

**GOVERNMENT OF HIMACHAL PRADESH
TOWN AND COUNTRY PLANNING DEPARTMENT**

No. TCP-A(3)-1/2024

Dated Shimla-2,

24-09-2024

NOTIFICATION

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 proposes to make the following rules 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 1st December, 2014, which are hereby published in the Rajpatra, Himachal Pradesh for the information of the general public;

If any person, likely to be affected by these draft rules has any objection(s) or suggestion(s) against these draft rules, he may send the written objections or suggestions to the Principal Secretary (TCP) to the Government of Himachal Pradesh, Shimla within a period of thirty days from the date of publication of the said draft rules in the Official Gazette of Himachal Pradesh;

The objections or suggestions, if any, received within the above stipulated period shall be taken into consideration by the State Government, before finalizing these draft rules, namely :-

DRAFT RULES

Short title

1. (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.

Amendment of
Appendix-1

2. 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.

(1) Enhanced FAR provisions for Special Commercial Buildings including Tourism Units:

Sr. No.	Plot area (M ²)	Maximum Permissible FAR			Maximum Ground Coverage (%)	Maximum Building Height (M)	Maximum No of Storeys
		Base FAR	Premium FAR	Total FAR			
1	Above 4001 up to 10000	3.5	1.5	5	40%	40	13
2	10001 and above	4	1	5	35%	50	14

Note: The above prescribed maximum permissible FAR provisions shall be applicable subject to the following conditions:

- (i) In Plain areas these regulations shall be applicable only if the slope of land is $< 15^\circ$ and the abutting road width i.e. RoW is more than 18.0 Mts.
- (ii) In Hilly areas these regulations shall be applicable only if the slope of land is $< 20^\circ$ and the abutting road width i.e. RoW is more than 15.0 Mts.
- (iii) The Geological Investigation Report and Soil Testing along with the detailed Structural Design Report duly vetted/audited by Third Party Agency/Institution shall be mandatory.
- (iv) The setback and parking norms and other regulations as already prescribed above shall be applicable.
- (v) Such cases shall be considered by the Competent Authority on special grounds only.

(2) Enhanced FAR provisions for Central Business Districts and Transit Oriented Development Corridors including 4-Lane National Highways, National Highways and State Highways:

Sr. No.	Plot area (M ²)	Maximum Permissible FAR			Maximum Ground Coverage (%)	Maximum Building Height (M)	Maximum No of Storeys
		Base FAR	Premium FAR	Total FAR			
1	Above 4001 up to 10000	5	2	7	40%	60	18
2	10001 and above	5	2	7	35%	70	20

Note: The above prescribed maximum permissible FAR provisions shall be applicable subject to the following conditions:

- (i) The enhanced FAR of 7 shall be permitted only in designated ‘Central Business Districts’ and ‘Transit Oriented Development Corridors’ including the 4-Lane National Highways, other National Highways and State Highways.
- (ii) In Plain areas these regulations shall be applicable only if the slope of land is < 10° and the abutting road width i.e. RoW is more than 24.0 Mts.
- (iii) In Hilly areas these regulations shall be applicable only if the slope of land is < 15° and the abutting road width i.e. RoW is more than 18.0 Mts.
- (iv) The Geological Investigation Report and Soil Testing along with the detailed Structural Design Report duly vetted/audited by Third Party Agency/Institution shall be mandatory.
- (v) The setback and parking norms and other regulations as already prescribed above shall be applicable.
- (vi) Such cases shall be considered by the Competent Authority on special grounds only.

Amendment of 3. In Appendix-2 of the said rules
Appendix-2

(a) In place of the table at Regulation 3, the following table shall be substituted, namely:-

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	2.00	1.00	1.00	1.00	4.00	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	3.00	1.50	1.50	1.50	4.00	
3.	Medium Scale Industries	Above 1000 to 2500	5.00	2.00	2.00	2.00	3.00	
	/flatted factory	Above 2500 to 5000	5.00	2.50	2.50	2.50	3.00	
4.	Large and Heavy Scale Industries/	Above 5000 to 10000	7.00	4.00	4.00	4.00	2.50	
	flatted factory	Above 10000	8.00	5.00	5.00	5.00	2.00	

Explanation — Notwithstanding anything contained in Interim Development Plan and Development Plans prepared for Planning Areas and Special Areas and in areas referred under Appendix-2 appended to these Rules, the provisions contained in this regulation shall apply.

(b) after regulation 4, the following Regulation shall be added, namely:-

“5. Hostels/Dormitory:-

Notwithstanding anything contained any Development Plan/ Interim Development Plan for the time being in force, as applicable in respect of any planning or special area notified under the statutory provisions of the Himachal Pradesh Town and Country Planning Act, 1977 construction of Hostels/dormitory facilities in the Industrial Zone shall be allowed and regulations of the same shall be as per the regulations of the concerned Interim Development Plan and Development Plans.”

By Order,

Devesh Kumar
Principal Secretary (TCP) to the
Government of Himachal Pradesh