GOVERNMENT OF HIMACHAL PRADESH
TOWN AND COUNTRY PLANNING DEPARTMENT

No.TCP-A(3)-7/2025 Dated: Shimla-2, the 08-12-2025.

NOTIFICATION

WHEREAS, the draft notification to carry out amendments in the Himachal Pradesh Town and Country Planning Rules, 2014, was notified vide this Department's notification of even number dated 03rd November, 2025 and published in the Rajpatra (e-Gazette), Himachal Pradesh on 7th November, 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 time period by the State Government in this behalf and the same have been considered;

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 1st December, 2014 and published in the Rajpatra (e-Gazette), Himachal Pradesh on 01st December, 2014, namely:-

Short title and commencement

1. (i) These rules may be called the Himachal Pradesh Town and Country Planning (Sixteenth Amendment) Rules, 2025.

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

Amendment in Appendix-1

2. In Appendix-1 of the Himachal Pradesh Town and Country Planning Rules, 2014,

(a) For clause II, the following shall be substituted, namely:-

Sr. No.	Description and Minimum Plot Area (M^2)	Minimum Set Backs (in Metre)				Maximum Floor Area Ratio	Maximum Height in Metres*
		Front	Left	Right	Rear		
1	2	3	4	5	6	7	8
	Residential Use						
1.	Detached Houses						
	(i) 150 M^2 to 250 M^2	2.00	1.50	1.50	1.50	1.75	21.00
	(ii) Above 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	1.75	21.00
	(iii) Above 500 M^2 to 1000 M^2	5.00	3.00	3.00	2.00	1.75	21.00
	(iv) Above 1000 M^2	5.00	4.00	4.00	3.00	1.75	21.00
2.	Semi-detached Houses with common wall on one side						
	Upto 120 M^2	2.00	1.50	1.50	1.50	1.75	21.00
	Above120 M^2 to 250 M^2	2.00	1.75	1.75	1.75	1.75	21.00
3.	Row Houses with common wall on two sides						
	90 M^2 to 120 M^2	2.00	Nil	Nil	1.50	1.75	18.00
	Commercial Use						
1.	Booths upto 10 M^2	1.00	Nil	Nil	Nil	-	4.00
2.	Shops						
	(i) Independent Shop/ Showrooms (standalone) above 10 M^2 to 30 M^2	2.00	Nil	Nil	1.00	-	6.00
	(ii) Row Shops with common wall on two sides above 30 M^2 to 100 M^2	2.00	Nil	Nil	1.00	1.75	9.00
	(iii) Row Shops with common wall on two sides above 100 M^2 to 250 M^2	2.00	1.50	1.50	1.50	1.75	15.00
	(iv) Above 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	1.75	21.00
	Parking (only for plot area above 250 M^2 to 500 M^2): 1.0 ECS per100 M^2 of built up area						
3.	Shopping Complex						
	(i) 500 M^2 to 1000 M^2	5.00	2.50	2.50	3.00	1.75	21.00
	(ii) Above 1000 M^2 to 1500 M^2	5.00	3.00	3.00	3.00	1.75	21.00
	(iii) Above 1500 M^2 to 2500 M^2	7.00	4.00	4.00	4.00	1.75	21.00
	(iv) Above 2500 M^2 to 4000 M^2	9.00	5.00	5.00	5.00	1.75	21.00
	(v) Above 4000 M^2	12.0	7.50	7.50	6.00	1.50	21.00

	Parking: (i) 500 M^2 to 1000 M^2 = 1.00 ECS per100 M^2 of built up area (ii) 1000 M^2 to 1500 M^2 = 1.50 ECS per100 M^2 of built up area (iii) 1500 M^2 to 2500 M^2 = 2.00 ECS per100 M^2 of built up area (iv) Above 2500 M^2 to 4000 M^2 = 2.50 ECS per100 M^2 of built up area (v) Above 4000 M^2 =3.00 ECS per100 M^2 of built up area						
4.	Tourism Unit						
	(i) 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	1.75	21.00
	(ii) 500 M^2 to 1500 M^2	5.00	3.00	3.00	3.00	1.75	21.00
	(iii) 1500 M^2 to 2500 M^2	7.00	4.00	4.00	4.00	1.75	21.00
	(iv) 2500 M^2 to 4000 M^2	9.00	5.00	5.00	5.00	1.75	21.00
	(v) Above 4000 M^2	12.00	7.50	7.50	6.00	1.50	21.00
	Parking (i) 250 M^2 to 500 M^2 = 1.00 ECS per 100 M^2 of built up area (ii) 500 M^2 to 1500 M^2 = 1.50 ECS per 100 M^2 of built up area (iii) Above 1500 M^2 = 2.00 ECS per100 M^2 of built up area (iv) Tourism Units, can be known by the name of Hotel or Guest House or Eco-Tourism or by any other name. (v) In existing built up areas like Bazaars, the building line can be maintained.						
5.	Cinema / Cineplex 4000 M^2 and above	15.00	7.50	7.50	7.50	1.50	21.00
	Parking: (i) 3.00 ECS per 100 M^2 of built up area (ii) Other Regulations as per Cinematography Act shall also apply.						
6.	Multiplexes 4000 M^2 and above	15.00	9.00	9.00	9.00	1.50	21.00
	Parking: (i) Permissible within the complex. (ii) Parking space to be provided within Multiplex @ 3 ECS for every 100 M^2 of built up area. (iii) Other Regulations as per Cinematography Act shall also apply. (iv) Multiplex complex shall mean an integrated entertainment and shopping centre/ complex having at least 2 Cinema Halls. The minimum area on which this use shall be permitted should not be less than 4000 M^2. Apart from Cinema Halls, the Multiplexes may also have Restaurant, Fast Food Outlets, Pubs, Health Spas/ Centers, Hotels and other Re-creational activities. The shopping center may have Retail Outlet, Video Gaming Centres, Spa & Salon, Bowling Alleys, Health Centers, Shopping Malls, Office space.						
	Note:- 1.00 ECS (Equivalent Car Space) shall mean as under:- (i) For parking in open = 23 M^2 (ii) For parking in stilts or ground floor = 28 M^2 (iii) For parking in basement floor = 32 M^2						
7.	Multi-level parking						
	(i) 500 M^2 to 1500 M^2	5.00	4.00	4.00	4.00	2.00	25.00
	(ii) Above 1500 M^2 to 4000 M^2	10.00	5.00	5.00	5.00	2.00	25.00
	(iii) Above 4000 M^2	12.00	7.50	7.50	7.50	2.00	25.00

Other Uses including public & semi –public, educational buildings, police/fire-stations, medical, community hall, library / religious buildings, etc.							
8.	(i) 250 M^2 to 500 M^2	3.00	2.00	2.00	2.00	2.00	21.00
	(ii) Above 500 M^2 to 1500 M^2	5.00	3.00	3.00	3.00	1.75	21.00
	(iii) Above 1500 M^2 to 4000 M^2	10.00	5.00	5.00	6.00	1.50	21.00
	(iv) Above 4000 M^2	15.00	7.50	7.50	7.50	1.50	21.00
	Parking (i) 250 M^2 to 500 M^2 = 1.00 ECS per100 M^2 of built up area (ii) 500 $M^2$to 1500 M^2 = 1.50 ECS per100 M^2 of built up area (iii) 1500 $M^2$to 4000 M^2 = 2.00 ECS per100 M^2 of built up area (iv)Above 4000 M^2 = 3.00 ECS per100 M^2 of built up area						

(a) For Sr. No. 1 and 2 of the Clause III General Regulations, the following shall be substituted, namely:-

1. Ownership documents of the land showing clear title in the name of the applicant(s) free from all encumbrances shall mandatorily be submitted.
2. The height of building shall further be related to the width of abutting path as below:
   (i) Residential use:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	Path upto 2.00 (Non-motorable)	7.50
2.	Above 2.00 to 3.00	9.00
3.	Above 3.00 to 5.00	15.00
4.	Above 5.00	21.00

(ii) Commercial use:

a.) Booths and Shops :

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	1.00 to 2.00	4.00 (only plot area upto 10 M^2)
		6.00 (only plot area upto 100 M^2)
2.	Above 2.00 to 3.00	7.50 (only plot areas above 30 M^2 upto 250 M^2)
	Above 3.00 to 4.00	9.00 (only plot areas above 30 M^2 upto 250 M^2)
3.	Above 4.00 to 5.00	15.00 (only plot areas above 100 M^2)
4.	Above 5.00	21.00 (only plot areas above 250 M^2 upto 500 M^2)

b) Shopping Complex:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	3.00 to 5.00	10.50
2.	Above 5.00 to 7.00	15.00
3.	Above 7.00	21.00

c) Tourism use:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	Upto 3.00	7.50 (only for plot areas 250 M^2 upto 500 M^2)
2.	3.00 to 5.00	10.50
3.	Above 5.00 to 7.00	15.00
4.	Above 7.00	21.00

d) Multi-Level Parking:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	3.00 to 5.00	15.00
2.	5.00 to 6.00	18.00
3.	Above 6.00 to 7.00	21.00
4.	Above 7.00	25.00

e) Cineplex and Multiplex:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	5.00 to 6.00	15.00
2.	Above 6.00 to 7.00	18.00
3.	Above 7.00	21.00

(iii) Public and Semi-Public use:

Sr. No.	Width of Path/Road (Metres)	Maximum Height of Building (Metres)
1.	Above 3.00 to 5.00	09.00
2.	Above 5.00 to 7.00	15.00
3.	Above 7.00	21.00

(b) For regulation 12 of the Clause III General Regulations, the following shall be substituted, namely:-

"12. Issuance of NOC for service connections (water supply, electricity and sewerage), Occupation Certificate and Completion certificate shall be as under:

Level of construction		NOC for service connections	Completion Certificate
At plinth level		Temporary electricity connection only	No
On completion of subsequent dwelling unit/ floor		Permanent connections for all services	No
On completion of top floor where sloping roof is not mandatory		Permanent connections for all services	Yes
On completion of top floor where sloping roof is mandatory	Having sloping roof not laid	Temporary connections for top storey	No
	Having sloping roof laid	Permanent connections for all services	Yes

By Order,

SANJAY GUPTA
Chief Secretary to the
Government of Himachal Pradesh

Endst. No. TCP-A(3)-7/2025 Dated: Shimla-2, the 08**-12-2025.**
Copy forwarded for information and necessary action to:-

1. All Administrative Secretaries, Government of Himachal Pradesh.
2. The Senior Special Private Secretary to the Hon'ble Chief Minister, HP Secretariat, Shimla-2.
3. The Private Secretary to Hon'ble TCP Minister, HP Secretariat, Shimla-2
4. The Senior Private Secretary to Chief Secretary, Government 0f Himachal Pradesh, Shimla-2.
5. The Chairperson, Real Estate Regulatory Authority, Annex Building, Majitha House, near H.P. Secretariat, Himachal Pradesh, Shimla-2.
6. All the Divisional Commissioners in Himachal Pradesh.
7. All the Deputy Commissioners in Himachal Pradesh.
8. The Director, Town and Country Planning Department, H.P.Shimla-9.
9. The Director, Urban Development Department, H.P. Shimla-2.
10. The Controller, Printing & Stationery Department, H.P. Shimla-5. for publication in Rajpatra.
11. The CEO-cum-Secretary, HIMUDA, Nigam Vihar, Shimla-2.

12. The Commissioner, Municipal Corporation, Shimla, Dharamshala, Mandi, Solan and Palampur.
13. The Chief Executive Officer, BBNDA, Distt. Solan, H.P.
14. The Addl. LR-cum-Addl. Secretary (Law) to the Government of HP, Shimla.
15. The Joint Secretary (GAD) to the Government of Himachal Pradesh w.r.t decision taken in the Cabinet meeting (Item no. –35) on 28.10..2025 for information, please.
16. The Town and Country Planner, Divisional Town Planning Office, Dharamshala, Nahan, Solan, Shimla, Hamirpur, Kullu and Mandi.
17. The Assistant Town Planner, Sub-Divisional Town Planning Office, Parwanoo, Rampur, Una, Chamba, Bilaspur, Palampur, Manali and Kasauli.
18. The Planning Officer, Town and Country Planning Office, Nadaun, Sundernagar, Amb, Paonta Sahib and Rohru.
19. The Executive Officer, Municipal Councils Bilaspur, Naina Devi Ji, Ghumarwin, Chamba, Dalhousie, Hamirpur, Sujanpur, Kangra, Nurpur, Nagrota, Dehra, Jwalamukhi, Kullu, Manali, Nerchowk, Sundernagar, Jogindernagar, Sarkaghat, Rohroo, Rampur, Theog, Nahan, Paonta, Nalagarh, Parwanoo, Baddi, Una, Santokhgarh, Mehatpur.
20. The Secretary Nagar Panchayats Talai, Chowari, Nadaun, Bhota, Baijnath-Paprola, Jawali, Shahpur, Bhunter, Banjar, Anni, Nirmand, Rewalsar, Karsog, Narkanda, Chopal, Kotkhai, Jubbal, Sunni, Nerwa, Chirgaon, Rajgarh, Arki, Kandaghat, Dalautpur, Gagret, Tahliwal and Amb.
21. Guard file

(Niraj Kumar)
Deputy Secretary (TCP) to the
Government of Himachal Pradesh