

(AUTHORITATIVE ENGLISH TEXT OF THIS DEPARTMENT
NOTIFICATION NO. TSM-A(4)-5/2025 DATED 29-01-2026 AS
REQUIRED UNDER CLAUSE (3) OF ARTICLE 348 OF THE
CONSTITUTION OF INDIA)

GOVERNMENT OF HIMACHAL PRADESH
DEPARTMENT OF TOURISM & CIVIL AVIATION
NOTIFICATION

TSM-A (4)-5/2025

Dated, Shimla-2,

29.01.2026

WHEREAS, the draft Himachal Pradesh Tourism Investment Promotion Council Rules, 2025 were notified vide this department notification of even number dated 01.12.2025 and published in the Rajpatra (e-Gazette) Himachal Pradesh on 08.12.2025 for inviting objection(s) or suggestion (s) from the general public, as required under clause (m) of sub-section (2) of Section 64 of the Himachal Pradesh Tourism Development and Registration Act, 2002 (Act 15 of 2002);

And whereas, no suggestions have been received from the general public in this behalf during the stipulated period;

Now, therefore, in exercise of powers conferred by Section 64 of the Act *ibid*, the Governor, Himachal Pradesh is pleased to make the following rules for carrying out the purposes of the aforesaid Act, namely: -

1. Short title, extent and commencement. -

(1) These rules may be called the Himachal Pradesh Tourism Investment Promotion Council Rules, 2025

(2) These rules shall come in to force from the date of publication in the Rajpatra (e-Gazatte), Himachal Pradesh.

2. Definitions. -(1) In these Rules, unless there is anything repugnant to the subject or context;

(a) "Act" means the Himachal Pradesh Tourism Development and Registration Act, 2002 (Act No. 15 of 2002);

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- (b) "Application" means and includes an application made under Rule 6 for applying for registration of Project under these rules;
- (c) "Director" means the Director of Tourism and Civil Aviation, Himachal Pradesh appointed by the Government;
- (d) "Investment" means and includes commitment of resources into something expected to gain value over time;
- (e) "Member" means a member of Tourism Promotion Investment Council;
- (f) "Nodal Officer" shall mean an officer as may be notified by the Director, Tourism and Civil Aviation, Himachal Pradesh and approved by the Tourism Investment Promotion Council;
- (g) "Official Gazette" means the (e-Gazette) Rajpatra, Himachal Pradesh;
- (h) "Person" includes Individuals, company, partnership firm, co-operative society, joint family/ Hindu Undivided Family, an individual organization or body of persons whether incorporated or not, Local authorities and proprietors;
- (i) "Planning area" means any area declared to be planning area under the provisions of Himachal Pradesh Town & Country Planning Act, 1977;
- (j) "Rural areas" means area outside the jurisdiction of a duly constituted urban local body i.e. Municipal Corporation, Nagar Parishad and Nagar Panchayat. SADA's shall not, however, be considered an Urban Local body;
- (k) "Secretary" means the Secretary to the Government of Himachal Pradesh of the Department concerned designated to be the official member of the Council.
- (l) "Special area" means a special area defined as such under section 66 of the Himachal Pradesh Town and Country Planning Act, 1977;
- (m) "Urban areas" means areas within the jurisdiction of a duly constituted urban local body i.e. Municipal Corporation, Nagar Parishad and Nagar

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Panchayat under the Himachal Pradesh Municipal Corporation Act, 1994 or under the Himachal Pradesh Municipal Act, 1994.

(2) Words and expression used in these rules but not defined shall have the same meaning as assigned to them in the Act.

CHAPTER –II

TOURISM INVESTMENT PROMOTION COUNCIL (TIPC)

3. Establishment and constitution of the Tourism Investment Promotion Council-

(1) The Government may, by notification in the Official Gazette, establish a Council to be known as the "Tourism Investment Promotion Council" for carrying out the objective of these rules *ibid*.

(2) The Council shall be a body incorporated by the name aforesaid, having perpetual succession and a common seal, with power to acquire, hold and dispose of property and to contract and may, by the said name sue and be sued.

(3) The Council shall consist of the following members namely :-

- a) Chief Minister, State of Himachal Pradesh- **Chairperson;**
- b) Minister-In-Charge (Tourism & Civil Aviation), State of Himachal Pradesh- **Vice Chairperson;**
- c) Chief Secretary to the Government of Himachal Pradesh- **Member;**
- d) Chairperson, HP Tourism Development Corporation, Himachal Pradesh- **Member;**
- e) Secretary, Finance to the Government of Himachal Pradesh- **Member;**
- f) Secretary, Revenue to the Government of Himachal Pradesh- **Member;**
- g) Secretary, Industries to the Government of Himachal Pradesh- **Member;**
- h) Secretary, Environment Science & Technology to the Government of Himachal Pradesh- **Member;**
- i) Secretary, Power to the to the Government of Himachal Pradesh- **Member;**
- j) Secretary, Jal Shakti Vibhag to the to the Government of Himachal Pradesh- **Member;**

- k) Secretary, Forest to the Government of Himachal Pradesh- **Member;**
- l) Secretary, Tourism and Civil Aviation to the Government of Himachal Pradesh- **Member;**
- m) Secretary, Housing to the Government of Himachal Pradesh-**Member;**
- n) Secretary, Town and Country Planning to the Government of Himachal Pradesh- **Member;**
- o) Secretary, Urban Development to the Government of Himachal Pradesh- **Member;**
- p) Director, Tourism and Civil Aviation Department, Himachal Pradesh- **Member Secretary.**

4. **Meeting of the Council:-** (1) An ordinary meeting of the Council shall be held generally once a month, on the date, time and place fixed by the Chairperson.

(2) The Chairperson may, whenever he thinks fit, call a special meeting.

(3) Every meeting of the Council shall be presided over by the Chairperson and in his absence by the Vice-Chairperson and in the absence of both, by any other member chosen by the Chairperson.

(4) The Member-Secretary of the Council shall issue notice alongwith the agenda of the meeting to all the members of the Council atleast two days before the meeting.

(5) The presence of 60% of the total number of the members of the Council shall form the quorum of a meeting.

(6) The proceedings of the meeting of the Council shall be attested by the Chairperson and maintained by the Member-Secretary of the Council.

5. **Powers and functions of the Council:-**(1) The Council shall take all necessary action to manage all the activities of the Council for achieving the objectives of these Rules.

(2) The Council may:-

(a) Create a comprehensive and engaging platform that highlights state tourism activities, promotes regional culture, attract visitors, and foster local tourism industry.

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(b) To ensure that investments in tourism are both sustainable and economically sound.

(c) Foster a culture of transparency and accountability, the Council shall aim to align financial decisions with the State's broader vision for sustainable tourism development.

(d) Manage, process, examine and grant approval to proposals entailing investment of more than Rs. 50.00 Crore per Tourism Project.

(3) The Council may:-

(a) charge fee on any of the direct services provided by it; and

(b) coordinate with the stakeholders w.r.t. processing /approval of the project.

(4) The Application made under rule 6 shall be granted in-principle approval within a period of thirty working days from the date mentioned in Rule 6 (3).

6. Registration of Application and procedure thereof:-

(1) The Project Proponent or Applicant shall file an application in Form 1 appended with these rules along with supporting documents.

(2) The application shall be accepted only when the documents required as per the checklist (Form-1) are complete in all respects. In case of any shortcomings, the Nodal Officer shall intimate the project proponent within three working days highlighting the shortcomings in the checklist under his signature. After complying with the requirements / deficiencies as indicated, the Project Proponent shall again submit the complete documents as per the checklist for consideration of the project. Once the application as per checklist is found complete, the Nodal Officer shall provide a receipt of acceptance of the application under his / her signatures to the Project Proponent/ Applicant as per Form -2.

(3) The acceptance of the application as explained in rule 6 (2) shall be the Day one of the period as mentioned under Rule 5 (4) supra.

(4) After the acceptance of the application, it shall be forwarded to the concerned stakeholder departments for necessary processing / approval on day one for their approval:

Provided that in case of Projects requiring non-statutory clearances, the concerned department(s) shall give their approval within a period of fourteen working days after raising comprehensive one-time observations, if any and dispose off the application as mentioned in rule 6 (1) in finality, except in cases the Project Proponent/ Applicant fails to reply/ remove observations conveyed:

Provided further that in case of statutory clearances, the time period for approval shall be fourteen working days. Even after the deemed sanctions, the authorities shall have the power to enforce the applicant / project proponent to comply with the statutory provisions of law.

(5) In case, any application under Rule 6 (1) *ibid* is submitted by the Applicant/ Project Proponent but there are certain deficiencies/ shortcomings, the Department can direct the Applicant/Project Proponent to remove such deficiencies/ shortcomings within a period of ten days and if the Applicant/ Project Proponent fails to remove such deficiencies then in such an eventuality the in-principle approval shall be deemed to be withdrawn.;

Provided that after removal of deficiencies/ shortcomings, the approval shall be granted within a period of fourteen days.

(6) For the purpose of timely clearance of proposals, all tourism projects falling within the purview of the Council and requiring permission under section 118 of Himachal Pradesh Tenancy and Land Reforms Act, 1972 (which is a statutory provision) shall henceforth, be applied on online portal of Revenue Department and a receipt shall also be submitted to the Tourism Department which shall coordinate with the Revenue Department for further approval. The approval of the Government shall be granted by

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the Revenue Department within a stipulated period of fourteen working days from the date of submission of application duly supported by all documents as per Form-1. If any short coming is found and require redressal, the same shall be informed by Revenue Department as per procedure of the Department within five working days to the proponent. Tourism Department may coordinate with the proponent to redress the query. The time taken by the Applicant/ Project proponent in addressing the queries shall be excluded from the fourteen working days time period for grant of permission.

- (7) The various statutory clearances of the project approved by TIPC shall be given by respective departments like Revenue, Tourism, Town and Country Planning, Pollution Control Board etc.in an expeditious manner The action taken report of all such projects shall be submitted in successive TIPC's meeting till the time, project is grounded.
- (8) Until the online platform for the submission/processing of the applications for the projects is developed, the Department of Tourism and Civil Aviation shall initiate the process of acceptance of such applications offline.
- (9) Such Tourism Projects or Real Estate Projects intending to convert into Tourism Projects, which are more than 70 % complete on ground, shall be eligible for consideration in TIPC subject to fulfillment of legal and other conditions under prevailing laws.

Provided further that Real Estate Projects will be allowed to be put to Tourism use such as serviced residences with the permission of the Department of Tourism and Civil Aviation which shall issue revised Essentiality Certificate as per Rule 10 of these Rules.

- (10) For ascertaining the financial standing of the Project Proponent, TIPC (Department of Tourism and Civil Aviation, HP) shall verify the net worth as on the preceding financial year from the date of submission of the



application to be assessed on the basis of last three income tax returns duly certified by a competent authority or a registered Chartered Accountant of the applicant/ project proponent.

(a) In case the Applicant/ Project Proponent is a Company, the net-worth shall be the aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited balance sheet, but it shall not include reserves created out of revaluation of assets, write-back of depreciation and amalgamation.

(b) In case of a partnership firm, the net-worth shall be the sum of contribution by each partner. It shall not include in the capital of the firm and free reserves but accumulated losses and miscellaneous expenses.

(c) In case of any other body corporate (including LLPs), the net-worth shall be the aggregate of paid-up capital or partners' contribution (as the case may be) and reserves (excluding revaluation reserves, reserves created out of amalgamation, and reserves not created out of profits), after deducting accumulated losses, intangible assets, deferred expenditure and miscellaneous expenditure not written off, as per the latest audited balance sheet.

(11) The other stakeholder Departments such as, Public Works, Jal Shakti and Himachal Pradesh Electricity Board shall ensure road access, water availability and electricity etc. for such projects but only after due diligence as to basic social / environmental impact, deposit of Departmental cost etc. These Departments shall be allowed to execute these works as a deposit work if the work is on Government / public land and further allowed to take funds as deposit from the Applicant/ Project Proponent/ Private Investor, for the project purpose. The Forest Department shall process the FCA cases expeditiously and facilitate the Applicant/ Project Proponent accordingly.

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(12) In case, the applicant/project proponent intends to invest on a Government Land, then they can proceed under the Swiss challenge mode as per the HP Infrastructure Development Board Unsolicited Proposal (Under Swiss Challenge Approach) Regulation, 2022 published in the (e-Gazette) / Rajpatra, Himachal Pradesh on 24.09.2023.

7. Registration fees: (1) An application for registration under Rule 6 shall be submitted to the Department of Tourism and Civil Aviation, along with requisite documents, as specified in **Form-1** and registration fee as specified in sub rule (2) below for which, the Department shall issue a receipt as per **Form-2**.

(2) The application shall be accompanied by a registration fee of Rs. 10,00,000/- (Ten Lakh Only) through a demand draft or online mode. The Registration fees shall be deposited in a separate account/ Head of the Department of Tourism and Civil Aviation.

(3) The application shall also be accompanied by security amount of Rs One Crore to be refunded after a period of thirty days to the applicant.

(4) The Real Estate Tourism projects covered under Rule 6 (9) shall have to pay registration fees amounting to Rs. 20,00,000/- (Twenty Lakh Only).

8. Timeline and Extension:(1) The Applicant/ Project Proponent shall complete the project in all eventualities within thirty-six months from the date of final approval.

(2) The Council may extend the aforesaid period of thirty-six months by twenty-four months more by a speaking order assigning reasons subject to a non-refundable additional cost of ten percent of the project.

9. Self Declaration:-The applicant under these rules shall have to file a self declaration/ undertaking as per **Form-3** along with application and relevant documents before the Department of Tourism and Civil Aviation Himachal Pradesh.

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10. Issuance of Essentiality certificate:-The Nodal Officer shall on receipt of an application for registration of a tourism unit along with the specified fee, scrutinize the application on the date of its receipt and if found in order, shall, enter the contents of the application in the relevant register. The Director (Tourism) shall process the case as per the Rules and dispose of the case within two working days of the receipt.

A revised Essentiality Certificate shall be issued by the concerned Nodal Officer in respect of all real estate projects proposed to be issued for tourism purposes.

11. Penalty for false statement:- (1) If any person, who makes a false statement under these rules or willfully suppresses any material fact with the intention to mislead the Department, shall be liable for forfeiture of security amount.

(2) The person who makes such false statement as detailed in sub-rule (1) supra shall be permanently debarred from applying under these rules for perpetuity.

(3) In case, the Applicant/ Project Proponent fails to execute the proposed project even within the extended time period as stipulated under Rule 8, the project, as the case may be, proceeded to vested with the State Government as per relevant provisions of HP Tenancy & Land Reforms Act 1972.

(4) In case, the applicant/project proponent commits any violation of these Rules as applicable for seeking a valid permission under these Rules including permission(s) granted by the Council or the Department(s) or causes damage to environment, shall be liable to forfeit the security amount as provided under Rule 7 (3) after ascertaining of full facts through Department of Environment/ Concerned Department, as the case may be, after giving a reasonable opportunity of being heard.

12. Application of other laws not barred:-The provisions of these rules shall be in addition to the provisions of any other law for the time being in force.

13. Protection of action taken in good faith:-No suit, prosecution or other legal proceedings shall lie against the appropriate Authority or any officer or other

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employees of the Authority for anything, which is done in good faith or intended to be done under these rules.

14. Power to remove difficulties:- If any difficulty arises in giving effect to the provisions of these rules, the State Government may, by order, (duly published in the Official Gazette) make such provisions not inconsistent with the provisions of these rules as may appear to be necessary for removing the difficulty.

15. Delegation of Powers:- The Rules of Business of the Council shall be notified separately after getting them approved from the Council.



Form -1

(See Rule-6)

The application shall be accompanied by following documents as detailed herein below: -

S. N.	Details of documents
1.	Name and address of the applicant
2.	Description of area (Whether Planning area/ Special area/ Deemed planning area/ Urban Area/ Rural other) along with details of Village, Panchayat and District in which land is situated
3.	Detailed Project Report (DPR) with detailed map and site plan
4.	Existing zone as per Development Plan of the planning/ special area/ Municipal Limits of Corporation/ Council/ Urban areas/ Rural areas, if applicable
5.	Road Accessibility including NOC from HP PWD/ NHAI/ Rural Development Department along with status that whether the road is on Government Land or on Private Land Note: - In case the road is on private Land, the onus shall lie on Applicant/ Project Proponent to obtain NOC from respective owners which may include sale-purchase of land or gift deed.
6.	Water Availability including NOC from Department of Jal Shakti Vibhag ascertaining the source of water, whether natural or ground water.
7.	NOC from HPSEBL regarding HT Lines
8.	A copy of title/ownership documents i.e. latest jamabandi in original

9.	Slope Stabilization Plan indicating both engineering and nature-based solution & drainage management plan
10.	Photographs of the site from 2 to 3 different angles with date.
11.	Permission under Section 118 shall be uploaded with all the following documents on the official portal of Department of Revenue by Applicant/ Project Proponent: - <ul style="list-style-type: none">(i) LR-XIV(ii) Agreement to sale(iii) Essentiality Certificate(iv) Latest Jamabandi, Tatima(v) Affidavits of seller and purchaser(vi) Affidavits & NOC's in case of joint holding(vii) Balance land certificate of seller(viii) Information on prescribed format.

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Form-2

{See Rule-6(2) and 7(1)}

Acknowledgement receipt by the Applicant: -

Submission of application form along with requisite fee of Rs.....

I/We have deposited a sum of Rs...../- only (Rs.only) towards the Application Fee as specified in Rule __ of the HP Tourism Investment Promotion Council (TIPC) rules, 2025.

E-payment with transaction detail.

Enclosure: As above.

Yours faithfully,

Signature of applicant(s)

Address.....

.....

.....

Phone No.....

APPLICATION RECEIPT

Received..... an amount of Rs..... from the Applicant Shri/Smt./M/sfor application under HP Tourism Investment Promotion Council (TIPC) rules, 2025 through E-payment.

Signature and designation of the Officer receiving money)

Department of Tourism & Civil Aviation, HP

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Form-3

(See Rule-9)

Self Declaration/ Undertaking

1. That, I....., S/o/ W/o/
D/o/M/s..... do hereby solemnly affirm
and declare that the contents of Application submitted by me along with
requisite documents as required under Form-1 read with Rule 6 of the
Tourism Investment Promotion Council Rules, 2025 are true and correct
to the best of my knowledge.
2. I further agree that I shall be solely responsible to be penalized under
Rule 11 of the rules ibid and shall also be liable for any loss or damage
to the Department in case information furnished by me is found to be
false or in case of suppression of suppresses a material fact with the
intention to mislead the Department.
3. I expressly acknowledge and agree that in the event of any such default
supra, I shall be liable to be permanently debarred from applying under
these Rules for perpetuity
4. I have read and agreed to the rules and shall be further liable for all
costs in case of cancellation, damage or loss to the department
howsoever caused.
5. I, the above-named deponent do hereby further solemnly affirm that the
contents of this affidavit are true, no part of it is false and nothing has
been concealed there from.

Signed and verified at on this the day of
..... 20_____.

Deponent

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By Order

(Devesh Kumar, IAS)
Pr. Secretary (Tourism & CA) to the
Govt. of Himachal Pradesh, Shimla-2.

Endst. No. As above

Dated: 29-01-2026

Copt for information and necessary action to:-

1. The Secretary to the Hon'ble Chief Minister, H.P. Shimla-2
2. The Pr.PS to the Chief Secretary, Govt. of HP, Shimla-2.
3. All the Administrative Secretaries to the Government of Himachal Pradesh.
4. The LR-Cum-Secretary (Law) to the Govt. of H.P. Shimla-2.
5. All the Divisional Commissioners in HP.
6. All the Heads of Department in HP.
7. The Director, Tourism & Civil Aviation, HP, Shimla-9 for circulation thereof to all DTDOs concerned stake holders and to upload this notification in official website of Tourism Department for public in general.
8. All the Deputy Commissioners in HP.
9. The Managing Director, HP Tourism Development Corporation, Ritz Annexe, Shimla-1.
10. The Joint Secretary (GAD) to the GoHP, Shimla-2 w.r.t. decision taken by the CMM on dated 22.01.2026 vide item No. 07.
11. The Director, Information & Public Relations, HP, Shimla-2.
12. Guard file.



(Vijay Kumar)
Spl. Secretary (Tourism & CA) to the
Govt. of Himachal Pradesh, Shimla-2.
e-mail- tourismbr-hp@nic.in