Irrigation and Public Health Department schemes supply water at the rate of 70 lpcd, which is the standard service level as per the CPHEEO Manual – 2000 for non-sewer areas.

URDPFI & CPHEEO Manual, norms are adopted for calculating water demand for base year, intermediate year and target year 2037.

Table 9.1 Total Water Demand and Gap

Description	Year		
	2016	2026	2037
Total SA Population	12804	15985	20000
Total SA Water Demand (MLD)	1.73	2.16	2.70
Floating Population	6402	7993	10000
Floating Demand (MLD)	0.86	1.08	1.35
Total Water Demand (MLD)	2.59	3.24	4.05
Existing Supply (MLD)	0.91	0.91	0.91
Demand/ Gap	1.68	2.33	3.14

** Source:TCP, Dharamshala*

The total 2.59 MLD water demand for base year 2016 where 0.91 MLD is supplied by govt. additional 1.68 MLD to be supplied by concern department, intermediate year 2026 and target year 2037 is 2.23 MLD and 3.14 MLD additional water requirements. At present, water supply does not take into account the floating population.

Table 9.2 Service level bench marking water

Sr. No.	Services	Benchmark URDPFI Guidelines	Present Status (%)	Aim to achieve in Long Term
1.	Coverage of Water Supply connections	100%	70%	100%
2.	Per Capita Supply of Water in Project area	135lpcd	70	135 lpcd
3.	Extent of Metering	100%	NA	100%
4.	Extent of Non-revenue Water	20%	NA	20%
5.	Continuity of Water supplied	24x7	NA	24x7
6.	Efficiency in redressal of customer complaints	80%	NA	80%
7.	Quality of Water Supplied	100%	NA	100%
8.	Cost Recovery	100%	NA	100%
9.	Efficiency in collection of Water charges	90%	NA	90%

*Source:*URDPFI Guidelines*

Development Strategies

The present water supply system in project area is intermittent; this is proposed to be developed into 24 hours. Decentralization in the distribution system ensures equalization of supply of water throughout the area.

Short Term Strategies

- ✓ Develop strategies for improvement and utilization of existing water supply schemes for the potential demands and adequate supply of potable water in the region.
- ✓ Water supply shall be on 24X7 with equity, effective metering and hygienic model of supply. Systems leaks and thefts can easily be revealed only with a 24x7 supply pattern.
- ✓ Augmentation of Water Treatment Plant or setup new water treatment plant of 2.93 MLD
- ✓ 100 % coverage of treated piped water
- ✓ New water reservoirs for supplying to end users as per target year requirement
- ✓ Replacement or Repair the old/defunct system/network, if any
- ✓ Implementation of 100 % Consumer metering system
- ✓ Awareness program for optimization of water use, recycling and recharging

- ✓ Complaint redressal centers to be set up to look after the issues on water supply
- ✓ Systems should function with minimum interruption and failures
- ✓ Detailed Operation and Maintenance Programme

Long Term Strategies

- ✓ Use of Recycled water for secondary uses like meeting horticulture, air-conditioning, and other non-potable uses
- ✓ Implementation of Rain Water Harvesting Scheme.

9.2 SEWERAGE AND SANITATION

At present, Shri Chamunda Nadikeshwar Dham Special Area does not have any sewage network. The Special Area being situated in a hilly terrain, utilizes individual septic tanks for sewage disposal. Taking 80 % of total water supply and 10 % infiltration as per CPHEEO Manual, future sewage generation projected is as follows:

Table 9.3 Sewage generation

Sr. No.	Description	Year		
		2016	2026	2037
1	Sewage Generation (MLD)	1.68	1.984	2.344
2	Total Sewage Generation including infiltration (MLD)	1.89	2.232	2.637
3	Existing STP Capacity (MLD)	0	0	0
4	Required STP (MLD)	2.00	2.50	3.00

Source: TCP Department, Dharamshala

Sewage Treatment and Disposal

Currently, the Special Area generates 1.68 MLD of sewage. Projected sewage generation 2.34 MLD excluding infiltration for 2037, there is no facility for the collection, treatment and disposal of the sewage generated.

Service Level Bench marking

The following table explains the existing and proposed service level benchmarks of Sewerage and Sanitation of the Special Area.

Table 9.4 Service Level Bench marking sewage

Sr. No.	Services	Benchmark URDPFI Guidelines	Present Status (%)	Aim to achieve in Long Term
1.	Coverage of Wastewater network service	100%	0	100%
2.	Collection efficiency of Wastewater network	100%	0	100%
3.	Adequacy of Wastewater treatment capacity	100%	0	100%
4.	Quality of Wastewater treatment	100%	0	100%
5.	Extent of reuse & recycling of treated Wastewater	20%	0	20%
6.	Extent of cost recovery in Wastewater management	100%	0	100%
7.	Efficiency of redress of Customer Complaints	80%	0	80%
8.	Efficiency in collection of sewerage charges	90%	0	90%
9.	Coverage of toilets	100%	0	100%

*Source: *URDPFI Guidelines*

Key Issues and challenges

- Non-existence of the proper sewerage network
- Discharge of domestic sewage, rotten food materials and vegetation into natural drains and water Bodies

Development Strategies

As per the gap and deficiencies identified in the existing sewerage system of the study area, an integrated approach is required to cater to the sustainable solution as under:

1. To develop a proper sewage collection and treatment system.
2. To recycle/reuse of waste water to incorporate in the Special Area to reduce the burden on water supply system. All the household/community septic tanks to be connected to the sewer network.
3. It is to be ensured that Sewage flows through gravity minimizing the use of energy for pumping.
4. Reuse options for Treated Wastewater

5. Treated water from STP should be recycled as per URDPFI Guidelines and sludge can be used as manure for agriculture and plantation. The plan CPHEEO aims should be aimed to achieve 100% coverage of sewerage connections to every household.

Proposed Sewerage System Projects

Based on the existing system and demand analysis, there are some potential projects proposed for sewerage system in the study area. Some of the potential projects are

- Detailed analysis of existing system
- Detailed designing of sewerage system (DPR)
- Implementation of decentralized collection, treatment and disposal of the sewage generated
- Sewerage Treatment Plant
- Construction of adequate public toilets complex at public places
- Recycle and use of treated sewage
- Detailed Operation and Maintenance Programme

9.3 STORM WATER DRAINAGE NETWORK

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

Service Level Bench marking

Service level bench marking have been formulated by the MoUD with a view to achieving all-round sustainability including environmental sustainability.

Table 9.5 Storm Water Service Level Bench marking

Sr. No.	Services	Benchmark URDPFI Guidelines	Present Status (%)	Aim to achieve in Long Term
1.	Coverage of storm Water Drainage network	100%	NA	100%
2.	Incidence of water logging / flooding	0%	NA	0%

*Source: *URDPFI Guidelines*

Key Issues and challenges

The existing system has problems, which are as follows:

- In absence of regular solid waste collection, wastes dumped into the drains, nallah which leads to choking and overflowing of drains.
- The natural storm water is mixed with garbage which creates environmental pollution and public health concerns
- Most of the areas within Special Area are not provided with a proper and planned drainage system
- The Special Area has poor capacity for effective periodic maintenance of the drains in terms of cleaning and de-silting

Development Strategies

The drains will run along the roads, either one side or both sides as per road camber. Wherever the drain is proposed to be covered, it will be necessary to provide a horizontal/vertical entry into the drain at the same time not obstructing free passage for the pedestrians or vehicles. Hence, wherever road width is more than 10 m, kerb opening inlets can be proposed at every 50 m interval to provide horizontal entry into the drain. Since the road width is less than 10 m Kerb Inlets cannot be accommodated, Perforated Cover Slabs are proposed at every 50 m interval.

All the primary and secondary drains should be covered. These covers will protect the storm drains from disposal of garbage, debris, etc. and also may serve as walkway for pedestrian in narrow roads.

a. Storm Water Drainage (SWD) system should be designed as a separate system to carry storm water by gravity for the entire Special Area. Storm water drains shall be designed with proper gradient, which will create a self-cleansing velocity, as these drains will carry storm water along with grit, silt and other impurities. All the primary storm water drains should be designed to have a capacity to carry the total discharge of all secondary and tertiary storm water drains.
b. Existing nallahs running through the Special area should be improved to increase the efficiency of natural channels. Improvement works shall consist of desilting of channel, development of edge of drains/ nallahs, improvement of side slopes and development of green belt around the nallahs and provision of culverts at road crossings.
c. Detailed Operation and Maintenance Programme
d. Detailed Hydrological study for further proper flood management plan

9.4 SOLID WASTE MANAGEMENT

Generation of solid waste in Special Area is projected to be in the order of 6.94 MT per day at the rate of 300 gm per person per day by 2037. Projected Solid waste generation is shown in table below.

Table 9.6 Projected Solid Waste Generation

Year	Projected Population	Floating Population	Total Population	Solid Waste Generation @ 300 gm/ person (MT)
2016	12804	6402	19206	5.76
2026	15985	7993	23978	7.19
2037	20000	10000	30000	9.00

**Source-Floating Population analyzed by TCPD & Zigina Tech.*

Table 9.7 Solid Waste Management Service Level Bench marking

Sr. No.	Services	Benchmark URDPFI Guidelines	Present Status (%)	Aim to achieve in Long Term
1.	Household level Coverage of Solid Waste Management service	100%	0	100%
2.	Efficiency of Collection of Municipal Solid Waste	100%	0	100%
3.	Extent of segregation of Municipal Solid Waste	100%	0	100%
4.	Extent of Municipal Solid Waste recovered / recycled	80%	0	80%
5.	Extent of scientific disposal of Municipal Solid Waste	100%	0	100%
6.	Extent of cost recovery in Solid Waste management service	100%	0	100%
7.	Efficiency of redress of Customer Complaints	80%	0	80%
8.	Efficiency in collection of user charges	90%	0	90%

*Source: *URDPFI Guidelines*

Issues and Concerns

The analysis of existing solid waste management practices of study area indicates that it has no structured primary and secondary collection, disposal arrangements. Solid waste management for study area requires the use of various instruments for improved service delivery.

Awareness levels in terms of importance of solid waste management have a huge scope for improvement. Installation of community bins and regular collection and transportation of domestic and roadside wastes to the identified dumping site (near village) need to be done.

There is no segregation of waste at source. The range of issues that need to be addressed are listed below:

- Effectiveness of awareness building or direct community involvement
- No provision of user charges
- No provision of proper collection and treatment of solid waste
- Need of Institutional strengthening and human resources development.

9.5 TELECOMMUNICATION SYSTEM

The implementation of Telecommunication system is very important for any development and its usage has become a necessity these days. As such telecommunication network is proposed to be provided in a manner so as to have connectivity by different service providers. Consumer can select the services of telecom service provider according to good quality of network for providing these data and tele communication facilities.

Telecom Services today are of the following

- Landline operations requiring a telecom cable and junction box space in utility corridor.
- Wireless services on GSM / CDMA platform requiring tower at some places.
- Broad band Services requiring a cable corridor and distribution chambers.
- Short Coverage Wi-Fi networks.

To achieve it, Optical fibre cables are used to provide and connect various service providers for telecom as well as broadband services to the users through the optical fibre network. To run the cabling, the provision for laying the conduit and chamber in front of all the plots has been proposed in ROW planning.

B SOCIAL INFRASTRUCTURE

9.6 EDUCATIONAL FACILITIES

Shri Chamunda Nandikeshwar Dham Special Area has 7 Government Senior Secondary Schools, 1 Private Senior Secondary Schools, 6 Government Middle Schools, 4 Private Middle School, 10 Government Primary Schools and 3 Private Primary Schools. Besides meeting the requirements of local population of the villages falling within the Special Area, these educational institutions are also serving population of adjoining villages falling out side Special Area. The 15% students are coming from a distance of more than 2 Kilometer. Majority of Government institutions have proper buildings, space for playgrounds and other attached facilities, however, private schools do not have adequate buildings, space for playgrounds and other required facilities. The existing educational facilities in Special Area are shown in following Table.

Table No. 9.8 URDPFI GUIDELINES AND GAP ANALYSIS FOR EDUCATIONAL FACILITIES

Sr. No.	Facility	Population	Distance between two facilities	No. of Existing Facilities		Requirement	Gap	Required Area (Ha.)	
				Govt.	Private			Minimum	Maximum
1	Pre Primary	2500			6	0	0		0.08
2	Primary School	4000	1 to 2 km	10	3	0	0	0.20	0.30
3	Middle School			6	4	-	0		
4	Secondary School (10+2)	15000	5 to 7 km	7	1	0	0	0.30	0.50
5	Industrial Training Centre	-	8 to 12 km	0	0	1	1	0.30	0.60
6	College	30000	8 to 12 km	0	0	1	1	2.00	3.00
7	Professional College	30000	8 to 12 km	0	0	1	1	1.00	1.50

Source: Census of India, 2011

Recommendation for educational facilities is based on the analysis of the current situation. In Special Area, more than 60% of the schools are run by the government and remaining schools are run by the private Sector. It is observed that the government is focusing more on providing the basic education to the children and above primary level. In Special Area, the schools are evenly distributed and catering to the entire population of the area.

There is a need to give priority on skill based training institutes. The citizens of Shri Chamunda Nandikeshwar Dham Special Area avail higher education in science and other streams at Palampur and Dharamshala, which is located at a distance of 20 km and 25 km from the Special Area.

9.7 MEDICAL FACILITIES

In Shri Chamunda Nandikeshwar Dham Special Area available healthcare facilities are given below:

a) Dispensary: there are only 2 Government dispensaries and 7 Private dispensaries There are also 15 medicine shops exists.

b) Health Sub-Centre: here are 1 Health sub-centers existing in the Area and total strength of 2 (no.) doctors in HSCs and only 1 (no) doctor is in position.

c) Primary Health Facility: There are only 1 Primary Health Centers (PHC) in Special Area. There is a total strength of 5 (no.) doctors in PHCs and only 1 (no) doctor is in position.

d) Family Health Facility: there is 1 Family Health Facility available and the strength of doctor is 1.

Table 9.9 – URDPFI GUIDELINES AND GAP ANALYSIS FOR HEALTHCARE FACILITIES

Veterinary Centre: There is 1 veterinary hospital in the Area. The total number of doctors posted at this hospital is 2. **URDPFI GUIDELINES AND GAP ANALYSIS FOR HEALTHCARE FACILITIES**												
Sr. No.	**Facility**	**Population**	**Distance between two facilities**	**No. of Existing Facilities**		**Staff**			**Requirement**	**Gap**	**Required Area (Ha.)**	
				Govt.	**Private**	**Strength**	**Doctor**	**Position**			**Minimum**	**Maximum**
1	Medicine Shop				15				0			
2	Dispensary	2500	2 to 4 km	2	7	2	2	2	0		0.015	0.020
3	Primary Health Centre			1		5	1	3	0			
4	Health Sub centre	3000	2 to 4 km	1		2	1	1	4	4	0.025	0.067
5	Family Welfare Centre	5000	5 to 10 km	1		1	1	1	3	3	0.025	0.050
6	Maternity Home	15000	5 to 10 km	0					1	1	0.025	0.050
7	Nursing Home	15000	5 to 10 km	0					1	1	0.050	0.075
8	Primary Health Centre (25 to 50 bed)	20000	16 to 20 km	0					1	1	0.105	0.21
9	Hospital (200 to 250 beds)	80000	16 to 20 km	0					0		0.84	2.1
10	Veterinary Centre	1000	16 to 20 km	1		4	2	2	0		0.05	0.1

Source: Census of India, 2011

9.8 PUBLIC SERVICES

The Special Area has following public services –

- **Fire Services**

  There is No fire station available in Special Area.

- **Postal Services**

  For postal services, three Post Offices are situated in Special Area Padar, Kasba and Dadh Jhilka villages.

- **Banking Services**

  There are 2 Commercial banks in Padar and Mejhetli Buhli village and 1 Cooperative bank in Dadh Jhilka village and also 2 Agriculture Credit Societies exists in Padar and Dadh Jhilka villages.

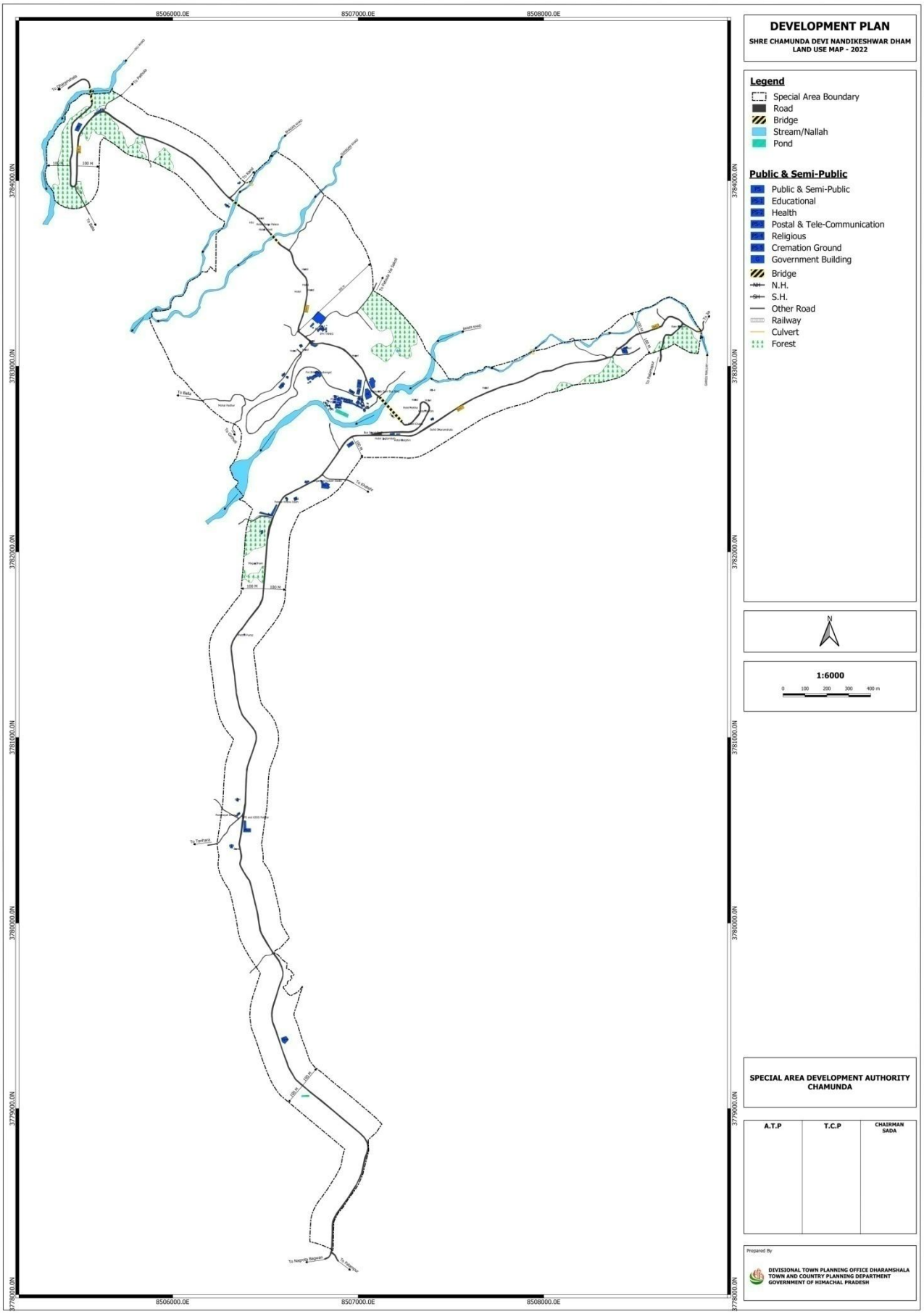
- **Police Services**

  There is no Police station available in Special Area.

- **Telecommunication Services**

  There is no Telephone Exchange in Special area.

Figure 9.1: Public & Semi-public Map



Source: TCP Department, Dharamshala

9.9 CONCLUSIONS

In Shri Chamunda Nandikeshwar Dham Special Area, the primary and secondary education facilities are more than the requirement (Refer Table 10-1URDPFI Guidelines and Gap Analysis for Educational Facilities). The requirement under the URDPFI Guidelines and considering the population there is need of one college and a professional education institute.

Though there is a gap in the existing number of family welfare centre, Health sub-centers and Maternity home but the existing number of dispensaries, primary health centers and hospitals are fulfilling the healthcare demand in the Special area. The Multi-specialty hospitals are located at Palampur and Dharmashala which come under the 50-km radius of the Special Area. No proper infrastructure provided with hospitals such as parking, medical stores etc. Police Station, Play grounds, Fire Services and cinema hall is not available.

However, for some infrastructure facilities land has not identified i.e. Solid Waste Management facilities, Sewerage treatment plant, widening of roads etc. for these facilities land will be identified after the primary survey of relevant departments like Urban local body, PWD and Department of irrigation & Public health Himachal Pradesh.

CHAPTER 10

ENVIRONMENT AND DISASTER MANAGEMENT

10.1 INTRODUCTION

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

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

10.2 DISASTER MANAGEMENT

Flood Management

It is proposed to rejuvenate the river and detailed study of the existing condition of culverts and bridges to improve their hydraulic capacity. There is a need to improve the natural drainage by de-silting the natural drains and removing the blockages. The existing storm network along the roads needs to be strengthened in terms of coverage and capacity. A hydrology model should be developed for flood management.

Rain Water Harvesting

Water level declines as a result of injudicious exploitation of groundwater resource. Some of these problems are reduced well yields, low water level and leakage into the aquifer of highly mineralised water. In order to over-come these serious environmental implications, rain water harvesting is proposed.

10.3 KEY ISSUES

Social and Governance Issues

- Lack of pre-planning to deal with any disaster at local level
- Require trained people at village and town level
- Unavailability of strong mechanism for Early Warning System
- Participation of local NGOs/SHGs and other local bodies
- Unplanned development and no integration of planning processes and programmes
- Lack of holistic approach for planning in pre-disaster period

- Lack of clarity of roles of various Govt. departments and stakeholders

Physical Issues

- Lack of earthquake resistance buildings
- Presence of dilapidated buildings in populated areas
- Congested pedestrian pathways/ areas and road
- Community Facility Buildings e.g. hospital, school, community centres etc are not planned to handle any emergency/ disaster Communication – land and mobile based communication only
- The district control room is not equipped and no trained manpower to handle it

Financial Issues

- Lack of fund at district level
- No efforts have been taken to transfer the risk by way of insurance etc
- Unavailability of insurance for agriculture procedure and losses

Measures for Disaster Management

The adverse effects of disasters can be minimized if mitigation policies, plans, and projects are undertaken. The following measures would help in dealing with disasters in the district:

- Preparation of Disaster Management Plans at District and Local Level
- Implementing of Disaster Management Plans
- Holding regular meetings at District and Sub-Division level to reviewing the readiness of the administrative machinery to deal with disasters
- Constitution of Relief Committees at all levels
- Regular training programmers of Government functionaries, PRIs, ULBs and other stakeholders in various facets of disaster management
- Public awareness and education in disaster management
- Community training and empowerment
- Taking preventive and mitigation measures for the identified hazards
- Integration of Disaster Risk Reduction (DRR) into on-going development programmers of all departments
- Establishing effective early warning system for the vulnerable areas and communities
- Improving the response capacities of the search and rescue teams
- Conducting regular mock drills

Proposed Projects

Based on the existing system and gap analysis, there are some potential projects can be proposed in the development plan.

a. Detailed Master Plan for Storm Water Drainage system for further detailed assessment and solution of drainage proposal.
b. Detailed Hydrological study of existing nallahs/ canals/ river for proper flood management plan and to improve efficiency to cater storm water from outfalls.
c. Detailed designing of storm water system (DPR)
d. Proper outfall structures
e. Rain water harvesting system
f. Detailed Operation and Maintenance Programme

CHAPTER – 11

PROPOSED LANDUSE

Proposed Land use Structure of Shri Chamunda Nadikeshwar Dham Special Area – 2037

Based on calculations of decadal growth rate of Shri Chamunda Nandikeshwar Dham Special Area, it is anticipated that the projected growth in population to 14,297 persons by year 2021 and also the population will reach up to 20,000 persons by the year 2037. As per requirement various land uses have been proposed in this development plan in view of availability of develop able land and holding capacity with regards to population activities, existing land use of the area, perspective potentials, facilities for threshold population, location aspects and specific characteristics of land, convenience of movements etc. The proposals have been contemplated with due consideration of certain constraints such as scarcity of land, acquisition of private land for public utility services.

Table 11.1: Population Projections for Shri Chamunda Nandikeshwar Dham Area

Year	Population as per census	Projected Population by			Population considered
		Arithmetic Progression method	Geometric Progression method	Incremental Increase method	
1971	4327				4,330
1981	5502				5,510
1991	6855				6,860
2001	8062				8,070
2011	9339				11,500
2016		12,395	12,934	12,674	12,804
2021		13,295	14,553	14,040	14,297
2026		14,195	16,374	15,595	15,985
2031		15,095	18,424	17,338	17,881
2037		15,995	20,730	19,270	20,000

Source: Zigina Tech analysis

On the basis of problems and potentials of the existing land use of Shri Chamunda Nandikeshwar Dham Special Area requirements have been worked out through the data collected by primary and secondary surveys and on the basis of future projections and requirements, the proposals for year 2037 have been set upon as under.

Table 11.2 Proposed Land use Structure of Shri Chamunda Nandikeshwar Dham Special Area – 2037

Land use	Hilly area standard	Religious area standard	Existing land use Area		Requirement	Proposed Land-Use area	
			In Hectare	%		In Hectare	%
Residential	50-55	35-40	8.21	3.3	54.77	**62.98**	**25**
Commercial	2-3	5-7	2.22	0.9	2.69	**4.91**	**2**
Industrial	3-4	4-5	0	0	5.04	**5.04**	**2**
Public & Semi Public	8-10	10-12	1.64	0.7	7.35	**8.99**	**4**
Traffic & Transportation	5-6	12-14	8.59	3.4	11.56	**20.15**	**8**
Identified Park and Playground	15-18	10-12	0.94	0.4	4.10	**5.04**	**2**
Agriculture			198.60	81.9		**120.85**	**48**
Reserve Forest			14.56	5.8		**14.56**	**6**
Water bodies			9.41	3.7		**9.41**	**4**
Total			**244.17**			**244.17**	

Source: For Hilly and Religious area Standard URDPFI guidelines

11.1 RESIDENTIAL

Based on the analysis and population projections the future requirement for residential area has been calculated. The local activities such as nursery and primary schools, dispensaries, parks, toilets etc. form an integral part of the residential area. In Shri Chamunda Nandikeshwar Dham Special Area residential area has been proposed 62.98 ha which is 25% of the total Special area

11.2 COMMERCIAL

A total area of 4.91 ha. has been proposed for Commercial Use. Most of the commercial facilities have been proposed within the area in order to carter to the residing population.

11.3 PUBLIC AND SEMI-PUBLIC USE

The Public and Semi-Public Use includes utilities, facilities, services, Government and Semi Government offices and Institutions. The Utilities i.e. water supply, sewerage, drainage, electricity, telephone establishments, garbage disposal etc. and facilities like education, health, postal, police,

fire fighting, banking etc. besides Government and semi Government offices etc have been given due consideration for allocation of land for this purpose in the Development plan. In the Special Area 8.91 ha. land is proposed under Public and Semi-Public use by the year 2037.

11.4 PARKS AND PLAYGROUNDS

An area of 5.04 Ha has been proposed for organized parks and Playgrounds. Conservation of open spaces within the Special Area will be promoted.

11.5 TRANSPORTATION USE

Transport influences economic development, population distribution, the shape of towns/cities, energy consumption, access to markets and quality of life. As the area has grown along State Highway 17, there is a lot of regional traffic on these narrow roads for which improvement in road network is proposed. Parking areas have been proposed near Shri Chamunda Nandikeshwar Dham. The Bus terminal has also been proposed to ease the movement of the buses. The Development Plan envisages to provide parking lots and road widening, an additional bridge over the River Baner to meet the requirements of increasing traffic volume. An area of 20.15 ha has been proposed for Traffic and Transportation Use. Existing road length is 49.63 km. where major road 11.90 km (Highway) 2 lane (7-meter average width) and 37.73 is internal road with 3-meter average width as per future need existing roads are sufficient for 2037 traffic volume.

11.6 AGRICULTURAL LAND

Identifying areas suitable for agriculture and forestry, based on their soil fertility and excluding them for the purposes of settlement, industrial and recreational uses. Further expansion of growth in Shri Chamunda Nandikeshwar Dham Special Area should be marked and channelized, which are primarily less fertile as well as contiguous, where the forest cover remains untouched. Efforts should be made to increase the production through intensive cultivation by providing irrigation facilities and other necessary infrastructure. Intensive cultivation with mechanization will lead to higher agricultural production to support larger population on less land.

11.7 TOURISM AND HERITAGE

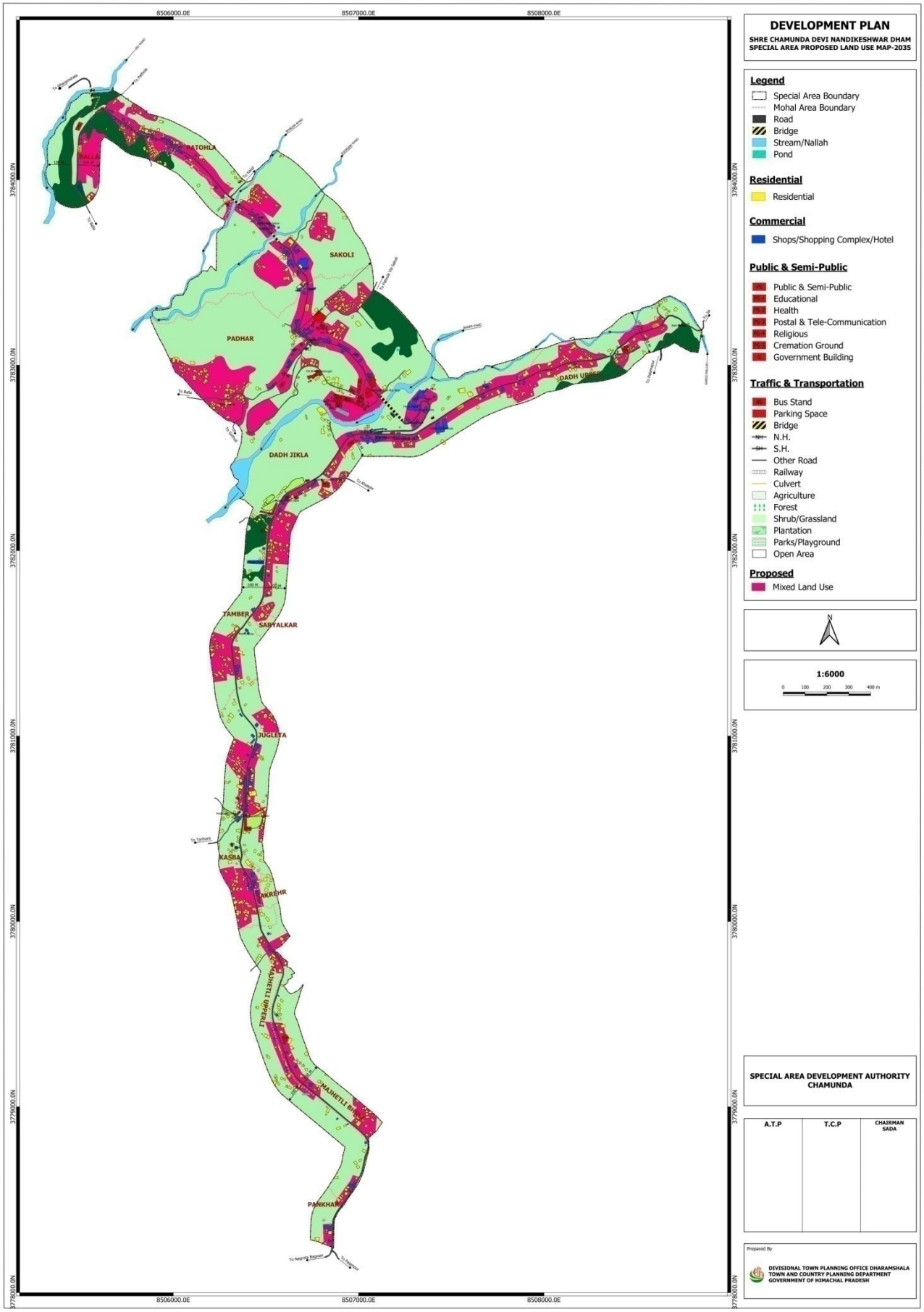
Requirement for up-gradation of tourist spots, especially provisions regarding planning along river Baner in Shri Chamunda Nadikeshwar Dham Special Area. Thus, strategies and proposals for use of this land needs to be worked out by Tourism Department.

11.8 FOREST AND WATER BODIES

Forests, water bodies and vegetation are in abundance in Special Area. Strict measures to conserve the natural resources should be taken up by the local authority. In Special Area, some of the forest areas shall be developed as Eco park/ Nature park with due permission of the forest department. Forest classification will be as per the records of forest department.

Green buffer has been provided along water bodies to conserve them. 5 m and 3 m buffer on either side of Baner khud and nallahs respectively.

Figure 11.1 Proposed Land use Map Shri Chamunda Nadikeshwar Dham – 2037



Source: TCP Department, Dharamshala

11.9 PLANNING AND DEVELOPMENT PROPOSAL

11.9.1 Land Suitability Analysis

The Development Plan for Shri Chamunda Nandikeshwar Dham Special Area has been proposed on the basis of Land Suitability analysis. The following indicators have been selected for land suitability analysis:

- Steep Slope greater than 45^{o}
- Elevation and Contours
- Forest Areas
- Existing Land use
- River and Stream Buffers (10 m buffer at both banks)
- Availability of Government Land

The study attempts to introduce decision support system used for site suitability analysis. Geographic Information System (GIS) has been applied to select suitable sites for proposed development. For this purpose, various thematic layers such as Slope, Elevation, Drainage Catchment, Land Use/Land Cover (LU/LC), and maps have been generated in ArcGIS. Highly suitable areas for urban development is either agricultural and open forest type and the low suitable areas is mostly areas having slope greater than 30^{o}, river and stream buffers and existing residential areas.

Total land available in the Special Area is 244.17 ha. Out of this, 14.56 hectare falls under open forest and 9.40 ha is covered by water bodies. Rest of the area is develop able.

11.9.2 Development Proposals

Sector based development methodology has been followed in the Special Area for the purpose of preparing the proposed land use. Shri Chamunda Nandikeshwar Dham Special Area has been kept as the old city area. The other sectors are Residential, Commercial, Industrial, Public Semi-Public and Recreational. The projected population for the Special Area for the vision year 2037 is 20,000. The population density considered is 75 pph. The Development Plan focuses on accommodating an approximate additional population of 5703 people in the Special Area.

After working out the total requirement of area under different uses, the proposals have been drafted with due consideration to various limitations like paucity of funds for acquisition of land in public sector, private ownership of land and rights of people to develop according to their requirements etc. A part of Demarcated Protected Forest, Un-Demarcated Protected Forest, Unclassed Forest area, steep slopes and areas occupied by the river, nallahs and streams have been kept unaltered.

11.9.2.1 Key Findings

As projected increase of population of 20,000 persons by year 2021- 2037, additional 54.77 hectare land is required for accommodation of residences in Shri Chamunda Nandikeshwar Dham Special Area. Thus, following proposals have been identified:

- Development activities under various uses have been primarily proposed on private land having mixed land use. In order to ensure proper road network and requisite service infrastructure for healthy living of community, strict enforcement of sub-division of land regulations have been proposed.
- Encroachment should be prevented on those types of road which have high volume count ratio based upon traffic volume survey studies.
- Street lights are required to be proposed along roads in staggered way in the Special area. The proposal of providing solar street lights may also be encouraged by the concerned department/Local Panchayats..
- Though, adequate higher educational institutions both academic and professional are available at sub divisional level at Nagrota Bagwan, Palampur and district headquarter Dharamshala, yet additional skill development centers are required to be established by the concerned department by 2037.
- Providing access to secondary education with special focus on economically weaker sections of the society, educationally backward, girls and disabled children residing in rural areas and other marginalized categories like SC, ST, OBC and Educationally Backward Minorities (EBM).
- Extraction of ground water from tube wells/ bore wells is the only main source of water supply in Shri Chamunda Nandikeshwar Dham Special Area. Till date the supply is frequent and is catering the water requirement as per need and demand of the existing population. Though, for projected population of 20,000 persons by year 2037 Shri Chamunda Nandikeshwar Dham Special Area would experience more requirements to fulfil the demand of water.
- Government guideline regarding use of solar passive architecture and green buildings with initial focus on Government buildings needs to be implemented rigorously by local authorities and efforts should be made in Shri Chamunda Nandikeshwar Dham Special Area for solar/ LED/ High Pressure Sodium Vapour (HPSV based street lighting). An Action Plan should be prepared by the concerned departments regarding use of solar passive architecture in the buildings and adoption of Energy Conservation Building Code (ECBC).

CHAPTER – 12

PHASING AND COSTING

12.1 PHASING

The Development Plan is a regulatory instrument to guide the development through twenty years. It is not possible to foresee the entire scenario with reference to financial repeat which will emerge for a long period. Therefore, it is considered to be a long-term perspective policy document which must be reviewed after every five years to incorporate all the changes on priority. Thus, the priorities are to be detailed through short term- Interim Development Plans.

- **Phase I:** The existing residential areas/ estates should include residential housing, proper accessibility, water and sewerage treatment plants, common effluent treatment plants, sheds, street lights, warehouses, fire station, power reforms etc. There should be proper arrangement to collect solid waste through door to door collection.
- **Phase II:** Laying of sewage and water supply lines, develop new residential and commercial areas, new planned colonies/ residences, employees rental housing, houses for economically weaker section (EWS group), developing departmental stores, speciality stores, factory outlets, supermarkets, convenience stores and multi brand outlets (MBOs).Improvement of new terminals, roads and bridges with modern standards, these include bus terminal and truck terminals along with broadening of roads, providing parking spaces and where necessary constructing multi-story parking for private and light vehicles. There should be proper arrangement to collect solid waste through dumper collection.
- **Phase III:** Developing bus bays and bus shelters, commercial whole sale, retail and community shops, identifying and providing spaces for planned informal shops/ rehadis. Develop new truck terminal, expansion of bus terminal, sewerage treatment plants, community public toilets, landscaping of parks, government and private institutions. Cleaning and beautification of temple path and identify and develop tourists' spots.

12.2 COSTING

To create and develop service land catering to the perspective envisaged population by year 2037 is the first priority of this Development Plan. Cost of development of land with provision of services like roads, water supply, drainage, sewerage, electricity etc. is higher in hilly terrain as that of Shri Chamunda Nandikeshwar Dham Special Area.

12.3 FINANCING

Shri Chamunda Nandikeshwar Dham Special Area being a potential tourism area, financing of plan is required to be geared up by the District Development Authority, by raising resources from the betterment levies on development pursuits. Various resource generation measures are done in accordance with Statutory Provisions/ Regulatory Mechanism and by funding through centrally/State sponsored schemes and programmes.

12.4 STATUTORY PROVISIONS AND REGULATORY MECHANISM

1. Land use Conversion Charges / Change of Land Use (CLU)
2. Development charges
3. Layout, Sub-Division and Building Operation Fees
4. Building Regularization Fees
5. Un-authorized change of building use

Development funds shall be maintained by the Local Development Authority and the same revolved and utilized for infrastructural provisions, landscaping and beautification of the area. Economically weaker sections of the society shall not be charged for basic amenities.

12.5 IMPLEMENTATION

The Development Plan for Shri Chamunda Nandikeshwar Dham Special Area contains the provisions of projected population of 20,000 people by the end of the year 2037. The total area of Shri Chamunda Nandikeshwar Dham Special Area is 244.17 hectare. Due to acute shortage of funds with the Government for acquisition of land for public purpose, thus, it is a great challenge to the administration to ensure sustainable integrated development pattern. However, efforts are being suggested for implementation of proposals envisages in Development Plan for Shri Chamunda Nandikeshwar Dham Special Area to achieve the objectives. Shri Chamunda Nandikeshwar Dham Special Area Development Authority and Gram Panchayats are proposed to undertake the various proposals in the phased manner. As per provisions of the Himachal Pradesh Town & Country Planning Act -1977, the plan shall be implemented by the Shri Chamunda Nandikeshwar Dham Special Area Development Authority and Gram Panchayats. However, overall control on implementation of proposals of Development Plan of Shri Chamunda Nandikeshwar Dham Special Area in terms of land use, zoning and sub division regulations shall vest with the Chairman Special Area Development Authority cum Deputy Commissioner, Kangra.

For implementation of this Development Plan, services and serviced land have necessarily to be developed in view of planning provision to channelize the growth of Special Area as per Revised Development Plan. In implementation of this Development Plan, the Gram Panchayat and Special Area Development Authority are proposed to play an instrumental role.

CHAPTER – 13

ZONING REGULATION

ZONING REGULATIONS

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

13.1 Application Procedure for Permission for Development of Land

13.1.1 Procedure and Requirements

1. 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 development authority (SADA) or any authority specially constituted under the H.P. Town & Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-11 of H.P. Town & Country Planning Rule, 1978 including design by a registered Architect/ Planner/ Engineer/ Draughtsman and structural design by a Structural Engineer/ Architect.
2. 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 development authority or any authority specially constituted under the H.P. Town & Country Planning Act, 1977 shall be on such forms along with the specification 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 & Country Planning Rules 2014.

13.1.2 Required Documents

1. Three sets of location plan in the scale 1:1000, indicating the land in question, main approach roads, important physical features of area, important public buildings like school, hospital, cinema, petrol pump, office and surrounding ownership if any.
2. Three sets of Contour plan in the scale of 1:200 showing the profile of site.
3. Three sets of site plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage, set-backs, built up and open area clearly, plot must tally in shape, size and dimensions as shown in the Tatima. Position and size of rain water harvesting tank shall be indicated in the site plan.
4. Three sets of architectural drawings showing building plan, elevations, longitudinal and transverse cross- sections in the scale of 1:100 or 1:50.

5. The drawings referred in point numbers (1) to (4) above should be duly signed by the registered Architect or Planner or Engineer or Draftsman along with his or her address and registration number.
6. One copy of treasury challan form vide which requisite fee has been deposited.
7. Latest original Khasra map (Tatima) showing Khasra number of land in question, adjoining Khasra numbers on all sides of plot and approach path with its width.
8. Latest Jamabandi showing clear ownership or attested Photostat copy of sale deed/lease deed/conveyance deed or registration deed.
9. In the site plan the distance of low and high tension electricity lines from proposed land or plot or building shall be shown. In case electricity lines are passing over or nearby the proposed site for development, horizontal and vertical distance should be shown.
10. For the plots abutting National Highways, State Highways, Bye passes and other S

NO OBJECTION CERTIFICATE

The Department of Himachal Pradesh Public Works has no objection on carrying out any development on land or construction of building bearing Khasra No:- of revenue village or Mohal _____abutting with National Highways or State Highway or Schedule Road namely_____
Resident of_____with respect to the provisionsof the H.P. Road Side Land Control Act, 1969 in this behalf as shown in the site plan.

(Seal)
Competent Authority

*(Not to be issued below the rank of Executive Engineer)

Roads or Himachal Pradesh Public Works Department (HPPWD) the No Objection certificate (NOC) of H.P. PWD shall be submitted on the format as below:

11. For plots/buildings whereby electricity lines (LT/HT) are passing over or nearby, the No Objection Certificate (NOC) of Himachal Pradesh State Electricity Board (HPSEB) shall be submitted on the format as appended below:

NO OBJECTION CERTIFICATE

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land or construction of building bearing Khasra No._____ of revenue village or Mohal_____under the_____line by the owner Sh./Smt._____resident of_____with respect to the provisions of Indian Electricity Rules, 1956 in this behalf as shown in the site plan.

(Seal)
Competent Authority

*(Note:- to be issued below the rank of Executive Engineer)

12. In case no public road or path exists at site, the owner shall have to make proper provision for path or road abutting with proposed plot or building by surrendering such land as may be directed by the competent authority. A certificate from the Urban Local body or Panchayati Raj Institution or Town and Country Planning Department or Development authority or any other authority as the case may be, shall be submitted by the applicant in support of taking over the land surrendered for development of road or path and designating it as public street as per provisions of their respective Acts.

13. Applicant shall have to submit any other certificate/document or Plan e.g. No Objection Certificate (NOC) from the H.P. State Pollution Control Board, water and electricity availability certificate from the concerned departments etc. as may be required by the competent authority.

14. Demarcation report from revenue authority shall have to be submitted wherever so required by the competent authority.

15. Photographs of the site showing profile of land, vegetation and trees. The photographs shall be of at least 10 cm X 15 cm size taken from different angles.

16. For major proposals having bearing on the community, a detailed project report justifying the proposals other than, the pre-requisites of main use be submitted and got approved form the competent authority.

17. No access shall be permissible from the major roads without prior approval of the competent authority.

18. Whereas the structural design of the building shall be the responsibility of the owner and the Structural engineer, however structural stability certificate on its completion shall have to be submitted.

13.1.3 Monitoring of Construction

1. The applicant shall intimate in writing to the concerned competent authority that the work of execution of building has reached the plinth level. The competent authority shall inspect the executed work and shall allow the applicant for further construction, only if the same is found in order.
2. If the competent authority on inspection later on observes at any stage that the work has not been carried in accordance with the approved plan, notice of unauthorized construction or deviation shall be served upon for restoration of the same to its original condition as prescribed in the Act or any other action as specified in rules and regulations there under.
3. The concerned competent authority, if required, may direct the applicant to revise the building plan as per requirements of rules and regulations and if it is found in order, the revised map shall be approved.
4. After completion of the building, the applicant shall submit a completion plan along with a certificate to the concerned competent authority certifying that the construction has been completed as per the approved map. Building shall not be put to use prior to issuance of completion certificate by the competent authority.

13.1.4 Terms for Service connections

1. The procedure for issuance of No Objection Certificate (NOC) for water supply and electricity connection shall be as under:
    - **Temporary**- At plinth level.
    - **Permanent** -On completion of dwelling unit/floor/whole building.
2. No Objection Certificate (NOC) issued by the Authority for services shall be liable for withdrawal on violations of provisions of this Revised Development Plan.
3. Provided that before applying for N.O.C. for permanent water/electricity/ sewerage connection the applicant shall have raised construction as per approved map, constructed drain, path, septic tank, soak pit, rain harvesting tank etc. The plot must have defined boundaries as per demarcation obtained from revenue department. Photographs shall also be submitted by the applicant showing structure raised or completed by him/her.

13.2 GENERAL REGULATIONS

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

1. No building or other structure shall be erected, re-erected or materially altered without the permission of the competent authority.

2. No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet at least the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size. If 3.00 m wide path is not available at site in newly developed area and if it is less in width, then the owner shall surrender the remaining land from his plot to make the path as 3.00 m wide.

3. There would be mixed land use and mix building use in the Development Plan, Dharamshala. The Setbacks/regulations as per the predominant floor use will be applicable on the proposal/plot. However, such uses which are obnoxious, hazardous or industries emanating pollution will not be allowed.

4. The height of a building shall further be related to the width of abutting path:

    - For path less than 3.0 M and non-vehicular - 10 Meters
    - For path less than 3.0 M but vehicular - 13 Meters
    - For path between 3.0 M to 5.0 M - 15 Meters

5. **Highway Plots:** No building or structure shall be raised or constructed within 8.00 meter (5.00 meter **+** 3.00 meter) distance from the edge of acquired width of National Highway. This will be further subject to the requirements of National Highway Authority of India(NHAI). For development along this highway, the applicant shall have to submit NOC from the competent authority under Road Side Land Control Act along with a site plan showing acquired and controlled width of the road clearly. NOC from NHAI shall be required/ obtained.

6. **Plots along MDR's and PWD Roads:** No building or structure shall be raised or constructed within 5.00 meter distance from the edge of acquired width of Major District

Road or any PWD road. The applicant shall further subject to the requirements to submit N.O.C. from the competent authority under Road Side Land Control Act along with a site plan showing acquired and controlled width of the road clearly. NOC from PWD shall be required/ obtained.

7. No residential building shall be permissible on land having buildable width less than 5.00 Metres after leaving Set Backs.

8. Minimum permissible distance between two Blocks constructed on a plot shall be 5.00 m.

9. Maximum acceptable slope for development shall be 45 degrees.

10. Maximum height of plinth level shall be 4.00 Meters.

11. Maximum hill cut of 3.50 Metre height shall be permissible. No building shall be built to abut against an earth cutting including a toe wall supporting an earth cutting and minimum 1.00 Metre distance shall be maintained between building and toe wall etc.

12. No construction shall be allowed within a radius of 5.00 m from the Forest/Green belt boundary and within a radius of 2.00 m from an existing tree. The distance shall be measured from the circumference of the tree.

13. The construction shall be allowed at distance of 3.00 Metre and 5.00 Metre after HFL of Nallah and Khud respectively.

14. The structures exceeding 45.00 M in length shall be divided by one or more expansion joints as per the Structural Design calculations as per NBC 26.2.

15. One parking floor shall be mandatory wherever feasible. Maximum height of parking floor shall be 3.00 Metres for residential use and 4.00 Metres for other uses. Shear walls shall be constructed on all the three sides of parking floor, so that it does not behave as a soft storey.

16. In case, space as per requirement for parking is available in open, over and above the setbacks, condition of parking floor shall not be insisted. Fee for parking floor(s) shall have to be payable in all cases.

17. The provision for Rain Harvesting Tank shall be proposed in the plan @ 20 litres per sqm. of the roof top area for those buildings having roof top area more than 200 sqm.

18. Building shall not be put to use prior to issue of Completion Certificate by the competent authority.

19. Issuance of No Objection Certificate (NOC) for water supply and electricity connections shall be as under:-

(a) Temporary at plinth level.

(b) Permanent on completion of dwelling unit/floor/whole of the building.

20. Distance from Electric Lines: - The distance in accordance with the Central Electricity Authority (Measures Relating to Safety and Electric Supply) regulations, 2010 as amended from time to time and as defined in National Building Code of India, 2016 is to be provided between the building and overhead electric supply line as under: -

Table 13.1 Clearances from Electric Supply Lines

Sr. No.	Type of Supply Line	Vertical Clearance	Horizontal Clearance
1	Voltage lines and service lines not exceeding 650V	2.50 Metre	1.20 Metre
2	High voltage lines above 650 Volts and including 11,000 Volts	3.70 Metre upto and including 33KV	1.20 Metre
3	High voltage lines above 11,000 Volts and upto and including 33,000 Volts	3.70 Metre	2.00 Metre
4	Extra high voltage lines additional 33,000 Volts	3.70 Metre plus 0.30 Metre for every additional 33,000 Volts or part thereof	2.00 Metre plus 0.30 Metre for every additional 33,000 Volts or part thereof

21. 1/3rd area of the top floor shall be permissible as open terrace.

22. Sloping roof shall be mandatory which may be CGI, GI sheet or slate roof with facia. The roof shall be painted with post office red or forest green or natural roofing material such as slates. Height of sloping roof zero at eaves and maximum 2.75 Meters at centre shall be permissible. The Dormer at suitable distance on either side of the roof shall be permissible subject to the condition that the ridge of Dormer shall be below the ridge line of main roof. Roof top @ 12 M^2 per 1 Kilo Watt peak (KWp) shall be used for Solar Photo voltaic (PV) installations.

23. Though minimum area of plot has been defined in Regulation, yet the plots allotted by the Central or State Government under various Social Housing Schemes including Gandhi Kutir Yojana, Indira Awas Yojana, Rajiv Awas Yojana, Affordable Housing Schemes, launched by the Central or State Government, may be considered and permission accorded in relaxation of Regulations. However, the minimum area of plot for the persons belonging to the Economically Weaker Sections and Low Income Groups of society should not be less than 45 M^2 and 80 M^2 respectively.

24. In case of smaller size of plots relaxation in setbacks shall be given by the competent authority in order to achieve minimum 5.00 m. width.

25. Regulations regarding re-construction of houses/ buildings in the existence shall be on predominantly existing building lines (plinth area and number of storey), provided minimum width of road as per Rules is available and roof projections, sun shades shall be permitted over streets or paths, as the case may be. 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.

26. Change of existing land use for Residential, Commercial, Public and semi-public and Industrial, shall be on existing pattern of development and site conditions subject to the conditions that where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist, change of land use or development of land shall not be permitted unless the applicant undertakes that these services shall be provided at his own cost.

27. Construction on sandwiched plots in Bazaar area shall be permissible for shops as per existing building lines, only in existing built up areas.

28. Minimum size of different parts of a building shall be as under: -

Table 13.2 Permissible Area Standard/Norms for different parts of a Building shall be as under:-

Sr. No.	Description of Space	Particulars	Min Area/ Width Required
a	Habitable room	Minimum floor area	9. 50 Sqm.
		Minimum width	2.40 m
b.	Kitchen	Minimum floor area	4.50 Sqm.
		Minimum width	1.80 m
c.	Bath Room	Minimum floor area	1.80 Sqm.
		Minimum width	1.20 m
d.	Water Closet	Minimum floor area	1.10 Sqm.
		Minimum width	0.90 m

Sr. No.	Description of Space	Particulars	Min Area/ Width Required
e.	Toilet	Minimum floor area	2.30 Sqm.
		Minimum width	1.20 m
f.	Corridor	(i) For residential	
		Minimum width	1.00 m
		(ii) For other uses	
		Minimum width	1.20 m
g.	Stair	(i) For residential	
		Minimum width	1.00 m
		(ii) For Hotel/ Flats/ Hostel/ Group Housing/Educational Institutions like school. College et.	
		Minimum width	1.50 m
		(iii)Hospital/Auditorium/Theatre/Cinema Hall	
		Minimum width	2.00 m
h.	Width of treads without nosing	For residential	25 Cm minimum for internal staircase
		For other uses	30 Cm minimum for internal staircase
i	Height of riser	For residential	19 Cm maximum (15 Nos. maximum in a flight)
		For other uses	15 cm maximum (15 Nos. steps maximum in a flight)
j.	Spiral staircase	In commercial building of 3 or more storeys, provision of spiral staircase not less than 1.50 M dia with adequate head height shall be permissible, as fire escape in addition to regular staircase.	
k.	Openings	For sufficient air and light, the windows and ventilators provided should have minimum area equivalent to 1/6th of the floor area.	
l.	Projections over doors, windows and ventilators.	**0.60 M**	
	Projection	**Balcony projection :-** 1.20 m wide balcony completely open at two sides with restriction up to 50% of building frontage, where minimum front setback is 3.00 M shall be permissible.	

29. All commercial/ public and semi-public buildings above 15 meter height shall have the provision of elevator as per fire department notification. Fire fighting provisions and specification shall be as per National Building Code of India, 2005 of Part 4 Fire and life safety (4.6.2).

30. Area zoned for public and semi-public uses and parks and open spaces shall not be built upon or used for any purpose other than parks, play grounds and recreation except private land proposed under these use (to be inserted). These may, however, with the prior permission of the competent authority be permitted temporarily for a period not

exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.

31. The existing non-conforming uses of land and buildings, if continued after coming into force of this Development Plan, shall not be allowed in contravention of provisions of Section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.

32. No wall fence and hedge along any yard or plot shall exceed 1.50 m in height.

33. On a corner plot bounded by a vehicular road in any land use, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede the vision to avoid accidents and for smooth running of vehicular traffic.

34. No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.

35. Drainage shall be regulated strictly according to natural profile of land with a view to prevent landslides, soil erosion and to maintain sanitation.

36. In case of petrol filling station, the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. However, on National Highway and State Highways the front setback shall be kept 8.00 m. If rear and side setbacks are not mentioned on the layout plan of (IOC), then the sides and rear setbacks shall be kept as per commercial land use regulations as mentioned in table in Para no. 14.3.1.2 Commercial land use.

37. In open area of permissible setbacks (other than controlled width) small temple, porch(open from 3 sides, swimming pools, open to sky staircase only from GF to First Floor on 3 M side/rear setback shall be permissible.

38. Water, sludge and sewage should also not trickle on the streets or roads. Septic Tank, Soak Pit and provision to lay out sewerage service line or connection with the existing sewerage lines shall be mandatory.

39. The habitable basement and attic/mezzanine floor shall be counted as an independent storey.

40. The following shall not be included in covered area of FAR calculations:

- Machine room for lift on top floor as required for the lift machine installation.
- Rockery, lift/lift well, escalator well and well structures, plant nursery, water pool at

any level (if uncovered), platform around a tree, water tank, fountain, bench, chabutra with open top and/or unenclosed sided by walls, open ramps, compound wall, gate, slide swing door, fire staircase, fire towers, refuse area, fire control room, overhead water tank or top of building/open shafts, cooling towers.

- Mumty over staircase on top floor maximum 3.00 M height.
- Entrance porch, canopies, pergolas, sunshade elements and balconies.
- Plinth steps.
- Area of Fire Exit staircases(s) .
- Service floor wherever proposed for installation of plumbing and other services and to maintain the hygiene of habitable area in case of Commercial/Shopping complex and Tourism unit. Service floor, wherever proposed shall have height restriction of 2.10 m. and this floor shall not be counted in the FAR. However, the overall height restricting of building will remain applicable as permissible.
- Building service shafts like electrical shafts, communication shafts, fire shafts MRP and HVAC shall not be counted in FAR.

41. Any subsequent deviations made in the building constructed after getting the plan approved and after grant of No Objection Certificate (NOC) issued by the Department shall entail the entire building unauthorized and NOC so issued shall be withdrawn and the services shall be disconnected.

42. No permission shall be granted in areas notified by the Archaeological Survey of India as protected monuments or areas, without prior clearance from the competent authority as prescribed for the purpose.

43. The Structural Stability provisions including Soil Investigation Report have to be strictly adhered, as enshrined in section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014.

44. Relaxation in setbacks, height of floors and building etc. may be allowed in Government projects in the public interest. In case of private construction/projects relaxation in setbacks, height of floors and building etc. may be considered by the Competent Authority keeping in view the site conditions. However, in private projects having plot

area of more than one hectare, relaxation shall be allowed by the State Government only.

13.3 SUB-DIVISION OF LAND REGULATIONS

The Sub-Division of land into plots amounts to Development under Himachal Pradesh Town and Country Planning Act, 1977.

I. No person shall sub-divide his land unless permitted to do so in accordance with rules and regulations in force.

II. Similarly no 'Registrar or the Sub-Registrar shall register any sale deed or documents of any sub-division of land on share basis unless the sub division of land is duly approved by the competent authority in accordance with provisions of Section 16-C of the H.P. Town and Country Planning Act, 1977 and sub division of land regulations as contained in this Development Plan.

III. The sub-division of land shall be permitted in accordance with natural profile topography of land as shown on a contour map, drainage of the land, accessibility, road alignment, wind direction, local environmental imperatives and in accordance with prescribed land use of the Development Plan. Natural flora and fauna shall have to be preserved.

IV. Sub-division of land shall not be permitted in an area where basic services like paved roads, drainage, water-supply, sewage disposal, electric supply line, street lighting etc do not exist. The developer shall apply to develop the requisite services and infrastructure and letter of intent for the same may be given to him/her/them. Final permission for sub-division of land shall be given as and when services are developed at site. Roads and services are to be provided in a particular sub-division of land in consonance with the adjoining infrastructure/proposals of this Development Plan. No sub-division shall be allowed with direct access from the National Highway.

V. The plots shall be permitted at right angle to the road with proper shape and dimensions in accordance with natural profile of land and slope, so that optimum use of the land is ensured. Contour planning must be followed for minimizing the cutting of hills and for getting maximum sun.

VI. One side of every residential plot shall abut with minimum 5.00 meter wide access.

The minimum width of road for sub-division of land shall be 5.00 m. up to 08 plots.

The area under roads/path, utility and green space i.e. totlot/park so proposedin any sub-division scheme shall be gifted in favour of the SADA, Paonta Sahib or the Gram Panchayat concern.

VII. In case of plots or land abutting the existing or proposed roads or paths, width of the same shall have to be increased to meet requirements of width for requisite plots.

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

IX. Minimum buildable width of residential building of any type shall be 5.00 meter. And minimum width of residential plot in row housing (or any) shall be 5.00 meter. Ratio of depth to width of the plot shall normally ranges between **1:1.5** to **1:3.**

X. If the number of proposed plots in a row exceeds 12(in apartments), provision of parks and tot lots shall be made in the centre of scheme area. Such parks cannot be built upon or sold in any manner in future. The area to be proposed under parks shall not be less than 10% of the total scheme area. Right of use/ownership of this land shall be transferred/ surrendered to the Panchayati raj institutions or Urban Local Bodies or State Town and Country Development Authority or SADA or any other authority as the case may be which shall be responsible for maintenance of surrendered paths, parks etc. The owner shall not claim any compensation in lieu of this land.

XI. Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 05% of the scheme area.

XII. Provision for the decomposition of biodegradable waste shall have to be made in accordance with requirements of particular sub-division of land

XIII. While carving out plots, the orientation of the plots shall be made in such a manner, so as to be in conformity with the existing plots/infrastructure, wind direction, availability of Sun and natural flow of surface drainage to allow unobstructed rain water discharge.

XIV. Provision for rain water harvesting for surface run off other than that of structures shall have to be ensured to ease the water supply problem.

XV. Where it is essential to develop a plot by cutting of natural land profile, it shall be the responsibility of the plot owner to provide retaining and breast walls, according to the

engineering specifications, so that such cutting of natural profile do not exceed more than 3.50 meter height in any case with provision of diaphragm wall for step housing.

XVI. Development proposal for part of land or Khasra number shall not be considered and proposal shall be submitted for complete adjoining land holding. Adequate provision of paths, open spaces as per regulations shall be made. Provision of path or road shall be shown for remaining land as well.

XVII. No Government land shall be transferred by the District Collector or registered by the Registrar or Sub-Registrar to any person in the Special Area without No Objection Certificate of the Special Area Development Authority

New sub-division of land Regulations

i	Minimum width of pedestrian links to smaller cluster of plots, not exceeding 5 in number.	3.00 M.
ii	Minimum width of vehicular access, if number of plots is above 5.	5.00 M (with cul-de-sac) at the end.
iii	Minimum area for open/green space for the scheme having more than 5 plots	10%
iv	Minimum area for soak pit etc. (Irrespective of number of plots).	5% of the scheme area/ Individual septic tank and soak pit can be proposed in Each plot also.
v	Orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow un-obstructed rain water discharge.	–
vi	Layout of plots shall be governed by easy access having Acceptable grades minimum 1 in 15 and which may not obstruct view or vista.	–

13.4 REGULATIONS FOR EACH LAND USE

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

13.4.1 Residential land Use

The General Regulations as above shall be kept in view while permitting any development in this Zone. The plot area, maximum coverage, setbacks and maximum Floor Area Ratio (FAR) shall be as under: -

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Meter)				Maximum Floor Area Ratio	Maximum Height in Meters*
		Front	Left	Right	Rear		
1.	Detached Houses (i) 150 M^2 to 250 M^2 (ii) Above 250 M^2 to 500 M^2 (iii) Above 500 M^2	2.00 3.00 5.00	1.50 2.00 3.00	1.50 2.00 3.00	1.50 2.00 2.00	1.75 1.75 1.75	21.00 21.00 21.00
2.	Semi-detached Houses with common wall on one side Upto 120 M^2 Above120 M^2 to 250 M^2	2.00 2.00	1.50 1.75	1.50 1.75	1.50 1.75	1.75 1.75	21.00 21.00
3.	Row Houses with common wall on two sides 90 M^2 to 120 M^2	2.00	Nil	Nil	1.50	1.75	18.00
	Parking:- 18 sq. meters parking is required up to 3 DU (Dwelling Units) and 23 sq.mtrs. for 3-5 DU (Dwelling Units) and 1 parking floor is mandatory, if the Dwelling Units is above 5.						

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

Restricted Uses: Places of worship, Dharamshala, foreign missions night shelters petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries,

storage of LPG gas cylinders, burial-grounds, restaurants and hotels, printing press, godowns/ warehousing, bus depots without workshop, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non- working hours), informal markets, multipurpose or junior technical shops, transient visitors camp, municipal, State and Central Government offices, hospitals and sanitaria not creating contagious diseases or mental patients; raising of poultry for non- commercial uses provided that no bird is housed closer than 5.00 Meters of a dwelling or a property line, removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance, terminals, rail passenger and freight station; taxi and rickshaw stands, subject to the coverage, height, FAR and set backs of this zone.

Prohibited Uses: Heavy, large and extensive industries: noxious, obnoxious and hazardous industries, ware housing, storage go-downs of perishables, hazards, inflammable goods, workshops for buses etc., slaughter-housing whole sale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, shooting range, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference center, courts, sports training center, reformatory, district battalion office, forensic science laboratory and all uses not specially permitted herein. Further all uses mentioned herein shall not be permitted to use machinery involving more than three horse power in capacity.

13.4.2 Commercial land use

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

The minimum Plot Area, minimum Set Backs and maximum Floor Area Ratio (FAR) for the construction in this zone shall be as under:-

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Meter)				Maximum Floor Area Ratio	Maximum Height in Meters*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
Commercial Use							
1.	Booths upto 10 M^2	1.00	Nil	Nil	Nil	-	4.00
2.	Shops Independent Shop/ Showrooms (standalone) above 10 M^2 to 30 M^2	2.00	Nil	Nil	1.00	-	6.00

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Meter)				Maximum Floor Area Ratio	Maximum Height in Meters*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
	Row Shops with common wall on two sides above 30M^{2}to 100 M^2	2.00	Nil	Nil	1.00	1.75	9.00
	Row Shops with common wall on two sides above						
	(i) 100 M^{2}to 250 M^2	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	1.75	21.00
3.	Shopping Complex						
	(i)500 M^2 to 1500 M^2	5.00	3.00	3.00	3.00	1.75	21.00
	(ii)Above 1500 M^2 to 4000 M^2	10.00	5.00	5.00	5.00	1.75	21.00
	(iii)Above 4000 M^2	12.00	7.50	7.50	6.00	1.50	21.00
	Parking (i) 500 M^2 to 1500 M^2 = 1.50 ECS per100 M^2 of built up area (ii)1500 M^2 to 4000 M^2= 2.00 ECS per100 M^2 of built up area (iii) Above 4000 M^2= 3.00ECS per100 M^2 of built up area						
4.	Tourism Unit						
	(i) 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) Above 500 M^2 to 1500 M^2	5.00	4.00	4.00	3.00	1.50	21.00
	(iii) Above 1500 M^2	7.50	5.00	5.00	4.00	1.50	21.00
	Parking 250 M^2 to 500 M^2= 1.00ECS per 100 M^2 of built up area. Above 500 M^2 to 1500 M^2= 1.50ECS per 100 M^2 of built up area. Above 1500 M^2= 2.00 ECS per 100 M^2 of built up area. Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. In existing built up areas like Bazaars, the building line can be maintained.						
5.	Cinema / Cineplex 4000 M^2 and above	15.00	7.50	7.50	6.00	1.50	21.00

Sr. No.	Description and Minimum Plot Area	Minimum Set Backs (in Meter)				Maximum Floor Area Ratio	Maximum Height in Meters*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
	Parking 3.00 ECS per 100 M^2 of built up area Other Regulations as per Cinematography Act shall also apply.						
6.	Multiplexes 4000 M^2 and above	15.00	9.00	9.00	9.00	1.50	21.00
	Parking Permissible within the complex. Parking space to be provided within Multiplex @ 3 ECS for every 100 M^2 of built up area. Other Regulations as per Cinematography Act shall also apply. Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M^2. Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food, Outlet, Pubs, Health Spas/ Centers, Hotels and other Re-creational activities. The shopping center may have Retail Outlet, Video Games, Parlors, Bowling Alleys, Health Centers, Shopping Malls, Office space.						
	Note:- 1.00 ECS (Equivalent Car Space) shall mean as under:- For parking in open = 23 M^2 For parking in stilts or ground floor = 28 M^2 For parking in basement floor = 32 M^2						
7.	Multi level parking (i)500 M^2 to 1500 M^2 (ii)Above 1500 M^2 to 4000 M^2 (iii)Above 4000 M^2	 5.00 10.00 12.00	 3.00 5.00 7.50	 3.00 5.00 7.50	 3.00 5.00 6.00	 1.75 1.75 1.50	 21.00 21.00 21.00

Permitted Uses: Retail shops including business and professional offices, convenience / neighborhood shopping centre, local shopping centers, professional offices, work places/ offices, banks, stock exchange/ financial institution, bakeries and confectionaries, cinema hall/ theatre, malls, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, go-downs and warehousing, general business, wholesale, residential plot-group housing,

hostel/ boarding housing, hostel, banks/ ATM, restaurants, auditoriums, colleges, nursing homes/ medical clinics, pet clinics, religious places, offices/ work places, commercial centers, research/ training institute, commercial service centers/ garages/ workshop, baratghar/ night shelter, weekly/ formal markets, library, parks/ open space, museum, police stations/ post, taxi stand/ three wheeler stands, parking site, post offices, Government/ institutional offices, telephone exchange/ centers, warehousing and covered storage, research institutions, parking area.

Restricted Uses: Non- pollution, non-obnoxious light industries, warehousing/ storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, poly-techniques and higher technical institutes, junk yards, water treatment plant, railway yards / stations, sports / stadium and public utility installation, hotel and transient visitor's homes, religious buildings hospitals and nursing homes, petrol filling stations, service stations, coal, wood, timber yards, flatted factories service industries which do not cause nuisance, small workshops, repair shop, subject to the coverage, height, FAR and set backs of this zone.

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

13.4.3 Industrial land use

For Industrial use/activities, following Regulations shall be applicable:-

1. Minimum area of plot:-

(a) For small scale industry shall be 150 M2 to 500 M2.

(b) For services/light scale industry shall be above 500 M2 to 1000 M2.

(c) For medium scale industry shall be above 1000 M2 to 5000 M2.

(d) For large and heavy scale industry shall be above 5000 M2 to 10000 M2 and above 10000 M2.

(e) The plot area as mentioned in clauses (a) to (d) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of the Himachal Pradesh Town and Country Planning Rules, 2014.

(f) The plot area as mentioned under clauses (a) to (d) above would not be applicable for the individual plots, if any, created/allotted by the Himachal Pradesh Industries Department or the Himachal Pradesh State Industrial Development Corporation (HPSIDC) or the Himachal Pradesh Housing and Urban Development Authority (HIMUDA) or any Local Authority or any Authority constituted under the Himachal Pradesh Town and Country Planning Act,1977 (Act No. 12 of 1977) or any other Authority prior to coming into force of the Himachal Pradesh Town and Country Planning Rules, 2014.

(g) (g) 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.

2. Height of floor/storey:-

The minimum floor/ storey height of industrial building shall be 3.00 M and sloping roof height shall be in accordance with volume of the structure. In case of roof trusses, height of building should be adjusted /relaxed accordingly.

3. Type of Industry, minimum Plot Area, minimum Set Backs, maximum Floor Area Ratio (FAR) and maximum height of building:-

The minimum plot area, minimum setbacks, maximum Floor Area Ratio (FAR) and maximum height of building for different type of Industry shall be governed by the following Table: -

Sr. No.	Type of Industry	Plot area in M^2	Minimum Set Back in Metres				Max. FAR	Max. Height
			Front	Left	Right	Rear		
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Small Scale Industries	150 to 500	3.00	2.00	2.00	2.00	2.00	There shall be no upper limit for height of structure of Industrial use, which shall be flexible as per the requirement of Industrial Enterprise. However the total floor area should be within the prescribed FAR.
2.	Services/ Light scale Industries	Above 500 to 1000	5.00	2.00	2.00	3.00	2.00	
3.	Medium Scale Industries	Above 1000 to 5000	10.00	5.00	5.00	5.00	1.50	
4.	Large and Heavy Scale Industries	Above 5000 to 10000	15.00	7.50	7.50	7.50	1.25	
		Above 10000	15.00	7.50	7.50	7.50	1.00	

Note:-

(i) Right of Way should not be less than 5.0 Mts. for plot having area up to 1,000 Sq. Mts. and in case of plots having area more than 1000 Sq. Mts., the Right of Way should not be less than 10.0 Mts.

(ii) Service area required for pharmaceutical units or such type of Industries under requirement of Goods Manufacturing Practice (G.M.P) shall not be included for calculation of FAR, provided it is only used for utilities and services but not in any case for production.

(iii) The Security Room/ Driver's Rest Room up to floor area of 25 M2 would not be counted in permissible FAR.

(iv) Parking Floor up to 15 feet height (4.50 Mts.) shall be allowed and such parking floor would not be counted in permissible FAR. However, the subsequent parking floors shall be counted within FAR.

(v) 10% of the area at parking floor shall be allowed for drivers' room and toilets etc.

(vi) In case of plots having area of 5,000 Sq. Mts. and above regulations of minimum setbacks would be of mandatory. In other category of plots regulation of minimum front set back would be mandatory and rest of the setbacks shall be relaxable as per functional requirements of the industrial enterprise(s). This relax ability in set back's is subject to condition that the overall area under setbacks should be minimal area which was to be kept under the setbacks in case relax ability was not provided.

(vii) Micro, Small and Medium Enterprises after obtaining the title of land and applying for development permission may start physical implementation of project without waiting for statutory approvals under the Himachal Pradesh Town and Country Planning Act, 1977 in accordance with the provisions of self certification as stated in Para 7 (ii)(xii) of the "Himachal Pradesh Industrial Investment Policy-2019."

4. Construction of Cellar:-

(a) Construction of Basement / Cellar exclusively for industries set up on plot size exceeding 1,000 Sq. Mts for captive use shall be allowed and same shall not be counted as a storey or in permissible FAR and should be constructed within the prescribed setbacks and prescribed building lines and subject to maximum coverage on floor i.e. entrance floor and may be put for following uses:-

I. Storage of household or other goods of ordinarily combustible material;

II. Strong rooms, bank cellars etc;

III. Air conditioning equipment and other machines used for services and utilities of the building; and

IV. Parking spaces.

V. The cellar shall have following requirements:-

VI. All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;

VII. Every cellar shall be, in every part, at least 2.40 M in height from the floor to the underside of the roof slab or ceiling;

VIII. Adequate ventilation shall be provided for the cellar and any deficiency in ventilation requirements may be met by providing mechanical ventilation in the form of blowers, exhaust fans and air conditioning system etc;

IX. The minimum height of the ceiling of any cellar shall be 0.90 M and the maximum 1.20 Mtr above the average surrounding ground level;

X. Adequate arrangements shall be made such that surface drainage does not enter the cellar;

XI. Adequate arrangements shall be made such that surface drainage does not enter the cellar;

XII. The walls and floors of the cellar shall be watertight and be so designed that the effects of the surrounding soil and moisture if any, are taken into account in design and adequate damp proofing treatment is given;

XIII. The access to the cellar shall be separate from the main and alternative staircase providing access and exit from higher floor. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be enclosed type, serving as a fire separation from the cellar floor and higher floors. Open ramps shall be permitted, if they are constructed within the building line subject to the provision of clause (v) above;

XIV. In case partition in the cellars is allowed by the Authority, no compartment shall be less than 50.00 M2 in area and each compartment shall have proper ventilation provision and the cellar partition shall however, conform to the norms laid down by the Fire Services;

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

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

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

13.4.4 Public and Semi Public Use

The General Regulation as laid down under Para 14.10 shall be kept in view while Permitting any development in this Zone.

I. Minimum area of plot

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

ii. Maximum number of storeys

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

iii. Maximum height of building.

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

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

Other Uses including public & semi –public ,education buildings, police/fire-stations, medical, community hall, library/religious building, etc.							
1.	(1) 250M^2 to 500M^2	3.00	2.00	2.00	2.00	2.00	21.00
	(ii) Above 500M^2 to 1000M^2	5.00	2.00	2.00	3.00	1.75	21.00
	(iii) Above 1000M^2 to 5000M^2	10.00	5.00	5.00	5.00	1.50	21.00

	(iv)Above 5000M^2	15.00	7.50	7.50	7.50	1.50	21.00

***Note**:- The Maximum height of building further be dictated by the General Regulation Clause No 2.

(i) Up to 50% of open area shall be utilized for open parking and rest shall be landscaped.

(ii) Minimum width of path/road abutting one side of plot shall be 5.00 m. In case the plot is located on existing or proposed road/path having following Right of Way (ROWs), the front setback shall be left as under:-

Sr.No.	Proposed right of ways	Front Set back (from control line)
1.	18 Meter	8 Meter
2.	12Meter	3 Meter
3.	09 Meter	3 Meter
4.	07 Meter	3 Meter

(iii) In case of petrol/diesel filling stations, the layout plan/norms prescribed for setbacks etc. by the Indian Oil Corporation (IOC) shall be adopted. However, on National Highway and State Highways the front setback shall be kept 8.00 m If rear and side setbacks are not mentioned on the layout plan of (IOC), then the sides and rear Setbacks shall be kept as 2.00 m

(iv) In the case of godowns for Liquefied Petroleum Gas (LPG) cylinders. The norms as

(v) Prescribed by the Oil and Natural Gas Commission (ONGC) shall be adopted. However, on National Highway and State Highways the front setback shall be kept 8.00 m from acquired width of the Highway. If the rear and side setbacks are not mentioned on the layout plan of (ONGC), then the side and rear setbacks shall be kept as 2.00 m.

(vi) In case of existing institutional buildings, Government and Semi-Government Office Buildings in Zones, other than this Zone, the permission on special grounds may be given by the Competent Authority, to construct such institutional buildings according to the requirements and Regulations of that particular Zone.

(vii) In case of existing institutional buildings, Government and Semi-Government Office Buildings in Zones, other than this Zone, the permission on special grounds may be given by the Competent Authority, to construct such institutional buildings according to the requirements and Regulations of that particular Zone.

(ix) Every plot should have minimum vehicular access of 5.00 m.

Permitted Uses- Government offices, Central, State, local and Semi-Government, public undertaking offices, defense court, universities and specialized educational institute, polytechnic, colleges, schools, nursery and kindergarten (not to be located near hospital or health care facility), research and development centers, social and welfare canters, libraries, social and cultural institutes, religious buildings / canters, conference halls, community halls, barat ghar, Dharamshala, guest house, museum / art galleries, exhibition canters, auditoriums, open air theatre, recreational club, playground, banks, police station/ police posts, police lines, police headquarters, jails, fire stations / fire posts, post and telegraph, public utilities and buildings, solid waste dumping grounds / sites, post offices, local State and Central Government offices and use for defense purposes, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centre, telephone exchange, hospitals, health centers, nursing homes, dispensaries and clinic and other public and semi-public facilities as decided on the basis of common usage by the Director.

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

Prohibited Uses- Heavy, extensive and other obnoxious, hazardous industries, slaughter- houses, junk yards, whole sale mandis, dairy and poultry forms, farmhouses, workshop for servicing and repair, processing and sale of farm product and uses not specifically permitted herein."

13.5 Agriculture Zone & Water Bodies Zone

The fertile agriculture zone and water bodies have to be preserved to control its diversion for non-agriculture purpose. Agriculture as per definition under section 2(a) of the act involves horticulture, farming, raising of annual or periodical crops, fruits, vegetables, flowers, grass, fodder, trees or any kind of cultivation of soil, the reserving the land for fodder, grazing or thatching areas, breeding and keeping of live stocks including cattle, horses, donkeys, mules, pigs, breeding of fish, and keeping of bees, and the use of land ancillary to the farming of land.

Sub-division of land in this place can take place only for agriculture purpose no planning permission of Director/Chairman shall be needed for this. Construction of cow shed, green house, overhead and underground water tank, latrines, Shed mushroom farming or kaccha shed purely

incidental to agricultural purposes and live stock etc. pump house and bio gas plants. Only No Objection Certificate shall be required for such activities.

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

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

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

13.6 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY PARK

1. Slope:- Buildings of Information Technology (IT) Park shall be allowed upto 30^0 slope. The infrastructural services including roads shall be developed in accordance with the slope of the area.

2. Land use Structure of complex:-

Sr. No.	Land Use Structure	Maximum limit
1.	Total Covered Area IT related activities Commercial Recreational (Indoor) Residential	50% 22% to 44% 1% to 5% 1% to 3% 9% to 15 %
2.	Parks and Tot Lots	8% to 12%
3.	Area under Traffic and Transportation	16% to 20%
4.	Area under Set Backs and other Open Spaces	20% to 24%

3. Means of Access:-

(i) The access to the site of IT Park area shall not be less than 5.00 M wide.

(ii) Provisions of internal roads shall be as under:-

Sr.No.	Width	Length
1.	9.00 M	Up to 1000.00 M
2.	12.00 M	Above 1000.00 M

4. Parking Provision

1. Residential= @ 1.00 car space per 75 M^2 floor area
2. Commercial= @ 1.50 car space per 75 M^2 floor area
3. Office Use=@ 1.25 car space per 75 M^2 floor area
4. Hardware Manufacturing Unit= @ 1.00 car space per 60 M^2 floor area
5. Software development/ITES= @ 1.00 car space per 40 M^2 floor area

Maximum height of parking floor shall be 3.00 M including depth of beam below the ceiling of the slab

5. Maximum Floor Area Ratio

Maximum Floor Area Ratio (FAR) shall be 1.75.

6. Maximum Height of buildings

Maximum height of buildings for IT and related activities shall be 21.00 M

7. Set Backs

(i) Block to Block distance shall be 2/3rd of average height of the Blocks.

(ii) Distance of structures from the adjoining properties and side Set Backs shall not be less than 1/3rd of the height of the Blocks.

(iii) Minimum 3.00 M distance from internal roads shall have to be maintained

8. Expansion Joints

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

9. Structural Stability Certificate

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered, as enshrined in section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No.

12 of 1977) and under Rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014.

10. Environment and Health

1. Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least three hours sun may be available for each building during winters. In case of residential structures, kitchen and services shall have to be provided along the external walls. However, if the water closets and bath rooms are not opening to the front, sides, rear and interior open spaces, these shall open to the ventilation shaft. The maximum size of ventilation shaft shall be 4.00 M^2 with minimum one dimension of 1.50 M.

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

11. Safety Measure

1. In case of buildings above 15.00 M height, No Objection Certificate from the Director of Fire Services or Chief Fire Officer, as the case may be, shall be required only at the completion stage.
2. The provision of stair cases shall be as per clause ***"4.6.2" of Part-IV of the National Building Code of India i.e. minimum two stair cases for floor area of more than 500 M^2. At least one of the stair cases shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not beless than 3.00 M i.e. 1.50 M in each flight.
3. Provision for lift shall be optional upto 3 storeys and 1 parking floor. However, for more than 3 storeys and one parking floor, it shall be mandatory requirement. The Developer shall make provision of power back up for the lift and general lighting within and outside the building at his own cost.
4. Provision for proper Fire Hydrants shall have to be made in the Complex and the layout, showing position and location of the same. It shall be made available to the nearest Fire Office.

12. Potable water supply and Rain Water Harvesting

1. Water Availability Certificate from the Himachal Pradesh Irrigation and Public Health Department regarding availability of adequate water supply and viability of design of rain water harvesting structure shall have to be furnished.
2. Adequate provision for rain water harvesting structure, @ 20 Liters per M^2 of the roof top area, shall have to be made underground in the parks and open spaces and the same shall be used for the purposes other than drinking and cooking**.**

13. Parks and Tot Lots

Area under parks and tot lots shall have to be properly developed in regular shape by providing retaining walls, railings, plantation etc. and amidst the Blocks, proper landscaping of the IT Park area in accordance with the design shall be ensured by the Developer.

14. Existing Trees and Plantation

1. No construction shall be allowed within a radius of 2.00 M from the existing tree and 5.00 M from the forest boundary measured from the circumference of an existing tree**.**
2. Plantation shall be ensured @ 125 trees per Hectare**.**

15. Distance from Natural drainage

Distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans / Development Plans. In other areas, no construction shall be allowed in parcel of land prone to floods**.**

16. Distance from roads

Minimum distance of structures from National Highways, State Highways, Himachal Pradesh Public Works Department (HPPWD)'s Scheduled roads, Bye-Passes and other District roads shall be 15.00 M

17. Distance from electric lines

Adequate distance from the electric lines as per the requirement of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules shall have to be maintained

18. Assessment for power requirement

In case power requirement assessment exceeds 50 KW, proper space for installation of electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the HPSEB Ltd. and accordingly report shall have to be furnished**.**

19. Development of infrastructure and its maintenance

1. The Developer shall construct roads and drains, lay electric and sewerage lines and shall make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on the sides of the internal roads.
2. The Developer shall provide street light poles each at a distance of 30.00 M on either side of the roads**.**
3. The provision of community water reservoir has to be made in the Complex**.**
4. All the infrastructural services shall be maintained by the Developer, till such time when a Society is formed and got registered by the stakeholders and residents of the Complex or a Municipality or Gram Panchayat takes over the maintenance pursuits of the area**.**

20. Supervision

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in

Civil Engineering with 3 years experience in Structural Engineering and the Town Planner shall be competent for supervision of development of land as per provisions of Annexure-A of Part II of the National Building Code of India, 2005**.**

21. Integration

Proper integration of the IT park area shall have to be ensured with the surrounding uses and infrastructural provisions like roads, drainage, sewerage etc.

22. Preservation of local heritage and hill Architecture

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doorsetc. in hilly areas**.**

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

13.7 REGULATIONS FOR SOLAR PASSIVE BUILDING DESIGN

1. **Scope:** The Solar Passive Building Design shall be required in the following type of buildings:-
   - **1)** All the Government and Semi-Government buildings.
   - **2)** Public and Semi-Public Institutions including Educational, Health, Community centers. Urban Local Bodies and Panchayati Raj Institutions.
   - **3)** Banquet Halls, Inns and buildings of Autonomous Bodies.
   - **4)** Residential buildings in Urban and Urbansable Areas.
   - **5)** Residential Colonies and Apartments / New Townships.
   - **6)** Industrial buildings and complexes thereof.
   - **7)** Transport buildings such as Airport Terminals, Bus Terminals, Railway Stations etc
   - **8)** Commercial complexes and buildings related thereto including Hotels, Resorts, Lodges and Guest.
   - **9)** New townships.
2. **Building Map** The map for the proposed building should accompany a statement giving detail of specifications of solar passive heating and cooling system, day lighting features, solar photovoltaic panels, energy efficient and other renewal energy devices as shown in the drawing and proposed to be installed where required. Expected energy saving in the building should also be mentioned.
3. **Site Selection:** The site should preferably be selected on southern slopes or sunny side. Availability of sun shine duration during the winter months of December to March should also be mention. The orientation of the site should be such that longer axis of the building

should preferably lie along east-west directions to trap maximum solar energy during winters.

4. **Planning of Spaces** The main habitable spaces of a building may be planned and designed in such a manner, so that natural day light is available. The stair cases, garages, toilets and stores may be planned preferably on northern side. Minimum door and window openings on north side be proposed to avoid heat losses. In order to capture maximum heat in winters, maximum glazing be proposed on southern side. Glazing in proportion to total surface area of outer wall should not exceed more than 50% in mid-altitude regions i.e. 1500 M to 2200 M and not more than 70% in high altitude regions i.e. 2200 M and higher.

5. **Integrating Solar Heating Systems in Building Designs**

   1) Passive solar heating systems like solar air heating, water heating, sun space, solar walls, space heating, green houses and solar thrombi wall etc. shall be integrated in the building design, wherever possible on southern side, so as to allow maximum direct solar access to these systems. In no circumstances, construction of Toilet, Bath, Kitchen etc. shall be allowed in the cellar.

   2) The suitability of space heating systems to be installed or incorporated in the design of a solar passive building is to be decided by the registered Town Planner/ Architect/ Engineer/ Designer/ Solar Expert in accordance with building site, climate and space heating requirements.

1. **Solar Photovoltaic Panel (SPV) for Lighting:** Wherever possible and required, the solar photovoltaic panels may be integrated preferably in the building design for providing light in the building, emergency lighting and street lighting, so that use of electricity is minimized..

2. **Solar Passive Cooling Design Features:** The ventilation and Solar Passive cooling features may be incorporated wherever required as follows:

   1) **Cross Ventilation:** Windows on opposite sides of rooms may be provided for proper circulation and ventilation of fresh and cool air in summers. Windows on southern side may be fixed with overhangs of adequate height and width to provide shade during the summers.

   2) **Color and Shading:** The external surface of the wall may be painted with white or light colors to reflect instant solar radiation.

3) **Ground Embankments:** Ground floor may be provided with earth berming upto a height of around 1.00 M for taking the advantage of constant temperature of the earth throughout the year.

4) **Outside Temperature**: Outside temperature may be modified by landscaping.

3. **Reducing Thermal Losses:** The local building materials including stone, slate and mud may be utilized to meet the heating and cooling requirements by storing warmth and keeping the building cool.

4. **Outer Wall Thickness:** Outer walls of the building should be made at least 0.23 M thick or with cavity with air or with insulation for thermal comfort and to avoid the transfer of heat from outer environment to inner environment and vice-versa. .

5. **Installation of Solar assisted Water Heating System in Buildings**

1. The capacity of the solar hot water system is to be determined as per the requirement of particular building. The following building plans shall be submitted along with provision of solar water heating system:

1) Hospitals and Nursing Homes.

2) Hotels, Lodges, Guest Houses, Group Housing or Apartments at an area of more than 1000 Sqm.

3) Hostels, Schools, Colleges, Training centers and other Institutions.

4) Barracks of Police.

5) Functional Buildings of public institutions like Airports, Bus Stands and Railway Stations.

6) Community centers, Banquet Halls and buildings of similar use.

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

2. All solar water heating systems may have an automatic electric backup system, so that the same is functional during cloudy or low / non-sunshine days.

3. New buildings should have open space on the roof top which receives direct sun light. The load bearing capacity of the roof should at least be 50 Kg. per Sqm. All new buildings of above categories must complete installation of solar water heating system before putting the same in use.

4. Installation of solar assisted water heating systems in the existing building as given above in sub point 1 shall be required at the time of change of building use to above said categories, provided there is a system or installation, for supplying hot water.

5. Installation of solar assisted water heating systems shall conform to the Bureau of Indian Standards (BIS) specifications. The solar collectors used in the system shall have the Bureau of Indian Standards (BIS) certification mark.
6. Provision in the building design itself may be kept for an insulated pipeline from the roof top in the building to various distribution points where hot water or hot air is required.
7. The solar water heating system has to be integrated preferably in roof of the building, where-ever possible, so that the panels become integral part of the roof. The solar air/ water collectors/ green house/ sunspaces on the roof for receiving maximum solar radiation will be allowed.

13.8. Regulations for development of Real Estate Projects (above 2500 Sq.mtr)

13.8.1 The Real Estate Project shall mean the Real Estate Project as defined in the Real Estate(Regulation and Development) Act, 2016(Act No. 16 of 2016). There could be following five types of Real Estate Projects:—

(a) Plotted Development Project
(b) Group Housing Project
(c) Mixed Development (Residential and Commercial Use) Project
(d) Commercial Project
(e) Integrated Townships/New Townships/Smart Townships

13.8.2 Application and documents for development permission of a Real Estate Project :

Any promoter, who desires to develop a Real Estate Project, shall make an application in writing in **Form 34** along with application fee of Rupees one thousand to the Competent Authority for grant of development permission. Separate development permission shall be required for each Real Estate Project. The Promoter shall furnish therewith:-

a) proof/receipt of e-payment or e-challan or copy of challan or a demand draft drawn in favour of the Competent Authority for planning permission fee, project fee and service charges;
b) copy of Permanent Account Number (PAN) and Aadhar Card; and
c) the following Plans, Drawings and other documents shall be submitted either personally or by post i.e. off line or online, namely:—
   (i) a copy of latest Jamabandi (not being more than six month old), in original showing the title/ownership of the land under the Real Estate Project;
   (ii) a copy of latest original Tatima(not being more than six month old), showing

Khasra number(s), description and area of land in question, abutting Road/path with its width as well as adjoining Khasra numbers falling on all the outer limits/boundaries of the land in question with their revenue classification;

(iii) details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, mortgage, litigation in Revenue Courts and name of party in or over such land or non- encumbrance certificate from an Advocate having experience of atleast ten years or from the revenue authority not below the rank of Tehsildar/ Naib Tehsildar, as the case may be;

(iv) three sets of Location Plan in the scale of 1:1000 showing North direction, indicating the land in question, showing main approach road(s), name of road(s) on which the property and boundaries abuts, important public buildings like hospital, school, cinema, petrol pump, existing land uses / building uses surrounding the land;

V. Site Plan

The site plan to be submitted along with the application for seeking permission shall be drawn to a scale of 1: 200 for plots up to 2500 square metres in size and on a scale of 1:500 for plots more than 2500 square metres in size. The plan shall show the following:

(a) The boundaries of the site conforming to revenue tatima and any contiguous features;

(b) The position of the site in relation to neighboring street/ revenue road/rasta;

(c) The names and width of the streets on which the building is proposed to be situated, if any

(d) All existing buildings standing on, over or under the site;

(e) The means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land, referred to in (a);

(f) The width of the street, in front, if any at the sides or rear of building;

(g) The direction of North point relative to the plan of the buildings;

(h) Any existing physical features such as drains, trees, overhead/ underground electric supply lines including its capacity, etc.;

(i) The area of land under scheme as per revenue record and as available at site, ground coverage and the covered area on each floor along with its percentage covered to the total area of the site;

(j) The contour plan @ contour interval of 2 mtrs. for plots upto 2500 square metres & 5 mtrs. for plots above 2500 square metres;

(k) Details of utilities and services like water supply, drainage, sullage, sewage, sewerage along with disposal of drainage, sullage, sewage, position of septic tank, soak pit, Sewerage Treatment Plant, rain harvesting tank, electric and telephone poles, fire hydrants, emergency evacuation signage;

VI. For Plotted Development projects i.e. sub-division of land into plots, three sets of drawings in the scale of 1:200 for plots of size up to an area of 2500 Sqm. and to the scale 1:500 for plots of sizes more than 2500 Sqm. showing;

(a) Layout plan/site plan showing boundaries of site conforming to revenue tatima and status of land on all four sides;

(b) Existing road(s) with its width, abutting the plot, as per Revenue Record/Tatima and/or as existing at site physically, if not in Revenue Records;

(c) Contours, with contour interval of 2 mtrs for plots of size up to 2500 Sqm and contour interval of 5mtrs for plots of size more than 2500Sqm;

(d) Existing water bodies like Bauri, Well, Nallah, khud, if any;

(e) Overhead or underground electrical lines with their capacities;

(f) Water or sewerage lines private or govt. with their capacities;

(g) Trees and Forest Boundary, if within or abutting the land under reference of Plot/sub-division;

(h) Layout plan showing all plots with their dimensions, internal roads/ Driveways, setbacks from the internal roads and boundaries, Green areas comprising of parks and open spaces, community buildings such as school, dispensary, post office, bank etc. and all development proposals including a general report and mode, so as to make the scheme self-explanatory;

(i) Area Schedule detailing total plot area as per revenue records and as available at site, total area of different land uses i.e. Residential, Commercial, Public/ Semi-Public if Any , area under internal roads/ driveways, footpaths, cycle tracks , Green area (parks and green belts), area under services like sewerage treatment Plants/ septic tanks & soak pits, Electrical Transformer or substation, overhead or underground water tanks with their respective capacities, accommodation for watch and ward staff ;

(j) North direction;

(k) Table/Chart showing details of sub-divided/ carved out plots i.e. No. of

plots in each category, Plot area, Ground Coverage and its percentage , front sides and rear setbacks , FAR etc.

VII. For Residential/ Commercial or Mixed Developmental Projects

Three sets of drawings in the scale of 1:100, in the format of working drawing, showing North direction, dimensions and area of building, apartment/flats/Shops etc. and other architectural details and specifications of proposed building, apartment/flat /Shop and all development proposals along with Schedule of built up area and open area, setbacks, area calculation sheet showing the calculations of worked out area of each plot or apartment/flat/Shop, so as to make the scheme self explanatory

The plans, elevations and sections of the building shall be drawn to a scale of 1:100 for plots measuring up to 2500 M^2; 1:200 for plots measuring morethan 2500 M^2.

A separate area calculation drawing sheet showing the calculations of "carpet area" of each saleable unit like flat/apartment/villa/cottage/ garage/covered parking/commercial unit/club house/gym/community centre/exclusive balcony or verandah/exclusive terrace etc., that the promoter intends to sell/lease to prospective allottees in a real estate project, in accordance with the definition of "carpet area" as per the provisions of H.P. Real Estate(Regulation and Development) Act, 2016 and as is required as per serial no. 2(xii) form 'A' prescribed in H.P. Real Estate(Regulation and Development Rules) 2017

Similarly the area calculation drawing sheet showing the calculations of all "common areas" that the promoter intends to sell/lease to prospective allottees in a real estate project on pro rata share basis, in accordance with the definition of "common area" as per the provisions of H.P. Real Estate(Regulation and Development) Act, 2016.

These shall show :—

(a) The plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through stair case;

(b) The plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;

(c) The schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room/area;

(d) The means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law/ Code; along with ramps and steps with respect to the building;

(e) In case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colors along with index;

(f) The method of disposal of waste water, sewage, storm water and water supply in detail;

(g) Provision of rain water harvesting system as per relevant Code in force;

(h) Provision for photo voltaic solar power plant as per relevant Code in force;

(i) Provision for differently abled person(s) as per codes/ rules in force.

VIII. An explanatory note explaining the salient features of the proposed Real Estate Project in particular, the source of whole some water supply arrangements and site for disposal and treatment of storm and sullage water. Detailed specifications and designs of water supply schemes, storm water, sullage, sewage, sewerage and provision for muck disposal with estimated costs of each component with cost analysis thereof;

IX. three sets of drawings showing the cross-sections of the proposed roads indicating, in particular the width of the proposed drainage ways, cycle tracks and footpaths, green verges, position of electric poles, telephone poles and of any of other works connected with such roads. These drawings shall indicate the position of sewers, storm water channel, water supply and any other public health services. The detailed specifications and designs of roads, works thereof;

X. one set of detailed specifications and structural design of buildings or apartments/flats with the detailed component wise estimated cost of buildings or apartments/flats and an undertaking regarding the Structural Stability Certificate and Soil Investigation Report thereof in **Form 15;**

XI. a set of detailed specification and design for electric supply including street lighting, etc.;

XII. an undertaking in the shape of self-declaration to the effect that while constructing the building or apartment/flat, the promoter shall abide by and conform to the Himachal Pradesh Public Works Department's specification(s) for the quality of material to be used and quality of constructions;

XIII. a note indicating the type of development proposed i.e. land Use or building use, namely residential or commercial or industrial or public and semi-public use etc.; and

XIV. the name and address of the registered Town Planner/Architect/Engineer

Note:-

(a) The Location Plan, Site Plan and drawings can be drawn on single sheet or in multipl sheets depending upon the size and area of the land or building or apartment, as thecase may be.

(b) The Plans and Drawings specified in clause (c) of sub-regulation 3.1 shall be clear and legible on A^0 prints.

(c) If the promoter wants to be exempted from providing any one or more of the amenities in a Real Estate Project, he shall furnish detailed explanatory note, in duplicate, alongwith the application indicating the reasons as to why the said amenity or amenities need not or cannot be provided

(d) In cases where the promoter applies for withdrawal of application after issuance of Letter of Intent and depositing the development permission fee, the development permission fee to the extent of 20% shall be retained as processing fee in the office of the Competent Authority and the remaining amount shall be refunded to the promoter within one month from the receipt of application.

13.8.3 Grant of development permission and deposit of fee:-

a) On receipt of the application, the Competent Authority, after making enquiry into the title to the land, extent and situation of the land, other information provided with the application, layout of the Real Estate Project, conformity of the development of the Real Estate Project, plan of development works to be executed in the Real Estate Project and such other matters as it may deem fit, and after affording the applicant an opportunity of being heard, shall pass an order, in writing, recording reasons either granting or refusing to grant such permission as per these Regulations**.**

b) Where an order is passed granting permission, the Competent Authority shall grant a Letter of Intent, to deposit the requisite fee or any other condition, as the case may be, in **form 35.** The permission fee shall be as prescribed under rule 16 of said rules and shall be deposited in the respective heads of the map approving Authorities**.**

c) The Competent Authority shall grant Commencement Certificate to the Real Estate Project in **form 36** subject to condition that, the promoter shall procure statutory clearance under the Environment Acts, and /or under any other Acts, as the case maybe.

d) The planning permission granted to Real Estate Project shall be valid for a period of 3 years and may be renewed thereafter for a period of one year at a time on payment of fee @ 20% of planning permission fee to the, Competent Authority subject to maximum time period as specified by the Promoter for project completion in the Affidavit-cum-declaration on **form-B** of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017.

e) The promoter shall not make any alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of atleast two-thirds of the allottees, other than the promoter, who have agreed to take apartments/plot in such building. In case of addition or alteration in the project, after taking consent of the buyer(s), the Promoter shall submit the revised project

plans to the Competent Authority on simple application highlighting the proposed changes in the project vis-a-vis original approved project alongwith fee @ 20% of planning permission fee

f) The Promoter either himself or by any other person or entity shall develop infrastructure, amenities and common facilities such as schools, hospitals, community centres and other community buildings including street lighting on the land set apart for this purpose as per approved layout plan of the Real Estate Project. He shall handover such land and assets to the local authority including Panchayati Raj Institutions and Urban Local Bodies in running order on such terms and conditions as may be fixed by the, Competent Authority:

Provided that if having regard to the amenities which exists or are proposed to be provided in the locality, the Competent Authority is of the opinion that it is not necessary to provide one or more of such amenities, he may exempt the Promoter from providing such amenities, either wholly or in part, on such terms and conditions, as he may deem fit

g) The Promoter shall carryout all directions issued by the, Competent Authority for ensuring due compliance of the execution of the layout and the development works therein and to permit the Competent Authority or any officer authorized by him to inspect such execution:

Provided that the promoter shall fully provide essential infrastructure i.e. roads, foot- paths, water supply, sewerage and street lighting in running order before handing over the Real Estate Project to the local authority or allottees, as the case may be.

h) The Promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services until the date of transfer thereof in running order, free of cost to the local authority including Panchayati Raj Institutions and Urban Local Bodies or Resident Welfare Association. Where the basic amenities have been provided by the local authorities, including Panchayati Raj Institutions and Urban Local Bodies, the promoter shall pay service charges to such local authorities, as may be prescribed, by such authorities till transfer.

13.8.4 Site selection

The site may be selected in such area which is going to be proposed for Real Estate Project and the same is not having non-conforming uses like obnoxious uses, industrial and dumping ground etc. as the case may be, in its vicinity. If any site selected by an applicant/investor is not contiguous and some area is not acquired due to resistance of local public, in such cases the State Government will provide assistance in resolution of such contentious issues as well as acquisition of same. For any parcel of Government land falling within the selected site or in vicinity of the selected site which may be required for the

project, the State Govt. may provide such land parcels on Lease to the applicant/Investor

13.8.5 Checklist:-

A Check List showing Regulatory provisions and fulfillment thereof shall have to be submitted along with the proposal for Real Estate Project as under:—

Sl. No.	Description	As per Regulations	As proposed
1.	Scheme Area		
2.	Slope of Area		
3.	Means of Access		
4.	Land Use Structure		
5.	Coverage Under Flats (Block-wise) Under other Uses (Block-wise)		
6.	Total Built up Area		
7.	Floor Area Ratio (FAR)		
8.	No. of storeys in each Block		
9.	Height of each floor		
10.	Total Height of Block		
11.	No. of Flats/Dwelling Units in each Block		
12.	Total Population		
13.	Density per Hectare		
14.	Detail of facilities like school, health services etc. withrespect to population.		
15.	Parking provision		
16.	Structural Stability Certification		
17.	Distance of structures from natural drainage		
18.	Distance of structures from Highways and other Roads.		
19.	Distance of structures from HT/LT lines		
20.	Self-declaration/undertaking by the applicant regarding maintaining requisite safe distance from electric linesas per the provision of the Himachal Pradesh State Electricity Board Limited in case HT/LT		

	line iscrossing over/ nearby proposed site.		
21.	No Objection Certificate (NOC) of competent authority in case site abuts National Highway. For other State Highways and Himachal Pradesh Public Works Department's scheduled roads the applicant shall be required to submit a self-declaration/undertaking to maintain minimum control width/setback as per provisions of the HimachalPradesh Road Side Land Control Act, 1968.		
22.	Self-declaration/undertaking regarding adhering to fire safety provisions as per Himachal Pradesh Fire Safety Rules, 2019 of Fire Service Department. (NOC shall be required at Completion Stage)		
23.	Provision of Rain Water Harvesting system		
24.	Arrangement for disposal and treatment of solid waste,sullage, sewage, sewerage and storm water.		
25.	Provision for street lighting		
26.	Name of the registered Town Planner/ Architect/Engineer with full correspondence address, appointed for the job.		
27.	Name of the registered Structural Engineer with fullcorrespondence address, appointed for the job.		

13.8.6 Size and shape of scheme area :

The permission cases of Real Estate Projects shall be considered in the form of complexes and not on ribbon development pattern along Highways/Major Roads**.**

13.8.7 Slope:

Real Estate Project shall be allowed upto 45^0 slopes.

13.8.8 Land Use structure of Real Estate Project:

Sl. No.	Land Use	Percentage of Total Area				
		Area Norm	Plotted Development	Group Housing Project	Development (Residential and Commercial) Project	Commercial Development
1	2	3	4	5	6	7
1.	Area under Plot	Saleable area	30-60 % (inclusive of setbacks)	30-35 %	Maximum 35%	Maximum 35%
2.	Commercial	Non saleable Area	02 -03 %	02 -03 %	02 -03 %	-
3.	Public and Semi-Public		06 -10 %	06 -10 %	06 -10 %	-
4.	Traffic and Transportation on		10-12 %	10-15 %	10-15 %	-
5.	Parks and Open Spaces		10-15 %	10-15 %	10-15 %	-

6.	Area under Set Backs, pavement, plantation and landscaping etc.		-	Balance	-	Balance
-	Total		100%	100 %	100 %	100%

Note:-

a) Regulations *i.e.* Set Backs, Floor Area Ratio (FAR), Coverage, Storey etc. for building permission for particular use in Plotted Project where only plots have been carved out shall be as prescribed under respective Interim Development Plan, Development Plan and the Himachal Pradesh Town and Country Planning Rules, 2014, as the case maybe**.**

b) Regulations *i.e.* Set Backs, Floor Area Ratio, Coverage, Storey etc. for Mixed Project where partly plotted and partly flatted and flats/apartments (Residential as well as Commercial Use) have been proposed shall be as prescribed under respective Interim Development Plan, Development Plan and the Himachal Pradesh Town and Country Planning Rules,2014 and as per regulations of Appendix-7 as the case may be

c) Regulations *i.e.* Set Backs, Floor Area Ratio, Coverage, Storey etc. for Commercial Use Project where flats/apartments have been proposed shall be as prescribed under respective Interim Development Plan, Development Plan and the Himachal Pradesh Town and Country Planning Rules, 2014, as the case may be:

Provided that the Director, for the reasons to be recorded in writing, may relax the percentage prescribed at Serial No.(1) to (6) above in the table, keeping in view the location/site constrains/alternative arrangements of the Real Estate Project.

Explanation

I. In case of the lower size of plots measuring less than 2500 M^2, the Regulations of the concerned Interim Development Plan, Development Plan of the Himachal Pradesh Town and Country Planning Rules, 2014, as the case may be, shall be applicable

II. Under Commercial Use, convenient shops @ of one shop per 150 persons shall have to be provided. These will include service shops like vegetable, shoe repair, dry cleaning, tailor, barber, general merchandise etc. The purpose of these shops should clearly be mentioned in the Plan and should be accordingly allotted after completion.

III. In case Public and Semi-Public amenities like schools, health services etc. are available in the vicinity and the same are adequate to cater for the requirements of inhabitants, detail thereof shall have to be given at serial number 14 of the Check List as prescribed under sub-Regulation 5. However, provision of toilets and urinals @ two toilets, one for ladies and one for gents, per 1000 persons and provision for Kindergarten/ totlots etc. shall have to be made in every Real Estate Project

13.8.9 Means of access

I. Access from Main Road to the Real Estate Project site :

The minimum access/approach from main road to the project site for construction of Real Estate Project with a population upto 1000 persons shall not be less the 5.00 Metre and for population above 1000 persons shall not be less than 6.00 Metre.

However, in case of low-rise, low density and isolated group housing projects an access/ approach not less than 3.00 Metres can be considered. Such a project shall have an overall FAR of not more than 1.0 and minimum building height of 10 Meter.

II. Internal Access within the Real Estate Project :

Width and length of means of internal access within the Real Estate Project shall be as under:

(a) **For plain areas*:***

Sl. No.	Width (in Metre)	Length upto(in Metre)
1.	5.00	250
2.	7.50	400
3.	9.00	1000
4.	12.00	Above 1000

(b) For hilly areas:

Sl. No.	Width (in Metre)	Length upto(in Metre)
1.	5.00	400
2.	7.50	Above 1000

13.8.10 Parking provision:-

In case of Residential/Commercial Projects parking provision shall be as per table below.

Standards E.C.S for parking indifferent uses:-

Sl. No.	Permissible Use	E.C.S. per 100 M^2 of built up area
1.	Residential Unit	0.50 E.C.S.
2.	Group Housing	1.50 E.C.S.
3.	Commercial use	
	Upto 50 M^2 areas	-
	51 M^2 to 200 M^2 area	1.0 E.C.S.
	201 M^2 to 1000 M^2 area	1.50 E.C.S.
	1001 M^2 to 2500 M^2 area	2.00 E.C.S.
	Above 2500 M^2 area	2.50 E.C.S.
4.	Freight Complex	2.50 E.C.S.
5.	Mall, Complex, Multiplex, Commercial mix use, Cinema	2.50 E.C.S.

	Hall.	
6.	Hotel	2.00 E.C.S.
7 .	Lodging, Tourist Accommodation, Hospice, Guest House	1.50 E.C.S.

Note.—Maximum height of parking floor shall be 3.00 M for Residential Use and 4.00 M for Other uses.

13.8.11 Floor area Ratio:-

Maximum Floor Area Ratio (FAR) shall be 1.75.

13.8.12 Floor Height and Maximum Height of Building

The minimum floor height of habitable floor of building may vary from 2.75 Metre to 3.50 Metre. However, the overall height of the buildings in Real Estate Projects shall not exceed

30.00 Metre in plain areas and 25.00 Metre including sloping roof in hilly areas. As per the Urban and Regional Development Plans Formation and Implementation Guidelines, 2014 and National Building Code, 2016 hilly areas is any area above 600 Metre in height from mean sea level, or any area with average slope of 30°. Maximum height of sloping roof shall be in accordance with the volume of structure and the same shall not be less than 300 slope of the roof.

The height of the building shall be measured from plinth of the building to the ridge of the roof. The minimum slope of the roof/dormer shall not be less than 300. The colour of the roof shall be in post office red or grey green or any other colour conforming to the colour of the natural roofing material.

13.8.13 Setbacks*:-*

In a Real Estate Project the Block to Block distance shall be 1/3rd of average height of Blocks subject to minimum of 6.00 Meter. Distance of buildings from the adjoining properties and side Set Backs for plain area shall not be less than 1/3rd and for hilly area 1/4th of the height of the respective adjacent Block subject to minimum of 3.00 Meter. All the projections of the buildings including any appurtenant shall be at a

minimum distance of 1.00 Meter from footpath or 2.00 Meter from the roads/ lane.

13.8.14 Structural Stability:-

The Structural Stability provisions including Soil Investigation Report have to be strictly adhered as enshrined under section 31-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) and rule 21 of the Himachal Pradesh Town and Country Planning Rules, 2014. Monitoring of the same shall have to be ensured at each floor level and Completion Certificate in this regard shall be furnished to the Director, Town and Country Planning Department, Himachal Pradesh, Shimla**.**

13.8.15 Environment and Health:-

I. Proper air, light and ventilation to each dwelling unit shall have to be ensured. At least 3 hours sun may be available for each flat during winters. However, if the Water Closets (WCs) and Bath Rooms are not opening on to front, side, rear and interior open spaces, these shall open on to the ventilation shaft. The minimum size of which shall be as under:—

Sl. No.	Height of Buildings(in Metre)	Size of Ventilation Shaft (in Square Metre)	Minimum one dimension of the Ventilation Shaft (in Metre)
1.	Upto 10.00	1.20	0.90
2.	Upto12.00	2.80	1.20
3.	Upto18.00	4.00	1.50
4.	Upto 24.00 and above	5.40	1.80

II. Environmental Condition of sectioning building plans:-

In view of Notification No. S.O. 3999 (E), dated 9-12-2017 of the Ministry of Environment and Forests and Climate Change, Government of India, New Delhi and accordingly further directions of the State Government circulated *vide* letter No. STE- E(3)-4/2016, dated 1-5-2017, Regulations for Environmental conditions for sanctioning Building Plans shall be applicable in to in all the Planning Areas, Special Areas and Deemed Planning Areas in the

State of Himachal Pradesh

13.8.16 Safety measure:-

I. In case of buildings above 15.00 Meter of height, No Objection Certificate (NOC) from the Director, Fire Services or Chief Fire Officer, as the case may be, shall be required only at Completion Stage.

II. The provision of stair cases shall be as per clause 4.6.2 of Part-IV of the National Building Code of India, 2016 *i.e.* minimum of 2 stair cases for floor area of more than 500 M^2. Atleast one of the stair cases shall be on external wall of the buildings and shall open directly to the exterior. Width of stair case shall not be less than 3.00 Meter *i.e.* 1.50 Meter in one flight.

III. Upto 4 storeys plus 1 parking floor, provision for a lift shall be optional. However, for more than 4 storeys plus 1 parking floor, it shall be mandatory requirement. The Promoter has to make provision for power back up for the lift and general lighting within and outside the building at his own cost.

IV. Adequate system of fire hydrants/firefighting systems to the satisfaction of Director General, Fire Services or Chief Fire Officers or the District Level Fire Officer, as the case may be, shall be required.

13.8.17 Rain Water Harvesting:-

Adequate provision for rain water harvesting structure @ 20 Liters per M^2 of the roof top area shall have to be made underground and the same shall be used for the purposes otherthan drinking and cooking.

13.8.18 Parks and open spaces

Area under parks and to lots shall have to be properly developed by providing retaining walls, railings, plantation etc. and amidst the Blocks; proper landscaping of the Real Estate Project area in accordance with the design shall be ensured by the Promoter.

13.8.19 Refuse Chute System

The provision of the refuse chute system in the Real Estate Projects for collection of domestic solid wastes shall be mandatory for the buildings exceeding 5 number of storeys

13.8.20 Existing trees and Plantation:-

I. No construction shall be allowed within a radius of 2.00 Meter from the circumference of trunk of an existing tree and 5.00 Meter from the forest boundary measured from the circumference of trunk of an existing tree.

II. The Promoter shall ensure plantation of trees atleast equivalent to the anticipated population of the area and the same shall have to be monitored by the Director, Town and Country Planning Department, Himachal Pradesh, Shimla. Local varieties of trees with exotic impact and attraction shall have to be planted.

13.8.21 Distance from Natural Drainage:-

The distance from the Highest Flood Level (HFL) along Rivers, Khuds and Nullahs shall be as delineated in the Interim Development Plans/Development Plans and the Himachal Pradesh Town and Country Planning Rules, 2014. No construction shall be allowed in parcel of land prone to floods.

However, if there are nallahs or smaller water bodies flowing through the open land, which is again very common on hills, the promoter have the liberty to channelize these to the sides of site and may even use these for watering the green or parks area.

13.8.22 Distance from Roads:-

Distance of structures from roads shall have to be adhered as under:—

Sl. No.	Name of Road	Distance (in Meter)
1.	National/State Highways/Himachal Pradesh Public Works Department's Scheduled Roads and Bye-passes	15.00
2.	Other District Roads	10.00
3.	Other Roads	05.00

13.8.23 Distance from electric lines:-

Adequate distance from all the electric lines including HT/LT lines as per the requirement

of Himachal Pradesh State Electricity Board Limited (HPSEB Ltd.) Rules, shall have to be maintained. A Self Declaration/Certificate to this effect shall be submitted by the applicant in this regard.

13.9.24 Assessment from power requirement:-

In case power requirement assessment exceeds 50 KW, proper space for installation of Electric Transformer and Transmission Lines of 11 KV shall be provided in the layout plan. The proposed space is to be got verified from the concerned Officer of the Himachal Pradesh State Electricity Board (HPSEB) Ltd. and accordingly report shall have to be furnished**.**

13.8.25 Development of infrastructure and its maintenance

The Promoter shall construct roads, drains, lay electricity lines, sewerage and make provision for disposal of solid waste etc. Suitable site has to be reserved for placement of dumpers. The provision of services infrastructure shall be made through a duct to be constructed on sides of the road. The Promoter has to provide street light poles, each at a distance of 30.00 Meter on either side of the roads. The provision of community water reservoir has to be made in the Scheme. All the infrastructural services shall be maintained by the Promoter till the time a Society is formed and got registered by the residents of the Scheme or Municipal Corporation or Municipal Council or Nagar Panchayat or Special Area Development Authority (SADA) or Panchayat, as the case may be, undertakes the maintenance pursuits of the area.

13.8.26 Control on registration of Real Estate Projects and release of service connections:-

The Sub-Registrar shall not register sale deed of a Flat/Apartment which has been constructed in violation of an approved plan of Real Estate Project. Similarly, the Himachal Pradesh State Electricity Board Limited as well as Jal Shakti Vibhag, Himachal Pradesh shall not release any service connection without obtaining No Objection Certificate for releasing Service Connections, of the Director, Town and Country Planning Department, Himachal Pradesh, Shimla under provision of Section 83-A of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977).

13.8.27 Supervision:-

The registered Architect from the Council of Architecture and Structural Engineer, Graduate in Civil Engineering with 3 years' experience in Structural Engineering and the Town Planner registered from the Institute of Town Planers India shall be competent for supervision of development of land as per provisions of **Annexure-A of Part II** of the the National Building Code, 2016 (as amended from time to time).

13.8.28 Preservation of the Natural Hill Profiles:-

Promoter shall Endeavour to develop the Real Estate Project along the slopes of hill without much disturbance to the natural hill profile. In no case hill cut at any level shall exceed 3.50 Metre**.**

13.8.29 Preservation of local heritage and hill architecture:-

As far as possible local Heritage and Hill Architecture imperatives shall have to be ensured and incorporated in the designs in terms of facades, sloping roof, windows, doors etc. in hilly areas**.**

13.8.30 Urban and regional Developments plans formulations and Implementations (URDPFI) guidelines:-

In case of any clarification with reference to any proviso or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2016 (as amended from time to time) of India shall have to be adhered to**.**

13.9 Regulations for development of barrier free environment for the persons with disabilities in public and semi-public buildings and re-creational areas within the limits of economic capacity

1. **Site Planning:**

a) Every public and semi-public building shall have at least one access to main Entrance/exist to the disabled, which shall be indicated by proper signage.

b) This entrance shall have approach through a ramp together with stepped entry. The ramp should have a landing after 9.00 M run and in front of the doorway. Minimum size of landing shall be 1000 mm x 2000 mm.

2. **Access Path/Walkway:** Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any step. The slope, if any shall not be greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to floor material whose color texture is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons). Finishes shall have a non-slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to common level.

3. **Entrance door:** Minimum clear opening for the entrance door shall be 1000 mm.

4. **Refuge Area:** Refuge area shall have to be provided at the fire protected stair landing on each floor having doorways with clear opening width of 900 mm that can safely hold one or two wheel chairs. The alarm switch should be installed between 900mm and 1200 mm from the floor level.

5. **Parking Provision:**

   1) Surface parking for two equivalent car spaces shall have to be provided near entrance with maximum travel distance of 30 M from building entrance. Width of parking bay shall be minimum 3.60 M.

   2) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

6. **Approach to Plinth Level:**

   1) Ramp shall be provided with non-slip material to enter the building. Minimum clear width of ramp shall be 1800 mm with maximum gradient of 1:12 between

top and bottom of the ramp. Length of ramps shall not exceed 9.00 M having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

2) Entrance door minimum clear opening for the entrance door shall be 1000 mm.

3) For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrails on both sides of the stepped approach similar to the ramped approach shall be provided.

7. Corridor connecting the Entrance/Exit: The corridor connecting the entrance/exit for handicapped, leading directly outdoors to a place where information concerning the overall views of the specific building can be provided to visually impaired persons either by a person or signs shall be provided as follows:

1) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons. The minimum width shall be 1500 mm.

2) In case there is a difference of level, slope ways be provided with a gradient of 1:12.Handrails shall be provided for ramps/slope ways.

8. Lift: For the buildings with more than 15.00 M in height, one lift shall be provided for the wheel chair user with the following clear dimensions:

1) Clear internal depth 1100 mm.

2) Clear internal width 2000 mm.

3) Entrance door width 910 mm.

4) A handrail not less than 600 mm long at 900 mm above floor level shall be fixed adjacent to the control panel. The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more. Operational details of lift shall conform to the National Building Code of India.

9. Toilets: One special toilet shall be provided for use of handicapped with specifications**:**

1) The minimum size shall be 1500 mm x 750 mm. Minimum clear opening of the door shall be 900 mm and the door shall be swinging/ sliding type.

2) Suitable arrangements for vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

3) The Water Closet (WC) seat shall be 500 mm from the floor.

13.10 Regulations for collection of rain water

The collection of rain water from the roof tops of the buildings shall be compulsory where the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) is in operation in the State as, for all the buildings existing or proposed for construction in future and the Guidelines for capturing, storage, integration and distribution of rain water shall be as under:

1. Rain water harvesting tank shall be mandatory in the plots having roof top area of 200 sqmt. & above, with the minimum capacity 20 Liters per Sq.mt. of the roof top area.

2. The Rain Water Harvesting Structures are allowed to be constructed in setbacks below ground level. If the storage is desired at any level above ground level, it has to be away from set-backs within the permitted covered area.

3. The community Rain Water Harvesting Structure shall also be permissible.

4. Proper system for rain water capturing, storage as well as integration and distribution shall be ensured.

5. The stored rain water shall be utilized regularly for non-drinking usages including fire fighting, landscaping, and gardening apart from domestic usages.

6. No water supply connection shall be given to any building till Rain Water Harvesting System is put in place and subsequently operational zed.

7. The minimum capacity of Rain Water Harvesting Structure shall be worked out at the rate of 20 liters per square meter of the roof top area.

8. Violator shall be liable for disconnection of Public Water Supply connection.

9. The owners of existing buildings without Rain Water Harvesting System shall have to install Rain Water Harvesting System within eighteen months after coming into the operation of these Regulations.

13.11 Regulations for installation of communication Tower:-

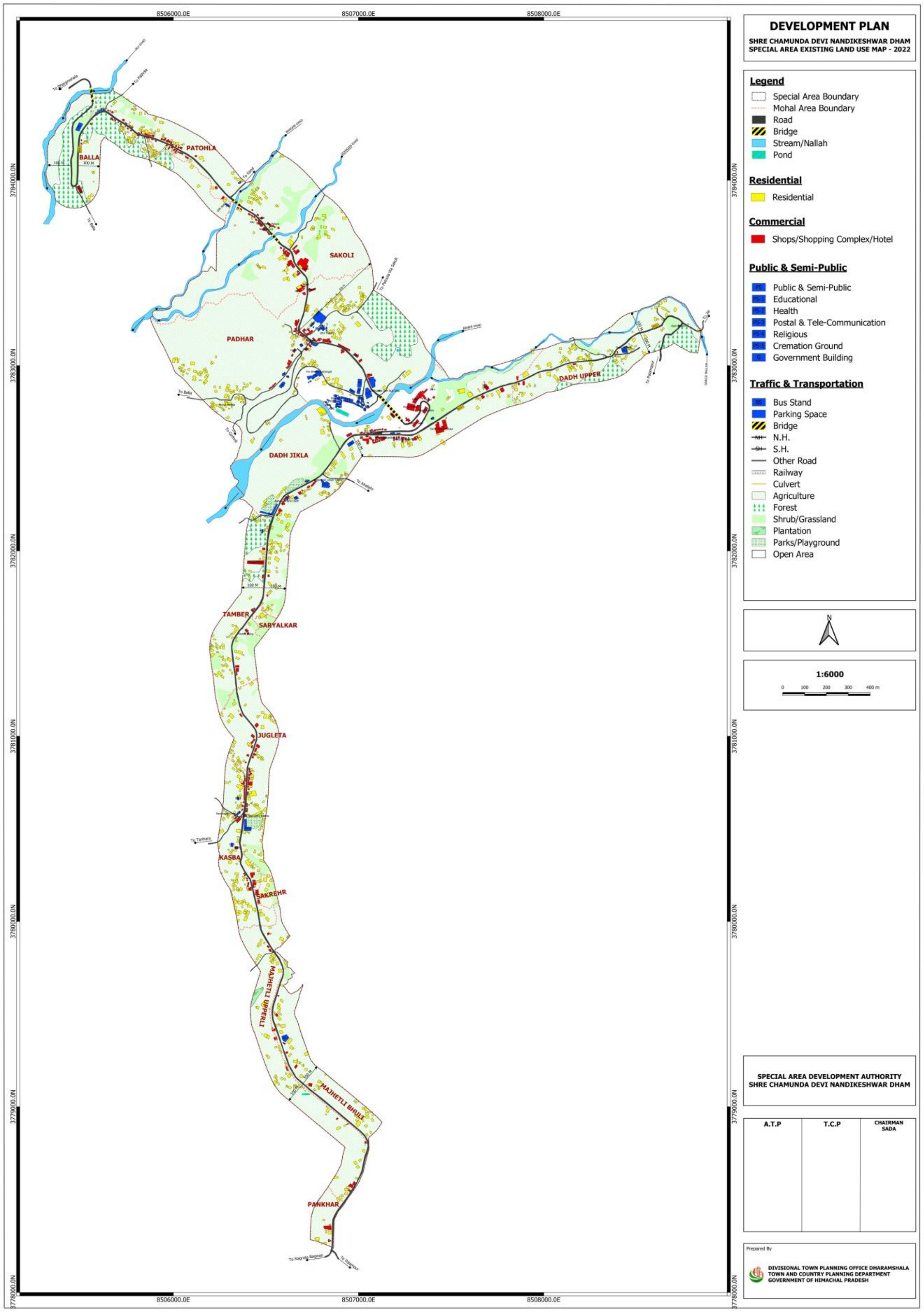
The State Government vide Notification No. DIT.Dev-(T) 2005(Misc)-96 dated 21.06.2017 has notified the revised Policy for setting up of Mobile Communication Tower including Antenna, fabricated Antenna, Antenna fixtures, tower erected on ground to install the telephone lines including transmission lines. This will not include the Antennas installed for domestic purpose, namely Television Antennas or Dish Antennas or Cable Antennas. The same may be referred for setting up of Mobile Communication Towers in Chamunda Special Area.

13.11.1 Regulations for Telecom Service Provider/Infrastructure Provider for setting up of Mobile Communication Tower:-

***NOTE* Regulations as envisaged in the Revised policy for setting up of mobile communication towers in Himachal Pradesh notified vide notification No. No.IT(F)1-1/2020 dated 09 February, 2021 have to be adhered strictly)**

13.12 Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines.

In case of any clarification with reference to any provision or if there is no any specific provision, the provisions as envisaged in the Urban and Regional Development Plans Formulation and Implementation (URDPFI) Guidelines, 2014 of the Government of India or the National Building Code, 2005 of India shall have to be adhered to.


DEVELOPMENT PLAN
SHRE CHAMUNDA DEVI NANDIKESHWAR DHAM SPECIAL AREA EXISTING LAND USE MAP - 2022
Legend
Special Area Boundary
Mohal Area Boundary
Road
Bridge
Stream/Nallah
Pond
Residential
Residential
Commercial
Shops/Shopping Complex/Hotel
Public & Semi-Public
Public & Semi-Public
Educational
Health
Postal & Tele-Communication
Religious
Cremation Ground
Government Building
Traffic & Transportation
Bus Stand
Parking Space
Bridge
N.H.
S.H.
Other Road
Railway
Culvert
Agriculture
Forest
Shrub/Grassland
Plantation
Parks/Playground
Open Area
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SPECIAL AREA DEVELOPMENT AUTHORITY
SHRE CHAMUNDA DEVI NANDIKESHWAR DHAM
A.T.P
T.C.P
CHAIRMAN SADA
Prepared By
DIVISIONAL TOWN PLANNING OFFICE DHARAMSHALA
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF HIMACHAL PRADESH
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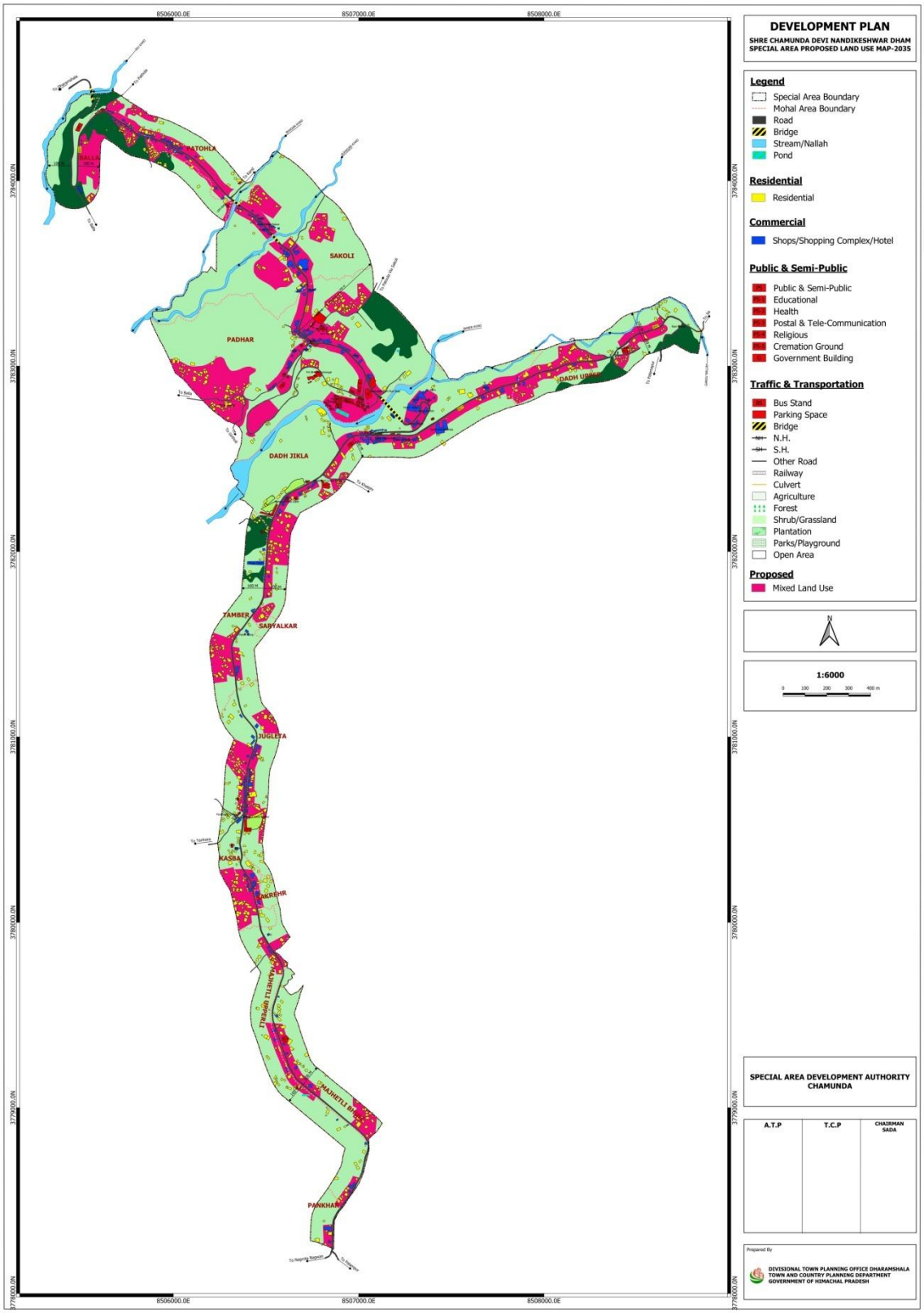
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