

**GENERAL DEVELOPMENT REGULATIONS, BUILDING BYE LAWS AND
PROCEDURE FOR PLAN SANCTIONS**

Regulations/Building Bye Laws are legal tools used to regulate coverage, height, architectural design and construction aspects of buildings so as to achieve orderly development of an area. They are mandatory in nature and serve to protect buildings against fire, earth quake, noise, structural failures and other hazards. Regulations/Building Bye Laws help to avoid encroachments and protect the right of way.

All mandatory Master Plan/ Development Control Regulations regarding use, coverage, FAR, set-backs, open spaces, height, number of stories, number of dwelling units, parking standards etc., for various categories of buildings, including modifications therein, made from time to time, shall be applicable mutatis-mutandis in these Building Regulations. All amendments/ modifications made in these Regulations will automatically be included as part of these Regulations.

1. Jurisdiction of Regulations

These Regulations shall apply to the sub-division of land and building activities in the Nadaun Planning Area. The detail of Revenue villages falling in Nadaun Planning Area is as under:-

Sr. No.	Name of the Revenue Village	Hadbast No.	Area (in Hectares)
1.	Nagarada (Nagar Panchyat)	18/20	72.84
2.	Kot (Nagar Panchyat)	18/21	74.00
3.	Dolee Gharan (Nagar Panchyat)	18/22	23.15
4.	Seri (Nagar Panchyat)	19	61.48
5.	DPF Kuthar	18	31.14
6.	Kuthar	18/24	45.83
7.	Bharmoti Kalan	18/25	98.65
8.	Jalari Saunkhlan	19/32	28.40
9.	Harmandir Mandiala	19/35	57.60
10	Harmandir Rukwalan (Partaly)	19/37	05.06
11	Bela	19/38	193.94
12	DPF Tillu	19/39	87.10
13	Tillu Pratham	19/39	13.32
14	Tillu Khas	19/39	72.96
15	Gagaal	19/40	31.92
-	Total	-	897.39

2. Applicability of Regulations

These Regulations shall be applicable to all building activities and be read in conjunction with the Himachal Pradesh Town and Country Planning Act, 1977 and the **Rules made thereunder**, with regard to the same and as amended from time to time and shall be applicable for a period for which this Development Plan has been prepared, after which these shall be reviewed. Till such time the reviewed Regulations are notified, these will continue to be in force.

2.1 Development and part construction

Except hereinafter or otherwise provided, these Regulations shall apply to all development, re-development, erection and/or re-erection of a building etc. as well as to the design, construction of, or re-construction and additions and alterations to a building.

2.2 In case of part construction

Where the whole or part of a building is demolished or altered or re-constructed, except where otherwise specifically stipulated, these Regulations shall apply only to the extent of the work involved.

2.3 Re-construction

The re-construction in whole or part of a building which has ceased to operate due to fire, natural collapse or demolition having been declared unsafe, or which is likely to be demolished, as the case may be, these Regulations shall apply.

2.4 Existing approved building

Nothing in these Regulations shall require the removal, alteration or abandonment, nor prevent continuance of the lawfully established use or occupancy of an existing approved building unless, in the opinion of the Competent Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property or to the occupants of the building itself.

2.5 Development Permission

No person shall carry out any development or re-development including sub-division on any plot or land (not forming part of any approved layout plan or scheme) or cause to be done without obtaining approval from the Competent Authority for the layout plan.

2.6 Building Permission

2.6.1. No person shall erect, re-erect or make addition/ alterations in any building or cause the same to be done without, first obtaining a separate building permission for each such building from the Competent Authority.

2.6.2 No notice and building permission is required for addition / alterations which do not otherwise violate any provisions regarding building requirements, structural stability, fire safety requirements and involves no change to the cubic contents or to the built up area of the building as defined in Bye Laws, (at the risk and cost of the Owner/Architect/ Engineer/ Structural Engineer) for the following:

- (i) Plastering/cladding and patch repairs, except for the Heritage Buildings where Heritage Conservation Committee's permission is required.
- (ii) Re-roofing or renewal of roof including roof of intermediate floor at the same height.
- (iii) Flooring and re- flooring.
- (iv) Opening and closing windows, ventilators and doors opening within the owners plot. No opening towards other's property/ public property will be permitted.
- (v) Rehabilitation/repair of fallen bricks, stones, pillars, beams etc.
- (vi) Construction or re- construction of sunshade not more than 0.75 Metre in width within one's own land and not overhanging over a public street.
- (vii) Construction or re-construction of parapet and also construction or reconstruction of boundary walls as permissible under Bye Laws.
- (viii) White washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft /mezzanine floor etc.
- (ix) Reconstruction of portions of buildings damaged by storm, rains, fire, earthquake or any other natural calamity to the same extent as existed prior to the damage as per sanctioned plan, provided the use conforms to provisions of Development Plan.
- (x) Erection or re-erection of internal partitions provided the same are within the preview of the Bye-laws.
- (xi) For erection of Lifts in existing buildings in residential plotted development (low-rise). Change/ Installation/ re-arranging/ relocating of fixtures or equipments without hindering other's property/ public property shall be permitted.
- (xii) Landscaping.
- (xiii) Public Art.

- (xiv) Public Washroom, Security Room, Bank ATM, up to a maximum area of 9.00 M² only (permitted in setback area, provided it does not obstruct fire vehicles movement) in plot more than 3000 M².
- (xv) Placing a porta cabin upto 4.50 M² within the plot line subject to free fire tender movement.

2.6.3 Grant, Refusal and Deemed to be Sanctioned

If within the time limit stipulated in the Himachal Pradesh Town and Country Planning Act, 1977 for various categories of buildings specified therein or the Competent Authority fails to intimate in writing to the person, who has applied for permission of its refusal or sanction or any intimation, the application with its plans and statements shall be deemed to have been sanctioned;

Provided that the fact is immediately brought to the notice of the Competent Authority in writing by the person; and

Subject to the conditions mentioned in these Bye-laws, nothing shall be constructed to authorize any person to do anything in contravention or against the terms of lease or titles of the land or against any other Regulations, Bye-laws or Ordinance operating on the site of the work. In case the Competent Authority rejects the application due to any reasons, the applicant can re-submit the building plan alongwith fees and with compliances.

2.7 Already permitted buildings

Where any building permission which has been issued by the Competent Authority before the commencement of these Regulations and where construction is in progress and has not been completed within the specified period from the date of such permission, the said permission shall be deemed to be permitted under these Regulations and shall only be eligible for re-validation thereunder. Accordingly, where the validity of permission has expired and construction has not commenced, such construction shall be governed by the provisions of these Regulations.

3. Procedure for obtaining Permission

3.1 Application and Fee

The application for development of land to be undertaken on behalf of the Union or State Government under Section 28 and under Section 29 by a Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule- 14 of the Himachal Pradesh Town and Country Planning Rules, 2014. The application for development of land to be undertaken under Section 30 by any person

not being the Union or State Government, Local Authority or any Authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be in such Form along with the Specifications Sheet and Schedule attached with these Forms and containing such documents and with such fee as prescribed under Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014. All the applications shall be made online.

3.2 Documents Required

Apart from above, the applicant shall furnish the following additional documents namely:

- (i) Location Plan in the Scale of 1:1000, indicating the land in question, main approach roads, important physical features of the locality/area, important public buildings like School, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
- (ii) Site Plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing drainage and sewerage showing the built up and open area clearly. Site must tally with the shape and dimensions of plot shown in the Tatima.
- (iii) Building plan, showing elevation and section in the scale of 1:100. The architectural drawings duly signed by the licensed and registered Architect/ Planner/ Engineer/ Draftsman alongwith his/her address and Registration number.
- (iv) Recommended notation for colouring of plans: The site and building plans shall be coloured as specified in the table given below. Where items of work are not identified, the colouring notation used shall be indexed

**Table
Colouring of Plans**

Sr. No.	Item	Site Plan	Building Plan
1.	Plot lines	Thick green	Thick green
2.	Existing street	Green
3.	Permission building line	Thick dotted green
4.	Existing work (Outline)	Green	Green
5.	Work proposed to be demolished	Yellow hatched	Yellow hatched
6.	Proposed— (a) Additions/Alterations. (b) Entirely new work	Red Not to be coloured	Red not to be coloured
7.	Drainage	Red dotted	Red dotted
8.	Water Supply	Blue dotted thin	Blue dotted thin

- (v) Copy of Treasury Challan Form vide which requisite fee has been deposited.

- (vi) Latest original Tatima showing Khasra number of land in question, adjoining Khasra numbers from all sides of plot and approach path with dimensions.
- (vii) Ownership documents, i.e. latest original Jamabandi.
- (viii) In the Site Plan, the distance of electricity line, from development as per Indian Electricity Rules, in case any electricity line is passing over or nearby the proposed site be shown.
- (ix) A certificate from the Nagar Panchayat or Gram Panchayat or Development Authority or Local Authority, as the case may be, shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as Public Street shall be submitted. The land surrendered for development of road or path shall either be registered by the Revenue Authority to be as Public Street or the applicant shall give an undertaking that the land surrendered for path shall be used for public purpose.

Important- Total plot area will also include the area surrendered for path so that applicant gets compensation in form of FAR for any land surrendered in public interest

Provided further that the applicant shall be compensated by allowing additional Floor Area Ratio (FAR) in lieu of surrendering the land for public purpose. The extra FAR shall not exceed the area surrendered for public purpose.

- (x) The structural stability certificate shall be submitted by the applicant on submission of planning permission case and at the time of completion of structure duly signed by the registered Structural Engineer.

4. General Regulations

The following General Regulations shall apply to all development activities in the Nadaun Planning Area:-

- 4.1** 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 Regulations 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 subject to the condition that 3.00 Metre wide path abutting one side of the plot will be the basic requirement. If 3.00 Metre wide path is not available at site 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 Metre wide. The construction would be allowed on hereditary owned smaller plots and the Regulation for maintaining minimum plot size/area shall not be insisted on such hereditary owned smaller plots.

4.2 Building Height

4.2.1 The building height shall be the vertical distance measured:-

- (i) In the case of flat roofs from the average level of the front road and continuance to the highest point of the building.
- (ii) In case of pitched roofs upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof.
- (iii) In the case of gables facing the road midpoint between the eaves level and the ridge.

4.2.2. Height Exemptions-The following appurtenant structures shall not be included in the height of building:-

- (i) Roof water tanks and their supports not exceeding 1.00 Metre in height.
- (ii) Ventilating, air conditioning and lift rooms and similar service equipments.
- (iii) Stair covered with mumty upto 2.00 Metre in height.
- (iv) Chimneys, elevators, poles and parapet walls and architectural features not exceeding 1.50 Metre in height, unless the aggregate area of such structures exceeds $1/3^{\text{rd}}$ of the roof area of the building on which these are erected.
- (v) Solar panels installed on the roof.
- (vi) All kind of religious places e.g. Temples, Mosques, Gurudwaras, Churches etc. provided it is so designed and approved by the Competent Authority.

Provided further that the condition of no height restriction shall only be applicable to the structures housing main seat of Deity /Sanctum / Sanctorum and not to the ancillary structures like dharamshala, sarai etc.

- (vii) All such appurtenant structures shall be camouflaged to achieve streamlined aesthetics.

4.3 Natural Nullahs which passes through land involving division shall be developed and maintained according to discharge of water. The minimum distance of building from such Nallahs should not be less than 2.00 Metre.

4.4 Normally the cutting of the natural profile shall not exceed more than 3.50 Metre. However, in extra ordinary cases where hill cut or excavation is more than 3.50 Metre site development Plan showing retaining/ breast wall etc. would be prepared by the Structural Engineer.

- 4.5** Owners should be encouraged to plan the sub-division of entire piece of land. However, part sub-division shall not be refused.
- 4.6** No building shall be erected on slope forming an angle of more than 45°.
- 4.7** The setbacks shall not be applicable to services like electric sub-station, road side infrastructure/facilities such as rain shelters, toilets, landscaping etc.
- 4.8** Minimum building width of 5.00 Metre be ensured without insisting on set backs on smaller plots.
- 4.9** In case of irregular plots or in case of site constraints, uniformity of set backs shall not be insisted. In such case the Competent Authority would consider the maximum ground coverage or minimum open area while approving such cases.
- 4.10** There would be Mixed Land Use in the entire Nadaun Planning Area, however such uses which are obnoxious, hazardous or industries emanating pollution would be restricted. Hence, this will not attract any change of land use fee.
- 4.11** We must understand that the Core Area of Nadaun Planning Area i.e. Nagar Panchayat Area is almost saturated with development and road/street infrastructure. There is hardly any scope of creation of new streets/roads or to increase the width of existing streets. It is significantly important that existing streets and paths are conserved and protected. In the area falling outside Nagar Panchayat, there is possibility and necessity of creation of roads/streets, besides preserving and conserving the existing ones. The Regulations of Core Area i.e. the area falling within Nagar Panchayat Nadaun need to be different from rest of the area.
- 4.12** The following shall not be included in covered area for FAR and Ground Coverage calculations:
- (i) Machine room for lift on top floor as required for the lift machine installation.
 - (ii) Rockery, lift/ lift well, escalator/ traveller well and well structures, plant nursery, water pool, swimming pool at any level (if uncovered), platform around a tree, water tank, fountain, bench, chabutara 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.
 - (iii) Mumty over staircase on top floor maximum 3.00 M height.
 - (iv) Watch and ward cabins of total area not more than 4.50 M² and 6.00 M² with W/C each at entry and exit only, within the property line.
 - (v) Entrance porch, canopies, pergolas, sunshade elements and balconies.
 - (vi) Plinth steps.

- (vii) Area of all staircase(s), Fire Tower/s in high rise/ low rise buildings.
- (viii) Meter Room with HT/ LT panel, DG Room, AC Plant room, CC TV room/ Control room, Fire Control room and similar services area permitted in the setback and shall not be counted in ground coverage in FAR.
- (ix) Service area on habitable floors- like HV AC(Heating, Ventilation and Air Conditioning), MEP installations, Janitor Rooms, AHU Room, Electric room, LT Room, CCTV room, laundry or any other similar services shall be considered free from FAR.
- (x) Solar Panels on mounts at a clear height of 2.00 M maximum from the terrace level to the springing point.
- (xi) Building service shafts like electrical shafts, communication shafts, fire shafts MEP and HVAC shall not be counted in ground coverage and FAR.
- (xii) Male and Female common toilets served by a public corridor shall be free from FAR, but shall be counted in Ground Coverage
- (xiii) Covered Parking Area shall not be counted in FAR but shall account for ground coverage.
- (xiv) One Basement if used for parking, household storage and services.

4.13 Construction other than as is permissible under the Himachal Pradesh Roadside Control Act, 1972 would not be allowed on the controlled width of National Highway Authority of India (NHAI) or Himachal Pradesh Public Works Department (HPPWD). A Front set back of minimum 1.00 Meter would be maintained from the controlled width. The controlled width can be allowed for parking purpose which has to be open to sky or temporary coverings. Front open area shall mean (Controlled width plus 1.00 Meter front set back).

4.14 In open area of setback (other than controlled width) small temple, parking, porch, garage, swimming pool, detached toilets/store, septic tank, other services and stairs would be permissible.

4.15 Sky view impression on the ground should be such that nothing including projections and appendages such as AC outdoor units/sign boards etc. should project on the streets/ roads/ others' land.

4.16 Water, sullage and sewage should also not trickle on the streets or roads. Septic Tank and provision to lay out sewerage service line or connecting with the existing sewerage lines shall be mandatory.

4.17 The height of the room for human habitation shall not be less than 2.75 Metres measured from the surface of the floor to the lowest point of bottom of slab, provided that the minimum headway under any beam shall not be less than 2.40 Metres. The height of floors other than human habitation would be as per the requirement of the facility/use.

4.18 All Commercial/ Public and Semi -Public buildings above 15.00 Metres height shall have the provisions for elevators.

4.19 Risk Vulnerability- Though Beas River flows alongside good part of Nadaun Planning Area but the habitable areas are quite at height of Highest Flood Level (HFL). So entire area is safe from the possibilities of heavy floods in Beas River. Possible threats to Planning Area are road and fire mishaps. Ribbon development has already happened alongside the length of National Highways passing through the Planning Area making it highly vulnerable to road accidents. Nadaun Nagar Panchayat has a very congested old market area which is posed to fire risks. Another disaster risk in Nadaun market is stampede especially during festival times.

4.20 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:-

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

4.21 The applicants shall not be insisted for submission of No Objection Certificate (NOC) from National Highway Authority of India (NHAI) or Himachal Pradesh Public Works Department (HPPWD) or Himachal Pradesh State Electricity Board Limited (HPSEBL) authorities in case building is proposed as per Regulations. The Competent Authority shall ensure that building is sanctioned strictly as per the Regulations.

5. Development Control Regulations

5.1 Residential Buildings:

The layout plan for detached residential building is formulated keeping in view:

- (i) That there should be sufficient sun light and fresh air/ ventilation in the habitable area within the building, when constructed.
- (ii) That there is protection against noise, dust and pollution hazards.
- (iii) That circulation and access is easy and safe from any accident point of view.

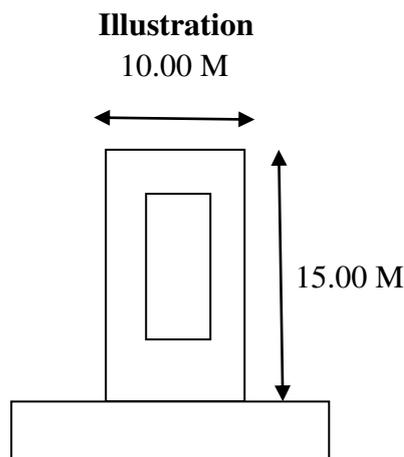
Building Control in Residential Premises

Sr. No.	Plot Area (M ²)	Maximum Ground Coverage %	FAR	Maximum Height (Metre)
1.	30	80	2.00	9
2.	Above 30 upto50	75	2.00	9
3.	Above 50 upto100	65	1.80	12
4.	Above 100 upto250	65	1.80	12
5.	Above 250 upto500	55	1.65	15
6.	Above 500 upto1000	45	1.50	15
7.	Above 1000upto1500	40	1.50	18
8.	Above 1500 upto3000	33.30	1.50	21

Note:-

1. The three stroyed building shall be permitted in the Planning Area irrespective of FAR.
2. The Floor Area Ratio (FAR) means the quotient obtained by dividing the total covered area (plinth area) on all floors multiplied by 100 by the area of the plot.

$$\text{FAR} = \frac{\text{Total covered area of all floors} \times 100}{\text{Plot Area}}$$



$$\text{Total Plot Area} = 15.00 \text{ M} \times 10.00 \text{ M} = 150.00 \text{ M}^2$$

Set backs - Front	= 2.00 M,
Left Side	= 1.50 M
Right Side	= 1.50 M
Rear	= 1.50 M

Built Up Area after leaving Set backs = 11.50 M X 7.00 M = 80.50 M²

Covered Area on one floor = 80.50 M²

Open Area = 150.00 M² - 80.50 M² = 69.50 M²

Floor Area Ratio (FAR) = 1.75

Total Built up Area as per FAR= 150.00 M² X 1.75 = 262.50 M²

Therefore number of storeys = $\frac{262.50 M^2}{80.50 M^2}$ = 3.26

Or say 3 storeys

- 5.2** Construction would be allowed on hereditary owned smaller plots and the Regulation for maintaining minimum plot size/area shall not be insisted on such hereditary owned smaller plots.

Provided that the condition of minimum size of plot shall not be insisted upon for making improvements in the existing plot i.e. making an irregular sized plot to a regular sized plot. Also, No Objection may be provided to the Sub-Registrar for registering land for such plots.

Provided further that the Basement shall not be counted towards FAR, if used for household storage and parking. Basement area shall not extend beyond the ground coverage.

- 5.3** Construction would be allowed on sandwiched plots without any kind of setbacks but no projection should come over the streets/roads, as the case may be.

6. Non-Residential Buildings:

6.1. Commercial Buildings:

6.1.1. Commercial Corridor

There is commercial corridor on Nadaun-Jawalamukhi Road, Nadaun-Hamirpur Road and Nadaun Hoshiarpur Road in the Nadaun Planning Area. All developmental activities should strictly conform to the Regulations without

any kind of relaxation in front open area. However, Norms of side setbacks can be relaxed, on the merit of case.

6.1.2. Market Area

There is dense market area. The already built up area in Nadaun market can be considered for in situ re-development. There won't be any consideration for setbacks in market, but height would be restricted to 12.00 Metres only.

6.1.3. Tourism Units, Lodges, Hostels, Guest Houses

(i)	Minimum Plot Area	500 M ²
(ii)	Maximum Ground Coverage	50%
(iii)	Floor Area Ratio (FAR)	2.00
(iv)	Maximum Height	21.00 Metres

Note:- 10% of the FAR can be used as commercial space/ convenient shopping.

6.1.4. Marriage Palaces

(i)	Minimum Area	2000 M ²
(ii)	Maximum Ground Coverage	30%
(iii)	Floor Area Ratio (FAR)	1.00
(iv)	Maximum Height	15.00 Metres

6.1.5. Community Centre

(i)	Minimum Area	1000 M ²
(ii)	Maximum Ground Coverage	50%
(iii)	Floor Area Ratio (FAR)	1.50
(iv)	Maximum Height	15.00 Metres

6.1.6 Petrol Pump

(i)	Plot Size	1000 M ²
(ii)	Front of the plot should not be less than	30.00 Metres

Note: Petrol Pump shall not be allowed within the Nagar Panchayat boundary.

6.1.7. Shops

- (a) Independent shop/ show rooms (standalone) above 10M² to 30 M²

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|---|--------------|
| (i) Maximum Height | 6.00 Metres |
| (b) Row shops with common wall on two sides above 30M ² to 100 M ² | |
| (i) Floor Area Ratio (FAR) | 1.75 |
| (ii) Maximum Height | 9.00 Metres |
| (c) Row shops with common wall on two sides above 100M ² to 250 M ² | |
| (i) Floor Area Ratio (FAR) | 1.75 |
| (ii) Maximum Height | 18.00 Metres |
| (d) Above 100M ² to 250 M ² | |
| (i) Floor Area Ratio (FAR) | 1.75 |
| (ii) Maximum Height | 18.00 Metres |

6.1.8. Shopping Complex

- | | |
|--|--------------|
| (a) 500 M ² to 1500 M ² | |
| (i) Floor Area Ratio (FAR) | 1.75 |
| (ii) Maximum Height | 18.00 Metres |
| (b) Above 1500 M ² to 4000 M ² | |
| (i) Floor Area Ratio (FAR) | 1.75 |
| (ii) Maximum Height | 18.00 Metres |
| (c) Above 4000 M ² | |
| (i) Floor Area Ratio (FAR) | 1.50 |
| (ii) Maximum Height | 18.00 Metres |

6.2. Public-Semi Public Buildings

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|------------------------------|--------------------|
| (i) Minimum Plot Size | 500 M ² |
| (ii) Maximum Ground Coverage | 40% |
| (iii) FAR | 2.00 |
| (iv) Maximum Height | 30 Metres |

6.3. Educational Facilities

6.3.1. Nursery School

(i) Maximum ground coverage	33.33%
(ii) Maximum FAR	1.00
(iii) Maximum Height	9Metres

6.3.2 Primary School

(i) Maximum ground coverage	40%
(ii) Maximum FAR	1.20
(iii) Maximum height	15 Metres

6.3.3 Higher Secondary School

(i) Maximum ground coverage	35%
(ii) Maximum FAR	2.00
(iii) Maximum height	15 Metres

6.3.4 College

(i) Maximum ground coverage	35%
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Note:

1. In case of the above premises the total area of the plot shall be divided in-

- (i) School/college building area
- (ii) Play field area
- (iii) Parking area
- (iv) Residential and hostel area

2. The maximum ground coverage and FAR shall be calculated only on the areas meant for building.

6.4. Industrial Use:

The Regulations for Industrial use/activities shall be as per Regulations contained in Appendix-2 of the Himachal Pradesh Town and Country Planning Rules, 2014.

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

6.4.1 Minimum area of plot:-

- (a) For small scale industry shall be 250 M² to 500 M².
- (b) For services/light scale industry shall be 501 M² to 1000 M².
- (c) For medium scale industry shall be 1001 M² to 5000 M².
- (d) For large and heavy scale industry shall be above 5000 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 and Himachal Pradesh State Industrial Development Corporation (HPSIDC) or any other Authority prior to coming into force of the Himachal Pradesh Town and Country Planning Rules, 2014.
- (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.

6.4.2 Height of floor/storey:-

The minimum floor/ storey height of industrial building shall be 3.00 Metres 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.

6.4.3 Type of Industry, plot area, minimum set-backs, maximum FAR and maximum height of building:-

The plot area, minimum set-backs, maximum Floor Area Ratio (FAR) and maximum height of building shall be governed by following Table: -

Sr. No.	Type of Industry	Plot area in M ²	Minimum Set Back in Metres				Max. FAR	Max. Height in Metres from Mean Sea Level upto 1000 M
			Front	Left	Right	Rear		
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Small Scale Industries	250 to 500	3.00	2.00	2.00	2.00	1.75	15.00
2.	Services/ Light scale Industries	501 to 1000	5.00	2.00	2.00	3.00	1.50	15.00
3.	Medium Scale Industries	1001 to 5000	10.00	5.00	5.00	5.00	1.25	20.00
4.	Large and Heavy Scale Industries	Above 5000	15.00	7.50	7.50	7.50	1.00	20.00

Note:-

- (i) Minimum width of path/road abutting one side of plot shall be 5.00 M.
- (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) For ancillary uses like security post/room shall be allowed in set-back area i.e. one wall shared with the boundary wall and shall be counted in the Floor Area Ratio (FAR).

6.4.4. Construction of Cellar:-

- (a) Construction of cellar shall not be counted as a storey 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.
- (b) The cellar shall have following requirements:-
 - (i) All the walls shall be kept dead and below the natural ground level except the portion kept for ventilation purpose;
 - (ii) 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.
 - (iii) 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;
 - (iv) The minimum height of the ceiling of any cellar shall be 0.90 M and the maximum 1.20 M above the average surrounding ground level;
 - (v) Adequate arrangements shall be made such that surface drainage does not enter the cellar;
 - (vi) 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;
 - (vii) 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 clause (v) above;

- (viii) 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; and
- (ix) In no circumstances, construction of Toilet, Bath, Kitchen etc. shall be allowed in the cellar.

7. Risk Based Classification of Buildings

In order to mitigate any disasters, risk based buildings have been classified in three categories namely,-

- 7.1 High Risk Buildings
7.2 Medium Risk Buildings
7.3 Low Risk Buildings

Risk Based Classification of Buildings

Sr. No.	Risk	Buildings	Planning Permission Time
1	2	3	4
1.	Residential Buildings		
(a)	High	Group Housing Schemes, above 3 Storey buildings, buildings on slopes more than 30°, any building raised on landfill, reclaimed land, buildings 2.00 M above the Highest Flood Level (HFL) upto a distance of 10.00 Metre, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days.
(b)	Moderate	All 2-3 storey buildings, buildings on slopes above 15° and upto 30°.	Within 30 days.
(c)	Low	Single Storey Buildings Constructed On Slope Less than 15°.	Within 20 days.
2.	Commercial Buildings		
(a)	High	Commercial Shopping Complexes, Multiplexes, Tourism Units, Marriage palaces, Automobile Showrooms, any building raised on landfill, reclaimed land, buildings within the minimum setback from HFL as prescribed in respective DPs, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	Within 60 days.
(b)	Moderate	Double storey shops	Within 30 days.
(c)	Low	Single storey shops	Within 20 days.
3.	Industrial Buildings		
(a)	High	Buildings above two storeys, any building above 10 meters height, any building raised on landfill, reclaimed	Within 60 days.

		land, buildings within the minimum setback from HFL as prescribed in respective DPs, buildings with communication towers and buildings falling under the corridor of HT/LT lines.	
(b)	Low	Single storey buildings of 10 meters or less than 10 meters height.	Within 20 days.
4.	Public and Semi-Public		
(a)	High	All buildings except for the buildings mentioned under Low Risk category	Within 60 days.
b)	Low	Toilets, rain shelters, pump houses and crematoriums.	Within 20 days.
5.	Mixed Land Use Buildings		
(a)	High	All buildings.	Within 60 days.

Note:-

- (i) The High Risk category of constructions will be supervised by the Registered Private Professionals and the Structural Safety Certificate & Design will be submitted by the Registered Structural Engineers.
 - (ii) The Moderate Risk and Low Risk Category buildings would be given fast track approval.
- 8.** Regulations for Solar Passive Building Design, for Development of Barrier Free Environment for the Persons with Disabilities in Public and Semi Public Building & Recreational Areas within the limits of Economic Capacity, for collection of Rain Water Harvesting, for Development of Apartments and Colonies in Real Estate Projects and for Installation for Communication Towers shall be as prescribed in the Himachal Pradesh Town and Country Planning Rules, 2014.

9. Fire and Life safety

The provisions of fire and life safety as enshrined in the National Building Code of India, 2016 shall be applicable to buildings having height of 15.00 Meter or above and having floor area more than 500 M² on any one or more floors and in case of Institutional Buildings it shall be applicable to the buildings having height of 9.00 Meter and above.

10. Relaxations

In the public interest and in the interest of town design or any other material consideration the Competent Authority may relax minimum size of plot, set backs and Floor Area Ratio (FAR). The decision of the Competent Authority shall be final.