

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

**No. TCP-A(3)-3/2025**

**Dated**

**Shimla-2,**

**22-08-2025**

**NOTIFICATION**

WHEREAS, the draft notification to carry out amendments in the Himachal Pradesh Town and Country Planning Rules, 2014, was notified vide this Department notification of even number dated 13<sup>th</sup> June, 2025 and published in the Rajpatra (e-Gazette), Himachal Pradesh dated 16<sup>th</sup> June, 2025 for inviting objection(s) and suggestion(s) from the person(s) likely to be affected thereby within a period of thirty days from the date of publication of the said notification in the Rajpatra (e-gazette) Himachal Pradesh;

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

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

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1. (i) These rules may be called the Himachal Pradesh Town and Country Planning (Fourteenth Amendment) Rules, 2025.
- (ii) These rules shall come into effect from the date of its publication in the Rajpatra (e-Gazette), Himachal Pradesh.

2. In Rule 16 of the Himachal Pradesh Town and Country Planning Rules, 2014 (hereinafter referred to as the 'said rules')
- (a) after sub rule (4), the new sub rule (5) and (6) shall be inserted, namely:-

**(5)** The fee for availing Premium FAR (Floor Area Ratio) in **commercial use cases (including tourism activities)** shall be as specified below:

Sr. No.	Base FAR	Premium FAR	Charges/ fee for Premium FAR
1	2	3	4
1.	Base F.A.R as per applicable norms	Up to 0.25	@ 5000 per Sqmtr of built Area.
2.		Above 0.25 to 0.50	@ 7500 per Sqmtr of built Area.

**Note:-**

1. Above charges/fee shall be applicable in Municipal Corporation /Municipal Councils. The remaining Urban Local Bodies i.e. Nagar Panchayats shall levy fee 80% of the above-prescribed charges/ fee respectively.
2. The Planning Area /Special Area shall levy fee @ 80% of the above prescribed charges/ fee under column No. 4.
3. For all plots directly abutting and falling within 100mts distance from control line of 4-Lane National Highway, other National Highways and State Highways, the above prescribed charges/fee shall be charged @ 150%, 130% and 120% respectively.
4. Aforesaid charges/fee of Premium FAR shall not apply to the Real Estate Projects and Special Commercial Buildings as specified under Rule II (a) of Appendix-1.

**(6)** In case the closed basement floor (s) is/are opened for parking purposes, a fee of 1500/- rupees per square meter of the built-up area of that floor shall be applicable. Provided that, if the designated parking floor is used for any other purpose except for parking, the concerned individual/owner shall be liable to pay a penalty of Rs. 3.00 lacs and will have to restore the floor to parking purpose. The imposition of such penalty shall not, in any manner, be deemed to regularize the aforementioned floor. And in case of continued offence, after 06 months, additional penalty of Rs. 5.00 lacs be imposed and statutory action as per HP TCP Act, 1977 and Rules, as deemed fit, shall be initiated against the concerned owner of the property/building.”

3. In Appendix-1 of the Himachal Pradesh Town and Country Planning Rules, 2014, in serial number III General Regulations,

**(a)** Regulation 31, shall be substituted, namely:-

“31. (1) For all buildings located on valley side or hill sides of the roads and having minimum clear setback of 2.0 M within the plot, after controlled width/retaining wall and having clear access from the road, open to sky parking (uncovered and parallel to the building) on 50% frontage of such setback shall be permissible. In case of buildings on valley side, owners shall be permitted to construct temporary steel frame structure/ramp on 50% frontage of such setback for open to sky parking. The temporary parking platform so proposed should be see-through/ perforated/meshed (not solid sheet) in order to have sufficient gaps/spaces for light and ventilation and should not obstruct any disaster management efforts and smooth flow of traffic on the abutting road and should be duly certified by a registered Structural Engineer.

(2) **Opening of a closed basement floor(s) only** (floor retained as closed due to site slope constraints), shall be permissible in an authorized building, for parking purposes, provided that a feasible vehicular access is available either from the existing parking floor/another alternative road or/through installation of mechanical parking lift may be provided on any of the setbacks where minimum of 3.00 M wide width is available. The fee as prescribed under rule 16(6) shall be payable. In such cases, relaxation in F.A.R. and building height shall be deemed to have been granted. In no case, such parking floor(s) shall be used for any other use. The building owner shall give an affidavit in this regard. The owner of the building shall be solely responsible for the stability of the structure for opening of closed floor for parking. Structural stability certificate in this regard shall be submitted by the applicant duly vetted form Class-A registered Structural Engineer or the Structural Engineer of HPPWD/HIMUDA along with other requisite documents.

**Explanation** — Notwithstanding anything contained in Development Plans prepared for Planning Areas and Special Areas and in areas referred under Appendix-I appended to these Rules, the provisions contained in sub-regulation (1) and (2) shall apply.

**(b)** After Regulation 32, following new Regulation(s) 33 and 34 shall be inserted, namely:-

**“33. Premium FAR :-**

Premium FAR of 0.25 to 0.50 over and above the permissible FAR will be allowed only for commercial use in plots having area more than 500 Sq. mts. on payment of charges/ fee prescribed under Rule-16, subject to the following conditions:

- (a) The Premium FAR shall only be applicable for **Commercial use (Including Tourism Activities)** and the same shall be allowed subject to width of abutting road **i.e.**
  - For road having width more than 5.00 M, the additional premium FAR would be 0.25.
  - For road having width more than 7.00M, the additional premium FAR would be 0.50.
- (b) The overall building height shall conform to the vertical limitation, as prescribed in the respective development plan/HP TCP Rules, 2014.
- (c) The premium FAR is purely an enabling provision; it cannot be availed by any person as a matter of right.
- (d) The premium FAR shall not be used as a tool to regularize unauthorized structure(s).

**Explanation** — Notwithstanding anything contained in Development Plans prepared for Planning Areas and Special Areas and in areas referred under Appendix-I appended to these Rules, the provisions contained in this regulation shall apply for premium FAR **in commercial use (including tourism activities)** except Shimla, Kullu Valley, Dharamshala and Kasauli Planning Areas.”

### 34. Heritage Zone/Area

- (i) In Heritage Zone/Area demarcated in Development Plans notified by the Government, Registered Private Professionals of Class-A category, as specified under Rule 17 of the Himachal Pradesh Town and Country Planning Rules, 2014, shall submit the building plans to the authority exercising the powers of the Director (Town and Country Planning). The said authority shall forward the proposal to the State Heritage Advisory Committee. Based on the recommendations of the Committee, the concerned office shall submit the case to the State Government. In such cases, in-principle approval shall be granted by the State Government, following which the competent authority shall issue the development permission.

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

- (ii) **Green Area-** In the Green Areas notified by the State, the concerned authority shall submit proposal to the Director, Town and Country Planning. After examining, the Director shall send the case along with its recommendation to the State Government. Based on the said recommendation, the State Government shall grant approval in principle.”

Amendment of  
Appendix-10

- 4. In Appendix-10 of the Himachal Pradesh Town and Country Planning Rules, 2014, Regulation 5 shall be substituted, namely:-

#### 5. Cancellation of Registration and fine:

The Director (TCP) may suspend or cancel the Registration of any Town Planner/ Architect /Structural Engineer/ Engineer/ Geologist/ Draughtsman/ Surveyor, or impose the fine from Rs. 50,000 to Rs. 2,00,000 based on the severity of the offence, who in the opinion of the Director, is not carrying out the requirements of the Zoning Regulations framed under Interim Development Plan, Development Plan and the Guidelines issued under the Himachal Pradesh Town and Country Planning Act, 1977 and the Himachal Pradesh Town and Country Planning Rules, 2014.

Provided that before the Registration is cancelled, first opportunity of being heard shall be afforded to the concerned Town Planner/ Architect / Engineer/ Draughtsman/ Surveyor Depending upon the severity of the case, the Director may impose a fine which shall not be less than ₹50,000 (Fifty Thousand Rupees) and may extend up to ₹2,00,000 (Two Lakh Rupees).

Provided that in cases where the matter remains unresolved or the non-compliance persists, a second opportunity of hearing may be granted to the concerned Registered Private Professional. Upon such hearing, the competent authority may order the suspension of registration for a period not exceeding six months, along with the imposition of a fine which shall not be less than ₹50,000 (Fifty Thousand Rupees) and may extend up to ₹2,00,000 (Two Lakh Rupees).

Provided also that where the extent of the violation necessitate such action, the Director may, after granting a third opportunity of hearing, order the cancellation of registration, along with the imposition of a penalty, which shall not be less than ₹1,00,000 (Rupees One Lakh) and may extend up to ₹2,00,000 (Rupees Two Lakh).

Provided further that the Architects, Engineers and Planners registered with the Council of Architecture, New Delhi under the Architects Act 1972, the Institution of Engineers (India), Kolkata and the Institute of Town Planners (India), New Delhi respectively and empanelled with the Director shall only be suspended or cancelled by the said Institutions in which they are registered, on recommendations of the Director (TCP) only.

By Order

**DEVESH KUMAR**  
Principal Secretary (TCP) to the  
Government of Himachal Pradesh.