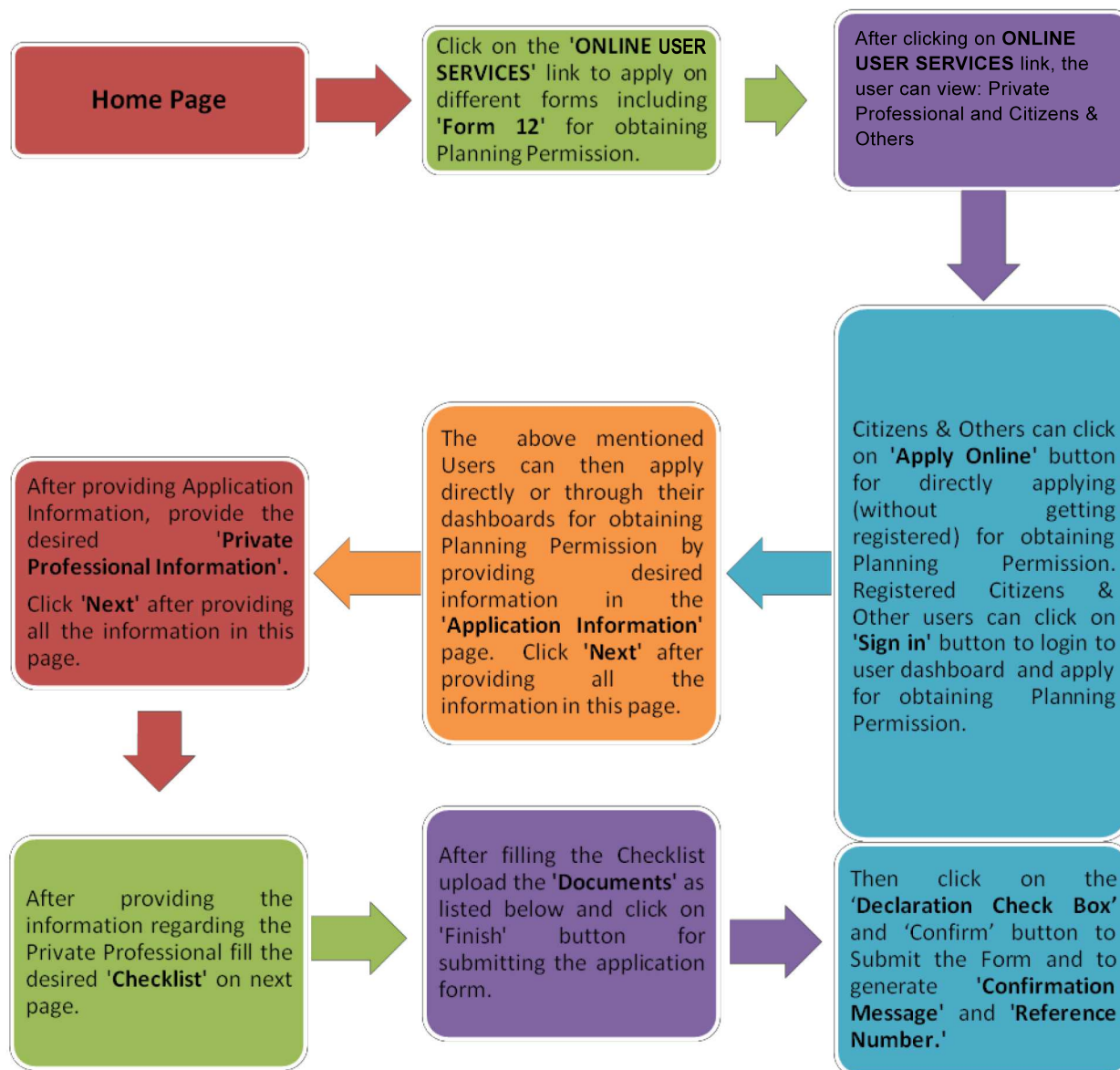


Procedure and Guidelines for obtaining ' Planning Permission ' 'Form 12'



* **Note-** The screenshots for the above mentioned procedure and list of documents required are given below.

The detailed information regarding this process and other online processes is given in the '**User Guide/Manual**' and is uploaded on the '**UD Web Portal**'.

List of Documents required to be submitted for obtaining ‘Planning Permis
‘Form 12’

1. Application on **‘Form -12’** of the Himachal Pradesh Town & Country Planning Rules, 2014 duly signed by the Owner and Registered Professional.
2. **Structural Stability Certificate** issued by a Registered Civil Engineer.
3. Latest Revenue Documents i.e. Tatima, Jamabandi (not more than 6 months old) and Demarcation Report.
4. NOC from HPPWD along with Site Plan, if required.
5. NOC from HPSEB for HT/LT Line, if required.
6. NOC from the Forest Department, if required.
7. Water /Electricity availability certificate from concerned Department, if required.
8. NOC from Fire Department, if required.
9. NOC from Tourism Department for establishment of unit, if required.
10. Photographs of Site under reference.
11. Two Sets of Drawing of proposed project duly signed by the Owner and Registered Professional.



Form of application for permission under sub-section (2) of section 15-A or clause (a) of section 16 or sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30-A) of the Himachal Pradesh Act, 1977 (Act No. 12 of 1977) for Development of Land / Construction of Building

Applicant Information

Checklist to be filled

Private Professional Information

Documents

(*) Indicates Mandatory Field

Proposed Construction Location

District : --Select-- * ULB : --Select-- * Ward : --Select--

Applicant Information

Applicant Name *	Guardian Name *	Applicant Mobile No. *	Aadhaar No.	Co-sharer's (If any)
Mr. <input type="text"/>	S/o <input type="text"/>	+91 <input type="text"/>	<input type="text"/>	<input type="button" value="Add"/>

Contact Information

Email ID :



Upload

.jpg/.jpeg/.png/gif file only
max size 1 MB *

Correspondence Address

Name : Mr. *

Guardian Name : S/o *

State : Himachal Pradesh *

District : --Select-- *

Tehsil : --Select-- *

Town/Village/Ward : *

Address : *

PIN : *

Permanent Address

☐ Same as Corr. Address

Name : Mr. *

Guardian Name : S/o *

State : Himachal Pradesh *

District : --Select-- *

Tehsil : --Select-- *

Town/Village/Ward : *

Address : *

PIN : *

Description of Land Proposed for Development of Land/Construction of Building

Mohal/Muzza/Phati/Up Mohal	: <input type="text"/> *	Khata No	: <input type="text"/>
Khatauni No	: <input type="text"/>	Latitude/Longitude	: <input type="text"/> <input type="button" value="Location"/>
Khasra No	: <input type="text"/> *	Area (sq.m)	: <input type="text"/> <input type="button" value="Add"/>
Total Plot Area (sq.m)	: <input type="text"/> *	Plot Area For Sub-division/Development Activity(sq.m)	: <input type="text"/> *

Whether Subdivision Approved : ☒ Yes ☐ No

Case Reference No. : *

No. of Plot : *

Subdivision approval supporting document : No file selected. *

(pdf/zip file only and Max file Size 10 MB)

Applied Land Use : --Select-- *

Maximum Permissible Ground Coverage (in Sq.m) : *

Proposal Submitted for : --Select-- *

Property Type : ☐ Govt. ☒ Private

Builtup Area

No. of Blocks : *

Details of Plot after Subdivision

Whether Change of Land-use Involved : ☐ Yes ☒ No



Department of Urban Development

Government of Himachal Pradesh

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Form-12

Sanjay Kumar , Architects

Form of application for permission under sub-section (2) of section 15-A or clause (a) of section 16 or sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30-A) of the Himachal Pradesh Act, 1977 (Act No. 12 of 1977) for Development of Land / Construction of Building

Applicant Information

Checklist to be filled

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Documents

(*) Indicates Mandatory Field

Checklist to be filled

Sl#	Description	As per regulations	As proposed	Remarks	Relaxation
1	Type of Area	Other	<input checked="" type="radio"/> Other		
2	Total Plot Area (In sq.mt.)	500 (Minimum)			<input type="checkbox"/>
3	Ownership & Revenue Documents	Required	<input checked="" type="radio"/> Submitted <input type="radio"/> Not Submitted		<input type="checkbox"/>
4	Land-use	As per regulation	--Select--		<input type="checkbox"/>
5	F.A.R.	1.75	0.14		<input type="checkbox"/>
6	Built up Area (In sq.mt.)		217.20		<input type="checkbox"/>
7	Whether construction abuts with NH/SH/MDR/other roads Set Backs (Meter) <input type="radio"/> Yes <input checked="" type="radio"/> No				
	Front	5 (Minimum)			<input type="checkbox"/>
	Rear	2 (Minimum)			
	Left Side	3 (Minimum)			
	Right Side	3 (Minimum)			
8	Number of Storey	Strictly upto FAR and upto the height of 21 meter			<input type="checkbox"/>
9	Public Path/Public Road Existing at Site				<input type="checkbox"/>
	Existing at Site	3 meter minimum (Minimum)			
	Shown in Tatima	Required	<input checked="" type="radio"/> Submitted <input type="radio"/> Not Submitted		
10	Parking Provision	Mandatory if feasible	<input checked="" type="radio"/> Proposed <input type="radio"/> Not Proposed		
11	Whether any HT/LT Line, Crossing over the Proposed Land <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload NOC from HPSEB)	<input type="button" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)		
12	Whether Proposed Site is Located nearby ASI Protected Monument (Check the list of ASI listed Areas Click Here) <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload NOC from the competent authority) If you don't have NOC document get it from this site www.nmanoc.nic.in	<input type="button" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)		
13	Whether proposed Plan is located nearby HFL (High Flood Level) <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload NOC from the competent authority)	<input type="button" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)		
14	Forest Boundary/STP (Sewage Treatment Plant) <input checked="" type="radio"/> Yes <input type="radio"/> No				
	No. of trees	Nil			
	Distance of tree from proposed development If not to be cut (Meter)	2 (Minimum)			
	Whether Permission of Competent authority for cutting of trees	(Upload NOC from Forest Department)	<input type="button" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)		
	Whether plot is Abutting to Forest Boundary <input checked="" type="radio"/> Yes <input type="radio"/> No	5 (Minimum)			
	Distance from Forest Boundary (Meter)				
15	Whether plot is Directly abutting with National Highway/State Highway/Bypass/Other H.P. Public Department Schedule road <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload NOC from the competent authority along with Site plan)	<input type="button" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)		
16	Whether Proposed Plot is abutting to Natural Stream <input checked="" type="radio"/> Yes <input type="radio"/> No				
	Distance from Nullah (Meter)				
	Distance from Khud/HFL of River (Meter)				
17	Whether any Pipeline/Sewerage line		<input type="button" value="Browse..."/> No file selected		

17	Whether any Pipeline/Sewerage line crossing or passing through the plot <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload NOC from the competent authority)	<input type="text" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)	<input type="text"/>	
18	Provision of Solar Passive Building	Mandatory if with in Urbanizable limit	<input type="text"/>	<input type="text"/>	
19	Provision of barrier free access for persons with disability	Mandatory in Public and Semi Public use	<input type="text"/>	<input type="text"/>	
20	Whether the Proposed Plan is above the road level on Valley Side. <input checked="" type="radio"/> Yes <input type="radio"/> No	Valley Act	<input type="text"/>	<input type="text"/>	
21	Whether proposed Plan is located in Sinking and Sliding area <input checked="" type="radio"/> Yes <input type="radio"/> No	Geological Report	<input type="text" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)	<input type="text"/>	
22	Rain water harvesting Tank Provision (Litres)	Required @ 20ltr per sq.mt of roof top area	<input type="text"/>	<input type="text"/>	
23	Number of Dwelling Units	8 Minimum if not for sale otherwise 8 maximum	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
24	Whether muck to be disposed at the dumping site of M.C.? <input checked="" type="radio"/> Yes <input type="radio"/> No			<input type="text"/>	
25	Muck to be Disposed (in Cubic mt.)		<input type="text"/>	<input type="text"/>	
26	Whether Proposed Plan have Provision of Soak PIT		<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="text"/>	
27	Whether Minimum Path available on Proposed Plan <input checked="" type="radio"/> Yes <input type="radio"/> No	(Upload requisite revenue record)	<input type="text" value="Browse..."/> No file selected (pdf/zip file only and Max file Size 10 MB)	<input type="text"/>	
28	Risk based Classification of building Whether building with communication tower Whether proposal is for Group Housing Scheme Whether building raised on land fill Whether building raised on reclaimed land		<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="text"/>	
29	General Requirements				
	Slope of Land (Degree)	45 (Maximum)	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
	Height of Parking Floor (Meter)	3	<input type="text"/>	<input type="text"/>	
	Height of Slopping Roof (Meter)	2.75 (Maximum)	<input type="text"/>	<input type="text"/>	
	Height of Floor (Meter)	3.50 (Maximum)	<input type="text"/>	<input type="text"/>	
	Height of Building (Meter)	21 (Maximum)	<input type="text"/>	<input type="text"/>	
	Maximum Hill Cut (Meter)	3.50	<input type="text"/>	<input type="text"/>	
	Distance between two Blocks (Meter)	5 (Minimum)	<input type="text"/>	<input type="text"/>	
	Plinth Height (Meter)	2 (Maximum)	<input type="text"/>	<input type="text"/>	
	Height of Service Floor (Meter)		<input type="text"/>	<input type="text"/>	
	Equivalent Car Space (Sq. Mt.)		<input type="text"/>	<input type="text"/>	
	Buildable Width	5 (Minimum)	<input type="text"/>	<input type="text"/>	
30	Photograph of Site	Required	<input type="text" value="Browse..."/> No file selected (pdf.jpg.jpeg.png file only and Max file Size 10 MB)	<input type="text"/>	
31	Any other Information	If required	<input type="text"/>	<input type="text"/>	

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Department of Urban Development

Government of Himachal Pradesh

e-Avedan Online Building Planning Permission in Urban local Bodies



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[Form-12](#)

Sanjay Kumar , Architects



Form of application for permission under sub-section (2) of section 15-A or clause (a) of section 16 or sub-section (1) of section 30 or section 30-A (beyond the limits as specified under section 30-A) of the Himachal Pradesh Act, 1977 (Act No. 12 of 1977) for Development of Land / Construction of Building

Applicant Information

Checklist to be filled

Private Professional Information

Documents

(*) Indicates Mandatory Field

Empanelment of private professional

Professional Type : ☒ Private

Registration No. : A-81 *

Name : Sanjay Kumar *

Mobile No. : 98823-21074 *

Class : ☒ A Plan Submission Date : 19-04-2018

Address : House No. 172/7 SAS Coloney, Paonta Sahib Distt. Sirmour., Dist-Sirmaur, State-Himachal Pradesh, *

Certification Certificate : No file selected. ✓ *

(pdf/zip file only and Max file Size 10 MB)

Structural Engineer Information

Registration No./Name : * Name :

Plan Submission Date : Mobile No. :

Address : *

Structure Stability Certificate : No file selected. *

(pdf file only and Max file Size 5 MB)

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