

क्रमशः एक सौ पचास प्रतिशत (150%), एक सौ तीस प्रतिशत (130%) और एक सौ बीस प्रतिशत (120%) की दर से प्रभारित की जाएगी।

6. समस्त योजना अनुज्ञा मामलों के लिए जहां हिमाचल प्रदेश अभिवृत्ति और भूमि सुधार अधिनियम, 1972 की धारा 118 के अधीन अनुज्ञा प्राप्त की गई है, वहां उपरोक्त विहित एक सौ पचास प्रतिशत (150%) से प्रभारित की जाएगी चाहे ऐसे मामले उपरोक्त क्रम संख्या 1,2,4 और 5 में प्रवर्ग के अधीन आते हैं।
7. सौ वर्ग मीटर तक के आवासीय उपयोग क्षेत्र वाले प्लॉट हेतु समस्त भवन योजना अनुज्ञा मामलों को उपरोक्त यथाविहित समस्त फीस से छूट दी जाएगी।
8. गरीबी रेखा से नीचे (बीपीएल) कुटुम्बों से, समाज के आर्थिक रूप से कमजोर वर्गों और सरकार द्वारा सौ वर्ग मीटर प्लॉट क्षेत्र तक समय-समय पर अधिसूचित किए गए सामाजिक आवास स्कीम के आवेदकों से कोई फीस प्रभारित नहीं की जाएगी। यह लाभ किसी कुटुम्ब द्वारा केवल एक बार लिया जाएगा। तथापि, यदि प्लॉट क्षेत्र सौ वर्ग मीटर से अधिक है, तो अतिरिक्त क्षेत्र पर फीस प्रभारित की जाएगी।

(ख) उप-नियम (3) के पश्चात् नया उप-नियम (4) जोड़ा जाएगा, अर्थात् :-

- (4) हिमाचल प्रदेश अभिवृत्ति और भूमि सुधार अधिनियम, 1972 के अधीन अनिवार्यता (वास्तविकता) प्रमाण पत्र प्रदान करने के लिए प्रस्तुत प्रत्येक आवेदन के साथ निम्न यथा विनिर्दिष्ट फीस संलग्न की जाएगी :-

क्रम संख्या	प्लॉट क्षेत्र (वर्ग मीटर)	फीस(रु०)
1.	2500 तक	25000 / -
2.	2500 से 10,000	50000 / -
3.	10,000 के ऊपर	1,00,000 / -

आदेश द्वारा,

हस्ताक्षरित / -

(देवेश कुमार),

प्रधान सचिव (नगर एवं ग्राम योजना)।

*[Authoritative English text of This Department Notification No. Tcp-A(3)-1/2023, Dated 18-11-2024 as required under Clause (3) of Article 348 of the Constitution of India].*

## TOWN AND COUNTRY PLANNING DEPARTMENT

### NOTIFICATION

*Shimla-2, the 18th November, 2024*

**No. TCP-A(3)-1/2023.**—WHEREAS, the draft Himachal Pradesh Town and Country Planning (Twelfth Amendment) Rules, 2024 were notified *vide* this Department's Notification of even number dated 27-08-2024 and published in the Rajpatra (e-Gazette), Himachal Pradesh on

27-09-2024 for inviting objection(s) and suggestion(s) from the persons likely to be affected thereby, as required under sub-section (1) of Section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977);

AND WHEREAS, objection(s) and suggestion(s) have been received within the stipulated period by the State Government in this behalf and the same have been considered and rejected;

NOW, THEREFORE, in exercise of the powers conferred by Section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules further to amend the Himachal Pradesh Town and Country Planning Rules, 2014, notified *vide* this Department Notification No. TCP-A(3)-1/2014-I, dated 01-12-2014 and published in the Rajpatra, Himachal Pradesh on 01-12-2014, namely:—

**1. Short title and commencement—**(i) These rules may be called the Himachal Pradesh Town and Country Planning (Twelfth Amendment) Rules, 2024.

(ii) These rules shall come into effect from the date of its publication in the Rajpatra (e-Gazette), Himachal Pradesh.

**2. Amendment of rule 16.**—In rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 (hereinafter referred to as the ‘said rules’),—

(a) For sub-rule (2), the following shall be substituted, namely:—

“(2) Every application submitted under sub-section (2) of Section 15-A or Clause (a) of Section 16 or sub-section (1) of Section 30 or Section 30-A (beyond the limits as specified under Section 30-A) of the Act or the Real Estate Project shall be accompanied by fee as specified below:—

Sl. No.	Component	Unit	Municipal Corporation Limits		Outside Municipal Corporation Limits <i>i.e.</i> adjoining Planning/Special Area Limits	
			Residential Use Rs.	Other than Residential Use Rs.	Residential Use Rs.	Other than Residential Use Rs.
1	2	3	4	5	6	7
1.	Fee for Building permission / sanction / revision of building plan.	M <sup>2</sup> (Built-up Area)	40.00	80.00	30.00	60.00
2.	Fee for addition/ alteration/ re-validation.	M <sup>2</sup> (Built-up Area)	30.00	60.00	20.00	40.00
3.	Fee for approval of Sub-division of land.	M <sup>2</sup> (Plot Area)	30.00	60.00	20.00	40.00
4.	Fee for Change of Land Use from the use as prescribed in	M <sup>2</sup> (Plot Area)	50.00	100.00	40.00	80.00

	the Interim Development Plan/ Development Plan to propose land use or from original use of site, where Interim Development Plan/ Development Plan not prepared.					
5.	Fee for Change of Existing Building Use.	M <sup>2</sup> (Built-up Area)	40.00	80.00	30.00	60.00

**Note.—**

1. The remaining Urban Local Bodies i.e. Municipal Councils and Nagar Panchayats alongwith their adjoining Planning/Special Area Limits shall levy fee @ 90% and 80% of the above prescribed rates respectively.
2. The Special Area Development Authorities (SADAs) comprising of the Industrial Areas of the State shall have the liberty to levy amended and enhanced unitary fee under above components provided that the fee shall not be less than that for MCs.
3. The Special Area Development Authorities designated as Tribal SADAs shall levy fee @ 60% of the above prescribed rates under column No. 6 & 7.
4. All other remaining SADA shall levy fee @80% of the above prescribed rates under column No. 6 & 7.
5. For all plots directly abutting and falling within 100mtr distance from control line of 4-Lane National Highway, other National Highways and State Highways, the above prescribed fees shall be charged @ 150%, 130% and 120% respectively.
6. For all planning permission cases wherein permission under section 118 of the Himachal Pradesh Tenancy and Land Reform Act, 1972 has been obtained, the above prescribed fees shall be charged @ 150%, even if such cases fall under category at Sl. No. 1, 2, 4 and 5 above.
7. All building Planning permission cases for Residential Use having plot area up to 100 Sq. mtr. shall be exempted from all the fees as prescribed above.
8. No fee shall be charged from Below Poverty Line (BPL) families, Economically Weaker Sections (EWS) of the society and from the applicants of Social Housing Schemes notified by the Government from time to time upto 100 M<sup>2</sup> plot area. This benefit may be availed by a family only once. However, if the plot area is above 100 M<sup>2</sup>, the fee shall be charged on the additional area.”

(b) After sub rule (3), the new sub rule (4) shall be added, namely:—

“(4) Every application submitted for grant of Essentiality Certificate under the Himachal Pradesh Tenancy and Land Reforms Act, 1972 shall be accompanied by fee as specified below:—

Sl. No.	Plot Area (m <sup>2</sup> )	Fees (Rs.)
1.	Upto 2500	25000/-
2.	Above 2500 to 10,000	50000/-
3.	Above 10,000	1,00,000/-

By order,

Sd/-

(DEVESH KUMAR),  
Principal Secretary (TCP).**TOWN AND COUNTRY PLANNING DEPARTMENT****NOTIFICATION***Shimla-2, the 18th November, 2024*

**No. TCP-A(3)-1/2024.**—WHEREAS, the draft Himachal Pradesh Town and Country Planning (Thirteenth Amendment) Rules, 2024 were notified *vide* this Department Notification's of even number dated 24-09-2024 and published in the Rajpatra (e-Gazette), Himachal Pradesh on 27-09-2024 for inviting objection(s) and suggestion(s) from the persons likely to be affected thereby, as required under sub-section (1) of Section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977);

AND WHEREAS, objection(s) and suggestion(s) have been received within the stipulated period by the State Government in this behalf and the same have been considered and rejected;

NOW, THEREFORE, in exercise of the powers conferred by Section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules further to amend the Himachal Pradesh Town and Country Planning Rules, 2014, notified *vide* this Department Notification No. TCP-A(3)-1/2014-I dated 01-12-2014 and published in the Rajpatra, Himachal Pradesh on 01-12-2014, namely:—

**1. Short title and commencement.**—(i) These rules may be called the Himachal Pradesh Town and Country Planning (Thirteenth Amendment) Rules, 2024.

(ii) These rules shall come into effect from the date of its publication in the Rajpatra (e-Gazette), Himachal Pradesh.

**2. Amendment of Appendix-1.**—In Appendix-1 of the Himachal Pradesh Town and Country Planning Rules, 2014 (hereinafter referred to as the 'said rules') after serial number II table the following serial number shall be added, namely:—

**II (a) Special Commercial Buildings:**

Apart from the regulations as prescribed for Commercial Use in above table the following regulations shall be applicable for 'Special Commercial Buildings' including Tourism Units.