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CHAPTER-I

1.1 INTRODUCTION:

Housing which ranks next only to food and clothing amongst basic human needs has always had and continues to have important socio-economic implications. Housing is one of basic requirements for human survival. For a normal citizen, owning a house provides significant economic security and dignity in society. Problem of housing have been more evident, both because of increase in population, exponential increase in land & construction cost and congestion in urban areas resulting deterioration in quality of life. Keeping in view the topography of the State and shortage of land, there is a peculiar situation which requires Development of Integrated Townships. Himachal Pradesh with its calm & severe environment needs careful policy which preserves its ethnic cultural & social set up and at the same time also boost availability of housing stock through public and private sector endeavour.

The Government of Himachal is taking the lead for the increasing supply of high quality real estate through facilitating the development of integrated townships. Consistent with the overall strategy of the state government, it is proposed that the development of integrated townships be done through private, real estate initiatives. Government's role would be to support and facilitate the real estate market operations and to regulate it, only to the extent necessary to realise the objectives. To provide a framework for the development of townships and to regulate the functions of the participants in such transactions, the Government of Himachal Pradesh is in a process to formulate the Himachal Pradesh Integrated Townships Scheme to give impetus to the new order of economy in the State by facilitating the creation of high quality living working environments with adequate infrastructure and services, in the form of suitable integrated townships.

The scheme institutionalises the role of the state government, the developers, and other state level agencies. It is based on the premise that the state government's involvement in the development would be limited to the extent necessary to achieve the public interest objective. The scheme is directed towards achievement of the following objectives:-

- To promote economic development.
- To facilitate the creation of efficient equitable sustainable urban settlements.
- To facilitate public partnerships in urban development.
- To facilitate capacity building in the private sector and in government for urban development.

CHAPTER-II

2.1 NEED FOR SCHEME & OBJECTIVES:

Need for development of integrated townships emerges from the growing requirements of shelter and related infrastructure. In view of the rapid urbanization proves and growing population in the urban areas of Himachal Pradesh, towns like Shimla, Dharamshala, Mandi, Solan, Hamirpur etc. in particular having lot of influx of floating population, as load on existing services of towns has increased to maximum limit. There is a rapid pace of urbanization, increasing migration from rural to urban centres in search of livelihood; mismatch between demand and supply of services at affordable cost and inability of poorer urban shelters to have access to formal land markets in urban areas due to high costs and lower in-comes, leading to a non-sustainable situation. State Govt. goal is **“Housing for all and sustainable urban development”**. This scheme intends to promote sustainable development in the State of Himachal Pradesh with a view to ensure equitable supply of land, shelter and services at affordable prices. So state has vision to develop new satellite towns in nearby area of existing towns.

This scheme also intends to specifically announce the State Government strategy to address a wide range of issues aimed at boosting investment climate in the State by way of creating enabling environment by removing or relaxing legal and regulatory constraints faced by the sector which would help all sections of the society to obtain shelter for themselves , accomplishing the goal of "Shelter for All" with all essential civic infrastructure.

Affordable Housing remains a distant dream for the Economically Weaker Sections (EWS), Low Income Group (LIG). The need for reforms and liberalization in the Housing Sector is a major challenge. This scheme is an attempt to start this process of reforms and liberalization so that affordable housing is created on large scale and reaffirms its commitment to promote affordable houses to Lower Income Group (LIG) especially the Socially and Economically Weaker Sections (EWS) in urban and rural areas.

HIMUDA conducted a Demand Survey to access the housing demand in various towns of Himachal Pradesh. General public of Himachal Pradesh in a show of confidence submitted applications with HIMUDA in thousands for allotment of Flats/Houses/Plots. Further as per mandate of HIMUDA act, 2004 it is duty of HIMUDA to plan and develop land and create infrastructure to meet with the housing needs of different income groups and to provide development schemes for moralizing public & private resources for promotion of Housing colonies and related infrastructure. As HIMUDA is short of funds to take such huge works which will require funding to the tune of crores, so it is proposed to facilitate Public Private Partnership in urban development to provide affordable housing for the economical weaker section (EWS) & Low Income Group (LIG). Therefore, constructing satellite townships is important as all our towns are thickly inhabited and there is no scope for its further expansion. All our urban facilities are getting inadequate due to pressure of

increasing population and to divert this pressure satellite towns are the need of the hour.

The principal objectives of the Integrated Housing Development Scheme are:-

- To promote economic development and sustainability in all dimensions of urban & Rural development.
- To facilitate the creation of efficient equitable sustainable urban settlements.
- To generate and provide employment opportunities to the people of the Himachal Pradesh.
- To facilitate public private partnerships in urban development.
- To facilitate capacity building in the private sector and in government for urban development.
- To provide the affordable housing for the Economically Weaker Section (EWS) & Low Income Group (LIG).
- To divert the flow of migrants from rural to various urban centers/towns.
- Security & safety of individuals with in this living environment.
- To provide & ensure equitable supply of land shelter and services at affordable prices.

CHAPTER-III

3.1 NORMS FOR TOWNSHIP DEVELOPMENT

I APPLICABILITY OF THE SCHEME:

- (1) Himachal Pradesh Township Scheme (Above 40 hectares of land in hiliterrain & above in 50 hectares in plains), 2013 shall come in to force with immediate effect.
- (2) The Scheme will apply to the areas listed below:-
 - (a) Area under the draft/sanctioned master plan of town/region;
 - (b) Area under the peripheral control belt of the master plan of a town/region;
 - (c) All areas covered under Planning and Development Authorities HIMUDA and Municipal Bodies in the State;
 - (d) Any other area notified/approved by the Government. In case there is exist Govt. land adjoining to the proposed township land, the Govt. will provide land to HIMUDA.
 - (f) As far as possible barren land will be used for township. Productive agricultural land will be acquired only if absolutely essential

3.2 TYPES OF SCEHMES WITH AREA REQUIREMENT:

Following types of schemes are envisaged under this Scheme:-

- i) Township Scheme-More than 40 hectare of land in hiliterrain
- ii) & above in 50 hectare in plains
- iii) Special Townships (like Educational Township, Industrial Township, I.T. Township etc., with more than 40 hectares of land.
 - a) Mixed land use on land of closed/sick units in small towns with minimum area of 40 hectares in Industrial areas in Small towns.
 - b) Affordable housing projects on land of sick or unviable units in Industrial areas or elsewhere.

3.3 REGISTRATION OF DEVELOPERS FOR TOWNSHIP SCHEMES:

Registration of Real Estate Developers with the HIMUDA shall be compulsory before they take up development of any new township in the State. Following non-refundable Registration fee shall be payable by the developers.

- i) Shimla Rs. 5,00,000 (Five lac rupees).
- ii) Divisional headquarters towns Rs.2,50,000(two lac and fifty thousand rupees).

- iii) Other towns-Rs.1,00,000(one lac rupees).
- (a) It shall be compulsory for HIMUDA that after receiving of application from the developers, registration certificate is issued with in 30 days.
- (b) For the purpose of registration the developer shall furnish information about this financial resources manpower, experience, office address etc to the local body.
- (c) Registration will remain valid for a period of five years. After the first registration subsequent registration can be done for a block of five years on deposition of fifty percent of the above amount for each such block.

3.4 GUIDELINES FOR DEVELOPERS FOR TOWNSHIPS:

- (i) Any Private Investor such as Private Ltd. Company/Public Ltd. Company/Public Sector Undertakings/ Partnership.
- (ii) The applications for the new Projects shall be received on the basis of advertisements issued by HIMUDA. These advertisements will include Identified Projects by the Govt. of Himachal Pradesh. HIMUDA shall give advertisements in **Giriraj** and in leading Newspapers. The applications shall be scrutinized by HIMUDA and approved by the Government.
- (iii) As the potential sites have been identified on the basis of preliminary reconnaissance only, the interested Private Investors should, in their own interest, visit the advertised sites.
- (iv) The application from registered developers shall be accepted on the prescribed format and shall accompany with the, application fee & requisite documents as mentioned in the **“check list of the documents to be enclosed”** in application format, etc.
- (v) If registered developers are interested to apply for more than one Project, separate application for each Project shall be submitted along with application fee.
- (vi) The application must be complete in all respects, supported with the requisite documents and accompanied with prescribed application fee in prescribed manner payable at Shimla drawn in favour of **“CEO-cum-Secretary HIMUDA”**. The applications shall be assessed on the basis of various parameters viz. Financial Strength, Technical Strength & Project Development Experience of the Bidders.
- (vii) From the effective date of receiving the applications and after receiving the essential documents, a simple letter of authorization to undertake further steps shall be issued by HIMUDA.

3.5 ESSENTIAL DOCUMENTS.

- (a) The developer shall submit the Pre-feasibility Report (PFR) of the proposed Project along with the above mentioned reports.
- (b) The developers shall also submit name with complete address, Tel. No./Fax No. etc. of the promoter Company and the associate companies.
- (c) Details with complete address, Tel. No./Fax No. etc. of the present Directors of the promoter Company and the associates companies.
- (d) Detail of the individual equity share holder(s) with complete address, Tel. No./Fax No. etc.
- (e) The developer shall establish its corporate office in Himachal Pradesh after the allocation of the Project and the proof thereof.

3.6 The Himachal Pradesh Government reserves the right to reject any or all offers without assigning any reason.

3.7 Allocation of marks to developers would be as under:-

- | | | |
|------|---------------------------------|-----------|
| i) | Financial capability | 60 marks |
| ii) | Technical capability | 30 marks |
| iii) | Project Development Experience. | 10 marks. |

Developers offering lowest rate for the construction of EWS/LG flats will be selected for the development of township.

However, to qualify the financial capability, minimum assets (both movable & immovable) should not be less than as given below:-

Land area in hectares.	Minimum Net worth (Rs. In Crores)	Financial Resources minimum turnover (total) in the last 5 years) (Rs. In crores)	Minimum number of technical staff employed/hired for the last one year on projects, Engineers, Architects, MBA & CAs
40	20	120	20
Above 40 to 50	40	160	40
Above 50 to 80	70	250	70
Above 80	100	400	100

Note

- i) A consortium of companies or a joint venture between land owner and Developer Company would also be allowed to develop mini-townships. In

such cases the combined technical and financial requirements of the consortium or the joint venture would be taken into account subject to the condition that the minimum 50% of the criteria mentioned above should be fulfilled by each of the partner to the consortium (with the exception of land owner).

- ii) Experience of the applicant Company along with the previous/present experience of the parent company in the real estate sector shall also be considered for eligibility subject to the condition that of the one of the Directors of the applicant company shall also be the Director of the parent company.
- iii) In the above table, net worth means, “Paid up Capital + Reserves less the losses” (if any).

Turnover	The total amount of gross receipts, from activities in the normal course of business, as per the annual report and as adjusted with any qualifications in the Auditors’ Report.
Net-worth	Net Worth = Subscribed and Paid-up Equity (including Share Premium, if any) + Reserves – Revaluation Reserves - Miscellaneous expenditure not written off -Deferred Revenue Expenditure - Deficit in Profit & Loss Account.

3.8 After the allotment of the Project site(s) the allottee firm shall fulfill the following pre requisite criteria:-

- (a) Furnishing of the Processing Fee (non-refundable) in favour of “CEO, HIMUDA” payable at Shimla. The processing fee for developers shall be Rs.50/- per Sqm. If the developer enhances the area of already allotted Project after Techno Economic Clearance then the developer shall be required to furnish the processing fee afresh at the rate specified above.
- (b) Furnishing of Security charges in the shape of Demand draft (refundable) in favour of “CEO HIMUDA” payable at Shimla. Security charges to be taken from developers shall be in favour of CEO HIMUDA payable at Shimla which shall be as follows:-
 - (i) 40-50 hectares Rs. 15,000/-per hectares in the shape of demand draft.
 - (ii) Beyond 50 hectares Rs. 20,000/-per hectares in the shape of demand Draft.

If the developer enhances the area of already allotted Project after Techno Economic Clearance then the developer shall be required to furnish the security fee afresh at the rate specified above.

3.9 The allottee firm shall have to sign the MOU with the competent authority assigned by the Government of Himachal Pradesh, within a stipulated date, the details of which shall be given in the allotment letter.

- a. If the applicant does not take effective steps to undertake survey and investigation within a period of six months from the date of MOU and after finding the site feasible, does not prepare DPR, the MOU shall be automatically terminated (except to force majeure conditions) after forfeiting the security fee and the site will be allotted to some other applicant.
- b. The Private Investors shall have to stick to the time schedule for the investigations of the Project and submission of the DPR. They shall have to submit Bar Chart/ Critical Path Method/Project Evaluation Review Technique or any other modern techniques in this respect to HIMUDA for scrutiny and monitoring. The progress achieved in this regard shall be reviewed by a committee constituted by the Himachal Pradesh Government for the purpose on quarterly basis. In case of default, the Himachal Pradesh Government shall have the right to cancel the MOU, forfeit the security and allot the Project for further investigations etc. to any other party or take it over itself without paying any compensation to the Private Investor.
- c. The Private Investor shall prepare DPRs and submit the same within a period of six months from the date of signing of the MOU, which shall be accorded Techno-Economic-Clearance (TEC) by a committee to be constituted by the Himachal Pradesh Government before signing of Implementation Agreement (IA).
- d. After the DPRs are submitted, the same shall be examined/approved by Himachal Pradesh Government as may be necessary. Also the Government reserves the rights to modify, delete or add any of the conditions, criteria, at its own discretion and shall be at liberty to cancel the application, if at a later stage it is found that some information has been suppressed or false information has been supplied by the developers about the Project and the firm.
- e. After the DPR is found satisfactory and Techno-economic clearance (TEC) is accorded, the Private Investor (after he completes the pre-requisites) will be called for signing of Implementation Agreement with Himachal Pradesh Government, and with HIMUDA.
- f. The Government of Himachal Pradesh shall sign the Implementation Agreement (IA) with the Developer within a period of nine months from the date of signing of MOU.
- g. Any difference and/or disputes arising at any time between the parties out of the MOU/IA or interpretation thereof shall be endeavored to be resolved by the parties hereto by mutual negotiations, failing which the matter shall be referred to the Arbitrator to be appointed as per the provisions of the Arbitration & Conciliation Act, 1996. However, all disputes shall be settled within the jurisdiction of Courts of Himachal Pradesh.

- h. The developers shall be required to obtain all the statutory/non statutory final clearances from the departments viz. T&CP, Forest, I&PH, HPPWD, Pollution Control Board, & other stake holder Departments, after paying the prescribed fee fixed by these departments, necessary for the implementation of the Project(s) and commence the construction work within the time frame specified in the Implementation Agreement i.e. within six months of signing of the same, failing which the agreement automatically shall stand cancelled. However, extension in this period, which is not due to force majeure reasons, may be allowed by levying an extension fee of Rs. 1,000/- per bigha per month and maximum extension in this case shall be up to six months only and in case of established force majeure conditions up to six months without extension fees subject to the approval by the Government.
- i. The Private Investor shall pay all taxes and duties or other levies etc. to the Government of India/Himachal Pradesh Government as per the statutory rules in force from time to time.
- j. After the financial closure, within the time period of six months specified in the Implementation Agreement, the developers shall submit a copy of the documents submitted to the financial institutions/Banks along with a copy of the loan sanctioned. HIMUDA shall scrutinize the names of promoters/Directors vis-a-vis such names which were there in the Memorandum of Article / Society registration/ Co-operative Society registration/ Partnership deed etc.
- k. The private investor shall undertake the implementation of the Project keeping in view all stipulated quality control measures as well as safety standards and the physical as well as financial parameters (with particular reference to the quantities of various items as well as the associated costs thereof etc.) of the approved DPR. The Private Investor shall allow access to the authorized representative(s) of the Himachal Pradesh Government/HPSEB/ any other Agency authorized by Himachal Pradesh Government to all locations of the Project to ensure compliance in this respect.
- l. Any change in the name and consortium of the Company shall not be allowed from the date of signing of the MOU. It shall be mandatory for an Developer to submit an affidavit stating therein that no change in consortium and name of directors/ promoters have been made. In case of default on the part of Developer, allotted Projects shall be liable for cancellation, and submit their request and other necessary documents required for effecting any change in the name and consortium of the Project.
- m. The Government of Himachal Pradesh may consider the request of developer for changing the name of Company or consortium.
- n. The provision under “The Himachal Pradesh Transfer of land (Regulation) Act, 1968 in Tribal Areas shall be adhered to.

- o i) The land whether the private or Govt. except for permanent structures shall be acquired by HIMUDA, after final selection by Land Acquisition Committee and approval of the Govt. Developer shall also be part of the land selection and negotiation committee and all the payments regarding land acquisition shall be born by Developer and HIMUDA will charge 15% of the land cost as service charges.
 - ii) Land in possession of Developer or having a registered agreement with the land owners can be considered for development of township. If approved by the land selection committee of HIMUDA and further approved by the Govt. In that case land has to be transferred in the name of HIMUDA and agency will charge 10% of the land cost as service charges. Land price shall be as approved by the respective Deputy Commissioner.
 - iii) If necessary or to make the land contiguous for the development of township the Government shall acquire the land for the permanent structures by invoking the emergency clauses under the Land Acquisition Act, 1894 in order to expedite the execution of Projects.
- p. The developer shall inform the local Police Station and the Labour Officer about the details of the Laborers and other work force engaged who are both from within the State, country or outside the country, regularly.

3.10

The developer shall provide minimum 70% employment to the bonafide Himachalis whose names are registered on live register of any employment exchange located in the State of Himachal Pradesh, in respect of all the unskilled/skilled staff and other non-executives as may be required for execution, operation and maintenance of the Project through the local Employment Exchanges or from other than such live register from any where within the state or outside the state, who are bonafide Himachalis or through the Central Employment Cell at Shimla. The Developers shall be required to provide mandatory employment related information to the Labour Department of the Himachal Pradesh Government on the lines of instructions issued by the Himachal Pradesh Government in this regard within one month of signing of the IA and thereafter on monthly basis.

CHAPTER-IV

4. DEVELOPMENT CONTROL REGULATIONS AND PLANNING CONSIDERATIONS

4.1 Township.

- (a) The land should be contiguous in planning area. New scheme should be considered in such areas where road, water supply, power line, sewerage and various infrastructure facilities can be extended without financial burden on the concerned local body & other Government Agencies.
- (i) Applicant should have registered title documents or registered power of attorney or registered development agreement in his favour. No. un-registered document shall be accepted.
 - (ii) No water or power connection shall be released by the concerned agency/department for such areas/scheme which has not been approved by the concerned local body.
- (b) The layout plan of the various proposed schemes should have the planning norms of the land as detailed below:

No	Use Category Name	Description	Minimum Land area by use sub category						
			Residential	Residential EWS/LIG	Commercial	Institutional	Institutional (social infrastructure)	Road	Open spaces
1	2.	3.	4.	5.	6.	7.	8.	9.	10.
1	Residential/mixed used townships	Where Housing is developed as serviced plots or constructed Dwelling Units.	70% (Plotted area 60% for group house & 40% for plotted)	10% of land under Residential land to be allocated.	10% (5% for EWS & 5% for LIG of developed land area(2% of which reserved for Vegetable Mandi /Seasonal Market/Welfare centre etc.	5% of developed area.	1% of developed area.	20% of total area.	10% of the total area.

- c. The Township shall not include land under the forest, water bodies, land falling within 100m from (having the level the HFL) the HFL of the major lakes, dams land falling within 200m from the official boundary of Historical Monuments and places of Archaeological importance, Archaeological Monuments, Heritage Precincts, other restricted areas.
- d. The Township scheme shall have a minimum of 15m-approach road from any National Highway, State Highway, MDR, ODR or any other road area network/sector roads/master plan roads. The Developer shall provide a proper bituminous road with 5.5meters width or surrender the road or procure the required strip of land and surrender the same to the local body alongwith the amount for construction of the road by the local body.

- e. For Township global FAR for the entire gross area of scheme shall be 1.75 However the individual plots can be allowed maximum FAR as per Building Regulation but not exceeding 2.4.
- f. Any two or more schemes of different persons/companies may be clubbed together with the consent of all the parties and approved as a single scheme subject to minimum limit of clubbed area as 10 hectares.

4.2 SPECIAL TOWNSHIP SCHEMES (MINIMUM AREA 10 HECTARES)

N	Use Category Name	Description	Minimum Land area by use sub category						
			Residential	Residential EWS	Commercial	Major economic activities	Institutional (social infrastructure)	Road	Open spaces
1	2	3	4	5	6	7	8.	9	10.
1	Special Township like Tourism ,I.T. etc.	Such parks of IT,ITES, Research Centre, Tourism related activities etc. alongwith residential activities.	20% (Plotted area)	5% of land under Residential land to be allocated .	3% of developed land area(2% of which reserved for Vegetable Mandi /Seasonal Market/Welfare centre etc.	40% of developed area.	1% of developed area.	20% of total area.	15% of the total area.

- 4.2.1** The broad technical and financial parameters as mentioned at para 4 shall be applicable in such cases also.
- 4.2.2** The broad parameters for industrial township shall have maximum Saleable area allowed-65% out of which
- Area for Major economic activities-40% to 45%
 - Residential-20%(including 5% of residential area for EWS.LIGH housing).
 - Commercial purpose-3%.
- 4.2.3** Facilities/Services/Open/Road area-35% out of which facilities area-10%,Open area-5% and area under roads-20%.
- 4.2.4** Minimum width of roads-18 meters width up to length of 400meters,24 mts or more if length is more than 400meters).
- 4.2.5** Incase the area for roads exceeds 20% the saleable area (65%) will be reduced proportionately.
- 4.2.6** All internal development to be carried out by the developer.
- 4.2.7** As regards the other special townships like tourism, IT etc., a maximum of 20% of the total area would be allowed for residential activities and

supporting social infrastructure. Detailed parameters would be approved on a case-to-case basis by the State Government.

- 4.2.8** All the development works shall be completed by the developer within a period of 5 years
- 4.2.9** However the time period can be extended by HIMUDA by another one year on payment of penalty of 10% of the conversion charges by the developer and for another one year by the State Government on payment of another 10% penalty charges.
- 4.2.10** Mixed Land use including Housing in Industrial Areas in Small Towns (Population of up to 10,000 as per 2001 Census)
- Large chunks of land are lying vacant in some of the industrial areas in smaller towns mainly on account of six/closed units for more than 10 years and with no revival package/plan sanctioned for such units. In order to fulfill housing requirements of small towns where the population is 10,000. as per 2001 census, conversion of such big chunks of land with each plot having more than 10 hectares of area may be considered for mixed land use including residential plotting. In such schemes minimum 30% area shall be kept for internal roads, open area, services and other facilities since some common facilities have already been provided at the level of the concerned industrial area. All internal and external development works shall be carried out by the developer/owner. Conversion charges for such mixed land use/residential schemes shall be decided by Industry Department.
- 4.2.11** Affordable Housing in Industrial Areas or Elsewhere.
- i) In case of sick industrial units in industrial area, which are lying closed for the last over 10 years and for which there is no sanctioned revival scheme the surplus land may be allowed to be used for housing for economically weaker sections (EWS) and low-income groups (LIG). At least 40% of the total plot area should be put to such use, out of which at least 50% area should be kept facilities/open area. The approval of such low-cost housing would be granted by the HIMUDA. The balance 60% of the industrial plot area can be used for other purposes.
- 4.2.12** The developer developing the colony shall maintain the colony and perform all municipal function upto 5 years from the completion of the project or till such time an urban local body or civic agency is constituted by the Government for the purpose which is earlier.

4.3 LAND USE ZONING IN HAZARD PRONE AREA

In Natural Hazard prone areas namely the earthquake prone zones as per IS 1893 and IS 4326 the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Following has been adopted from the existing General Development Control Regulations (GDCR).

Sr.No	Zone.	Type of development for which it is primarily	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted.	Remarks.
1.	Residential	a) Residential Dwellings, Play fields, gardens, gymnasium, swimming pool etc.	a) L.P.G., Cylinder delivery centre for the domestic consumption, coal depot, etc. on ground floor of building used for permissible nonresidential use. club house, wadi, party plot, petrol pump with or with out service station, garages etc.	Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail etc	a)All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase.
		b) Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory.	b) Development Activities related to tourism sponsored / recommended by tourism Department of Government. Development activities related to Information Technology.		a) Club house, party plot, wadi, community hall, auditorium, town hall, public assembly shall be permitted as specified in note under this table.
		c)The part of residential building may be permitted to use as office in case of professional requirements such as advocates ,doctors, architects ,engineers ,chartered accountants etc. bank, public buildings, educational institutions, such as secondary, high school, college, technical and vocational educational institutions, research institutions, library, community hall, auditorium, town hall.			
		(d)Cottage industries not involving use of or installation of			

		any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc. provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats, service establishment (residential) light home workshop etc. lodging house boarding house,etc. Commercial uses such as shopping / commercial centre, restaurants, hotel, hostels, indoor hospital, nursing home, surgical hospital etc.			
2.	Residential for EWS.	a) Residential Dwellings, Play fields, gardens, etc.	a) L.P.G., Cylinder delivery centre for the domestic consumption, coal depot, etc	a) Gymnasium, swimming pool.	a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase.
		b) Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory. b)Daily shopping, grocers, vegetable and fruit markets	b)Daily shopping, grocers, vegetable and fruit markets	b) Offices in case of professional requirements such as advocates ,doctors, architects ,engineers, chartered accountants etc. bank, public buildings, educational institutions, such as secondary, high school, college, technical and vocational educational institutions, research institutions, library, community hall, auditorium, town hall.	
		c)Cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc. provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats,	c) Garages may be provided	c) Lodging house boarding house, etc. Commercial uses such as shopping / commercial centre, restaurants, hotel, hostels, indoor hospital, nursing home, surgical hospital etc. subject to provisions of regulation XXXXX (width	

		service establishment (residential) light home workshop etc.		of the road to use)	
				d) Club house, wadi, party plot, petrol pump with or without service station, etc.	
				e) Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental	
3.	Commercial	a) Retail commercial use such as Retail shops, Restaurants, Boardings, lodging, Hostels, Maternity homes, Clinic /Commercial Centre, professional office, Banks, Hotels, Public Buildings, Educational Institutions such as secondary high schools, colleges, technical & vocational educational Institutions, libraries, Indoor hospitals, Nursing Homes, Service Establishment, Club House, Community Hall, Wadi, Party Plot, Town hall, Petrol Pump with or without service stations, garage and light home workshops and cottage industries not involving use of or installation of any machinery driven by power of any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc., L.P.G. cylinder delivery centre for domestic consumption, coal depot etc. on ground floor or	a) Cinema, video hall, news paper, printing press, Timber Stock yard (lati), Junk Yard (Kabaddi), Saw Mill, residential dwelling. Provided that some home occupations and cottage industries shall not be permissible in the tenement dwellings or flats. Development activities related to tourism, sponsored/recommended by tourism corporation of Government Development activities related to Information Technology.	a) Obnoxious and hazardous uses, and non-hazardous industries, hospitals for infectious and contagious diseases, mental hospital, jail.	a) Residential use is permitted but regulations of commercial development shall be applicable.

		building used for permissible non-residential uses.			
		b) Wholesale market and their ancillary uses, ice factory and cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, steel stock yard.			
4.	Commercial for EWS	a) Retail commercial use such as Retail shops, Fruit and Vegetable markets, Restaurants, Boardings, lodging, Hostels, Maternity homes, Clinic /Commercial Centre, professional office, Banks, Hotels, Public Buildings, Educational Institutions such as secondary high schools, colleges, technical & vocational educational Institutions, libraries, Indoor hospitals, Nursing Homes, Service Establishment, Community Hall, Wadi, Party Plot, Town hall, Petrol Pump with or without service stations, garage and light home workshops and cottage industries not involving use of or installation of any machinery driven by power of any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc., L.P.G. cylinder delivery centre for domestic consumption, coal depot etc. on ground floor or building used for permissible non-residential uses.	a) Cinema, video hall, news paper, printing press, Timber Stock yard (lati), Junk Yard (Kabaddi), Saw Mill, residential dwelling. Provided that some home occupations and cottage industries shall not be permissible in the tenement dwellings or flats.	a) Obnoxious and hazardous uses, and non-hazardous industries, hospitals for infectious and contagious diseases, mental hospital, jail.	a) Residential use is permitted but regulations of commercial development shall be applicable.
		b) Wholesale market and their ancillary uses, ice factory and cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, steel stock yard, timber stock yard (lati), Junk yard (Kabaddi), Saw Mill, stone cutting and polishing industries.			

5.	Institutional	a) Schools, Colleges, Educational Buildings, research institutions, hostels, boarding houses, staff quarters, Banks, canteens, sports complex gymnasium, dispensary, auditorium, library	Retail shops & restaurants as a part of educational institute. Development activities related to Information Technology.	All other uses not mentioned in column 3 and column 4.	
		b) Hospital, Nursing Home, Doctor's clinic, Dispensary, Maternity home, Xray clinic, Radiology centre, Diagnostic centre, Blood Bank , Pathology laboratory, Medical research centre, Health treatment centre, Medical staff hostels, Staff quarters,	Bank & Restaurant as a part of Medical institute, Auditorium for hospital use. Development activities related to Information Technology.		
		c) Canteens, as a part of Medical institute, Medicine shops, Health instrument shops, Library, Surgical hospital, Centre for Health care related activities.			
		d) Government and semi Government buildings and their activities, Autonomous bodies and public sector undertaking buildings and activities like G.H.B. university, L.I.C. and A.P.M.C. etc. Non government organisation buildings, registered charitable trust building or education, medical, health, religious and public welfare activities. Development activities related to tourism, sponsored/ recommended by Tourism Corporation of Government.	Building of Public Utility and Services and assembly buildings including swimming pool, auditorium, club, stadium, theatre etc. Open space proposed for party and marriage ceremony and amusement and recreational activities. Office buildings, business building and mercantile building.		
6.	Institutional (BasicSocial Infrastructure)	a)Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory.	Retail shops & restaurants as a part of educational/medical facilities	All other uses not mentioned in column 3 and column 4.	
		b)Banks, public buildings, educational institutions, such as secondary, library, community	Open space proposed for party and marriage ceremony and amusement and recreational activities.		

		hall.			
7.	Industrial	All Industries except obnoxious and hazardous industries as mentioned in Appendix-C.	Public buildings, public utility service buildings, place of public entertainment, offices. Technical institutions for research and development pertaining to concerned industries. Medical Centres.		
		Development activities related to tourism, sponsored/recommended by tourism corporation of Government Development activities related to Information Technology.	Transport terminals for goods and passengers, petrol pumps with garages and service stations, parking taxies, scooter and cycle stand, junk yard.		
		All types of light industries service industries, workshops, newspaper offices with printing press and necessary uses, small factories, ware house shops co-operative stores, wholesale business and godowns, business buildings, commercial establishments, hotels and restaurants stone cutting and polishing.	Development activities related to tourism sponsored recommended by tourism corporation of Government.		
		Residential buildings for industrial workers and or other public utility service.	Restaurants & Retail shops as part of industries. Recreational use and open space.		
8.	Functional Open Spaces/Agriculture Zone	Recreation of any type, Residential accommodation and shops incidental to recreation, golf courses, aquarium, natural reserve and sanctuary, race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive-in-cinema, party plots, recreational use of water park.	Institutional Buildings, govt., semi govt. buildings, Buildings of public sector undertakings, Garden houses, petrol filling station, educational and Medical institutions (excluding infectious and contagious diseases, mental hospitals), Training and research centres, building for autonomous bodies related to their activities statutory organizations, convention centres.	Slaughter houses, Dumping of solid industrial waste	
		Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy	Hotels as per norms notified by the tourism Corporation of Gujarat	All other uses not mentioned in column 3 and column 4.	

		Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than 4000 sq. m. Agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot, uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centre, for agriculture purposes wayside shops, restaurant, ice factory & cold storage, go downs and warehouses subject to N.O.C./approval & conditions laid down by warehousing corporation/ FCI/ Appropriate Govt Semi Govt. Department,			
		Development activity related to tourism sponsored/recommended by tourism Department of the Government	Petrol pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail.		
9.	Gamtal and Gamtal Extensions	As recommended by the master plan for the applicable area			
10.	Nallhas, Natural water courses, drains, water bodies such as talavs, kins, lakes, etc. and buffers/green areas as prescribed in the master plan.	Embankments, gats, gardens, parks, walk ways, jogging tracks, bicycle tracks, golf courses.	temporary restaurants/small retail vendors in designated hawker spaces.	All other uses not mentioned in column 3 and column 4.	
			Car, two-wheeler and bicycle parking in designated spaces		

4.4 ROAD NETWORK

- (a) **Approach/main road:** 15mtrs.Road width for townships schemes & 18mtrs. for special townships .
- (b) **Collector street:** Streets for collecting and distributing traffic from and to local streets and also for providing access to approach/main roads. having free frontage access but no parked vehicles
- (c) **Local street:** Street for access to residence, business or other abutting property, having necessary parking and pedestrian movement.
The Master Plan for the applicable area will lay out the main road/approach road. This alignment must be demarcated and handed over to the relevant authority. This alignment is final and binding and cannot be changed. The developer will include sub-arterial, collector and local roads in his layout.

Table 5 Road design speeds

Sr. No.	Type of Roads.	Width in Mtrs.	Design Speed (Kph) .
1.	Approach road/main road.	15 to 18	60
2.	Collector Street.	9.5	40
3.	Local Street.	7.5	30.

Note:- Road space standard, carriage ways, Pedestrian Network, widths as per IRC standards.

4.4.1 Topology pattern to be provided for future provisions:

The road network will have the topology of a grid so as to

- Provide alternate routes of movement,
- For ease of provision of infrastructure services and
- For reducing vulnerability to disasters.

4.4.2 NMV & Pedestrian Networks

The townships must have an independent network of movement for non-motorized vehicles and pedestrians integrated with the network for vehicular movement, transportation stops and terminals. These must be well connected with the locations of EWS housing and EWS commercial also. Existing nallahs, drains, village roads, sides of water bodies may be utilized for this purpose.

Besides these all roads in the township shall have foot paths on both ends within the right of way. The width of the footpath shall be as prescribed in Section-4 of the infrastructure norms.

4.5 Electricity

- (i) In the Township Scheme the developer should provide for a plot of land (approx. 1000 to 1500 Sq.mtrs.per 20hectares) at a suitable location to the electricity authorities at no cost so that the electric sub-station for the

township can be set up. The plot area will be considered in facilities area of the layout plan.

- ii) The development of electrification, power network and power load requirement any township area shall be in accordance with the norms, rules & regulations of State electricity agency. After the completion of the electrification work, the developer shall handover the complete system to the concerned State Electricity agency.
- iii) Street Lights-All the roads having width above 24meters shall have a divider as well as the street poles fixed on the divider having provisions of underground cabling. Other roads will have single light poles erected on either side of the illumination levels of the roads shall be as per the standard of local electricity company/National Building Code. After the completion of the street light work, the developer may handover the complete system to the ULB /Local Electricity Company or to any other maintenance company.

4.6 Water Supply

- i) All the water lines should be underground having a provision of providing connections to the plot-holder. The sizes of water pipe should be as per norms laid down by competent authority (I&PH Himachal Pradesh norms).
- ii) The township should have underground water tank as well as overhead water tank as per I&PH Himachal Pradesh norms. The township should also have provision for Telephones, Gas pipelines etc.
- iii) The complete water supply shall be in accordance with the technical guidelines of the I&PH Himachal Pradesh.
- iv) After the completion of the water supply scheme, the developer may handover the laid distribution and storage system to the I&PH/ULB/private operator.

4.7 Sewerage & Drainage

- i) All the plots in the Township scheme should be well connected with the underground sewerage line with proper slope, with a permission of sewerage treatment plant (STP) in the Township scheme. It is mandatory for the developer to establish and operate STP in the township. Recycling of treated waste water for gardening and flushing (as per norms of Environment) should also be provided for.
- ii) The sewerage line should normally be located close to the boundary wall of the plots (within about 10ft.) with a provision for connection from plots.

4.8 Horticulture & Plantation.

All roads should have plantation tree guards on both sides having minimum two trees per plot subject to minimum of 30 trees per acre of the gross area. Trees of heights more than 5ft. should be planted. All the parks should be developed by the

developer and maintained by the developer till the Township scheme is complete and handed over to the ULB or to the Resident Welfare Association/Society.

4.9 Solid Waste Management.

The developer must submit a detailed plan for the disposal of solid waste management and ensure its implementation till the Scheme is handed over to the ULB/Resident Welfare Body or any other entity.

4.10 Construction of Dwelling Units.

The developer shall develop and construct at least 10% dwelling units of the total units/plots in the township (more than 10 hectares) schemes.

4.11 Solar Heating System.

In the proposed scheme solar heating system shall also be provided as per the provisions of prevailing building regulations or as per the provisions in this regard made from time to time.

4.12 Urban Design

The urban form, height and bulk within the township shall concur with the following parameters.

4.12.1 Consistency in Character.

Homogenous grain

Similar size plots must be aligned together along roads of similar widths. However these may vary with varying use categories. As a general principle it will be preferable to have smaller plots on roads of smaller ROW and bigger plots on roads of bigger ROW.

4.12.2 Homogenous Building Typology

Buildings aligned along a street may have common build-to-line, height and façade treatments to lend a consistent character to the space.

4.12.3 Consistent Landscaping

Continuous green ways interlinking water bodies and other recreational areas may be considered.

4.12.4 Consistent Street Design

Streets of varying ROW must have uniform character in terms of street design, furniture, landscaping, etc and must include pedestrian pathways and bicycle tracks.

4.12.5 Set backs and margins

Margins, setbacks and build-to-line will be as specified in the Master Plan for the 'applicable area'.

4.12.6 Building Height

The building height will be determined based on the disaster mitigation measures the developer is willing to undertake such as the fire resistance and fire fighting measures prescribed by the National building Code 2005 part 4 relating to fire and life safety.

4.12.7 Parking & Street Design

All parking requirements of the township will be taken care of within the township and no free on-street parking will be allowed on any arterial road and the development authority will have the right to capture parking rights on the street. As a principle on-street parking will also be discouraged on sub-arterial and collector roads also. If provided, these will be clearly high-lighted in the street design drawings and will be on chargeable basis.

4.13 DRAFT BUILDING PERFORMANCE NORMS

4.13.1 Buildings & Infrastructure

4.13.2 Minimum Clearances from Trunk Infrastructure

4.13.3 Minimum Clearances from Electrical Lines

Clearances to be provided between any development or part thereof and electrical lines shall be in accordance with provisions of the Indian Electricity Rules, 1956.

4.13.4 Minimum Clearances from Petroleum Pipelines

Clearances to be provided between any development or part thereof and petroleum pipelines shall be in accordance with provisions of the Petroleum Pipelines (Acquisition of Right of User in Land) Act, 1962.

4.13.5 Architectural Elements

Minimum Clearance Height in Developments, Railings, Staircases & Signage and Hoardings, Parking, Lighting, Ventilation, Heating and Air Conditioning, Waters Supply, Sanitation, Drainage, Electrical In structure, Lifts and Escalators, Accessibility, will as per TCP norms & national building code of India.

4.14 Structural Safety

4.14.1 Applicability

The following structural and seismic safety regulations shall apply to all new developments .

4.14.2 Additions and Alterations to Existing Developments

An alteration or addition to an existing development that is not structurally independent shall be designed and constructed such that the entire structure conforms to the structural and seismic safety requirements for new developments, unless the following three conditions are complied with:

1. The alteration or addition complies with the requirements for new developments.
2. The alteration or addition does not increase the seismic forces in any structural element of the existing development by more than 5% unless the capacity of the element subject to the increased force is still in compliance with the requirements for new developments.
3. The alteration or addition does not decrease the seismic resistance of any structural element of the existing development unless the reduced resistance is equal to, or greater than, that required for new developments.

4.14.3 Change of Use of Developments or Part of a Development

When a change of use results in a structure being reclassified to a Higher Importance Factor (I) as defined in the IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)", the development shall conform to seismic requirements for a new development with the Higher Importance Factor.

4.14.4 Design for Structural and Seismic Safety

4.14.5 Design Standards

The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to:

- a. The provisions of the National Building Code of India, Part VI - Structural Design (Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete and Section – 6 Steel), and,
- b. The following Indian Standards:

4.14.6 Structural Safety:

1. IS: 456: 2000 "Code of Practice for Plain and Reinforced Concrete"
2. IS: 800: 1984 "Code of Practice for General Construction in Steel"
3. IS: 801: 1975 "Code of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction"
4. IS: 875 (Part 2): 1987 "Design loads (other than earthquake) for Development and structures" Part 2 Imposed Loads
5. IS: 875 (Part 3): 1987 "Design loads (other than earthquake) for buildings and structures" Part 3 Wind Loads
6. IS: 875 (Part 4): 1987 "Design loads (other than earthquake) for buildings and structures" Part 4 Snow Loads
7. IS: 875 (Part 5): 1987 "Design loads (other than earthquake) for buildings and structures" Part 5 Special loads and load combination
8. IS: 883: 1966 "Code of Practice for Design of Structural Timber in Building"
9. IS: 1904: 1987 "Code of Practice for Structural Safety of Buildings: Foundation"
10. IS: 1905: 1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls"

11. IS: 2911 (Part 1): Section 1: 1979 “Code of Practice for Design and Construction of Pile Foundation” Section 1:
 - Part 1: Section 2 Based Cast-in-situ Piles
 - Part 1: Section 3 Driven Pre-cast Concrete Piles
 - Part 1: Section 4 Based Pre-cast Concrete Piles
 - Part 2: Timber Piles
 - Part 3: Under-Reamed Piles
 - Part 4: Load Test on Piles

4.14.7 Seismic Safety:

12. IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
13. IS: 13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces – Code ‘of Practice"
14. IS: 4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second `Revision)"
15. IS: 13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
16. IS: 13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines"
17. IS: 13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"

4.14.8 Land Slides:

20. IS 14458 (Part 1): 1998 “Guidelines for Retaining Wall for Hill Area: Part 1 Selection of Type of Wall”
21. IS 14458 (Part 2): 1997 “Guidelines for Retaining Wall for Hill Area: Part 2 Design of Retaining/ Breast Walls”
22. IS 14458 (Part 3): 1998 “Guidelines for Retaining Wall for Hill Area: Part 3 Construction of Dry Stone Walls”
23. IS 14496 (Part 2): 1998 “Guidelines for Preparation of Landslide – Hazard Zonation Maps in Mountainous Terrains” Part 2 Macro-zonation.

Note: Whenever an Indian Standard including those referred to in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that Code.

4.15 Fire prevention and safety

Any reference in these regulations to the National Building Code shall be taken to mean the latest edition of the National Building Code of India, 2005, Part IV: Fire and Life Safety. The following terms used in these regulations should be taken to have the meaning ascribed to them in the National Building Code of India, 2005, Part IV: Fire and Life Safety.

- a. Combustible Material
- b. Fire Load
- c. Fire Resistance
- d. Fire Separation
- e. Floor Area Ratio
- f. Fire Separating Wall
- g. Automatic Fire Detection and Alarm System
- h. Dry Riser
- i. Emergency Lighting and Emergency Lighting System
- j. Fire Exit

- k. High Rise Building
- l. Occupancy or Use Group
- m. Travel Distance

4.15.1 Structural Fire Precautions

1. Every part of a building specified below must be constructed of non-combustible materials.
 - A floor separating two parts of a building which are in different occupation or are used for different purposes.
 - A wall separating two parts of a building which are in different occupation or are used for different purposes.
 - A floor or wall separating different compartments of the building.
 - A wall separating a lift well from the remainder of the building.
 - An external wall on a boundary or less than 1m from a boundary.
 - The enclosing structure to a protected escape route including a stair enclosure where the stair is required for escape purposes except for a stair in a buildings containing only one single occupancy dwelling.
 - A stair which is required for escape purposes except for a stair in a buildings containing only one single occupancy dwelling.
2. Every building other than individual dwellings must be designed and constructed in such a way that in the event of an outbreak of fire within the building, fire and smoke are inhibited from spreading beyond the compartment of origin until any occupants have had the time to leave that compartment and fire containment measures have been initiated.

4.15.2 Means of Escape

1. There must be at least one exit from any room, storey, space, gallery, catwalk or openwork floor of a building, or from a dwelling
2. Every upper storey or basement storey within a building must have at least 2 escape stairs, except in the case of:
 - a. An upper storey containing dwellings only or
 - b. An upper storey having an entrance directly from the level of the adjoining ground; or
 - c. An upper storey in a residential building at a height of not more than 1m where the building has an occupancy capacity, excluding employees, of not more than 10;or
 - d. An upper storey in any other building other than a hospital, at a height of not more than 11m; or
 - e. An upper storey at any height containing only plant (including lift machinery) or
 - f. A basement storey at a depth of not more than 4.5m which is not intended for use by members of the public other than for access to any sanitary accommodation, and storage contained in the basement.
3. The minimum number of exits in relation to the occupancy capacity of room, storey or space etc should be as follows:
 - a. where the occupancy capacity is not more than 60, then minimum exits to be 1

- b. where the occupancy capacity is between 61 and 600, then minimum to be 2
- c. where the occupancy capacity is more than 600, then minimum exits to be 3

Note: Guidance on calculating the occupant capacity of a room or storey is given in Part IV: Fire and Life Safety, National Building Code of India, 2005

4.15.3 Minimum Requirements for Fire Safety Installations

Adequate fire safety installations as published in the National Building Code of India, 2005, Part IV – Fire and Life Safety shall be provided in all parts of the development in a manner that the Architect on Record deems necessary.

4.16 Maintenance and Up gradation.

4.16.1 Maintenance of Buildings

4.16.2 Responsibility for Maintenance of Developments

It shall be the responsibility of the Owner of a development to ensure that the development is kept in good repair, such that its structural stability is not compromised.

4.16.3 Periodic Inspection and Maintenance Certificate

All developments shall require periodic inspection by a competent authority. The authority shall inspect the development to ascertain and certify that the development's structural stability has not been compromised due to lack of adequate maintenance. It shall be the responsibility of the Owner to submit the certificate to the Competent Authority no later than one month after the date on which inspection is due.

If the certificate is not submitted within the stipulated period, the Competent Authority may post on prominent locations on the development or otherwise advertise a notice to be issued to the owner that the development has not been inspected for adequate maintenance as required by these Regulations and that the development may not be safe for use.

It shall be the responsibility of the Owner to ensure posted notices are not removed until the Maintenance Certificate is submitted and accepted by the Competent Authority. The cost of affixing and removing notices shall be payable by the Owner. If the Maintenance Certificate is not submitted within six months of issue of notice, the Competent Authority shall revoke Development Use Permission for the development.

4.16.4 Maintenance of Lifts and Escalators

(a) Responsibility for Maintenance of Lifts and Escalators

It shall be the responsibility of the Owner of a development to ensure that lifts and escalators in the development are kept in good repair, such that their use is safe.

(b) Maintenance Protocol

Maintenance protocol for lifts and escalators shall be as per: IS: 1860 – 1980 Code of Practice for Installation, Operation and Maintenance of Electric Passenger and Goods Lift; IS: 6620 – 1972 Code of Practice for Installation, Operation and Maintenance of Electric Service Lifts; and IS: 4591 – 1968 Code of Practice for Installation and Maintenance of Escalators.

(c) Maintenance of Fire Prevention and Safety Provisions

It shall be the responsibility of the Owner of a development to ensure that all the fire prevention and safety provisions in a development are kept in good working condition/not violated at all times.

4.17 ENVIRONMENTAL MANAGEMENT

4.17.1 Rain Water Management

(a) Rain Water Disposal

The roof (terrace) of a development and the remaining area of the plot shall be provided with an effective rain water drainage system so as to ensure that the rain water is not discharged into adjacent plots. Rain water shall not be discharged onto a street at a height more than 1.0 m from the level of the street.

The manner of channelling rain water discharge from a plot to a public storm water drain, if available, shall be determined by the Competent Authority.

(b) Rain Water Harvesting

Rain water harvesting is mandatory for all developments for plot sizes 100 sq. m and above. The system of storm water drainage and storage in reservoirs and recharge should conform to specifications published by the Central Ground Water Authority.

4.18 Distance from Water Course

No development whatsoever, whether by filling or otherwise shall be carried within the no-development buffer (as prescribed in the Master Plan for the applicable area of which the township is a part), along water courses such as kans, nalas, canals, talavs, lakes, other water-bodies. However pedestrian pathways and bicycle tracks may be permitted by the competent authority.

If a water course passes through a low lying land without any well defined bank, the developer may be permitted re-direct the water courses to an alignment and cross section determined by the competent Authority.

4.19 POLLUTION CONTROL

(a) Air Pollution

All developments shall conform to provisions of Air Pollution Control Act, 1981.

(b) Water Pollution

All developments shall conform to provisions of Water (Prevention and Control of Pollution) Act, 1974.

(c) Noise Pollution

All developments shall maintain ambient air quality standards in respect of noise, as prescribed in the Noise Pollution (Regulation and Control) Rules, 2000.

CHAPTER-V

DRAWINGS, SPECIFICATIONS AND DOCUMENTS TO BE SUBMITTED FOR CLEARANCE UNDER TOWN PLANNING & BUILDING PERFORMANCE NORMS

5.1 Copies of documents, drawings and specifications

- (a) 4 copies of all plans and statements shall be made available. One copy shall be laminated on both sides.
- (b) All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner/developer.
- (c) The Owner and the Architect on Record, the Structural Engineer on Record, and the Construction Engineer on Record shall sign every drawing, document and report as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

5.2 Template for submission of Township Master Plan

The developer shall submit the following layers of information for approval as part of the Detailed Project Report in order to prove conformity to the town planning norms. The drawings shall be prepared in the prescribed format and 3 hard copies and 3 soft copies on CD ROM drive shall be submitted. (NOTE: This is a generic list of information to be submitted on the proposed township. Additional information may be asked for in the Master Plan document for the applicable area in which the township is located).

List of Maps

No.	Information.	Details.	Scale (hard copy)
1.	Site plan	Base map/survey drawing showing all existing man-made and natural features including topography, drains, water bodies, rivers, buildings, etc	1:2000
2.	Land Use Plan	Proposed land use plan showing location of uses by sub-category	1:2000

3.	Built up area Density Plan	Proposed density plan showing FSI variation	1:2000
4.	Dwelling Unit density plan	Proposed dwelling unit density plan	1:2000
5.	Road Network Plan	Proposed road network plan showing arterial, sub-arterial and neighbourhood level roads in the prescribed format	1:2000
6.	Network plan for NMV and pedestrians	Proposed network plan for NMV and pedestrians super-imposed on the road network plan	1:2000
7.	Building footprint plan	Building footprint plan showing the plot boundaries, set-backs, margins, building lines, etc	1:400
8.	Road sections	Road sections showing typical design of ROW, building heights, etc	1:400

The following color codes and notations shall be used in the land use plan

Codes and Notations

No.	Use Type.	Notation.	Color coding.
1.	Commercial (differing built-typology)	C1, C2, C3...	
2.	Commercial for EWS	C[EWS]	
3.	Residential (differing built-typology)	R1, R2, R3...	
4.	Residential for EWS	R[EWS]	
5.	Institutional	INS1	
6.	Basic Social Infrastructure	INS[S]	
7.	Industrial	IND	

8.	Arterial Road (24 m and above ROW)	AR	
9.	Sub-arterial road (12 m upto 24 m ROW)	SR	
10.	Neighborhood level road (7.5 m upto 12 m ROW)	NR	
11.	Functional Open Spaces such as parks, gardens, open recreational areas	P	
12.	Green areas	G	
13.	Water bodies	W	

5.3 List of drawings for Scrutinizing Building Performance and Standards

5.3.1 Key Plan

A key plan shall be drawn to explain the boundary and location of the site with respect to neighborhood land marks.

5.3.2 Site Plan

The site plan shall be drawn to scale of minimum 1:1000 and showing the following details wherever applicable.

- a. Boundaries of the plot and of any contiguous plots belonging to the Owner, positions of the plot in relation to neighbouring streets, street names and direction of north point relative to the plan of buildings;
- b. Plot No. of the plot on which the building is intended to be erected;
- c. . All existing buildings standing on, over or under the plot;
- d. The position of the building, and of all other buildings (if any) which of the applicant intends to erect upon his contiguous land referred to in (a) in relation to:
 - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - ii. All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12m of the plot and of the contiguous land, if any, referred to in (a); and;
 - iii. If there is no street within a distance of 12m of the plot, the nearest existing street;

- e. The width of the street, if any, in front and of the street, if any, at the side or rear of building;
- f. The means of access from the street to the buildings, and all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (1);
- g. Open spaces to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes;
- h. Any physical feature such as trees, wells, drains, O.N.G.C. well & pipeline, high tension .Line, railway line.
- i. Area classified for exemption of built-up area calculations.
- j. Parking layout, indicating the parking spaces;
- k. The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains.
- l. The position and level of the out fall of the drain.
- m. The position of sewer, where the drainage is intended to be connected to sewer.
- n. Tree plantation required under these regulations.

5.3.3 Building Plan

A detailed plan showing the plans, sections and elevations of the proposed development work to a scale of 1:100 must be submitted showing the following details as applicable:

- a. All floor plans together with the covered area, size of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details
- b. The use or occupancy of all parts of the development.
- c. . Exact location of essential services, like W.C., sink, bath, kitchen, etc
- d. Section drawings showing clearly the size of the footings, thickness of basement wall, wall construction, sizes and spacing of structural members, floor slabs and roof slabs with their materials. The section shall indicate the heights of building and rooms and also the height of the parapet, and the drainage and the slope of the roof.
- e. All elevations;
- f. Dimensions of the projections beyond the permissible building line;
- g. Terrace plan
- h. Parking spaces provided and the parking layout;

- i. Such other particulars as may be required to explain the proposed development clearly

5.3.4 Building Service Plans

Position and level of sewer, where the drainage is to be connected to municipal sewer

5.3.5 Additional Fire Prevention and Safety Provisions

Additional fire prevention and safety provisions to be provided in buildings eligible for Deemed Development Permission are specified in Appendix D according to different uses and occupancies. Details of these shall be indicated in the drawings as may be deemed necessary by the Architect on Record.

5.3.6 Specifications

The Architect on Record and the Structural Engineer on Record shall sign general specifications of the proposed building giving type and grade of material.

5.3.7 Additional Information

In addition to the above mentioned information, the following additional information is required to be submitted with application for obtaining/revising Development Permission for developments having more than 15.0 m height:

1. Access to fire appliances/ vehicles with details of clear motor able access way around the building and vehicular turning circle.
2. Size (width) of main and alternate staircase along with balcony approach, corridor, and ventilated lobby approach as the case may be.
3. Location and details of lift enclosures.
4. Location and size of fire lift(s).
5. Smoke stops lobby/ door, where provided.
6. Refuse chutes, refuse chamber, service duct etc., where provided.
7. Vehicular parking space.
8. Refuse area, if any.
9. Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc., where provided.
10. Details of exits including provision of ramps etc. for hospitals.
11. Location of generator, transformer and switch gear room where required.

12. Smoke exhauster system, if any.
13. Details of fire alarm system network.
14. Location of centralized control, connecting all fire air, chute, built-in fire protection arrangements and public address system etc. where provided.
15. Location and dimension of static water storage tank and pump room.
16. Location and details of fixed fire protection installations such as sprinkles wet risers, house reels, drenchers, CO2 installations etc.
17. Location and details of first-aid firefighting equipment/ installations.
18. Location for electric transformer.

5.4 Completion Certificate:

The internal development works carried out by the developer should be as per the specifications mentioned or as per requirement of TCP. On completion of the Internal Development works, the developer must submit a certificate from Registered Chartered Engineer. Such certificate shall be required at the time of handing over of the scheme for maintenance to the Local Authority/RWA.

However, it is mandatory that the developers shall complete all the internal developmental works within time frame as per Table-D from the date of approval of the layout.

NOTE:

- a) For ensuring internal development of the area/lease deed(Sale permission) of 12.5% of the saleable plots will be withheld by the HIMUDA.
- b) HIMUDA may allow proportionate releasing of the withheld plots based on the development of any part of the scheme after getting a report from the Registered Chartered Engineer, with regard to development of the Township.

Table-D
(Residential Township)

Internal development works like roads, drains, power supply and street lighting, sewerage, & water supply, etc. in case of township schemes including construction of 10% of dwelling units.	500 to 600 bighas	- 4years
	600-1000 bighas	- 6years
	Above 1000 bighas	- 7 years

Note:

- h) i) Development works should be started within a period of six months from the Date of release of layout plan by the HIMUDA.
- ii) The time period may be extended up to two years with 10% penalty of total prevailing conversion charges by the HIMUDA with prior approval of the State Govt.
- iii) Developer to maintain Township Schemes for at least 3years after completion of development in all respects. Maintenance charges may be recovered by the developer from the allottees.
- iv) If the developer does not start the development work within a period of one year from the date of release of the layout plan, then the HIMUDA shall be authorized to cancel the approval of the scheme.
- v) If any developer starts the development of any scheme/township without getting approval from the HIMUDA, the HIMUDA shall take action against the developer in accordance with the directions issued by Government and provisions of applicable laws.

5.5 VARIOUS CHARGES PAYABLE BY DEVELOPER:

Before issue of patta to the developer or his nominee's following charges shall be deposited.

i) **Conversion Charges:**

These are charges levied for conversion of agricultural land into non-agricultural purposes for residential or other purposes. After completion of change of land use, conversion of agricultural land for non-agricultural purposes and approval of layout plan, developer shall deposit complete conversion charges. After deposition of conversion charge the layout plan shall be released.

ii) **Lease Charges.**

Lease money is payable at the Conversion Charges for such schemes which is calculated as under:-

- a) Residential purpose-@ 2.5% per annum on 4 times of the residential conversion charges.(One-time lease amount of 20% calculated for 8 years)
- b) Institutional purpose-Same as above.
- c) Commercial purpose-@ 5% per annum on 4 times of the residential conversion charges.(One-time lease amount of 40% calculated for 8 years).

One –time lease money in payable which is equivalent to the lease money payable for eight years.

iv) **External/Peripheral Development charges (EDC).**

- a) For Towns population up to ten thousand Rs. 100 per Sqmt.
As per census 2001.
- b) For Towns above ten thousand up to fifty Thousand population as per census 2001. Rs.150/-per Sqmt.
- c) For Towns with population above fifty Thousand as per census 2001(Jaipur). Rs. 200/-Sqmt.

NOTE:

- i) In case of developed areas of any town (where basic infrastructure like approach road of at least 18meters width and power line is available within a radius of 500meters),EDC of not more than Rs.100/-per square meter would be charged.
- ii) For providing water supply, power lines and sewer connection separate charges would be payable to the concerned agency as and when this work is taken up. For providing water supply the developer may develop source of water at his own cost. However, developer may get water line to the township from Irrigation & Public Health Department (I&PH) for which the developer has to pay the demand raised by I&PH.
- iii) For delay in payment of EDC 12% simple rate of interest shall be charged from the due date.
- iv) The amount, deposited as EDC, shall be kept in a separate fund in the urban local body (ULB). The ULB shall utilize this fund for providing external/peripheral development in the particular area after an assessment of the local infrastructure requirements.
- v) The State government shall have full rights for the revision of the EDC as deemed necessary from time to time.

- vi) On receiving the EDC, the ULB will complete the external development works normally within 3 years time frame from the date of release of layout plan.
- vii) In case of individual industrial plots, EDC for using the existing infrastructure may be charged, which shall be as follows:-
 - a) For Towns having population up to 50,000 Rs.20/-per Sqm.
 - b) For Towns having population above 50000 & below 1 lac Rs.30/-per Sqm.
 - c) For Town having population 1 lac & above Rs.50/-per Sqm.

5.6 SALE PERMISSION FOR TOWNSHIP/SPECIAL TOWNSHIP:

- i) Developers in association with HIMUDA will float advertisement for the booking of plots & flats as per HIMUDA allotment rules, allottees of demand survey will also be included as per HIMUDA BOD directions. Draw of lots will be held under the Chairmanship of CEO-HIMUDA with the Developer or his representative as member of committee.
- ii) Separate account all the money received by HIMUDA with respect to particular township will be opened and money to the developer will be released by HIMUDA within 30 days after deducting 10% administrative charges.

5.7 GENERAL PROVISIONS:

- i) It should be ensured by the concerned HIMUDA
- ii) The allottee can be a person/company/HUF/legal body/partnership firm etc.

5.8 MISCELLANEOUS:

- i) The concerned ULB will acquire land for sector plan/zonal plan roads under Land Acquisition Act, 1894 and develop all sector plan/zonal plan roads as soon as possible after approval of the sector plan/zonal plan. The developer may also prepare the proposal for acquisition of sector plan roads (exactly in accordance with the Government procedure) for the sector roads in the Township/Scheme.
 - ii) Due to shortage of funds with ULB, ULB may construct sector roads on PPP basis.
 - iii) Gross Residential density shall be prescribed on the basis of available external infrastructure.
 - iv) All public areas to have provision for physically handicapped.
 - v) Adherence of specifications and quality control should be ensured by the ULB along with penal provisions for violation/misuse of facility areas by the developer.
- vi) The design of the township should aim at water and energy conservation. This would mean;
 - a. Proper orientation of building blocks.

- b. Use of non conventional energy sources, particularly solar energy where ever feasible.
- c. Recycling of waste water and water harvesting.
- vii) MOEF norms for Townships & provisions of Environmental clearance as required by Ministry of Environment and Forest (G.O.I) shall be applicable.
- viii) If any F.D.I. project is forthcoming HIMUDA would process and clear the scheme as per the directions of the G.O.I.(present scheme is narrated in Ministry of Commerce & Industry G.O.I. Circular No. 5 (6) 2000 FC dated 03.03.2005).Conversion charges as applicable shall be levied.

5.9 INCENTIVES FOR TOWNSHIP PROJECTS:

Following incentives shall be provided to the township developer for new schemes to be approved after the issuance of this Scheme.

(A) Acquisition of the Private Land (only for 20 Hectares and Above).

Contiguous land availability to the developers for the Township projects is a key issue for proper development of large townships. In case, where the township developer has acquired 3/4th parcel of the land for the proposed township and if developer is facing problems in acquisition of the remaining 1/4th parcel of the land, then in such circumstances, the HIMUDA shall acquire the land at the request made by the developer. The Compensation of the land to be decided on the basis of mutual negotiation decided by a Committee comprising of Deputy Commissioner/C.E.O-cum-Secretary/Sub-Divisional Magistrate, LAO,representative of District Collector and developer. Based on the negotiations cheques for each of the land owner would be drawn by the developer and deposited with the LAO. These would thereafter be handed over to the landowner by the LAO. The HIMUDA shall charge 10% of the total award/negotiated amount of acquired areas as administrative charges.

(B) Land Conversion of the Undivided Share Land.

Non division of the agricultural land in the revenue records makes it difficult for the Authorized Officer to ascertain the share of each of the applicant co-owner. In order to expedite the process of approvals, the Authorized Officer appointed under the HIMUDA Land Revenue Act-1956 shall be entitled to divide the undivided share of the owner in cases where there is mutual consent of all the concerned landowners. For this purpose State Government may delegate the powers under relevant Sections of concerned act.

(C) Allotment of Government Land within the Township Scheme. In case where Government land (Siwai Chak or Rasta,Pathway,Charagah,Land belonging to local bodies (undeveloped land)etc.having an area of 10% of the township scheme or 25Acres (which ever is less)is falling within the proposed township scheme area, then in order to facilitate contiguous

development of the scheme, Government land may be allotted and in lieu of this the developer shall allot saleable developed plots to the ULB equivalent to 60% of the land (residential and commercial in the overall ratio of the scheme) In case plotting is not being undertaken by the developer (in case of Group Housing or Special Township Schemes) equivalent land may be allotted to the ULB in another portion of the Scheme or the price of land may be charged from the developer at the reserve price of the area(or the reserve price of adjoining area). In case area of Government land to be allotted is more than 5 acres approval of State Government may also be taken.

(D) Priority in Approval of the Scheme.

- i) Necessary approvals including change in land use and approval of the layout plan of such township projects shall be cleared within 90days.
- ii) Time bound approval/clearance by various Government agencies like stake holder Department or other related departments shall be provided.
- iv) The CEO HIMUDA shall issue a certificate to the developer, for purpose of getting approvals on priority from other departments like I&PH/PWD/Pollution Control Board/Electricity Board or any other Departments related development of such townships.

(E) Availability of Land by the Local Bodies to other Concerned Government Organizations/Departments for Development of Services Facilities:

Wherever facility land is available in the township schemes allotment of the same to departments like SJVNL/I&PH/Telecom, Municipal bodies for power, water, and fire fighting/solid waste disposal as per their minimum requirement may be made on priority. HIMUDA shall ensure that the area kept reserved for the services are allotted to the concerned departments under the prevailing scheme.

(F) State Government may consider any other additional incentives to large township on a case-to –case basis.

CHAPTER-VI

DISCLOSURE NORMS

6.1 Legal Disclosures:

The developer shall create a title deed repository project area should be open for viewing by prospective customers. The title deeds will need to be legally vetted before such presentation. The place where the title deeds are kept for inspection should be communicated to all prospective customers. The developer shall also disclose and provide for inspection on request Letters of Intent from suppliers of trunk infrastructure, other developer. The reference number and the ledger number of such permission should be communicated by the developer in all his communications. The developers' memorandum and prospective buyers on request. The resolution of the board of directors identifying and authorizing the authorized signatory of the company shall be made available.

6.2 Transaction Disclosures:

The area statement of every piece of property bought should be made available to its buyer. Also with the area statement the buyer the property bought marked in it. The developer shall clearly communicate the status of sale of properties in the township to each successive buyer. This common clarifications and actually the developer shall provide its Corporate history Shareholding profile Development track record References of buyers of earlier development. The time frame for execution of the project in all prospective buyers in the publicity brochure including the phasing of development shall be disclosed for the project. The lose the names of the suppliers and sub contractors for the particular project to a agreement is completed. The developer shall communicate the quality assurance procedures for the project to all prospectively close the type/ class of safety norms that he is going to comply with at the potential buyers. The developer shall disclose the standards/ policy he has followed for ensuring that the buildings are disaster resistant to the prospective buyers before the sale is completed.

6.3 Financial Disclosures:

The total cost of the project and major sources of funds shall be disclosed to the buyers before completion of the sale agreement.

Accounts for the operation maintenance activities after the township is occupied shall be maintained

by the developer recording the collections from the residents and the cost of operation and maintenance. These accounts shall be made available to each and every resident of the township.

6.4 Service Disclosures:

The service level standards for the following services should be disclosed to all prospective buyers before the sale is completed;

Water supply

Solid waste collection

Road maintenance

Electricity supply

Communication network

If the developer has sub contracted the activity of providing services within the township then the identity of all such sub contractors/ service providers and suppliers shall be disclosed to the prospective buyers before the sale of property is completed.

While prospecting for new buyers, the developer shall disclose the complete list of ancillary services and the fees proposed to be charged for them.

6.5 Environmental Disclosures:

The Environmental quality standards intended to be followed after the township is occupied, for the following components of environment shall be disclosed to all prospective buyers before the sale is completed.

Ambient air quality.

Ambient noise levels.

The developer shall prepare a comprehensive disaster management plan. Such plan shall be displayed at the township office of the developer and shall be made available to the residents of the township on request.