

(Aviii) Pushover Analysis

Generally Push over analysis is used to understand the existing capacity of structure for seismic and gravity loading which will show different occupancy levels like immediate occupancy, life safety and collapse prevention. The seismic evaluation of existing buildings compares their capacity against earthquake demand at specific site and concerns the potential earthquake-caused risk to building systems and elements that are closely related to human life safety.

(Aix) Identification of critical areas in building

Based on the above inspection, analysis and test results, the report should conclude the critical areas that need immediate repairs and retrofitting. For example: number of columns requiring immediate repair and strengthening, repair of critical slab and beams, water proofing of terrace, toilet blocks, in walls or structural elements etc.

PART-X**GREEN GROWTH & GREEN BUILDING**

In the planned housing colonies, the Green spaces should be provided in the organized & systematic manner. Green space means the space which has to be kept Green forever in which no construction shall be done. During planning of Housing Colonies, the special focus should remain as Green spaces. In the land use analysis of a colony adequate area should be left for green spaces as per prevalent norms for Community use to take environmental benefits.

Green buildings should be encouraged which basically seek the harness all the natural elements in its design and construction to an optimum level so as to have an eco friendly, low energy and low water consumption building and at the same time providing fresh & healthy environment to its occupants. Threats of global warming & shrinking natural resources along with rise in power consumptions has led to acceptance of need to construct all buildings as green buildings. Design & construction of buildings will benefit the community at large with the improvement in environment by improving energy security and reducing the stress on natural resources. While acquiring new land for construction of new housing colony site should be selected with full respect to ecology of the area and existing environment. The main focus should be minimum consumption of energy, maximum use of fresh water.

ANNEXURE-A (Schedule of fee)

(See Bye-laws 3(4), 8 to 11).

Schedule of fee for issuing standard drawings:-

1.	Standard drawings	
	HIG/Cat-I House	Rs. 3500/-
	MIG/Cat-II	Rs. 3000/-
	LIG/Cat-III	Rs. 2500/-
	EWS/Cat-IV	Rs. 2000/-
2.	Standard for commercial	
	Shop-cum-flat	Rs. 2500/-
	Booths.	Rs. 1500/-
3.	Cost of layout plan per copy	
	For attaching with HPTA/	

- Lease deed/Conveyance deed. Rs. 100/-
4. Refundable security for Approval of building plan of plots/issue of standard Drawings. Rs. 1000/-

Schedule of Scrutiny fee for different sizes of Residential, Commercial and Industrial plots:

Sr. No.	Component	Rate in Rs. Per Sq. meter. floor space	
		Municipal area	Outside Municipal area
1.	Economic Weaker Section up to 120 Sq. meter. Row or semi detached plot	6	3
2.	Low Income Group 120 to 150 Sq meter. Semi-detached plot	12	5
3.	Medium Income Group 150 to 250 Sq. meter plot	20	10
4.	High Income Group more than 250 Sq. meter plot	30	15

2. Commercial Use:-

Sr. No.	Commercial Floor space including Corridor.	Rate in Rs. Per Sq. floor space	
		Municipal area	Outside Municipal area
1.	Up to 10 Sq. meter.	15	10
2.	11 to 20 Sq. meter	20	15
3.	21 to 40 Sq. meter	30	20
4.	41 to 80 Sq. meter	40	30
5.	More than 80 Sq. meter	50	40

3. Private Institutions, Clinics and Hospitals:—

Sr. No.	Floor space Sq. meter	Rate in Rs. Per Sq. meter floor space	
		Municipal area	Outside Municipal area
1.	Up to 200 Sq. meter	20	15
2.	201 to 400 Sq. meter	30	20
3.	401 to 750 Sq. meter	40	30
4.	Above 750	50	40

4. Industrial use:—

Rate in Rs. per Sq . meter of plot area		
High potential zone	Medium Potential Zone	Low Potential Zone
Sirmour and Solan District	Una & Kangra District	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti Districts.
20	15	10

5. For Revalidation of Sanction.

Sr. No.	Land Use	Rate in Rs. Per Sq. meter floor space
1.	Residential	15
2.	Commercial	25
3.	Tourism	25
4.	Public & Semi-public Commercial Amenities	25
5.	Industrial	20

Note.—(1) The changes in schedule of fee will be increased by 5% after a block year of 5 years as approved in 20th Himuda meeting held on 25-10-2010 vide item no-16.

(2) In case the building plans are rejected and required to be re-submitted after attending to the objections, no extra fee will be paid. In case the objections are not removed, twice the fee will again be charged for scrutiny.

(3) In case the building plans are approved and the applicant desires to make certain changes, he will have to re-submit the plans and again pay the scrutiny fee.

(4) The approval of the building plans shall be valid for a period of two years from the date of sanction. In case the execution of work is not done during valid period then validity on the sanctioned can be extended further and applicant will have to pay the approval fee again or he/she may resubmit the building plans.

(5) service tax as applicable will be charged extra.

Form-A**Application for Erection or Re-erection of Building**

[See bye-law-3(1) and bye laws -9]

From

To

The Chief Executive Officer,
H.P. Housing and Urban Development Authority,
Shimla.

Sir,

1. I/We hereby inform that I/we intend to erect/re-erect/add/alter a building/wall on industrial/residential/commercial plot No. _____ of Himachal Pradesh Housing & Urban Development Authority Colony at _____.

2. I/we are enclosing herewith cash/bank draft in the name of Chief Executive Officer, H.P. Housing and Urban Development Authority, Shimla as scrutiny fee plus refundable security (see bye-law-3) amounting to Rs. _____.