PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2267
(BHDR 19, 1943 SAKA)

ORDINARY

CHANDIGARH, FRIDAY, SEPTEMBAR 10, 2021
(BHADRA 19, 1943 SAKA)

LEGISLATIVE SUPPLEMENT

Contents ***Pages***

Part-I Acts

Nil

Part-II Ordinances

Nil

Part-III Delegated Legislation

1. Notification No. G.S.R. 144/P.A.11/1995/ Ss. 180 and 43/2021, dated the 31st August, 2021, containing the Punjab Urban Planning and Development Building Rules, 2021. 2269-2490
2. Notification No. S. O. 100/C.A.2/1974/S.2/ 2021, dated the 3rd September, 2021, directing the transfer of the local areas of Police Stations falling in the Police Commissionerate, Ludhiana. 2491-2492

3. Notification No. G.S.R. 145/Const./ Art.309/ Amd.(2)/2021, dated the 1st September, 2019, containing amendment in the Punjab, Department of Rural Development and Panchayats (Class III) Service Rules, 1988. 2493

Part-IV Correction Slips, Republications and Replacements

Nil

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2269

(BHDR 19, 1943 SAKA)

Table of Contents

PART-I PRELIMINARY 2275
1 SHORT TITLES, COMMENCEMENT AND APPLICATION. - 2275
2 DEFINITIONS.- 2275
PART II PLANNING AND ARCHITECTURAL CONTROLS 2297
3 (A) RESIDENTIAL.- 2297
(1) Residential Plots or Villas; 2297
(2) Residential Independent Floor 2302

(3) Group Housing 2307
(4) Studio Apartment 2313
(5) Farm House 2318
(B) Other general control for residential buildings.- 2321
4 (A) COMMERCIAL.- 2323
(1) Convenient Shopping/ Neighbourhood Shopping Plotted within approved layout plan. 2323
(2) Commercials such as Shopping Mall or Shopping Complex or a Building primarily used for Display and Sale of Merchandise or any Similar Purpose; Miniplex; Multiplex 2327
(3) Hotel or Motel; Club and Guest House/ Lodging & Boarding/ Service Apartments 2333
(4) Wholesale Trade or Integrated Freight Complex (Standalone); Warehouse or Godown (Standalone) 2339
(B) Petrol pumps or Filling -cum-service stations.- 2344
5 (A) INDUSTRIAL.- 2345
(1) Low Rise Industry 2345
(2) High Rise Industry 2350
(B) Other controls for Industrial Buildings.- 2354
6 EDUCATIONAL.- 2355
(1) Pre Nursery/Nursery/Creche; Primary School (Class 1 To 5); High/Senior Secondary School/College or Educational Institute/Universities 2355

7 INSTITUTIONAL.- 2362
(1) Hospital or Nursing Home or Medical Laboratory; Orphanage Home; Old Age Home; Children's Centre or Care Centre or School or Institute for Mentally Challenged or Physically Handicapped Persons 2362
8 PUBLIC BUILDINGS 2369
(1) Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition; Religious Building; Public Offices 2369
(2) Convention Centre 2375

PART-III PROCEDURE OF SUBMISSION OF APPLICATIONS FOR BUILDING PLAN, COMPLETION CERTIFICATE AND OCCUPATION CERTIFICATE 2381

9 ERECTION OR RE-ERECTION WITHOUT PERMISSION. - 2381
10 DESIGN AND SUPERVISION. - 2381
11 APPLICATION TO ERECT OR RE-ERECT BUILDINGS (WITHOUT SELF-CERTIFICATION). - 2381
(1) Every person who intends to erect or re-erect a building 2381
(2) Size of drawing sheets and colouring of plans. – 2382

(3) Site plan.- 2383
(4) Building plans, sections and elevations.- 2384
(5) Standard design and architectural controls.- 2385
12 PROCEDURE FOR SUBMITTING APPLICATION THROUGH SELF- CERTIFICATION.- 2385
(1) The self-certification is applicable on the following category of buildings, namely:- 2385
(2) Procedure.- 2385
13 PREPARATION OF BUILDING PLANS OF THE DEPARTMENTS OF THE GOVERNMENT. - 2387
14 COMPLETION CERTIFICATE. – 2388
PART IV ADMINISTRATIVE CONTROL 2391
15 POWER OF THE COMPETENT AUTHORITY TO SANCTION OR REFUSE ERECTION OR RE-ERECTION.- 2391
16 PRESUMPTION OF SANCTION.- 2391
17 PRE-APPROVED BUILDING APPLICATIONS.- 2391
18 VALIDITY PERIOD OF SANCTION. – 2391
19 SUBMISSION OF REVISED BUILDING PLANS IN CASE OF MAJOR ALTERATIONS. - 2391

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2271
(BHDR 19, 1943 SAKA)

20 REVOCATION OF SANCTION. – 2392
21 MAINTENANCE OF E-REGISTER FOR SANCTION OR REGISTRATION OF BUILDING PLANS. – 2392
22 DAMP PROOF COURSE CERTIFICATE. – 2392
23 OCCUPATION CERTIFICATE. – 2392
PART V PLANNING AND ARCHITECTURAL CONTROLS 2394
24 COMPLIANCE OF ZONING PLAN OR STANDARD DESIGN OR ARCHITECTURAL CONTROL SHEETS AND MASTER PLAN/ ZONAL PLAN.- 2394
25 COMPLIANCE TO SPECIAL AREA DEVELOPMENT AND CONTROL AS PER MASTER PLAN OR ZONAL PLAN.- 2394
26 GENERAL PLANNING/ DEVELOPMENT NORMS.- 2394
(1) Setbacks and Height of other buildings. – 2394
(2) Setback of projected portion of roof level.- 2396
(3) Projection and Balcony.- 2397
(4) Parking.- 2397

(5) Exemptions.- 2399

27 GENERAL NOTES.- 2401

PART VI GENERAL BUILDING REQUIREMENTS 2403

28 OCCUPANT LOAD.- 2403

29 CLEARANCE ZONE FOR BUILDINGS NEAR HIGH TENSION ELECTRICAL LINE.- 2403

30 PART BUILDING REQUIREMENT.- 2403

(1) Plinth.- 2405

(2) Lighting and ventilation of rooms.- 2405

(3) Ledge or Tand. – 2405

(4) Mezzanine Floor.- 2405

(5) Basement.- 2406

(6) Chimneys.- 2408

(7) Cabin.- 2408

(8) Boundary wall.- 2408

(9) Septic tanks.- 2408

(10)Meter rooms.- 2408

(11)Staircase or exit requirements.- 2409

(12)Ramps.- 2409

(13)Exit Requirements.- 2410

(14)Roofs.- 2410

(15)Sunken courtyard. - 2410

(16)Fitments for drainage and sanitation.- 2410

PART VII FIRE PROTECTION, STRUCTURAL DESIGN, BUILDING MATERIAL, LIGHTING AND VENTILATION 2427

31 FIRE PROTECTION.- 2427

32 STRUCTURAL DESIGN.- 2427

33 LIGHTING AND VENTILATION.- 2427

34 ELECTRICAL AND ALLIED INSTALLATION.- 2427

35 BUILDING MATERIAL.- 2427

PART VIII PROVISIONS FOR DIFFERENTLY-ABLED, ELDERLY AND CHILDREN 2428

36 APPLICABLE PROVISIONS.- 2428

PART IX GREEN BUILDINGS AND SUSTAINABILITY PROVISIONS 2429

37 PROVISIONS AND APPLICABILITY. - 2429

38 ENERGY EFFICIENCY.- 2430

39 PROVISIONS FOR TREE PLANTATION IN NEW BUILDING SITES.- 2431

40 RAINWATER HARVESTING.- 2431

(1) Rainwater harvesting techniques. – 2432
(2) Harvesting provisions in various building categories.- 2432
41 SUSTAINABLE WASTE MANAGEMENT.- 2434
PART X CONSERVATION OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE PRECINCTS AND NATURAL FEATURE AREAS 2435
42 APPLICABLE PROVISIONS.- 2435
PART XI ENVIRONMENTAL CLEARANCE FOR BUILDING PLAN APPROVAL 2435
43 INTEGRATION OF ENVIRONMENTAL CONDITIONS FOR BUILDING PLAN APPROVAL.- 2435

PART XII PUBLIC HEALTH: WATER SUPPLY, SEWERAGE AND DRAINAGE 2436
44 WATER SUPPLY.- 2436
(1) Application for connection.- 2436
(2) Material for water connection.- 2436
(3) Sanction of water connection.- 2436
(4) Release of water connection.- 2436
(5) Notice and certificate of completion of work.- 2437
45 SEWERAGE AND DRAINAGE .- 2437
(1) Application for connection with public sewer.- 2437
(2) Connection with public sewer.- 2437
(3) Material for drain and construction.-- 2437
(4) Drain connection for trade effluent.- 2438
(5) Waste water pipes.- 2438
(6) Manholes.- 2438
(7) Septic tank.- 2439
(8) Absorption pits.- 2439
PART XIII RISK BASED CLASSIFICATION OF BUILDING PLAN APPROVAL PROPOSALS 2440
46 RISK BASED CLASSIFICATION OF BUILDING PROPOSALS.- 2440
(1) Hazardous buildings.- 2440
(2) Classification of risk based storage building.- 2440
(3) Classification of risk based industrial building.- 2443
(4) Classification of risk based on nature of occupancy in building.- 2444
PART XIV REGISTRATION OF PLUMBERS 2447
47 REGISTRATION OF PLUMBERS.- 2447
48 GRANT OF REGISTRATION.- 2447

49 RENEWAL OF REGISTRATION.- 2447
50 CANCELLATION OF REGISTRATION CERTIFICATE.- 2447

PART XV MISCELLANEOUS 2448

51 RELAXATION.- 2448
52 MATTERS NOT COVERED UNDER THESE RULES.- 2448
53 REPEAL AND SAVING.- 2448

ANNEXURE 1 2449
ANNEXURE 2 2452
ANNEXURE 3 2453
ANNEXURE 4 2454
ANNEXURE 5 2455
ANNEXURE 6 2456
ANNEXURE 7 2457
ANNEXURE 8 2458
ANNEXURE 9 2459
ANNEXURE 10 2460
ANNEXURE 11 2461
ANNEXURE 12 2462
ANNEXURE 13 2463
ANNEXURE 14 2470
ANNEXURE 15 2480
ANNEXURE 16 2482
ANNEXURE 17 2484
ANNEXURE 18 2485
ANNEXURE 19 2486
ANNEXURE 20 2487
ANNEXURE 21 2488
ANNEXURE 22 2490

PART III
GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NOTIFICATION

The 31st August, 2021

No. G.S.R. 144/P.A.11/1995/Ss.180 and 43/2021.-*In exercise of the powers conferred by section 180 read with sub-section (2) of section 43 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No.11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules. These rules shall supersede all previous rules and notifications issued in this regard: -*

PART-I

PRELIMINARY

1 Short titles, commencement and application.- (1) These rules may be called"the Punjab Urban Planning and Development Building Rules, 2021.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette and shall be applicable to all categories including Industry of new as well as to the existing buildings if re-erected or re-constructed or removed.

(3) They shall be applicable to whole of the State of Punjab except within Municipal Limit of towns or cities, Lal Lakir of village abadi, Cantonment Board and the sites and areas falling under the jurisdiction of the Archaeological Survey of India (ASI). However, if Urban Estate / Optimum Utilization of Vacant Government Land (OUVGL) Scheme / or any other scheme is developed by the concerned development authority, then these rules shall be applicable.

(4) In case of sites located in the schemes of Improvement Trusts, Urban Estates, Industrial Focal points or scheme prepared under any other Act and stands transferred to the local bodies, the coverage shall be regulated by zoning regulations and Architectural / Building control sheets applicable to that sanctioned scheme.

Section **2 Definitions.-** (1) In these rules, unless the context otherwise requires,-180 (1)

(i) **"abut"** means to be positioned juxtaposed to a road, lane, open space, park, building in such a way that the outer face of any of the external walls or boundary of a building or plot touches a street or road boundary;

(ii) **"access or approach road"** means a clear approach to a plot or a building;

(iii) **"accessory use"** means any use of the premises subordinate and customarily incidental to the principal use;

(iv) **"Act"** means the Punjab Regional and Town Planning and Development Act, 1995;

(v) **"advertising"** means any surface or structure or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of , or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in a space, or in or over any water body included in the jurisdiction of the Authority;

(vi) **"air conditioning"** means the process of treating air so as to simultaneously control its temperature, humidity, purity, distribution and air movement and pressure to meet the requirements of the conditioned space;

(vii) **"alteration or addition or renovation"** means a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor (including a mezzanine floor) or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment;

(viii) **"amenities"** means any one or more than one utility such as roads, streets, open spaces, parks, recreational, grounds, play grounds, water and electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences;

(ix) **"ancillary zone"** in the buildings means the building ancillary to and serving the main building and includes meter room, security room, Sewerage Treatment Plant, godown, guard room, cycle shed, dispensary, canteen, electric substation and labour quarters for watch and ward staff, but shall not include residential accommodation for supervisory staff;

(x) **"apartment"** whether called block, chamber, dwelling unit, flat, lot, premises, suite, tenement, unit by any other name, means a separate and self-contained part of any property, including one or more rooms or enclosed spaces, located on one or more floors, or, any part or parts thereof, in a building, or in a plot of land, used or intended to be used for residence, office, shop, showroom, or godown or for carrying on any business, industry, occupation, profession or trade, or for any other type of independent use ancillary to the purpose specified

above and with a direct exit to a public street, road or highway or to a common area leading to such street road or highway, and includes any garage or room whether or not adjacent to the building in which such apartment is located, provided by the promoter for the use by the allottee for parking any vehicle or, as the case may be, for the residence of any domestic servant employed in such apartment;

Note: *If a basement, cellar, garage, room, shop or storage space is sold separately from any apartment, it shall be treated as an independent apartment and not as part of any other apartment or of the common areas and facilities;*

(xi) **"applicant"** means a person who submits the application to the Competent Authority to erect or re-erect a building and also includes his legal representatives and authorized person;

(xii) **"application"** means an application made in such form as may be specified by the competent authority, by an owner or certified professional, who intends to develop, erect, re-erect or make alterations or additions in a plot or site or premises or part thereof, along with the requisite documents, for seeking approval of the Building or Service or Completion or Partial Completion Plans;

(xiii) **"approved "** means approved Building Plans or Service Plans or Completion or Partial Completion Plans of a building by the Competent Authority under these rules;

(xiv) **"Architect"** means a person holding a degree in Bachelor of Architecture from any recognised university or institute recognised by the Council of Architecture (COA) and has its name entered in the register of Council of Architecture for the time being, with a valid Council of Architecture Registration number. (CA/Year/Reg. No.)

(xv) **"architectural control and architectural control sheets"** means control of horizontal/vertical projections from the walls of the building and to restrict the height of any site exposed to the view from the street or road. Similarly, Architectural Control Sheets shall mean sheets or drawings with directions, signed and retained by the Competent Authority showing the measure of Architectural Controls, which shall be observed in the special areas;

(xvi) **"assembly building"** means any building or part of a building, where at least fifty persons can congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example, theatres, motion picture houses, assembly halls, marriage palaces, auditoria, exhibition

halls, museums, skating rings, gymnasiums, recreation piers and stadia, hotels and restaurants, places of worship, dance halls, club rooms, passenger stations

and terminal of air, surface and marine public transportation services or like activities if considered so by the competent authority;

(xvii) **"atria or atrium"** means a large-volume space or central collecting area leading to other functional areas of the building created by a floor opening or series of floor openings that is covered at the top of openings and is used for purposes other than commercial activity, social gathering etc.. For the sake of clarity, the main halls where functions are held as in case of marriage palaces or hotels shall not be considered as atrium or atria;

(xviii) **"Authority"** means the Authority which has been created by a statute and which, for the purpose of administering the Bye-Laws or Part, may authorize a committee or an official or an agency to act on its behalf; hereinafter called the 'Authority'. The authority can be the Punjab Urban Planning and Development Authority constituted under section 17 or the Special Urban Planning and Development Authority constituted under section 29 or the New Town Planning and Development Authority constituted under section 31 of the Punjab Regional and Town Planning and Development Act, 1995; (xix) **"balcony"** means a horizontal projection from the wall cantilevered or otherwise, having a balustrade or railing or a parapet wall to serve as a passage or sit out place intended for human use;

(xx) **"barsati"** means a habitable single room on the roof of the building with or without kitchen and toilet;

(xxi) **"basement"** means the storey which is next below the ground storey or which is in any part more than half of its height below the mean level of the street or ground adjoining the building;

(xxii) **"bathroom"** means a room containing a bath or shower, washroom and a toilet; (xxiii)

"boundary wall" means a wall which is erected to enclose the site boundary, may also carry security;

(xxiv) **"bressummer"** means the beam of a girder that carries the load of wall or slab; (xxv) **"building"** means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof, whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, veranda, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, tanks constructed or fixed for storage of chemicals/water/effluent, swimming pools etc. Tents, shamianas, tarpaulin shelters, etc, erected for temporary and ceremonial occasions with the permission of the Competent Authority, if required, shall not be considered as a building;

(xxvi) **"building envelope"** means the horizontal spatial limits up to which a building is or is to be constructed on a plot or site;

(xxvii) **"building height"** means the vertical distance measured in the case of flat roofs, from the average level of the front road and contiguous to the building or as decided by the Authority to the terrace of last liveable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point, where the external surface of the outer wall intersects the finished surface of

the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. The architectural features serving no other function, except that of decoration, shall be excluded for the purpose of measuring heights:

Provided that in case of residential plot/Independent floor, the vertical distance of the building shall be measured from the plinth of the building instead of the average level of the front road;

(xxviii) **"building line"** means a fixed line specified for a site beyond which no building within that site other than permitted projection and compound wall shall

(xxix) **"building plans"** means plans showing the details of building with respect to its building footprint, building blocks, ground coverage, floor area ratio, total covered area, height, numbers of storeys, elevations, sections, setbacks, parking, boundary walls, gates and other building details as per these rules and submitted to the Competent Authority as enclosed with the application by the owner or professional engaged in construction of the said building for seeking approval thereof;

(xxx) **"building regulations"** means the rules or bye-laws or regulations or Zoning regulations made under any law for the time being in force for the erection or re-erection of buildings or parts thereof;

(xxxi) **"building scrutiny fee"** means any fees to be charged or levied by the Competent Authority for approval of Building or Service Plan;

(xxxii) **"cabin"** means a non-residential enclosure constructed of non-load bearing partition;

(xxxiii) **"canopy"** means a cantilevered projection from the face of the wall over an entry to the building at the lintel or slab level provided that:

(i) it shall not be lower than 2.3 m when measured from the ground;

(ii) it shall not project beyond the plot line;

(xxxiv) **"cantilever"** means a long projecting structure, beam or girder fixed or supported at only one end and carries a load at the other end or along its length;

(xxxv) **"carpet area"** means the covered area of the usable rooms of a building or at any floor excluding the area of the walls;

(xxxvi) **"chajja"** means a continuous cantilevered horizontal or sloping projection from the outer wall of the building primarily intended to give protection from weather;

(xxxvii) **"chimney"** means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel;

(xxxviii) **"clear height"** means height from the top surface of ground or any floor to the bottom of beam or ceiling, as the case may be;

(xxxix) **"commercial building"** means a building used or constructed or adapted to be used either ordinarily or occasionally as; multiplex, cinema, marriage palace, office, bank, hotel, restaurant, shop, shopping complex or a building primarily used for display and sale of merchandise or any similar purpose or any other building being used for commercial purpose;

(xl) **"commercial use"** means the use of any land or building or part thereof for purposes of commerce or for storage of goods, or as an office, though attached to any building;

(xli) **"common areas and facilities in relation to a building"** means all parts of the building or the land on which it is located and all easements, rights and appurtenances belonging to the land or the building, which are not in the exclusive possession of an apartment owner;

(xlii) **"competent authority"** means any person or authority appointed by the State any of the powers and functions of the Competent Authority under these rules;

(xliii) **"completion certificate"** means a Certificate issued by the Competent Authority on the written request of the applicant or promoter after completion of building works including finishing of all common services and utilities as provided in the approved Building Plans and Service Plans;

(xliv) **"conservation"** means all the processes of looking after a place so as to retain its historical, architectural, aesthetic, cultural significance and also includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these;

(xlv) **"construction"** means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include, any reconstruction, repair and renovation of an existing structure or

building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or, the construction and maintenance of works meant for providing supply of water for public or the construction or maintenance, extension, management for supply and distribution of electricity to the public; or provision for similar facilities for publicity; (xlvi) **"convention centre"** means a building or group of building which shall have at least one convention hall with seating capacity more than 300 persons and two mini convention halls with seating capacity of at least 100 persons each and at least one hall shall have fixed seating;

(xlvii) **"conversion"** means the change from one occupancy to other occupancy or any change in building structure or part thereof resulting in a change of space and use requiring additional permission from the competent authority; (xlviii) **"cooking alcove"** means a cooking space having direct access from the main room without any inter-communicating door;

(xlix) **"courtyard"** means an area open to the sky but within the boundary of a plot, which is enclosed or partially enclosed by buildings, boundary walls or railings.

It may be at ground floor level or any other level within or adjacent to a building;

(l) **"covered area"** means the built-up area of the building(s) without deducting area of walls, projections, corridors and passage-ways, stairs, closets, toilets, columns, lifts and building shafts or other features;

(li) **"damp proof course"** means a course consisting of some appropriate water

proofing material provided to prevent penetration of dampness or moisture to any part of the structure from within or outside;

(lii) **"density"** means the number of persons per acre;

(liii) **"detached building"** means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot;

(liv) **"development works"** means internal development works and external development works;

(lv) **"dhaba"** means an eating joint building having single storey structure with temporary roof such as corrugated sheets or asbestos sheet or thatch; (lvi) **"drain"** means a conduit, channel or pipe for the carriage of storm water, sewage, waste water or other water borne wastes in a building drainage system; (lvii) **"drainage system"** means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the

same cartilage; and includes an open channel for conveying surface water or a system for the removal of any waste water;

(lviii) **"duct"** means an enclosed passage, channel, tube, canal, pipe or conduit by which a fluid, air, electric cables or other substance is conducted or conveyed;

(lix) **"dwelling unit"** means a building or a portion thereof which is designed or used or intended to be used wholly or partially for residential purposes for one family for habitation comprising of kitchen, toilet and a room at least;

(lx) **"dwelling unit area "** means an area of a dwelling excluding area of balconies or projections and common area such as staircase, lift lobby, corridor, public toilet etc;

(lxi) **"educational building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use and includes a building for such other uses as research institution or university. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside;

(lxii) **"enclosed staircase"** means a staircase separated by fire resistant walls and doors from the rest of the building;

(lxiii) **"engineer"** means a person holding any of the qualification eligible to become Associate Member of the Institution of Engineers;

(lxiv) **"erect or re-erect"** means any material alteration or enlargement of any building ; the conversion by structural alteration into a place for habitation of any building not originally constructed for human habitation; the conversion into more than one place for human habitation of a building originally constructed any such place; the conversion of two or more places of human habitation into a greater number of such places; such alterations of a building as effect an alteration of its drainage or sanitation arrangements, or materially affect its security; the addition of any rooms, buildings, out-houses or other structure to any building; the construction in a wall adjoining a street or a land not belonging to the owner of the wall, of a door opening on such street or land;

(lxv) **"escalator"** means a power driven, inclined, moving stairway used for raising or lowering passengers;

(lxvi) **"existing building"** means a building or structure existing with or without the approval of the Competent Authority;

(lxvii) **"existing use"** means a use of a building or structure existing with or without the approval of the Competent Authority;

(lxviii) **"exit"** means a passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety; whether horizontal, outside and vertical exits;

(lxix) **"external wall"** means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;

(lxx) **"factory"** has the same meaning as assigned to it in the Factories Act,1948;

(lxxi) **"fire and emergency alarm system"** means Fire alarm system comprises of components for manually or automatically detecting a fire, initiating an alarm of fire and initiating other actions which are appropriate;

(lxxii) **"fire exit"** means a way out leading to an escape route having panic bar hardware provided on the door;

(lxxiii) **"firefighting shaft (Fire Tower)"** means an enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement or strategy for the occupants. The respective floors shall be approachable from fire-fighting shaft enabling the fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift. The fire fighting shaft shall be equipped with 120 min fire doors. The fire fighting shaft shall be equipped with firemen talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters;

(lxxiv) **"fire lift"** means a special lift designed for the use of fire service personnel in the event of fire or other emergency;

(lxxv) **"fire proof door"** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a period;

(lxxvi) **"fire resistant building"** means a building in which appropriate degree of fire resistance material is used;

(lxxvii) **"fire separation"** means the distance in metres measured from the external wall of the building concerned to the external wall of any other building on the site, or from other site, or from the opposite side of a street or other public

space for the purpose of preventing the spread of fire;

(lxxviii) **"floor area gross"** means the area of the floor within the inside perimeter of the outside walls of the floor of the building under consideration without deduction for corridors and passage-ways stairs, closets, thickness of interior walls, columns, lifts and building shafts or other features;

(lxxix) **"floor"** means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor, unless it is used for habitable purpose. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as first floor, with the next higher floor being termed as second floor, and so on upwards;

(lxxx) **"floor area ratio (FAR)"** means the quotient obtained by dividing the total covered area on all floors by the area of the plot:

Floor Area Ratio (FAR)

= Total covered area of all floors / Plot area

(lxxxi) **"flue"** means a duct for smoke or waste gases produced by fire, a gas heater or a power station or other fuel burning installations from a furnace or fireplace to a chimney of a building;

(lxxxii) **"frame control drawing"** means the numbered sheets of drawing signed by the Competent Authority and kept in his office defining boundaries of building plots, compulsory building lines, permissible heights of buildings to be realised in prescribed stages, site and floor coverage, restrictions on treatment of external facades including the permissible sizes of openings and such other restrictions on the development of sites as may be specified;

(lxxxiii) **"front setback"** means the peripheral area formed by the minimum horizontal distance between edge of the front building line and of the plot or site line facing it, within which any constructions other than exempted by the Competent Authority, are prohibited and is meant to provide light, air, ventilation and fire safety to the building and landscaping in the plot;

(lxxxiv) **"front"** as applied to a building means a portion facing the existing road or road proposed from the existing road from which the access to the building or project has been provided or as determined by the Competent Authority;

(lxxxv) **"gallery"** means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, or additional seating accommodation and includes the structures provided for seating in stadia;

(lxxxvi) **"garage"** means a building or portion thereof, designed and used for parking of vehicles;

(lxxxvii) **"Government"** means the Government of the State of Punjab in the Department of Housing and Urban Development;

(lxxxviii) **"ground coverage"** means built-up area at ground level prescribed as percentage to the total site area;

(lxxxix) **"group housing"** means a building unit constructed or to be constructed with one or more floors having more than two dwelling units having common service or facilities where land is owned jointly (as in the case of co-operative societies the public agencies, such as local authorities or housing boards, etc) and the construction is undertaken by one Agency;

(xc) **"guest house"** means any premises or part of a premises with not more than seven rooms, providing lodging with or without boarding or with minimum nine rooms providing lodging without boarding;

(xci) **"habitable room"** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen but it does not include bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods;

(xcii) **"hazardous building"** means any building or part thereof which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition;

(xciii) **"heritage building"** means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation or preservation for historical, architectural, artisanry, aesthetic, cultural, environmental or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical, architectural, aesthetic or cultural value of such building;

(xciv) **"heritage precincts"** means and includes any space that requires conservation and/or preservation for historical, architectural, aesthetic, cultural, environmental or ecological purpose. Walls or other boundaries of a particular area or place or building or may enclose such space by an imaginary line drawn around it;

(xcv) **"high rise industry"** means a building 15m or more in height and constructed for industrial purpose;

(xcvi) **"hospital"** means a building where indoor patients are admitted and various types of clinical or surgical procedures are carried out;

(xcvii) **"hostel"** means a building which provides food and lodging to a specific group of people such as students, workers etc., where the guest can rent a bed in single or shared room or dormitory, and share a bathroom, lounge and kitchen;

(xcviii) **"hotel"** means any premises or part of a premises wherein more than fifty percent of the total covered area including temporary structure shall be under lodging or boarding in the form of rooms, presidential suites etc., which are commercially let out, and providing lodging with or without food, or serving any kind of eatables or beverages or other services by way of business, for a

monetary consideration and having at least one restaurant with a capacity of minimum fifty guests or a bar or Banquet Hall;

(xcix) **"illuminated exit signs"** means a device for indicating the means of escape during normal circumstances and power failure;

(c) **"independent floors"** means a building used or intended to be used for residential purpose, where every floor of the building is a separate and independent dwelling unit with common stair and services;

(ci) **"industrial building"** means a building used or constructed or adapted to be used either ordinarily or occasionally for fabrication, assembly, manufacturing or processing of products or materials of all kinds;

(cii) **"information technology(IT)"** means a building used or constructed or adapted to be used for software architecture design and development, software maintenance and implementation, operation of software systems, provision of software services, management of data bases, maintenance of computer networks and telecommunication networks, network services, network administration, business process out sourcing or providing information technology enabled services;

(ciii) **"information technology enabled services"** means digital communication services, digital information content provision, digital data base management and updation, remote digital office services, software operations and other information work that relies primarily and substantially on digital communication including data centres, call centres and back offices operations using Information Technology but not direct sales and marketing;

(civ) **"institutional building"** means a building constructed by Government, Semi-Government Organizations or registered trusts or any private person or organization and is used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons

suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an institution whether situated in its campus or outside;

(cv) **"intermittent floor"** means a floor left vacant in high rise building(s) for evacuation, play area or green area;

(cvi) **"layout plan"** means a plan of the entire site showing location of plots or building blocks, roads, open spaces, entry or exit, parking, landscaping etc. indicating activity of all land or part of it;

(cvii) **"ledge or tand"** means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1 meter;

(cviii) **"lift"** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform. The word ‘elevator’ is also synonymously used for ‘lift’;

(cix) **"lift lobby"** means a space from which people directly enter a lift car(s) and into which people directly enter upon exiting a lift car(s);

(cx) **"lobby"** means a covered space in which all the adjoining rooms open;

(cxi) **"loft"** means an intermediate space between two floors on a residual space with maximum height of 1.5 metres and which is constructed or adopted for storage purposes only;

(cxii) **"louvere"** means a window blind or shutter with horizontal slats that are angled to admit light and air, but to keep out rain and direct sunshine, the angle of which may be adjusted, usually in blinds and windows or may be fixed;

(cxiii) **"lower ground floor"** means a floor which is more than half of its height above the mean ground level and rest of the height below the mean ground level; (cxiv)

"low rise industry" means a building below 15m in height and constructed for industrial purpose;

(cxv) **"marriage palace"** means premises built up or open or both or any part thereof, where accommodation or space is used for marriage, receptions, social gatherings, meetings on regular or periodical or occasional basis and where atleast fifty persons can congregate or gather;

(cxvi) **"means of egress"** means a continuous and unobstructed way of travelling or escape route provided in a building for safe evacuation of occupants;

(cxvii) **"mechanical parking"** means a parking system designed to minimise the total area required for parking the vehicles by adopting methods like multi-storey garages, automated parking system, stack parking etc. and are generally powered by hydraulic or electrical instruments;

(cxviii) **"mechanical ventilation"** means supply of outside air either by positive ventilation or by infiltration by reduction of pressure inside due to exhaust of air, or by a combination of positive ventilation and exhaust of air;

(cxix) **"mezzanine floor"** means an intermediate floor between two floors of any storey forming an integral part of floor below;

(cxx) **"mixed occupancy or mixed use of building"** means a building in which more than one occupancy or use is present;

(cxxi) **"motel"** means a roadside hotel designed primarily for motorists or travellers with lodging and parking facilities on short term basis, typically having rooms arranged in low blocks with parking directly outside but adjacent to the rooms may have small amusement facilities also;

(cxxii) **"multi-level car parking"** means a building partly or wholly below ground level having two or more basements or multiple stories above ground level, primarily to be used for parking of cars, scooters or any other type of light motorized vehicle;

(cxxiii) **"multiplex"** means an integrated entertainment and shopping centre having at least four cinema halls, each having minimum occupancy of 100 seats with total minimum seating capacity of one thousand seats;

(cxxiv) **"miniplex"** means an integrated entertainment and shopping centre having maximum

four cinema halls with maximum total seating capacity not exceeding 999 seats;

(cxxv) **"multi-storeyed building or high-rise building"** means a building above four stories, or a building of fifteen meters or above in height;

(cxxvi) **"natural ventilation"** means supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building;

(cxxvii) **"nursing home"** means a building where persons suffering from illness, injury or infirmity are usually received or accommodated or for both the purposes, for the purpose of observation, nursing and treatment with number of beds upto ten, it may include a maternity home;

(cxxviii) **"occupancy"** means the main purpose for which a building or a part of building is used or intended to be used;

(cxxix) **"occupancy or use of building"** means the principal occupancy or use for which a building or a part of a building is intended to be used. For the purposes of classification of a building according to occupancy, occupancy shall also include the subsidiary occupancies which are contingent upon it;

(cxxx) **"occupation certificate"** means a certificate issued by the competent authority to occupy a building or part of the building or any portion whatsoever,

(cxxxi) **"occupant load"** means maximum numbers of persons that might occupy a building or portion thereof at any one time;

(cxxxii) **"open space"** means an area forming an integral part of a site left open to the sky;

(cxxxiii) **"orientation"** means the positioning of a building in relation to seasonal variations in the sun's path as well as prevailing wind patterns;

(cxxxiv) **"owner"** means the person or body having a legal interest in land or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition. In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee or lessee till the allotment/lease subsists;

(cxxxv) **"parapet"** means a low wall or railing built along the edge of a roof or floor;

(cxxxvi) **"parking"** means a space enclosed or unenclosed, to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles;

(cxxxvii) **"partial completion certificate"** means a certificate or approval issued by

the Competent Authority to the application submitted by the owner or professional engaged in construction of part of the said building along with the partial completion plans and other requisite documents and after the satisfaction of panel of the officials that this part of building is constructed on site as the approved building plans, in such cases where a project has not been completed at one stretch but constructed in different stages but fulfils the minimum area and other conditions;

(cxxxviii) **"partition"** means vertical division of space between two areas in a building with an interior non-load bearing barrier, either one storey or part-storey in height;

(cxxxix) **"partition wall"** means a wall forming part of a building and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons; or a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;

(cxl) **"party wall"** means a wall partly constructed on one plot of land, and partly on an adjoining plot and serving both structurally;

(cxli) **"PECBC"** means the Punjab Energy Conservation Building Code, 2016 amended from time to time;

(cxlii) **"pergola"** means set of beams spaced apart without sheet or slab and not to be considered as covered area;

(cxliii) **"permission or permit"** means a valid permission or authorization in writing by the competent authority to carryout development or a work regulated by these rules;

(cxliv) **"person"** includes a company, firm, co-operative society, joint family and an incorporated body of persons;

(cxlv) **"plinth"** means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground;

(cxlvi) **"plinth area"** means the built-up covered area measured at the floor level of the basement or of any storey;

(cxlvii) **"plinth level"** means the level of the ground floor of a building with respect to the crown of front street;

(cxlviii) **"plot or site"** means a parcel or piece of land enclosed by definite boundaries;

(cxlix) **"plotted development"** means a type of development layout wherein a stretch of developed land is divided into regular sized plots for uniform controlled building volumes;

Schedule and registered as such under these rules;

(cli) **"podium"** means a horizontal projection (platform) extending beyond the building footprint on one or more sides, and may consist of one or more levels;

(clii) **"podium parking"** means parking of vehicles provided under podium of a building;

(cliii) **"porch"** means a covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building;

(cliv) **"preservation"** means and includes maintaining the fabric of a place in its existing state and retarding deterioration;

(clv) **"prohibited area"** means any area specified or declared to be a prohibited area under The Punjab Land Preservation Act, 1900 or the forest area or defence area or any area under section 20A of the Ancient Monuments and Archaeological Sites and Remains Act, 2010 or any area declared by the State or Central Government for any purpose under any statute;

(clvi) **"projection"** means a cantilevered horizontal slab from the wall of a building;

(clvii) **"protected monument"** means an ancient monument which is declared to be of national importance by or under the Ancient and Historical Monuments and Archaeological Sites and Remains Act, 2010, or by section 126 of the States Reorganisation Act, 1956;

(clviii) **"public building"** means a building used or constructed or adapted to be used either ordinarily or occasionally as a place open to general public and it includes a hospital, college, school, restaurant, theatre, public concert room, public lecture room, marriage palace, public exhibition hall or as a public place of assembly or entertainment for persons admitted there to by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes;

(clix) **"public sewer"** means a sewer laid by the Government or any Authority;

(clx) **"rain water harvesting"** means the process of harvesting of rainwater, which involves the collection of water from the surface(s) on which rain falls and subsequently storing this water for direct use or can be recharged into the underground aquifers;

(clxi) **"rain water pipe"** means a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from roof surfaces;

(clxii) **"ramp"** means a sloping surface joining two different levels, as at the entrance or between different floors of a building;

(clxiii) **"reconstruction"** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction;

(clxiv) **"refuge area or floor"** means a location in a building or floor in a high rise building/ block/ tower designed to hold occupants during a fire or other emergency, when evacuation may not be safe or possible and where occupants can wait until rescued or relieved by fire fighters;

(clxv) **"rental housing"** means a building to be used for providing accommodation on rental basis and having facilities like kitchen with dining, common room for entertainment or indoor games, first aid room, laundry, security guard room;

(clxvi) **"residential building"** means a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more family dwelling units, apartment houses, flats and private garages of such buildings;

(clxvii) **"restoration"** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials;

(clxviii) **"road or street"** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge whether a thorough- fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts sidewalks, traffic islands, roadside trees and hedges, retaining walls fences, barriers and railing within the street lines;

(clxix) **"road or street level or grade"** means the officially established elevation or grade of the centre line of street upon which a plot fronts, and if there is no officially established grade, the existing grade of street at its mid-point;

(clxx) **"road or street line"** means the line defining the side limits of a road or street;

(clxxi) **"road width"** means the whole extent of space within the boundaries of a road, when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any law and measured at right angles to the course or intended course of direction of such road;

(clxxii) **"room height"** means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement;

(clxxiii) **"row buildings"** means a row of buildings with only front, rear and interior open spaces;

(clxxiv) **"self-certification"** means seeking approval of building plans duly prepared and certified by Architect himself on behalf of the owner of the building and shall be responsible if there is any contravention of relevant building rules or from the approved plans, zoning plan and as per parameters/ policies issued by the Competent Authority from time to time;

(clxxv) **"semi-detached building"** means a building detached on three sides with open space as specified in these rules;

(clxxvi) **"service apartments"** means a fully furnished apartment available for both short term as well as long term stays, is provided with minimum a habitable room and provided with facilities or amenities including parking area and 24 hour front desk service;

(clxxvii) **"service floor"** means the floor of a building with maximum height of 2.4 metres, where service equipment, such as utility lines and various machinery are located;

(clxxviii) **"service plans"** means the plans showing the details of building and plumbing services and also plans, elevations and sections of private water supply, sewage disposal system, rain water harvesting, if any, and other services and submitted to the Competent Authority as enclosed with the application by the owner or professional engaged in construction of the said building for seeking approval thereof;

(clxxix) **"service road"** means a road or lane provided at the front, rear or side of a plot for service purpose;

(clxxx) **"service zone"** means a zone on the terrace for services related to building;

(clxxxi) **"service studio"** means studio consisting of one room and a bathroom available for short or long-term stay. The building consisting of serviced studios shall provide amenities like laundry space, common kitchen, common room for indoor games or entertainment. It shall be permissible in shopping arcades or projects in Municipal areas;

(clxxxii) **"setback"** means the peripheral area formed by the minimum horizontal distance between edge of the property line of the plot or site and building or part thereof facing it, within which any constructions other than exempted by the Competent Authority, are prohibited and is meant to provide light, air, ventilation and fire safety to the building and landscaping in the plot;

(clxxxiii) **"sewage drain"** means a drain for conveying solid or liquid filth and waste liquids, such conduit or pipe being the property of or vested in the Government or public authority responsible for the disposal of such sewage;

(clxxxiv) **"site corner"** means a site at the junction of and fronting on two or more intersecting roads or streets or open space;

(clxxxv) **"site depth"** means horizontal distance between the front and rear site boundaries;

(clxxxvi) **"site plan"** means a detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required under these rules;

(clxxxvii) **"site with double frontage"** means a site other than corner plot having frontage

on two streets;

(clxxxviii) **"sky bridge or skywalk"** means an elevated path-way consisting of an enclosed or covered bridge between two or more building blocks of a site/ plot, in order to protect the pedestrians from weather;

(clxxxix) **"solar panel"** means a panel which absorb the sunlight as a source of energy to generate electricity or heat;

(cxc) **"special area"** means the areas shown as such on the Zoning Plan;

(cxci) **"special building"** means any building of special nature, which is not covered under the category of buildings mentioned in these rules;

(cxcii) **"spiral staircase"** means a staircase forming winding curve around a central point or axis;

(cxciii) **"staircover (or mumty)"** means a structure with a roof covering a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation;

(cxciv) **"standalone project"** means any project which is independent with regard to its location, approach and is not a part of any other project;

(cxcv) **"stilt"** means poles, posts or pillars or columns used to allow a structure or building to stand at a distance above the ground and which is of non-habitable height;

(cxcvi) **"storage and warehouse building"** means a building used or constructed or adapted to be used either ordinarily or occasionally for the storage or sheltering of goods, wares, merchandise or any other similar activity, including servicing, processing or repairs incidental to such storage;

(cxcvii) **"storey"** means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

(cxcviii) **"storm water drain or rain water drain"** means a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any rain water of roofs or grounds surfaces either paved or unpaved but shall not include a rain water pipe;

(cxcix) **"structural engineer"** means a person holding the minimum qualifications for a Structural Engineer i.e. Graduate in Civil Engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India), and with minimum 3 years experience in structural engineering practice with designing and field work;

(cc) **"structural wall"** means a load bearing wall or a wall that carries load in addition to its own load;

(cci) **"studio apartments"** means a self-contained apartment having, single bedroom with bathroom and kitchenette with or without living room;

(ccii) **"Supervisor"** mean a person who shall have minimum qualifications of Diploma in Civil Engineering or Architectural Assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years' experience in building design, construction and supervision;

(cciii) **"sub-soil drain"** means a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any water that may percolate through the sub-soil;

(cciv) **"sun-shade"** means a slope or horizontal or vertical structure over hanging, usually provided over openings on external wall to provide protection from sun and rain and shall not be used for human habitation;

(ccv) **"surface drainage"** means arrangement of removal of water that collects on land surface;

(ccvi) **"temporary building"** means a building built of un-burnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood board or plywood but shall not include building built of burnt bricks, cement blocks or stones laid in mortar;

(ccvii) **"Town Planner"** means a person holding a graduate or post-graduate degree in Urban and Regional Planning or Town and Country Planning with valid Associate Membership of the Institute of Town Planners, India;

(ccviii) **"travel distance"** means the distance to be travelled from any point in a building to a protected escape route, external escape route or final exit;

(ccix) **"underground or overhead tank"** means an installation constructed or placed for storage of water;

(ccx) **"ventilation"** means supply of outside air into or the removal of inside air from an enclosed space either naturally or mechanically or both, so as to improve the general environment of the building;

(ccxi) **"verandah"** means a covered area with at least one side open to the outside with the exception of 1.2 metre high parapet on the upper floors to be provided on the open side;

(ccxii) **"villa"** means a single-family house with one kitchen only;

(ccxiii) **"water closet (W.C)"** means a water flushed plumbing fixture designed to

receive human excrement directly from the user of the fixture. The term is used sometimes to designate the room or compartment in which the fixture is placed;

(ccxiv) **"wholesale building"** means a building wholly or partly engaged in wholesale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies;

(ccxv) **"window"** means a window opening to the outside other than a door, which provides all or part of the required natural light or ventilation or both to an interior space and not used as a means of egress or ingress;

(ccxvi) **"zoned area"** means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot or site; and

(ccxvii) **"zoning plan"** means the plan approved by the Competent Authority showing the streets, boundaries of building site open spaces position, permissible heights, permissible uses of land and building site coverage and such other restrictions/ provisions on the use and development of land or buildings.

(2) The words and expressions used in these rules, but not defined, shall have the same meaning as assigned to them in the Punjab Regional and Town Planning and Development Act, 1995.

PART II
PLANNING AND ARCHITECTURAL CONTROLS

Section 180 (2) **3 (A) RESIDENTIAL.-** For planning and architectural control of residential buildings, the norms shall be specified in the following tables, namely;-

(1) Residential Plots or Villas; (Except Affordable and Economical Weaker Section Housing)

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m) Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
1.	Minimum Set back required:-	As per Uniform Zoning Plan Drawing no. 01/2020 CTP(Pb) Dated 28.07.2020 issued vide letter no. 2910-42 CTP (Pb)/ SP-28 Dated 17.08.2020					
2.	Ground Coverage (Max. Permissible)	0.70 x Plot Area	0.70 x Plot Area	0.65 x (Plot Area-150) + 105	0.60 x (Plot Area-250) + 170	0.50 x (Plot Area-350) + 230	0.40 x (Plot Area-450) + 280
3.	Maximum Permissible Floor Area Ratio	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area
4.	Plinth Level	900mm (from the crown of adjoining road in front)					
5.	Height (maximum Permissible)	11m from the plinth level of the building.					
6.	Maximum	Ground + 2 Floors (excluding basement)					

	numbers of Storeys allowed				
7.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height(M)**
		Habitable room	9.5	2.4	2.75
		Kitchen			
		•where separate dining area is provided	5	1.8	
		•where separate store is provided	4.5	1.8	2.75
		•where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		Combined Bath and W.C.	2.8	1.2	2.1
		Store	3.0	1.2	2.2
		Garage	18.0	3.0	2.4
		Single Occupancy Servant Room	7.5	2.1	2.75

Serial Number	**Parameter Category of Plots**	**Permissible Limits as per Plot Size (sq.m)**					
		Minimum 60 to 100	**Above 100 to 150**	**Above 150 to 250**	**Above 250 to 350**	**Above 350 to 450**	**Above 450**
8.	Light and Ventilation	(a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 precent.					
9.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:					
		Height of building	**Size**	**Min. one dimension**			
		10m	1.2 sq.m	0.9 m			
		Above 10m	2.8 sq.m	1.2 m			
10.	Interior Courtyard	Minimum area:	9 sq.m				
		Minimum width:	2.4m or 1/5 of the average height of the building, whichever is more.				
11.	Verandah for Light & Ventilation	Minimum width 2.4 m					

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m) Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
12.	Staircase requirement:						
	Minimum Width	900mm		1000mm			
	Minimum Tread	250mm		250mm			
	Maximum Riser	190mm		190mm			
	Minimum Head Height	2200mm Clear		2200mm			
13.	Construction in Back courtyard	Not allowed					
14.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.					
15.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.					
16.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.					
17.	Gate	Allowed as per zoning plan					
18.	Boundary wall	**Maximum height allowed: -** • Front: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. • Side & Rear: upto 1.83m. **Minimum Turning Radius for corner plot:** -5'-0".					
19.	Basement	Single story basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:					

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m) Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
		Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if					

		adjoining plot does not have a building upto 2.44m from the plot line. The area of the basement should not be more than the ground coverage. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m					
20.	Ramp	Not required					
21.	Minimum Parking Space required	2 numbers Two-wheeler	1 Car and 2 numbers Two-wheeler	1 Car and 2 numbers Two-wheeler	2 Car and 2 numbers Two-wheeler	2 Car and 2 numbers Two-wheeler	**upto plot size 500 sq.m:** 2 Car and numbers Two-wheeler **avove plot size sq.m:** 3 Car and numbers Two-wheeler
22.	Allowable Projection	0.91m or 1/3 corresponding depth of front or rear setback whichever				1.83 m wide	
23.	Allowable depth Balcony	1.22 m or 1/3 corresponding of front or rear setback whichever				1.83 m wide	
24.	Rain Water Harvesting	Not required				Required	

(BHDR 19, 1943 SAKA)

Serial Number	**Parameter Category of Plots**	**Permissible Limits as per Plot Size (sq.m)**					
		Minimum 60 to 100	**Above 100 to 150**	**Above 150 to 250**	**Above 250 to 350**	**Above 350 to 450**	**Above 450**
25.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible					
26.	Solar Photo Voltaic	**Plot size**				**Minimum requirement**	
		400 yd² (334 m²) to 499 yd² (417 m²):				1 KWp SPV	
		500 yd² (418 m²) to 999 yd² (835 m²):				2 KWp SPV	

		1000 yd² (836 m²) to 1999 yd² (1671 m²)-: 3 KWp SPV 2000 yd² (1672 m²) and above : 5 KWp SPV
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
29.	Minimum passage or corridor	1050 mm.
30.	Amalgamation or Fragmentation	Amalgamation allowed. Fragmentation not allowed.

NOTES:-

a) Basement, if constructed, may be used for parking, household storage, habitable and consultancy service purposes. Basement shall be counted towards Floor Area Ratio, if used for habitable purposes.

b) Front boundary wall shall be optional for providing easy access for parking in front setback within plot area for which approval from the concerned Competent Authority shall be obtained.

c) No opening is allowed on party wall of properties.

d) The maximum permissible ground coverage and Floor Area Ratio is subjected to the fulfilment of the setback, height and parking norms, and

e) In small size plot upto 105 sq.m (125 sq.yd) area, front setback may be relaxed upto 1.5m irrespective of building height.

(2) Residential Independent Floor

Serial Number	**Parameter**	**Permissible Limits as per Plot Size (sq.m)**				
		Up to 120	**Above 120 to 250**	**Above 250 to 350**	**Above 350 to 450**	**Above 450**
1.	Minimum set back required:-	As per Uniform Zoning Plan Drawing no. 01/2020 CTP(Pb) Dated 28.07.2020 issued vide letter no. 2910-42 CTP (Pb)/ SP-28 Dated 17.08.2020.				
2.	Maximum Permissible Ground Coverage	0.65x Plot Area	0.65x Plot Area	0.60 x (Plot Area-250) + 162.5	0.50 x (Plot Area-350) +222.5	0.40 x (Plot Area-450) + 272.5
3.	Maximum	2.6 x	2.6 x	2.4 x	2.0 x	1.6 x

	Permissible Floor Ratio	Plot Area	Plot Area	(Plot Area-250) + 650	(Plot Area-350) 890	(Plot Area-450) +1090
4.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front)				
5.	Maximum Permissible Height	Below 15m including stilt.				
6.	Maximum numbers of Storeys allowed	Four Floors excluding stilt				
7.	Minimum requirements of different	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**		**Min. Clear Height (M)**
	component of a building	Habitable room	9.5	2.4		2.75
		Kitchen				
		•where separate dining area is provided	5	1.8		
		•where separate store is provided	4.5	1.8		2.75
		•where dinning included	7.5	2.1		

Serial Number	**Parameter**	**Permissible Limits as per Plot Size (sq.m)**			
		Up to 120	**Above 120 to 250**	**Above 250 to 350**	**Above 350 to 450**
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3.0	1.2	2.2
		Garage	18.0	3.0	2.4
		Single occupancy Servant	7.5	2.1	2.75
8.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 precent.			
9.	Ventilation	the size of ventilation shaft shall not be less than the values			

	Shaft	given below:		
		Height of building	Size	Min. one dimension
		10m	1.2 sq.m	0.9 m
		Above 10m	2.8 sq.m	1.2 m
10.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.		

11.	Staircase requirement:-		1000mm 250mm 190mm 2200mm
	Minimum Width	900mm	
	Minimum Tread	250mm	
	Maximum Riser	190mm	
	Minimum	2200mm	

Serial Number	**Parameter**	**Permissible Limits as per Plot Size (sq.m)**			
		Up to 120	**Above 120 to 250**	**Above 250 to 350**	**AboveAbove 350 to450 450**
12.	Construction in Back courtyard	Not allowed			
13.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.			
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.			
15.	Services in terrace	Allowed as specified in the National Building Code of India, 2016			
16.	Gate	Maximum height shall not more than 1.83 m			
17.	Boundary wall	**Maximum height allowed: -** •Front: upto 0.9m with 0.9m high perforated Grill/Jali. •Side & Rear: upto 1.83m. **Minimum Turning Radius for corner plot**: - 5’-0”.			
18.	Basement	Single story basement is allowed if plot area is 800 sq.m or more, upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary			

		wall of the plot: Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line. The area of the basement should not be more than the ground coverage. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
19.	Ramp	Not required
20.	Stilt, if provided (Non-habitable height)	• Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio but shall be counted toward height of building.

Serial Number	**Parameter**	**Permissible Limits as per Plot Size (sq.m)**				
		Up to 120	**Above 120 to 250**	**Above 250 to 350**	**Above 350 to 450**	**Above 450**
21.	Minimum Parking required as per dwelling unit size	1.5 Equivalent Car Spaces per Dwelling Unit	**upto D/U size 120 sq.m:** 1.5 Equivalent Car Spaces per Dwelling Unit **above D/U size 120 upto 300 sq.m:** 2 Equivalent Car Spaces per D/U	**above D/U size 120 upto 300 sq.m:** 2 Equivalent Car Spaces per D/U **above D/U size 300** 3 Equivalent Car Spaces per Dwelling Unit	3 Equivalent Car Spaces per Dwelling Unit	3 Equivalent Car Spaces per Dwelling Unit

22.	Allowable Projection	0.91m or 1/3 corresponding depth of front or rear setback	1.83 m wide
23.	Allowable Balcony	1.22 m or 1/3 corresponding depth of front or rear setback	1.83 m wide
24.	Rain Water Harvesting System	Not required	Required
25.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible	

Serial Number	**Parameter**	**Permissible Limits as per Plot Size (sq.m)**			
		Up to 120	**Above 120 to 250**	**Above 250 to 350**	**AboveAbove 350 to450 450**
26.	Solar Photo Voltaic	**Plot size**			**Minimum requirement**
		400 yd² (334 m²) to 499 yd² (417 m²):			1 KWp SPV
		500 yd² (418 m²) to 999 yd² (835 m²):			2 KWp SPV
		1000 yd² (836 m²) to 1999 yd² (1671 m²) :			3 KWp SPV
		2000 yd² (1672 m²) and above:			5 KWp SPV
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.			
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level			
29.	Minimum passage or corridor	1050 mm for single loaded and 1500 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code of India, 2016.			
30.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed			

NOTES:-

a) Basement, if constructed, may be used for parking, household storage, habitable and consultancy service purposes. Basement shall be counted towards Floor Area Ratio if used for habitable purposes.

b) Front boundary wall shall be optional for providing easy access for parking in front setback within plot area for which approval from the concerned Competent

Authority shall be obtained.

c) No opening is allowed on party wall of properties.

d) The maximum permissible ground coverage and Floor Area Ratio is subjected to the fulfillment of the setback, height and parking norms.

e) *Maximum height is excluding mumty, parapet, and architectural features.

f) The stilts shall be compulsory and shall be counted towards height of the building.

g) In case of Independent floors, plots shall be in a block of row housing and earmarked for independent floors in the Layout Plan or Zoning Plan.

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2307

(BHDR 19, 1943 SAKA)

h) No individual plot in any block which is not earmarked in the Layout Plan or Zoning Plan for independent floors shall be allowed to be constructed as an independent floor unless the building is detached having minimum plot area 800 square meters.

i) The parking required in case of independent floors shall compulsorily be under stilts. However, in case of an independent plot having minimum area of 800 square meters used for independent floors, the parking under stilts shall be optional, provided that the promoter provides surface/ basement parking as per norms within the plot.

j) Clear height of Stilt from the finished level of the ground floor to the under surface of the beam, joint girders or any other horizontal structure member shall be 7'-6".

k) In case of independent floor, common staircase or common elevator is permissible maximum for two plots subject to the condition that the minimum clear width of staircases shall be 1350 mm.

l) Parking in independent floors under stilts shall be permissible beyond stilts within the plot area, if the parking under stilts is not sufficient as per norms, and

m) For calculation of infrastructure required for the project, the population of independent floors having S+4 or G+3 it shall be @ 20 persons per plot, where basement is used for habitable purpose then the density of five person per basement shall be added to the permissible density of the plot.

(3) Group Housing

Serial Number	**Parameter**	**Permissible Limits**
1.	Minimum Set back around building required	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.
2.	Maximum Permissible	30 percent of Site area

	Ground Coverage		
3.	Maximum Permissible Floor Area Ratio	Minimum approach road 18 m	1:2.0
		Minimum approach road 24 m	1:2.5
		Minimum approach road 30 m	1:3.0
		Minimum approach road 45 m & above	Unlimited*
4.	Maximum Permissible Height	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.	

Serial Number	**Parameter**	**Permissible Limits**			
		However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
6.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Kitchen			
		•where separate dining area is provided	5	1.8	
		•where separate store is provided	4.5	1.8	2.75
		•where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1

combined bath and w.c	2.8	1.2	2.1
Store	3	1.2	2.2
Single occupancy Servant Room	7.5	2.1	2.75

Serial Number	Parameter	Permissible Limits
7.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.
8.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

9.	Interior Courtyard for Light and Ventilation	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.
10.	Staircase	Minimum Width: 1350 mm

	requirement:	Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm

Serial Number	**Parameter**	**Permissible Limits**
11.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
12.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
13.	Services in terrace	Solar Photo Voltaic installation, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
15.	Boundary wall	**Maximum height allowed: -** Facing road or open area:upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
16.	Basement	The multi-level basement in plots of an area above 2025 sq.m shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/Area or Master Plan Green area or

any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.

(BHDR 19, 1943 SAKA)

Serial Number	Parameter	Permissible Limits
		Minimum clear height for basement shall be as below: • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
17.	Stilt, if provided (Non-habitable height)	• Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height.
18.	Vehicular Ramp	Ramps are mandatory. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: (i) Cars not less than 1:8 and at curve 1:12 (ii) Heavy vehicles not less than 1:15
19.	Minimum Parking required as per size of Dwelling Unit size	Size of Dwelling Unit — Equivalent Car Space (ECS) Required **upto 90 sq.m:** 1 ECS per Dwelling Unit **above 90 upto 120 sq.m:** 1.5 ECS per Dwelling Unit **above 120 upto 300 sq.m:** 2 ECS per Dwelling Unit **above 300 sq.m:** 3 ECS per Dwelling Unit Additional 10 percent guest parking shall also be provided
20.	Projection (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide
21.	Balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide
22.	Rain Water Harvesting System	Mandatory requirement
23.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
24.	Solar Photo Voltaic required as per plot size	**Plot size** — **Requirement** (a) 0.5 acre to 1 acre — Minimum 10 Kilo Watt (KWp) (b) Above 1 acre to 2 acres — Minimum 20 Kilo Watt (KWp) (c) Above 2 acre to 5 acres — Minimum 30 Kilo Watt (KWp)

(d) Above 5 acre Minimum 40 Kilo Watt (KWp)

Serial Number	Parameter	Permissible Limits
25.	Flushing System	Provision of dual button type flushing cistern in each water closet.
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
27.	Minimum passage or corridor	1350 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code Of India, 2016.
28.	Economically Weaker Section (EWS)	As per the government policy dated 24.05.2016 or as amended from time to time.
29.	Green Area requirement	Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.
30.	Convenient Shopping	Maximum upto 1 percent of the total Floor Area Ratio area shall be allowable for convenient shopping such as grocery shop, vegetable shop, laundry and dry cleaning, medical store, confectionery, bakery, hair cutting saloon, stationery shop, milk booth excluding Club Building.
31.	Amalgamation or Fragmentation	Amalgamation not allowed Fragmentation not allowed

Notes:-

a) The Floor Area Ratio above 1:2 in case of Group Housing will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

b) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.

c) Access to commercial building in group housing may be allowed from external road subject to the fulfillment of parking, setback and road width etc.

d) The Net Residential Density shall be permissible as per the provisions of the respective Master Plans, government notifications as amended from time to time whichever is applicable.

e) For calculation of infrastructure required for the project, the population for group housing shall be @ 4.5 persons per Dwelling Unit.

(4) Studio Apartment

Serial Number	Parameter	Permissible Limits
1.	Minimum Site Area	2000 sq.m
2.	Maximum size of Unit	50 sq.m
3.	Minimum Set back around building required	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.
4.	Maximum Permissible Ground Coverage	30 percent of Site area
5.	Maximum Permissible Floor Area Ratio	Minimum approach road 18 m 1:2.0 Minimum approach road 24 m 1:2.5 Minimum approach road 30 m 1:3.0 Minimum approach road 45 m & above Unlimited*
6.	Maximum Permissible Height	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
7.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.
8.	Minimum requirements of different component of a building	**Component of Building** / **Min. area (SQ.M)** / **Min. Width (M)** / **Min. Clear Height (M)** Habitable room / 9.5 / 2.4 / 2.75 Kitchen •where separate dining area is provided / 5 / 1.8 /

Serial Parameter Permissible Limits

Serial Number	Parameter	Permissible Limits			
		•where separate store is provided	4.5	1.8	2.75
		•where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4
		Single occupancy Servant Room	7.5	2.1	2.75
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah (b)such openings, excluding doors, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-			

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

Serial Number **Parameter** **Permissible Limits**

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016,

as amended from time to time.

11.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.
12.	Staircase requirement:	Minimum Width: 1350 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm
13.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services in terrace	Solar Photo Voltaic installation, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall. **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".

Serial Number	Parameter	Permissible Limits
18.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be,

		subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
19.	Stilt, if provided (Non-habitable height)	• Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height.
20.	Vehicular Ramp	Ramps are mandatory. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: (i) Cars not less than 1:8 and at curve 1:12 (ii) Heavy vehicles not less than 1:15
21.	Minimum Parking Space required	2 Equivalent Car Space per 100 sq.m of total Floor Area Ratio area
22.	Projection (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide

Serial Number	**Parameter**	**Permissible Limits**
23.	Balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide
24.	Rain Water Harvesting System	Mandatory requirement
25.	Solar Water	Residential buildings are also recommended to meet its

	Heating System	hot water demand from solar water heaters, as far as possible
26.	Solar Photo Voltaic required as per plot size	**Plot size** / **Requirement** (a) 0.5 acre to 1 acre — Minimum 10 Kilo Watt (KWp) (b) Above 1 acre to 2 acres — Minimum 20 Kilo Watt (KWp) (c) Above 2 acre to 5 acres — Minimum 30 Kilo Watt (KWp) (d) Above 5 acre — Minimum 40 Kilo Watt (KWp)
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
29.	Minimum passage or corridor	1350 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per National Building Code of India, 2016.
30.	Economically Weaker Section (EWS)	As per the government policy dated 24.05.2016 or as amended from time to time.
31.	Green Area requirement	Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.
32.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed

Notes:-

a) The population density of Studio Apartments shall be counted as two persons per unit.

b) The Floor Area Ratio above 1:2 in case of Studio Apartments will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

c) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.

d) The Net Residential Density shall be permissible as per the provisions of the respective Master Plans, government notifications as amended from time to time whichever is applicable.

(5) Farm House

Serial Number	**Parameters**	**Permissible Limits**
1.	Permissible or	2.5 Acres

	Minimum Site Area	
2.	Minimum setbacks required	Front: 15m Side and Rear: 6m
3.	Maximum Floor Area Ratio	1:0.05
4.	Maximum Ground Coverage	5 percent of Site area
5.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.
6.	Maximum Height of Building	9 m
7.	Maximum numbers of Floors allowed	G+1
8.	Minimum requirements of different component of a building	

Component of Building	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
Habitable room	9.5	2.4	2.75
Kitchen where separate dining area is provided	5	1.8	
Kitchen where separate store is provided	4.5	1.8	2.75
Kitchen where dinning included	7.5	2.1	
Bathroom	1.8	1.2	2.1
Water Closet (W.C.)	1.2	0.9	2.1
combined	2.8	1.2	2.1

Serial Number **Parameter** **Permissible Limits**

		bath and w.c		
		Store	3	1.2	2.2
		Single occupancy Servant Room	7.5	2.1	2.75
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-			
		Height of building	Size (sq.m)	Min. one dimension	
		10m	1.2	0.9 m	
		Notes:- (a) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply. (b) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.			

Serial Number	**Parameter**	**Permissible Limits**		
11.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.		
12.	Staircase	Minimum Clear Width:		1000 mm
		Minimum Tread:		250 mm
		Maximum Riser:		190 mm
		Minimum Headroom Height:		2200 mm
13.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.		

14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road whichever is more and maximum upto 20'-0".
18.	Basement	Basement shall be permitted to the maximum extent of building footprint. **Minimum clear height for basement shall be as below:** Non-Habitable use: 2.40 m Habitable Use: 2.75 m

Serial Number	**Parameter**	**Permissible Limits**
19.	Vehicular Ramp	Ramp is not mandatory. Parking in basement can be permitted through car lift.
20.	Parking	1.5 Equivalent Car Space / 100 sq.m of the total Floor Area Ratio area.
21.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area
22.	Rainwater Harvesting	Compulsory
23.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.

24.	Solar Photo Voltaic	5KWp SPV
25.	Flushing System	Dual button type flushing cistern in each water closet.
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.
27.	Minimum Passage or Corridor	1050 mm for single loaded and 1500 mm for double loaded

Notes:-

(a) The ground coverage and Floor Area Ratio is inclusive of ancillary buildings such as labour/ servant quarters which shall not be more than 25 percent of the Floor Area Ratio area of the site.

(b) The temporary structure or building like Cattle Shed, Motor Room, covered parking etc. shall be exempted from ground coverage and floor area ratio.

(c) No sub-division of plot shall be allowed.

(B) Other general control for residential buildings.-

(i) For calculation of infrastructure required for the project, the population of villa shall be counted @ five persons per villa and plotted development shall be counted @ fifteen persons per plot, whereas in case of independent floors having S+4 or G+3 it shall be @ twenty persons per plot and for group housing it shall be @ five persons per Dwelling Unit. where basement is used for habitable purpose then the density of five persons per basement shall be added to the permissible density of the plot.

2322 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

(ii) Floating population shall be taken as minimum one hundred person per acre for calculation of infrastructural or services requirements only and shall not be counted towards the regular density of the project or sector.

(iii) The population density of Studio Apartments shall be counted as two persons per unit.

(iv) The Population density of Rental housing shall be counted as one person per 12.5 sq.m of total covered area of the building or as per actual, whichever is more.

(v) The density for each category of flats in case of Group Housing or Apartments or Studio Apartments shall be calculated separately. The promoter has to clearly indicate the area under each category of flats.

(vi) The clubbing of two or more plots or plots earmarked for independent floors in row housing may be allowed. The promoter or owner has to get a revised Zoning Plan approved from the Competent Authority.

(vii)In case of residential plot, it is mandatory to provide indigenous or fruit tree in the premises of plot as per criteria described in Part IX of these rules.

(viii)In case of Low Density Country Homes Residential Development Projects,

Economical Weaker Section housing, Affordable housing, housing for all, Pardhan Mantri Awas Yojna (PMAY), Punjab Shehri Awas Yojana (PSAY) and any other policy relating to housing issued by State or Central Government, the physical and development norms as prescribed in the said policy as amended from time to time shall be applicable.

(ix) Professional activity shall be allowed in residential plot and flats on any floor on the following condition:-

Part of the premises shall be permitted to be used upto a maximum of 25 percent of Floor Area Ratio or 100 sq.m, whichever is less, for non-nuisance, non service, non-teaching, non-commercial, or non trading activities for rendering consulting based on professional skills such as charted accountant, architect, planner, advocates, doctors (only consultancy) or other similar activities.

Section 180 (2) **4 (A) COMMERCIAL.-** The commercial buildings of various types shall be governed by the following norms, namely:-

(1) Convenient Shopping/ Neighbourhood Shopping Plotted within approved layout plan.

Serial Number	**Parameter Category**	**Permissible Limits as per Plot Size (sq.m)**		
		Booth	**Shops/ shop cum offices**	**Shops/ shop cum offices**
1.	Set backs	Setbacks of booths/Shops/shop cum offices shall be governed by the permissible ground coverage and architectural control sheets/zoning plan.		
2.	Width of Plot	Upto 3m	Above 3m to 5m	Above 5m
3.	Maximum permissible Floor Area Ratio	1:1.0	1:2.0	1:3.0
4.	Maximum Permissible Ground Coverage	100 percent	Depth of plot upto 12m : 100 percent Depth of plot more than 12m : 80 percent	Depth of plot upto 12m : 100 percent Depth of plot more than 12m : 75 percent
5.	Maximum Permissible Height	Height of booths/ Shops/ shop cum offices shall be governed by control sheets/zoning plan.		
6.	Maximum numbers of	1 (Ground Floor)	2 (G+1)	4 (G+3)

	Storeys allowed			
7.	Minimum width of corridor/ Canopy/ Projection etc. for weather protection	2.2 m	2.5 m	2.5 m

Serial Number	**Parameter Category**	**Permissible Limits as per Plot Size (sq.m)**			
		Booth	**Shops/ shop cum offices**		**Shops/ shop cum offices**
8.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
10.	Ventilation shaft	the size of ventilation shaft shall not be less than the values given below:			
		Height of building	Size	Min. one dimension	
		10m	1.2 sq.m	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
11.	Staircase requirement: Minimum Width-				

	For Plot width:			
	upto 7.5m	Not required	900 mm	900 mm
	Above 7.5m		-	1500 mm
	Minimum Tread		300 mm	300mm
	Maximum Riser		150 mm	150 mm
	Minimum Clear Head Height		2200mm	2200mm
12.	Lift	Allowed as per the provisions of the National Building Code Of India, 2016.		

Serial Number	**Parameter Category**	**Permissible Limits as per Plot Size (sq.m)** **Booth**	**Shops/ shop cum offices**	**Shops/ shop cum offices**
13.	Ramp	Ramp is mandatory for plinth • Minimum width: 1800mm • Slope: Not less than 1:12		
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
15.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.		
16.	Basement	Single story basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot: Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m		
17.	Minimum Parking Space required	2 Equivalent Car Spaces per 100 sq.m of total Floor Area Ratio area. *In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading and unloading activities for each 1000 m² of floor area or fraction thereof.*		

18.	Rain Water Harvesting System	Not required	Required
19.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible	
20.	Solar Photo Voltaic	Not Mandatory	
21.	Flushing System	Provision of dual button type flushing cistern in each water closet.	

Serial Number	**Parameter Category**	**Permissible Limits as per Plot Size (sq.m)**		
		Booth	**Shops/ shop cum offices**	**Shops/ shop cum offices**
22.	Diesel Generator Set	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.		
23.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
24.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:-

(a) The plotted convenient shopping or neighbourhood shopping development shall be permissible on 18m (60’-0”) wide road subject to the condition that the maximum area of the site shall not be more than 8000 sq.mt. The minimum approach road for area more than 8000 sq. mt. shall be 24m (80'-0").

(b) The Floor Area Ratio above 1:1.75 in case of commercial building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

(c) In case of commercial plot having openings on both sides- front and rear, then the ground coverage to be permitted in such cases shall be upto 100 percent of the plot area carved out shops, shop-cum-offices, shop-cum-flat etc. subject to the conditions that corridors of appropriate width, as specified above shall be provided in front of each opening. The basement shall be restricted under the building excluding the area under corridors. Floor Area Ratio, height, number of storeys, clear width of the corridor shall be governed by the width of the plot and stipulation made under these rules. However, the total coverage shall continue to be governed by the parking requirements mentioned above

with adequate provision, made both in front and rear of the site.

(d) Approach to upper floors in case of double storeyed shops, shop-cum-offices or shops can also be permitted from the public corridor.

(e) Approach to basement floors shall be permitted only from within the booth or shops or shop-cum-offices.

(f) All Government commercial site planned for Retail outlet shall be governed by approved layout plan or zoning plan or standard architectural control sheets prepared by the concerned Development Authorities.

(g) In case of Shop-cum-Offices (SCO), common staircase or common elevator is permissible maximum for two Shop-cum-Offices subject to the condition that the minimum clear width of staircase shall be 1500 mm:

Provided that if common lift is given, then the minimum clear width of staircase shall not be less than 1220 mm (4'-0").

(2) Commercials such as Shopping Mall or Shopping Complex or a Building primarily used for Display and Sale of Merchandise or any Similar Purpose; Miniplex; Multiplex

Serial Number	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
1.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.		
2.	Maximum permissible Floor Area Ratio (FAR) as per approach road.	Road width FAR 24m 1:2.5 30m 1:3.0 45m Unlimited	Road width FAR 18m 1:2.0 30m 1:2.5	Road width FAR 24m 1:2.0 30m 1:2.5 45m Unlimited
3.	Maximum Permissible Ground Coverage	45 percent of plot area	40 percent of plot area	40 percent of plot area
4.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.		

However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.

5. Plinth Level 450mm or as specified by competent authority (from the crown of adjoining road in front).

Provided that for a detached building, the plinth level may be more than 450mm:

Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.

Serial Number	**Parameter Category**	**Permissible Limits**			
		Shopping Mall or Shopping Complex	**Miniplex**	**Multiplex**	
6.	Habitable Rooms	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
7.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			
		(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
8.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-			
		Height of building	Size (sq.m)	Min. one dimension	
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
		24m	5.4	1.8 m	
		30m	8.0	2.4 m	
		Above 30m	9.0	3.0 m	
		Notes:-			
		(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision			

of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

Serial Number	**Parameter Category**	**Permissible Limits**		
		Shopping Mall or Shopping Complex	**Miniplex**	**Multiplex**
		(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.		
9.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.		
10.	Staircase requirement:			
	Minimum Width	1500mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more
	Minimum Tread	300 mm	300 mm	300 mm
	Maximum Riser	150 mm	150 mm	150 mm
	Minimum Clear Head Height	2200 mm	2200 mm	2200 mm
11.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
12.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		

Serial Number	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
15.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".		
16.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government. **Minimum clear height for basement shall be as below:** •Non-Habitable use: 2.40 m •Habitable Use: 2.75 m		

Serial Number	Parameter Category	Permissible Limits Shopping Mall or Shopping Complex	Miniplex	Multiplex
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m.		
		Minimum width:	7.2m for two way traffic 4m for one way traffic	
		Slope: i) Cars	not less than 1:8 and at curve 1:12	
		ii) Heavy vehicles	not less than 1:15	
18.	Minimum Parking Space required	2 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area	**Miniplex component:** 3 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area **Commercial component:** 2 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area	**Multiplex component:** 3 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area + 30 percent of the FAR that area **Commercial component:** 2 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area
		In buildings of mercantile (commercial), in addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000m² of Floor Area Ratio area or fraction thereof.		
19.	Minimum width	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more	2000 mm or as per occupant load whichever is more	2000 mm or as per occupant load whichever is more

Serial	Parameter	Permissible Limits

Num-ber	Category	Shopping Mall or Shopping Complex	Miniplex	Multiplex
20.	Rain Water Harvesting System	Required		
21.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible		
22.	Solar Photo Voltaic	**Connected Load**	**Minimum requirement**	
		a)50 KWp to 1000 KWp:	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher	
		b) Above 1000 KWp:	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.		
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
25.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:

(a) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.

(b) The Floor Area Ratio above 1:1.75 in case of commercial building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

(c) In case of Multiplex/ Miniplex or Cinema the physical and development norms as specified in the multiplex/ Miniplex policy or the Punjab Cinemas (Regulation) Act, 1952, as amended from time to time, shall be applicable, however, for any provision not specified /covered under above policies, these rules shall be applicable. (d) In case any provision is not specified /covered under these rules then the physical and development norms as specified in the multiplex/ Miniplex policy or the Punjab Cinemas (Regulation) Act, 1952, as the case may be, shall be applicable. (e) Commercial component such as retail, shopping restaurant, food courts etc. are permissible in miniplex/ multiplex.

(3) Hotel or Motel; Club and Guest House/ Lodging & Boarding/ Service Apartments

Serial	Parameter	Permissible Limits

Num-ber	Category	Hotel or Motel			Club		Guest House/ Lodging & Boarding/ Service Apartments	
1.	Minimum Approach Road	12m	18m	24m	18m	24m	12m	18m
2.	Permissible/ Minimum Plot size	1000 upto 2000	2000 upto 4000 sq.yd	Above 4000 sq.yd	1000 upto 2000 sq.mt	Above 2000 sq.yd	1000 upto 2000 sq.mt	Above 2000 sq. mt
3.	Minimum Set back required:-	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules. *However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.*						
4.	Maximum Permissible Floor Area Ratio(FAR) as per approach	Minimum Road width FAR 24m 1:2.0 30m 1:2.5 45m Unlimited			Minimum Road width FAR 18m 1:1.0 24m 1:1.0		Minimum Road width FAR 12m 1:1.0 18m 1:2.0	
5.	Maximum Permissible Ground Coverage	40 percent of plot area			40 percent of plot area		40 percent of plot area	

Serial Num-ber	Parameter Category	Permissible Limits Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments

6.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.
7.	Maximum Permissible Height	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.

8. Minimum requirements of different component of a building

Component of Building	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
Habitable room	9.5	2.4	2.75
Kitchen			
•where separate dining area is provided	5	1.8	
•where separate store is provide	4.5	1.8	2.75
•where dinning included	7.5	2.1	
Bathroom	1.8	1.2	2.1
Water Closet (W.C.)	1.2	0.9	2.1
combined bath and w.c	2.8	1.2	2.1
Store	3	1.2	2.2
Garage	18	3	2.4

Serial Num-ber	**Parameter Category**	**Permissible Limits**		
		Hotel or Motel	**Club**	**Guest House/ Lodging & Boarding/ Service Apartments**

9.	Light and Ventilation	(a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:-

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

Serial Number	**Parameter Category**	**Permissible Limits**		
		Hotel or Motel	**Club**	**Guest House/ Lodging & Boarding/ Service Apartments**

11.	Staircase requirement:		2000 mm or per occupant load whichever is more	1500 mm or per occupant load whichever is more
	Minimum Width	1500 mm or as per occupant load whichever is more	300 mm	300 mm
	Minimum Tread	300 mm	150mm	150mm
	Maximum Riser	150mm	2200mm	2200mm
	Minimum	2200mm		

12. Lift and Ramp Requirement — Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016.

Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :-

Min. Width - 1800mm

Min. Slope - 1:12

13. Services in terrace — Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of National Building Code-2016.

14. Gate and post check — Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).

15. Boundary wall — **Maximum height allowed: -**

Facing road or open area:

upto 0.9m solid wall with 0.9m highperforated Grill/Jali.

Serial Num-ber	**Parameter Category**	**Permissible Limits**		
		Hotel or Motel	**Club**	**Guest House/ Lodging & Boarding/ Service Apartments**

Facing other property: upto 1.83m solid wall.

Minimum Turning Radius for corner plot: -

5'-0" or 1/8th of the adjoining road width, whichever is more

and maximum upto 20’-0”

16. Basement

Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.

Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.

Minimum clear height for basement shall be as below:

•Non-Habitable use: 2.40 m

•Habitable Use: 2.75 m

17. Vehicular Ramp

Ramps are mandatory for plot size above 3000 sq.m.

Minimum width: 7.2m for two way traffic

4m for one way traffic

Slope: i) Cars not less than 1:8 and at curve 1:12

ii) Heavy vehicles not less than 1:15

Serial Num-ber	Parameter Category	Permissible Limits Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments
18.	Minimum Parking Space	2 Equivalent Car Spaces /100sq.m. of total Floor	3 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area	1.5 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area
19.	Projection/ balcony (Free from Ground Coverage and	1.83 m wide		

	Floor area ratio)	
20.	Rain Water Harvesting System	Required
21.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible
22.	Solar Photo Voltaic	**Connected Load** a) 50 KWp to 1000 KWp b) Above 1000 KWp **Minimum requirement** Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
25.	Minimum width of corridor or Passage	1500 mm for single loaded and 1800 mm for double loaded or 2000 mm or as per occupant load whichever is more 1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more

Serial Number	**Parameter Category**	**Permissible Limits**		
		Hotel or Motel	**Club**	**Guest House/ Lodging & Boarding/ Service Apartments**
26.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:

a) *In rural areas outside Master Plans, the Hotel activity upto one acre area shall be permissible on link roads having minimum width of 22'-0" (4 karam). However, the developer has to widen the road to minimum 40 feet or as specified in the Master Plan whichever is more, by leaving proportionate area from his own land.

b) Commercial use within the Hotel Building envelope shall be permissible as per the policy of State Government, as amended from time to time.

c) **Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around building, parking norms,

light and ventilation, height, fire and structural safety.

d) The Floor Area Ratio above 1:3 in case of hotel building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

(4) Wholesale Trade or Integrated Freight Complex (Standalone); Warehouse or Godown (Standalone)

Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	**Warehouse or Godown (Standalone)**
1.	Minimum Plot size	1 Hectare	2000 sq. mt
2.	Minimum Set back around building	6m minimum from site boundary and as per sub rule (1) of these building rules. *However, for the plots upto 2025 sq.m area where width of the* required *plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.*	
3.	Maximum Permissible Floor Area	1:1.0	1:1.0
4.	Maximum Permissible Ground	40 percent of Site area	65 percent of Site area
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	

6.	Maximum Permissible Height	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
7.	Number of storey	Subject to the fulfilment of the setbacks around the building as per the height of the building.

8. Minimum equirements of different component of a building

Component of Building	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
Habitable room	9.5	2.4	2.75
Bathroom	1.8	1.2	2.1

Serial Number	**Parameter Category**	**Permissible Limits**		
		Wholesale Trade or Integrated Freight Complex (Standalone)	**Warehouse or Godown (Standalone)**	
	Water Closet (W.C.)	1.2	0.9	2.1
	combined bath and w.c	2.8	1.2	2.1
	Store	3	1.2	2.2
	Garage	18	3	2.4

9.	Light and Ventilation	(a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-

Height of building	**Size (sq.m)**	**Min. one dimension**
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:-

(a) For buildings having height 30 m or above, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

11.	Staircase requirement: -	Minimum Width: 2000 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm

Serial Number	**Parameter Category**	**Permissible Limits**	
		Wholesale Trade or Integrated Freight Complex (Standalone)	**Warehouse or Godown (Standalone)**
12.	Lift and Ramp Requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12	
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.	
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).	
15.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall.	

Minimum Turning Radius for corner plot: -

5’-0” or 1/8th of the adjoining road width, whichever is more and maximum upto 20’-0”

16. Basement **Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground

Serial Number	Parameter Category	Permissible Limits Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
		level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/ policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m • Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height.	
	Stilt, if provided (Non-habitable height)		
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope:i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehiclesnot less than 1:15	
18.	Minimum Parking Space Ratio	2 Equivalent Car Spaces/100 sq.m of total Floor Area	1 Equivalent Car Spaces /100 sq.m of total Floor Area Ratio area.
		In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000 m² of floor area or fraction thereof.	
19.	Projection or balcony (Free from Ground Coverage and	1.83 m wide	

	Floor Area Ratio)	
20.	Rain Water Harvesting System	Required

Serial Number	**Parameter Category**	**Permissible Limits**	
		Wholesale Trade or Integrated Freight Complex (Standalone)	**Warehouse or Godown (Standalone)**
21.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible	
22.	Solar Photo Voltaic required as per plot size	**Connected Load** a) 50 KWp to 1000 KWp	**Minimum requirement** Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.
		b) Above 1000 KWp	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.	
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level	
25.	Minimum passage or corridor	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.	
26.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed	

Notes:-

a) For Risk based approval of types of Warehouses or Integrated Freight complex (IFC) refer sub-rule (1) of rule 46.

(B) Petrol pumps or Filling -cum-service stations.-

Petrol Pump or filling-cum-service stations or two-three wheelers petrol pump shall be governed as per instructions or guidelines of Indian Roads Congress (IRC) or Ministry of Road Transport and Highways (MORTH) or Town and Country Planning Organisation (TCPO) or Department of Housing and Urban Development, Government of Punjab.

However, every Petrol Pump or Filling-cum-Service Stations shall have a charging station for electric drive vehicle.

Section **5** **(A) INDUSTRIAL.-** The industrial buildings of various types shall be

180 (2)

governed by the following norms, namely:-

(1) Low Rise Industry

Serial Number	Parameter Category	Permissible Limits General Industry	Information Technology
1.	Minimum Approach per Road	15 m (Minimum 16'-6" widen to 50'0") or as master plan whichever	15 m (Minimum 16'-6"widen to 50'0") or as per master plan whichever is more
2.	Minimum Set back around less building	Open spaces around the building shall not be than 4.5m However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be ¼ of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.
3.	Maximum Permissible Floor Area Ratio	Unlimited	Unlimited
4.	Maximum Permissible Ground Coverage	65 percent of Site area **5 percent additional ground coverage shall be permitted in case of retail service industry	65 percent of Site area
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	

Serial Number	Parameter Category	Permissible Limits General Industry	Information Technology
6.	Maximum	Below 15 m	

	Permissible Height	(Excluding equipment, machinery such as chimney, boiler, plant, hammer, silos, etc. irrespective of its height) However, clearance from Airport Authority of India or Indian Air Force is required in case site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
7.	Minimum Clear Ceiling Height for industrial area	3.6m, except when air-conditioned where it is 3m.

8. Minimum requirements of different component of a building

Component of Building	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
Habitable room	9.5	2.4	2.75
Bathroom	1.8	1.2	2.1
Water Closet (W.C.)	1.2	0.9	2.1
combined bath and w.c	2.8	1.2	2.1
Store	3	1.2	2.2
Garage	18	3	2.4

9. Light and Ventilation: (a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.
(b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.

10. Ventilation Shaft: the size of ventilation shaft shall not be less than the values given below:

Height of building	**Size (sq.m)**	**Min. one dimension**
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m

Notes:

(a) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

Serial Number	**Parameter Category**	**Permissible Limits**	
		General Industry	**Information Technology**

(b) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as

amended from time to time.

11.	Staircase requirement:	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm
12.	Lift and Ramp Requirement	Lift is mandatory if basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12	
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.	
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).	
15.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall. **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"	
16.	Basement	**Plot size upto 2025 sq.m:** single storey basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.	

Serial Number	**Parameter Category**	**Permissible Limits**	
		General Industry	**Information Technology**
		Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any	

		other restricted area/zone under the provision of any other Act/ policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m	
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope:i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15	
18.	Minimum Parking required	1 Equivalent Car Space /100 sq.m of total Floor Area Ratio area. *In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each*	2 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio area.
19.	Projection (Free from Ground Coverage and Floor Area Ratio)	**Size of Plot** a) Upto 250 sq.m rear b) Above 250 sq.m	**Maximum allowable projection** 1/3 of the corresponding depth of front or setback or0.91m (3'-0"), whichever is less. 1.83 meter (6'-0")
20.	Balcony (Free from Ground Coverage and Floor Area Ratio)	**Size of Plot** a) Upto 250 sq.m rear b) Above 250 sq.m	**Maximum allowable Balcony** 1/3 of the corresponding depth of front or setback or 1.22m (4'-0"), whichever is less. 1.83 meter (6'-0")
21.	Rain Water Harvesting System	Required	

Serial Number	Parameter Category	Permissible Limits	
		General Industry	**Information Technology**
22.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible	
23.	Solar Photo Voltaic required	**Connected Load** a)50 KWp to 1000 KWp	**Minimum requirement** Minimum 10 Kilo Watt peak or 5

	as per plot size	percent of connected load, whichever is higher.
		b) Above 1000 KWp Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.
24.	Flushing System	Provision of dual button type flushing cistern in each water closet.
25.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
26.	Minimum passage or corridor	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.
27.	Residential	Upto 15 percent of the total Floor Area Ratio area in industrial buildings shall be permissible for the housing of staff or workers.

Notes:-

a) 5 percent additional ground coverage shall be permitted in case of retail service industry.

b) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.

c) In case of Industrial Estate/ Private Industrial Areas or Conglomeration of Industries opt for central parking then:

(i) Minimum 20 percent parking shall be within the premises of the industry.

(ii) The parking requirement if provided in mechanical/ common pool area shall be duly certified by the concerned association by whom it is being maintained.

(iii) The share of common parking shall be calculated as per the total area of the industrial plot duly certified by the concerned agency maintaining that parking.

(iv) In case any false claim regarding common parking is observed then the industrial plot holder has to provide parking in his own premises.

(2) High Rise Industry

Serial Number	Parameter Category	Permissible Limits General Industry	Information Technology
1.	Minimum Approach Road	18 m	18 m
2.	Minimum Set back around building required upto of m m	Open spaces around the building shall not be less than 4.5m for height 15 m, with an increase the open spaces of 0.25 for every increase of 1 or fraction thereof in height above 15m.	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.

However, for industrial plots (including I.T Buildings) upto 2025

sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be ¼ of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

3.	Maximum Permissible Floor Area	Unlimited	Unlimited
4.	Maximum Permissible Ground be	65 percent of Site area **5 percent additional ground coverage shall	65 percent of Site area
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	
6.	Maximum Permissible Height	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.	

Serial Number	**Parameter Category**	**Permissible Limits**	
		General Industry	**Information Technology**
		However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.	
7.	Minimum Clear Ceiling Height for industrial area	3.6m, except when air-conditioned where it is 3m.	

8.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1

		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4

9. Light and Ventilation — (a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.
(b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.

10. Ventilation Shaft — the size of ventilation shaft shall not be less than the values given below:-

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:-

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in

Serial Number	**Parameter Category**	**Permissible Limits**	
		General Industry	**Information Technology**

an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

11.	Staircase requirement:	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm

12. Lift and Ramp Requirement — Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016.

Ramp requirement for pedestrians, differently-abled, elderly and

		children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
15.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall. **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"
16.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

Serial Number	**Parameter Category**	**Permissible Limits** **General Industry**	**Information Technology**
		Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/ policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m Stilt, if provided• (Non-habitable• Clear Height shall be 7'-6".	

		Parking provided under stilts shall not be counted towards Floor Area Ratio and height.	
17.	Vehicular Ramp (Ramps are mandatory for plot size above 3000 sq.m.)	Minimum width: Slope:i) Cars ii) Heavy vehicles	7.2m for two way traffic 4m for one way traffic not less than 1:8 and at curve 1:12 not less than 1:15
18.	Minimum Parking required	2 Equivalent Car Spaces/ 100 sq.m of total Floor Area Ratio. In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities	2 Equivalent Car Spaces /100 sq.m of total Floor Area Ratio area.
19.	Allowable Projection (Free from Floor Area Ratio)	**Size of Plot** a) Upto 250 sq.m b) Above 250 sq.m	**Maximum allowable projection** 1/3 of the corresponding depth of front or rear setback or0.91m (3'-0"), whichever is less. 1.83 meter (6'-0")
20.	Allowable Balcony (Free from Ground Coverage and Floor Area Ratio)	**Size of Plot** a) Upto 250 sq.m b) Above 250 sq.m	**Maximum allowable Balcony** 1/3 of the corresponding depth of front or rear setback or 1.22m (4'-0"), whichever is less. 1.83 meter (6'-0")
21.	Rain Water Harvesting System	Required	
22.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible	
23.	Solar Photo Voltaic required as per plot size	**Connected Load** a)50 KWp to 1000 KWp b) Above 1000 KWp	**Minimum requirement** Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.

24.	Flushing System	Provision of dual button type flushing cistern in each water closet.
25.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
26.	Minimum passage or corridor	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.
27.	Residential	Upto 15 percent of the total Floor Area Ratio area in industrial buildings shall be permissible for the housing of staff or workers.

(B) Other controls for Industrial Buildings.-

(i) For industrial plots more than 1000 sq.m, 10 percent of the total plot area shall be reserved as amenity open space. When such amenity open space exceeds 1500 sq.m, the excess area could be utilized for construction of buildings for banks, canteen, welfare centre and such other common purposes.

(ii) Upto 15 percent of the total Floor Area Ratio area in industrial buildings shall be permissible for the housing of staff or workers.

(iii) Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2355

(BHDR 19, 1943 SAKA)

Section 180 (2) **6 EDUCATIONAL.-** The educational buildings of various types shall be governed by the following norms, namely:-

(1) Pre Nursery/ Nursery/ Creche; Primary School (Class 1 To 5); High/ Senior Secondary School/ College or Educational Institute/ Universities

Serial Number	Parameter Category	Permissible Limits Pre Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/
1.	Minimum Plot Size	1000 sq.m	5000 sq.m or as per affiliation authority norms whichever is more	As per the norms of the affiliation authority.

2.	Minimum approach road	12m	12 m	**Within Master Plan** School : 18m College/ University : 24m **Outside Master Plan** School : 12m College/ University : 18m
3.	Minimum Set back required:	**Front side:** -6m or 1/3 of the height of building, whichever is more **Other Sides:** 4.5m or 1/3 of the height of building, whichever is more	6m minimum from site boundary and as per table sub rule (1) of rule 26 of these building rules. However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setback may be relaxed subject to the condition that the owner has to submit a fire safety	

Serial Number	**Parameter-Category**	**Permissible Limits Pre Nursery/ Nursery/ Creche**	**Primary School (Class 1 To 5)**	**High/ Sr. Sec. School/ College or Edu. Institute/ Universities**
4.	Maximum Permissible Floor Area Ratio as per	1:1.0	1:1.2	1:1.5
5.	Maximum Permissible Ground Coverage	40 percent of plot area	40 percent of plot area	40 percent of plot area
6.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.		

7.	Maximum number of Floors/height of the Building	G+1 and upto 9m However, clearance from Airport Authority of India or Indian Air Force is required in case the site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force. *Note: only ground floor shall be used for academics however first floor may be used for residential, office, storage etc.*	Below 15m However, clearance from Airport Authority of India or Indian Air Force is required in case the site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.

Serial Number	Parameter Category	Permissible Limits		
		Pre Nursery/ Nursery/ Creche	**Primary School (Class 1 To 5)**	**High/ Sr. Sec. School/ College or Edu. Institute/ Universities**
8.	Minimum Clear Ceiling Height for academic area		3.6m	

9.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height(M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath	2.8	1.2	2.1

		and w.c		
		Store	3	1.2	2.2
		Garage	18	3	2.4
10.	Light and Ventilation	(a)one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			
		(b)such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
11.	Ventilation Shaft	The size of ventilation shaft shall not be less than the values given below:-			
		Height of building		**Size (sq.m)Min. one dimension**	
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	

Serial Num-ber	**Parameter Category**	**Permissible Limits**		
		Pre Nursery/ Nursery/ Creche	**Primary School (Class 1 To 5)**	**High/ Sr. Sec. School/ College or Edu. Institute/ Universities**
		Height of building		**Size (sq.m)Min. one dimension**
		24m	5.4	1.8 m
		30m	8.0	2.4 m
		Above 30m	9.0	3.0 m

Notes:-

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

12.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.

13.	Staircase requirement:-	
	Minimum Width	1500 mm or as per occupants load whichever is more.
	Minimum Tread	300 mm
	Maximum Riser	150 mm
	Minimum Clear Head Height	2200mm
14.	Minimum width of corridor or Passage	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.
15.	Lift and Ramp Requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016.
		Ramp is compulsory in educational building (upto high/ secondary school level) and shall go up to the highest floor. However, it

Serial Number	**Parameter Category**	**Permissible Limits**		
		Pre Nursery/ Nursery/ Creche	**Primary School (Class 1 To 5)**	**High/ Sr. Sec. School/ College or Edu. Institute/ Universities**
		shall not be mandatory for higher level educational institute building.		
		Ramp requirement for pedestrians, differently-abled, elderly and children: **(a) Minimum width:** (i)upto Plinth Level - 1800mm (ii)For Higher Floors–1500mm or as per the occupant load whichever is more **(b) Slope:** Not less than 1:12		
16.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
17.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		
18.	Gate	Maximum height shall not more than 1.83 m		
19.	Boundary wall	**Maximum height allowed: -**		

Facing road or open area:

Facing other property:

upto 0.9m solid wall with 0.9m high perforated Grill/Jali. upto 1.83m solid wall.

Minimum Turning Radius for corner plot: -

5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"

20. Basement **Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side

Serial Number	Parameter Category	Permissible Limits Pre Nursery/ Nursery/Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities

and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.

Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.

Minimum clear height for basement shall be as below:

- Non-Habitable use: 2.40 m
- Habitable Use: 2.75 m

21. Vehicular Ramp Ramps are mandatory for plot size above 3000 sq.m.

Minimum width:7.2m for two way traffic

4m for one way traffic

Slope:i) Cars not less than 1:8 and at curve 1:12

ii) Heavynot less than 1:15

vehicles

22.	Minimum Parking required	1.5 Equivalent Car Spaces / 100sq.m of total Floor Area Ratio	1.5 Equivalent Car Spaces / 100sq.m of total Floor Area Ratio.	**School, College:** 1.5 Equivalent Car Spaces /100 sq.m of the total Floor Area Ratio area **University Campus:** 1.0 Equivalent Car Space/ 100 sq.m of the total Floor Area Ratio area
23.	Allowable Projection (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide		
24.	Balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide		

Serial Number	**Parameter Category**	**Permissible Limits**		
		Pre Nursery/ Nursery/ Creche	**Primary School (Class 1 To 5)**	**High/ Sr. Sec. School/ College or Edu. Institute/ Universities**
25.	Rain Water Harvesting System	Required		
26.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible.		
27.	Solar Photo Voltaic	**Having Connected Load** 30 KWp and above		**Minimum requirement** Minimum 2 Kilo Watt peak or 5 percent of whichever is higher
28.	Flushing System	Provision of dual button type flushing cistern in each water closet.		
29.	DG Set	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.		
30.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
31.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:-

a) In case of new school area of 1 acre or above, the front boundary wall shall be recessed by 6m to accommodate visitors parking within setback area.

b) Minimum 15 percent of site area shall be kept/developed as playground with minimum width of 15 m.

c) Upto 15 percent of the total Floor Area Ratio area in educational buildings shall be permissible for the housing of staff or workers.

d) In case of large Campus/Universities/Indian Institute of Technology (IIT)/ Indian Institute of Management (IIM), upto 30 percent of the total Floor Area Ratio area can be utilized for residential use for essential staff and fellow accommodations by providing housing for staff, dormitories, guest houses or crèche.

e) Student Hostel shall not be counted in residential component.

f) Area requirements of each type of educational institutions wherever not specified shall be as per the norms or guidelines issued by the affiliating.

2362 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021

(BHDR 19, 1943 SAKA)

Section 180 (2) **7 INSTITUTIONAL.-** The institutional buildings of various types shall be governed by the following norms, namely:-

(1) Hospital or Nursing Home or Medical Laboratory; Orphanage Home; Old Age Home; Children's Centre or Care Centre or School or Institute for Mentally Challenged or Physically Handicapped Persons

Serial Number	PARAMETERS Category	Permissible Limits Hospital/ Nursing Home/ Medical Laboratory			Orphanage Home, Old Age Home, Children's Centre/ Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person
1.	Minimum Approach Road	12 m (40'-0")	18 m (60'-0")	24 m (80'-0")	12m (40'-0")
2.	Permissible / Minimum Site Area	1000 upto 2000	2000 upto 4000	Above 4000 sq.yd	1000 sq.m
3.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of these building rules. *However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas,*			

crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

4.	Maximum Floor Area Ratio	1:1.50	1:1.75	1:2.25	1:1.5
5.	Maximum Ground Coverage	40 percent of plot area			50 percent of plot area
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm:			

Serial Num-ber	**PARAMETERS**	**Permissible Limits**	
		Hospital/ Nursing Home/ Medical	**Orphanage Home, Old Age Home, Children's Centre/ LaboratoryCare Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person**
		Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	
7.	Maximum Height of Building	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.	

		Component of Building	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
8.	Minimum requirements of different component of a building	Habitable room	9.5	2.4	2.75
		Kitchen			
		• where separate dining area is provided	5	1.8	

	• where separate store is provided	4.5	1.8	2.75
	• where dinning included	7.5	2.1	
	Bathroom	1.8	1.2	2.1
	Water Closet (W.C.)	1.2	0.9	2.1
	combined bath and w.c	2.8	1.2	2.1
	Store	3	1.2	2.2
	Single occupancy Servant Room	7.5	2.1	2.75

Serial Number	**PARAMETERS**	**Permissible Limits**	
		Hospital/ Nursing Home/ Medical Laboratory	**Orphanage Home, Old Age Home, Children's Centre/ Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person**
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.	
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-	

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:-

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum

ventilation shaft.

(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

Serial Number	PARAMETERS	Permissible Limits	
		Hospital/ Nursing Home/ Medical	**Orphanage Home, Old Age Home, Children's Centre/ LaboratoryCare Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person**
11.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.	
12.	Staircase	Minimum Clear Width: 2000 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm	Minimum Clear Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm
13.	Lift and Ramp requirement for pedestrians, differently-abled, elderly and children	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. **upto Plinth Level** Min. Width - 2400mm Min. Slope - 1:12 **Only for In-patient Medical Facilities upto Higher Floors –** Minimum Width - 2400mm or as per the occupant load	**upto Plinth Level** Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.	
15.	Services on	Solar Photo Voltaic installation, Water tank, Rain water pipes	

	Terrace	with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.

Serial Number	**PARAMETERS**	**Permissible Limits**	
		Hospital/ Nursing Home/ Medical Laboratory	**Orphanage Home, Old Age Home, Children's Centre/ Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person**
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).	
17.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. Facing other property: upto 1.83m solid wall. **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".	
18.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m	
19.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope:i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15	

Serial Number	PARAMETERS	Permissible Limits	
		Hospital/ Nursing Home/ Medical Laboratory	**Orphanage Home, Old Age Home, Children's Centre/ Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person**
20.	Parking	2 Equivalent Car Spaces/ 100 sq.m of the total Floor Area Ratio	1 Equivalent Car Space / 100 sq.m of the total Floor Area Ratio
21.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area	
22.	Rainwater Harvesting	Compulsory	
23.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.	
24.	Solar Photo Voltaic	**Connected Load** (a) 50 KWp to 1000 KWp (b) Above 1000 KWp	**Minimum Requirement** Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or3 percent of connected load, whichever is higher.
25.	Flushing System	Dual button type flushing cistern in each water closet.	
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.	
27.	Minimum Passage or Corridor	Hospital, Nursing Homes, etc.: 2400 mm Orphanage Home: 1500 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code Of India, 2016.	

Notes:-

a) Maximum up to 2 percent of Floor Area Ratio area shall be allowed to be used for community space / creche / chemist shop/ bank counter on Hospital sites and also Medical College/ Nursing and Paramedic institute sites.

b) In case of hospitals, 25 percent of the total Floor Area Ratio area may be utilized for residential use for staff, dormitory/ hostels for attendants of the patients, creche etc.

c) Adequate arrangements for disposal of hospital waste have to be made as per the Bio- Medical Waste (Management and Handling) Rules, 1998, as amended from time to time along with the instructions/ guidelines issued by the Punjab Pollution Control Board from time to time.

d) Floor Area Ratio above 1:1.50 will be chargeable on pro-rata basis in Hospital, Nursing Home and Medical Laboratory sites. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

e) For sites of Orphanage Home, Old age home, Children's centre/ care centre/ school/ Institute of Mentally challenged or Physically Handicapped Person: Minimum 15percent of site area shall be kept/ developed as playground/green with minimum width of 15 m.

f) In case of school for mentally/differently able persons, 25 percent of the total Floor Area Ratio area can be utilized for residential use for essential staff and student accommodations.

(BHDR 19, 1943 SAKA)

Section 180 (2) **8 PUBLIC BUILDINGS.-** The public buildings of various types shall be governed by the following norms, namely:-

(1) Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition; Religious Building; Public Offices

Serial Number	PARAMETERS	Permissible Limits			
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building		Public Offices
1.	Minimum Approach Road	**Within Master Plan:** 18 m (60'-0") **Outside MasterPlan:**	12 m (40'-0")	18m (60'-0")	18 m (60'-0")
2.	Permissible or Minimum Site Area	2000 sq.m	1000 upto 2000	Above 2000 sq.m	1000 sq.m
3.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.			

However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from

the competent authority in this regard.

4.	Maximum permissible Floor Area Ratio (FAR)	1:1.0	1:1.0	Minimum approach Road width: FAR 18m: 1:2.0 30m: 1:2.5 45m: Unlimited
5.	Maximum Ground Coverage	40 percent of plot area	40 percent of plot area	40 percent of plot area

Serial Number	**PARAMETERS**	**Permissible Limits**		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front), Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.		
7.	Maximum Height of Building	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.		
8.	Minimum Clear Ceiling Height for religious gathering area	3.6m		
9.	Minimum	**Component of Building**	**Min.**	**Min.** **Min.**

	requirements of different component of a building		**(SQ.M)**	**Width (M)**	**Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
10.	Light and Ventilation	(a) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			

Serial Num-ber	**PARAMETERS**	**Permissible Limits**		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or	**Religious Building**	**Public Offices**
		(b) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.		
11.	Ventilation Shaft	The size of ventilation shaft shall not be less than the values given below:-		

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:-

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as

amended from time to time.

12.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.	
13.	Staircase	Minimum Clear Width: 2000 mm or as per occupants load whichever is more	Min. Width: 1500 mm or as per occupants load whichever is more

Serial Num-ber	**PARAMETERS**	**Permissible Limits**		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or	**Religious Building**	**Public Offices**
		Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height:2200 mm		Min. Tread: 300 mm Max. Riser: 150 mm Min. Headroom Height: 2200 mm
14.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
15.	Mumty	Allowed upto 2.75 m otherwise counted in calculating the height of the building as well as covered area.		
16.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		
17.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
18.	Boundary wall	**Maximum height allowed: -** <u>Facing road or open area:</u> <u>Facing other property:</u>		

upto 0.9m solid wall with 0.9m high perforated Grill/ Jali.

upto 1.83m solid wall

Minimum Turning Radius for corner plot: -
5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".

19. Basement — **Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**

and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.

Basement shall not be allowed in the case of no construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.

Minimum clear height for basement shall be as below:

- Non-Habitable use: 2.40 m
- Habitable Use: 2.75 m

20.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m.		
		Minimum width:	7.2m for two way traffic 4m for one way traffic	
		Slope:(i) Cars	not less than 1:8 and at curve 1:12	
		(ii) Heavy vehicles	not less than 1:15	
21.	Parking	3 Equivalent Car Spaces/ 100 sq.m	2 Equivalent Car Spaces/	1 Equivalent Car Space /

		of the total Floor Area Ratio	100 sq.m of the total Floor Area Ratio	100 sq.m of the total Floor Area Ratio
22.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area		
23.	Rainwater Harvesting	Compulsory		

Serial Num-ber	**PARAMETERS**	**Permissible Limits**		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
24.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.		
25.	Solar Photo Voltaic	**Connected Load**	**Minimum Requirement**	
	i)Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	(a)50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
		(b) Above 1000 KWp	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
	ii)Public Offices	(a) 30KWp and above	Minimum 2 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
26.	Flushing System	Dual button type flushing cistern in each water closet.		
27.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.		
28.	Minimum Passage or Corridor	occupant load which-ever is more	2000mm or as per per occupant load whichever is more	2000mm or as 1500 mm for single loaded and 1800 mm for double loaded or as per occupant load

whichever is more.

Notes:-

(a) In case of Community Centre, it shall only have banquet hall, kitchen, library, office

and reading room, except these, if any, other activity is proposed then it shall be considered as club.

(b) Upto 1.0 percent of the total Floor Area Ratio area of Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition shall be allowable for commercial activity.

(c) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.

(d) Floor Area Ratio above 1:1.75, shall be chargeable on pro-rata basis except State or Central Government offices. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

(e) Upto 15 percent of the total Floor Area Ratio area in Public buildings shall be permissible for the housing of staff or workers.

(2) Convention Centre

Serial Number	**PARAMETERS**	**Permissible Limits**
1.	Minimum Approach Road required	**Within Master Plan:** 18 m (60'-0") **Outside Master Plan:** 12m (40'-0")
2.	Minimum Site Area	2000 sq.m
3.	Minimum Set back required	6m minimum from site boundary and as per table of sub rule (1) of rule 26 of these building rules. *However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.*
4.	Maximum Floor Area Ratio	1:2.0
5.	Maximum Ground Coverage	50 percent of plot area

(BHDR 19, 1943 SAKA)

Serial Number	PARAMETERS	Permissible Limits			
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
7.	Maximum Height of Building	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
8.	Minimum requirements of different component of a building	**Component of Building**	**Min. area (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Kitchen			
		•where separate dining area is provided	5	1.8	
		•where separate store is provided	4.5	1.8	2.75
		•where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Single occupancy Servant Room	7.5	2.1	2.75

(BHDR 19, 1943 SAKA)

Serial Number	PARAMETERS	Permissible Limits

9.	Light and Ventilation	(a) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.
10.	Ventilation Shaft	The size of ventilation shaft shall not be less than the values given below:-

Height of building	Size (sq.m)	Min. one dimension
10m	1.2	0.9 m
12m	2.8	1.2 m
18m	4.0	1.5 m
24m	5.4	1.8 m
30m	8.0	2.4 m
Above 30m	9.0	3.0 m

Notes:

(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(b) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.

(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.

11.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.
12.	Staircase	Minimum Clear Width: 2000 mm or as per occupant load whichever is more Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm

Serial Number	PARAMETERS	Permissible Limits
13.	Lift and Ramp	Lift is mandatory in buildings 15m or more in height and

	requirement	basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	**Maximum height allowed:-** <u>Facing road or open area:</u> <u>Facing other property:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. upto 1.83m solid wall. **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
18.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.

Serial Number	**PARAMETERS**	**Permissible Limits**
		Basement shall not be allowed in the case of no construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government. **Minimum clear height for basement shall be as below:**

		• Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
19.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope:(i) Cars not less than 1:8 and at curve 1:12 (ii) Heavy vehiclesnot less than 1:15
20.	Parking	2 Equivalent Car Spaces/ 100 sq.m of the total Floor Area Ratio
21.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area
22.	Rainwater Harvesting	Compulsory
23.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.
24.	**Solar Photo Voltaic**	**Connected Load** / **Minimum Requirement** (a)50 KWp to 1000 KWp — Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. (b) Above 1000 KWp — Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
25.	Flushing System	Dual button type flushing cistern in each water closet.
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.
27.	Minimum Passage	2000mm or as per occupant load whichever is more or Corridor

Notes:-

(a) Upto 30 percent of the total Floor Area Ratio area of Convention Centre shall be allowable for hotel activity.

(b) Upto 1.0 percent of the total Floor Area Ratio area of Convention Centre shall be allowable for commercial activity.

PART-III

PROCEDURE OF SUBMISSION OF APPLICATIONS FOR BUILDING PLAN, COMPLETION CERTIFICATE AND OCCUPATION CERTIFICATE

Section 108 (2)

9 Erection or re-erection without permission. - Subject to the provisions of the Act and other provisions of these rules, no person shall commence the erection or re-erection of any building on any site without previous sanction of the competent authority.

Section 108 (2) **10 Design and supervision. -** Except where standard design has been supplied by the competent authority, the architectural design of every building shall be prepared and signed by an Architect or Civil Engineer and every building operation shall be supervised by an Architect or an Engineer.

Section 108 (2) **11 Application to erect or re-erect buildings (without self-certification).- (1)** Every person who intends to erect or re-erect a building shall make an application in Form 'A' (Annexure 1) to the competent authority along with the following documents and fee as determined by the competent authority, namely:- (i) ownership documents-lease deed or sale deed or possession letter in the name of owner issued by the allotment authority or permission to use the land issued by the competent authority;

(ii) Site plan as detailed in sub- rule (3);

(iii) Hard copy of Building plan and other plans along with an un-editable Compact Disc or DVD or any other electronic medium permissible by the competent authority from time to time containing the drawings in "dwg" format as detailed in sub- rule (4);

(iv) Details of specifications of the work to be executed in Form- 'C' (Annexure 3); (v) Structural safety drawings (for record) as per Form- 'B' (Annexure 2); (vi) Fire safety design as required under Part IV, Fire and Life Safety of the National Building Code of India, 2016, as amended from time to time, if applicable;

(vii) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;

(viii) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the relevant Form 'B'(Annexure 2);

(ix) Public health services plan in un-editable compact Disc or DVD or any other electronic medium, containing drawings in ".dwg" format;

(x) Scrutiny fees (non–refundable) shall be deposited in favour of the competent authority through any specified payment mode, at the rate as described below:

Scrutiny fees for building plan approval

Type of Building	**Rate in Rupees Per Square meter of the Total Covered Area of the Proposed Building**
Residential	30
Commercial buildings and other Public Buildings	60
Construction of boundary wall of plots having area more than 1000 sq.mt.	@Rs. 10 per running meter of the boundary wall.

No scrutiny fees for building plan approval of care centre or school for disabled persons, care centre or school for mentally challenged persons, orphanage and old age home shall be chargeable.

In case of revised or superseded plans, the fee chargeable shall be half of the rates

charged for fresh plans for such category of plots as mentioned above.

Note:-

(a) The applicant shall submit all kind of plans in electronic format on the online portal of the competent authority along with hard copies of the plans. The competent authority shall convey objections or observations or sanction or refusal through online portal or as specified mode.

(b) Every person applying under this rule shall appoint an Architect or Engineer for drawing up of building plans or structural drawings and for the supervision of erection or re-erection of the building. The supervision of erection or re-erection of residential or commercial building up to 15 metres height (G+3 floors including stilt) may be undertaken by the Architect or the Engineer. However, in case of buildings of 15 meters or above height (including stilt), the supervision shall be undertaken by both the Architect and the Engineer. During construction, if appointed Architect or Engineer notices that violations (except compoundable) are going on, he shall intimate the owner and advise him to stop further construction and remove the violation and shall also intimate the concerned authority.

(c) The applicant, the Architect and the Engineer shall sign the application, plans, structural drawings, specifications and the certificates as required in the relevant

forms and documents, before making submission to the competent authority.

(d) In case of row type or semi-detached building, at the time of re-erection of building, the owner shall provide an indemnity bond as per ***Annexure 21*** *that in case of any damage caused to the adjoining property during construction, the owner shall be bound to get the damages repaired to the satisfaction of the neighbour.*

(2) Size of drawing sheets and colouring of plans. – The size of drawing sheets shall be any of those specified below, namely:-

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2383

(BHDR 19, 1943 SAKA)

Size of drawing sheets

Serial Number	Sheet name	Sheet size (in mm)
I.	A0	841 X1189
II. A1	594 X 841	
III.	A2	420X594
IV.	A3	297 X 420

Note:

(a) All dimensions in plan can be indicated in metric or feet-inches units.

(b) Various elements of plans (site and building), elevation, section and details shall be shown in different colours and thickness or type of line, etc., and shall be preferably prepared in layers and as per Bureau of Indian Standard (BIS) Code.

(c) The prints of drawings shall be on one side of paper only.

(3) Site plan.- Site plan fully dimensioned shall be drawn to a scale of not less than 1: 500 for a site up to one hectare and not less than 1: 1000 for a site more than one hectare and shall show:-

(i) boundaries of the site and any contiguous features;

(ii) direction of the north point relative to the site of the building;

(iii) streets or roads adjoining the site with their width clearly dimensioned and names, if any, giving also all existing roads, trees, lamp posts or any other feature or structure likely to affect the approach to the building;

(iv) outlines of the proposed building;

(v) immediate neighbours on all sides identified, whether buildings or vacant plots;

(vi) levels of the site and the plinths of the building in relation to those of the neighbouring roads and also the level of courtyard and open space;

(vii) area calculations such as ground coverage, Floor Area Ratio and Non Floor Area Ratio, parking calculations, any other relevant calculations as required;

(viii) all existing buildings or structures on or over or under the site or projecting beyond it;

(ix) proposed access points on site boundary for the proposed construction;

(x) methods of disposal of waste water, sewerage and storm water;

(xi) surroundings up to a distance of fifteen metres on all sides from the boundaries of the site;

(xii) prominent trees in the area of the drawing and any important urban service points above or under ground (like sewer or water pipes, gas pipeline, transformers, electric poles or lines, phone distribution boxes, etc.);

(xiii) such other particulars as may be specified by the competent authority; and

(xiv) plot number or revenue particulars of the property on which the building is intended to be erected.

(4) Building plans, sections and elevations.- The building plans, sections and elevations shall be drawn to a scale of 1:100. The building plans and details so drawn shall show -

(i) the plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through staircase, water closet, bath, kitchen and garage; (ii) the plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;

(iii) the schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room or area;

(iv) the use or occupancy of all parts of the buildings;

(v) the means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law or code; along with ramps and steps with respect to the building;

(vi) in case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index;

(vii) exact location of essential services, for example, water closet, sink, bath and the like;

(viii) the method of disposal of waste water, sewage, storm water and water supply in detail;

(ix) provision of rain water harvesting system in accordance with **rule 40** (wherever applicable);

(x) provision for photovoltaic solar power plant in accordance with these rules (wherever applicable);

(xi) provision for barrier free build environment for persons with disability and elderly persons in accordance with these rules (wherever applicable);

(xii) indications of the north point relative to the plan.

Note: *The requirement of 1:100 is permitted to be flexible for specific details needed for further illustration; and also for drawings for these in electronic form*. In case any detail in building plan is not readable, the same can be shown in enlarged form with clouding of that area.

(5) Standard design and architectural controls.- Where the applicant intends to construct a building in accordance with a standard design, approved by the competent authority concerned, he shall obtain a copy of the same before

starting the construction and notify the competent authority accordingly of the site and design. In such cases, he shall not be required to submit any building plan. However, the site plan showing access, building footprint and all other aspects in accordance with sub-rule (3) should be submitted. Only the design plans can be indicated referring to standard design names or numbers:
Provided that if the owner proposes certain permitted modifications in the standard design or the architectural controls, then he shall submit the same to the competent authority for approval.

Note: For any urban area within the State of Punjab, notified in the Master Plan as a "Special Area" of planning for any special purpose by virtue of historical, functional, natural features or any other significance, for which a Form Based Codes (FBC) or Regulating Plan has been prepared and notified by the concerned Local Authorities, provisions under sub-rules (3), (4) and (5) shall be in accordance with such Form Based Codes (FBC) or Regulating Plan superseding any other general development norms and standards stipulated in these Building Rules.

Section 108 (2) **12 Procedure for submitting application through self-certification.-(1) The self-certification is applicable on the following category of buildings, namely:-**

(i) Residential plot having size upto 1000 sq.yd (836 sq.m);

(ii) Industrial plots having size upto 1000 sq.yd (836 sq.m); and

(iii) Commercial plots such as shop-cum-office (SCO), shop-cum-flat (SCF), Shops and Booths within approved layout for which standard design has been approved by the competent authority.

(2) Procedure.- (i) Any person intending to erect or re-erect building shall apply through an architect in Form 'A' along with documents specified in **rule 11** to the competent authority for approval of building plans duly signed with stamp of "sanctioned", under self-certification by giving thirty days notice to the competent authority for record of building plans intimating the date of start of construction. The construction of proposed building can be started after thirty days, in case any objection is not conveyed to the applicant.

(ii) The plan submitted shall conform to the provisions of these rules as amended from time to time and approved zoning plan. In this regard, a certificate shall be given on the plan as under, namely:-

"Certified that the above building plan is as per the zoning plan Drg. No. ..... dated..... and as per the Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time."

Architect/Civil Engineer

Seal with signature

(iii) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the relevant Form.

(iv) After receiving the above documents, the competent authority issues an auto-generation receipt mentioning that documents have been received and are being kept in the office for record with this understanding that these plans have been prepared as per the provisions of approved zoning plan and these rules. The competent authority shall also convey within thirty days to the applicant regarding discrepancies in the building plans and the applicant shall be bound to rectify the discrepancies in building plans and shall submit the same before start of the construction otherwise submitted plan shall be taken as deemed approved.

(v) The competent authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations (except compoundable ones), if found, shall have to be rectified by the owner or applicant. In case the owner or applicant fails to rectify the violations, the competent authority may take necessary steps to remove the violations and the action shall also be taken against the defaulting Architect or Civil Engineer by referring his case to the Council of Architecture or Institute of Engineers of misconduct and for debarring or blacklisting the Architect or Civil Engineer from doing all practice, especially for the Departments of the State Government or Authorities. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect or Civil Engineer engaged by him. In all such cases, the procedure of self-certification shall stand aborted.

(vi) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the competent authority or any other person authorized by him shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the competent authority or any other person authorized by him may demolish the said building at the expense of the owner.

Notes:-

(a) The decision of the competent authority, in case of any dispute, shall be final and binding on all concerned.

(b) At any stage during construction, if an Architect or Civil Engineer notices that violations (except compoundable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs shall be

submitted to the concerned authority. The competent authority shall immediately issue a notice to the owner on the basis of the Architect's or Civil Engineer's certificate to suspend further work and rectify violations. In such cases, the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self-certification and the owner may, after removal of violations, engage an Architect or Civil Engineer for preparing the revised drawings. In such case, completion shall be given only after scrutiny of revised drawings and inspection of site.

(c) The compoundable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect or Civil Engineer in the completion drawings to be submitted by the owner to the competent authority. While seeking completion certificate, the Architect or Civil Engineer shall give a certificate that all changes done are in accordance with these rules and policies of the Government as amended from time to time.

(d) After submission of application or during the construction of building, if the Owner or Architect or Civil Engineer or Structural Engineer are changed, the applicant shall intimate the competent authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change

to the competent authority by the respective owner or Architect or Engineer. The construction work shall have to be suspended until the new owner or Architect or Civil Engineer or Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection or re-erection of the building within seven days of his taking over. The owner's intimation regarding change of name of professionals shall be considered to be final by the competent authority or any other person authorized by him.

Section 108 (2) **13 Preparation of building plans of the Departments of the Government.-** The Department of the Government intending to erect or re-erect building shall get their building plans prepared from the Department of Architecture of the State Government or Central Government, as the case may be, conforming to these building rules and shall issue a certificate specifying that the provisions of these building rules have been followed in all respects. Such plans shall be

submitted to the competent authority for information and record before commencement of erection or re-erection of the building.

However, if the building plans are prepared by the private Architect or Civil Engineer, the same shall be submitted to the competent authority for approval.

Section 108 (2) **14 Completion certificate. –** (1) The applicant shall submit a notice of completion of the building to the competent authority regarding completion of the work as per approved plans. The notice of completion shall be submitted by the owner through the Architect and Engineer as engaged for building plan design who fulfills the specified qualifications mentioned in Annexure 13, or as the case may be, who has supervised the construction, in the Performa given in Form-'F' and 'G' respectively (Annexure 6 and Annexure 7), accompanied by three copies of completion plan and the following documents along with the specified fee, namely:-

(i) copy of all inspection reports of the Authority e.g. Fire Safety, Structural Safety, Green Building (if applicable) etc;

(ii) detail of compoundable violations from the approved building plans, if any, in the building, jointly signed by the owner, Architect and Engineer along with demand draft of the due payment for compounding charges of such violations at the rates specified by the competent authority shall be submitted;

(iii) complete completion drawings or as-built drawings - certified by the Architect and Engineer;

(iv) photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc or DVD or any other electronic media containing all photographs shall also be submitted;

(v) structural stability certificate duly signed by the Structural Engineer;

(vi) certificate of fitness of the lift from concerned Department wherever required;

(vii) certificate from the Punjab Energy Development Agency (PEDA) for installation of Rooftop Solar Photo Voltaic Power Plant in accordance to orders or policies issued by the Renewable Energy Department from time to time;

(viii) completion certificate or final Certificate or no objection certificate from the rating agencies (GRIHA/LEED/IGBC) for green building or Bureau of Energy Efficiency (BEE), Certified Energy Auditor for Green Building or constructing building in accordance to the provision of the Punjab Energy Conservation and Building Code, wherever applicable;

(ix) no objection certificate (NOC) of fire safety of building from concerned Fire Officer or an officer authorized for the purpose; and

(x) any other information or document that the Authority may deem fit.

(2) The 'completion certificate' or 'partial completion certificate' shall be issued on the basis of the following parameters, namely: -

(i) the applicant shall remove or demolish any temporary building which might have been erected and the debris from the site and adjoining roads or vacant site before the completion certificate is issued;

(ii) the partial completion certificate may be granted for partially constructed building with at least one habitable room, one water closet and one kitchen as per the sanctioned plan and duly functional in case of a residential house;

(iii) the partial completion certificate may be granted for partially constructed non-residential buildings subject to the minimum completion of 25 percent construction of the availed total floor area along with all the required public utilities and public safety measures;

(iv) the partial completion certificate to shop-cum-offices or shops may be granted subject to the condition that construction of ground floor is completed along with public safety measure;

(v) in case of large campus or complex, completion of individual block or building shall be issued by the competent authority in accordance with the construction work completed phase wise;

(vi) in case of high rise buildings, partial completion certificate shall be issued if the superstructure of the building has been constructed as per approved plans along with all the required parking, public utilities, public safety etc. measures of the proportionate area completed on site; and

(vii) the minimum permissible covered area as mentioned below shall have to be constructed to obtain partial completion certificate for industrial buildings:

Minimum permissible ground coverage to obtain partial completion certificate for industrial buildings

Serial Number	Area of site	Percentage of permissible ground coverage
I.	Upto 2 acre	25 percent
II.	Above 2 acre upto 5 acres	20 percent

III.	Above 5 acres	15 percent

(3) The competent authority on receipt of the notice of completion shall inspect the work and communicate the approval or refusal, or objection thereto, in the Performa given in Form- 'H' within thirty days from the receipt of notice of completion. However, the competent authority may also seek compounding charges of compoundable violations which are compoundable before issuance of completion certificate. If nothing is communicated within this period, it shall be deemed to have been approved for completion provided that the fact is immediately brought to the notice of the competent authority in writing by the person, who had given the notice and has not received any intimation from the competent authority within the specified period. Where the completion certificate is refused, the reasons shall be intimated for rejecting in the first instance itself.

(4) If the Architect or Engineer engaged by the owner or applicant submits a wrong report while making application under these rules or if any additional construction or violation is reported to exist at site or has concealed any fact or misrepresented regarding completion of construction of building along with its eligibility for seeking completion certificate or before the completion of such report, he shall be jointly and severally held responsible for such omission and complaint against the Architect or Engineer for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by the Architect or Engineer, necessary penal proceedings shall be initiated along with debarring such Engineer or Architect from practicing in the State of Punjab.

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2391
(BHDR 19, 1943 SAKA)

PART IV

ADMINISTRATIVE CONTROL

Section 108 (2)

15 Power of the competent authority to sanction or refuse erection or re-erection.- (1) The competent authority shall refuse to sanction the erection or re-erection of any building, if it is in contravention of any of the provisions of these rules.

(2) The competent authority may sanction the erection or re-erection of any building either absolutely or subject to such modification in accordance with these rules as it may deem fit and one copy of the sanctioned plans shall be sent to the applicant.

(3) The intimation of sanction or rejection of the building plans shall be given in Form 'D'.

Section 108 (2)

16 Presumption of sanction.- If the competent authority fails to convey approval or rejection within a period of sixty days of the receipt from any person of a valid application, complete in all respect to erect or re-erect a building, the plans shall without prejudice to the provisions of these rules and the restrictions specified for erection or re-erection of buildings, be deemed to have been sanctioned and the applicant may proceed with the erection or re-erection of

building or carryout any development work as described in the application and in any accompanying documents, but not so as to contravene any of the provisions of the Act and rules made thereunder and the restriction specified for erection or re-erection of buildings.

Section 108 (2) **17 Pre-approved building applications.-** Where building applications which have been already approved by the competent authority before coming into force of these rules and where construction is in progress and has not been completed within the specified period of such approval, the said approval or permission shall be deemed to be sanctioned under these rules and shall only be eligible to re-validation under these rules, but where the construction on site has not yet been started, the owner or applicant may get his building plans revised after paying the requisite charges.

Section 108 (2) **18 Validity period of sanction.–** Every sanction for the erection or re-erection of any building or carrying out any development work shall remain in force, unless it is modified or cancelled by the competent authority by due process of law.

Section 108 (2) **19 Submission of revised building plans in case of major alterations.-** (1) If during the construction of a building, any major deviation from the sanctioned plan is intended to be made, approval of the competent authority for the same

may be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as specified in these rules shall be followed for all revised plans, along with the balance scrutiny fee, if any.

(2) The building approval is not necessary for compoundable alterations or violations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of these rules.

Section 108 (2) **20 Revocation of sanction.–**The sanction granted under these rules can be revoked by the competent authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the majority of construction is not being done in accordance with the sanction granted.

Section 108 (2) **21 Maintenance of e-register for sanction or Registration of Building Plans.–** An online e-register shall be maintained for all building applications received, permissions given or deemed to have been given or refused or returned under these rules. The said register shall be available online to the public for inspection on Departmental website.

Section 108 (2) **22 Damp proof course certificate.–** The owner shall submit a certification from an Architect or Civil Engineer or by himself, in case of self-certification to the effect that the construction of building upto damp proof course level is as per sanctioned plan. The competent authority shall verify the certification and shall issue consent or comments within fifteen days of receiving the certification. The damp proof course certificate shall be deemed to be accepted, if it is in conformity with these rules, and no consent or comments have been passed by Competent Authority within a specified time.

Section 108 (2) **23 Occupation certificate.–** (1) The applicant shall apply for obtaining occupation certificate of the building to the competent authority for which completion certificate has already been issued as specified in Form- "I". No owner or applicant shall occupy or allow any other person to occupy building or part of a building or any portion whatsoever, until such building or part thereof has been issued Occupation Certificate by the competent authority after checking and found fit to occupy the building.

(2) After receipt of application, the competent authority shall communicate in writing within thirty days, his decision for grant or refusal of such permission for occupation of the building in Form- 'J'. The E-register shall be maintained as specified in these rules for maintaining record in

respect of Occupation Certificate. If no communication is received from the competent authority within thirty days of submitting the application for“Occupation Certificate”, the owner is permitted to occupy the building, considering deemed issuance of “Occupation certificate” and the application

Form-D shall act as "Occupation Certificate". However, the competent authority may check the violations made by the owner and take suitable action.

(3) **Revocation of occupation certificate.-** In case, after the issuance of occupation certificate, if found at any stage that the building is used for some other purpose against the permission or make any addition or alteration in the building without approval, then, after affording personal hearing to the owner, the competent authority may pass orders for revocation of occupation permission and the same shall be restored only after removal of violations.

PART V

PLANNING AND ARCHITECTURAL CONTROLS

Section 108 (2) **24 Compliance of zoning plan or standard design or architectural control sheets and master plan/ zonal plan.-** In addition to these rules, the erection or re-erection of any building(s) and uses thereof as well as activities permissible therein shall comply with the provisions of the Zoning Plan or Standard Design or Architectural Control Sheets; schedule of clauses appended thereto and use of the site shall conform to the Master Plan or Zonal Plan of the area.

Section 108 (2) **25 Compliance to Special Area development and control as per Master Plan or Zonal Plan.-** For the planned and regulated development of all 'Special Areas' with specific emphasis on harmonious development with Public spaces, the planning and development shall be undertaken by specially formulated Form Based Codes (FBCs) for each such 'Special Area', namely:-

(1) Planning authority to delineate "Form Based Zoning Districts" within the Master or Zonal Plan for special consideration of planning with integrated Public spaces;

(2) Form Based Zoning Districts (FBCs) to be formulated for each such Form Based Zoning Districts (FBZDs) with Single or Multiple Regulating Plans as necessary to cover the entire delineated special area;

(3) Space Use matrix along with Form Based Codes (FBC) development standards, for each Form Based Zoning District (FBZD) as formulated in the Form Based Codes (FBC) are to be used for site layouts and building designs for all types of buildings; and

(4) Form Based Codes (FBC) standards of flexible and adaptive designs shall be superseding, overriding all stipulations from rule 3 to rule 8 of these rules for all types of buildings in the respective Form Based Zoning Districts (FBZDs).

Section 108 (2) **26 General Planning/ Development Norms.-**

(1) Setbacks and Height of other buildings.– For buildings other than residential plotted or independent floors or row type buildings or crèche or pre nursery or nursery school or farm house, the set back around the building(s) or outer open spaces shall be as given in the Table below: -

Minimum Setback or Open Space Around Buildings

Serial Number	Height of building (m)	Setback all around building (m)
I.	10	3
II.	14.99	5
III.	18	6
IV.	21	7
V.	24	8
VI.	27	9
VII.	30	10
VIII.	35	11
IX.	40	12
X.	45	13
XI.	50	14
XII.	55	16
XIII.	70	17
XIV.	120	18
XV.	Above 120	20

Notes:

(a) In case of industrial buildings (except I.T. buildings), the open spaces around the building shall not be less than 4.5m for height upto 15 m, with an increase of the open spaces of 0.25 m for every increase of 1 m or fraction thereof in height above 15m. However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be ¼ of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

(b) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as given above may be reduced by 1 m subject to a minimum of 3m and a maximum of 8m.

(c) In case of Residential Group Housing, if the length or depth of the building exceeds 40 m, add to the above Table ten percent of length or depth of building minus 4.0 m subject to maximum requirement of 20 m.

(d) For high rise buildings and special buildings as specified in rule 30(11) (see Part4 Fire and Life Safety' of the National Building Code of India, 2016 as amended from time to time), the approach to the building and open spaces on all sides shall not be less than 6 m.

(e) For buildings other than residential plotted or independent floors, industrial plotted or general industrial buildings, or hazardous building, minimum setback from the boundary shall be 6 m or as shown in zoning plan whichever is more.

However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height then one side setback may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

However, if the corner plot upto 2025sq.m in size, the side setback adjoining to the side road may be relaxed and shall not be less than 3 m from the boundary subject to the following conditions, namely:

(i) Minimum road width of side road shall not less than 9m.

(ii) Minimum setback of the building shall be governed as per table above from the centre of the adjoining side road for this side.

(iii) This relaxation shall be applicable only for one time for one side and not applicable for front and rear side.

(iv) The height of the boundary wall including railing for this side shall not be more than 2m.

(v) No objection certificate from Fire Department is required for this relaxation.

(f) In Tower like/ recessed building(s) deficiency of setbacks shall be achieved through additional setbacks at upper levels.

(**2**) **Setback of projected portion of roof level.-** The projected portion of parapet, flues, ducts, water storage tanks, mumties, minarets, domes, water cooling tanks, lift rooms exceeding 2.75 meters in height shall be receded from the facade by a minimum distance equal to their height above roof level, failing which these shall be counted in calculating the height of the building as well as covered area.

(3) Projection and Balcony.-

Projections

Serial Number	**Size of Plot**	**Maximum allowable projection (free from ground coverage and floor area ratio)**
I.	Upto 250 sq.mt.	Shall not be more than one-third of the corresponding depth of front or rear setback or 0.91 meters (3'-0"), whichever is less.
II.	Above 250 sq.mt.	1.83 meter (6'-0")

Balcony

Serial Number	**Size of Plot**	**Maximum allowable projection (free from ground coverage and floor area ratio)**
I.	Upto 250 sq.mt.	Shall not be more than one-third of the corresponding depth of front or rear setback or 1.22 meters (4'-0"), whichever is less.
II.	Above 250 sq.mt.	1.83 meter (6'-0")

Note:

(a) The projection on door and window shall not exceed 0.91 meters. (3'-0").

(b) The projection shall not be at a lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.

(c) In case of corner plots, sunshade not exceeding 0.60 meters (2 feet) on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9).

(d) If the projection or balcony is provided more than the provision of above Tables. then the area of the additional projection shall be counted toward Floor Area Ratio.

(e) Wrap around continuous balconies shall be allowed as long as their area does not exceed 50 percent of the total open area.

(4) Parking.-(i)Parking of vehicles shall be permissible as given below: -

(a) Surface Parking.

(b) Under stilts of building(s).

(c) Under Basement or Multilevel Basement of the building(s): Provided that the provisions of the basement shall be in accordance with sub-rule (5) of rule 30 of these rules.

2398 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

(d) Under podium of a building(s):
The provisions of the podium shall be in accordance with provisions of the National Building Code of India, 2016, as amended from time to time.

(e) Under separate multi-level parking block maximum up-to 20 percent of the plot area and such area shall not be counted towards Floor Area Ratio.

(ii) Minimum 10 per cent of the total required parking shall be surface parking on ground level.

(iii) Upto 20 percent of the total required parking shall be allowed as mechanical parking, except in residential buildings. However, it shall be provided fully automatic in which lower cars do not have to be manually moved out to take out the cars parked in upper stacks. Mechanical parking shall be permitted subject to mechanical and structural safety and should be covered with permanent or temporary roof structure:

Provided that to establish the automatic stacks, brochure showing the working of the stacks shall be taken as part of application for the approval of building plans and completion certificate shall be issued only after verifying that the installed stacks parking works accordingly.

(iv) Parking in independent floors under stilts shall be permissible beyond stilts within the plot area, if the parking under stilts is not sufficient as per norms. Clear height from the finished level of the ground floor to the under surface of the beam, joint girders or any other horizontal structure member shall be 7'-6". (v) In case parking is provided under stilts or podium or basement, it shall not be counted towards Floor Area Ratio and height for calculating the setback of the building for light and ventilation only.

(vi) Parking spaces shall be paved and clearly marked for different types of vehicles. (vii)In buildings of mercantile (commercial), industrial (except Information Technology Industry) and storage type, in addition to the parking spaces provided, a space at the rate of 3.5 m × 7.5 m, shall be provided for loading and unloading activities, for each 1000 m_2 of floor area or fraction

thereof. (viii)For the provision of car parking spaces, the space standards shall be as under.- (a) For open parking: 23 square meters per equivalent car space.

(b) For ground floor covered parking: 28 square meters per equivalent car space.

(c) For basement or podium or multilevel floors: 32 square meter per equivalent car space.

(ix) Vehicular ramp is mandatory in accordance with sub-rule (12) of rule 30 for multilevel parking i.e. stilt or basement or podium, if used for vehicular parking. However, in case of car showrooms or car workshops, car lift may be allowed subject to condition that the plot area is not more than 3000 sq.m.

(x) In the case of parking spaces provided in basement(s) or multilevel podium (s)/ floor(s) at least two ramps of width and slope in accordance with sub-rule 30(12) of rule 30 shall be provided, located preferably at opposite ends.

(xi) If there is any doubt regarding the category of any building, for the purpose of calculation of parking the decision of the Government shall be final. Parking for the disabled persons shall comply the provisions of the Rights of Persons with Disabilities Act, 2016 (Central Act 49 of 2016), National Building Code of India, 2016 and Harmonised Guidelines and Space Standards for Barrier-Free Built Environment for persons with Disability and Elderly Persons, 2016.

(5) Exemptions.- (i) Exemptions from Ground Coverage:-

(a) Canopy/ porch maximum upto 100sq.ft,

(b) watch and ward cabins upto 100sq.ft along each entry gates;

(c) Atrium/atria, escalator/ travellator well, covered sky bridges in high rise buildings, jogging tracks, swimming pools (open to sky), architectural features or elements such as, coffers, louvers, end wall projected upto 900 mm;

(d) Pergolas, other sunshade elements, any landscape element;

(e) Fire Staircase, fire towers, ramp;

(f) Podium(s) or multi-storey podium, stilt, separate parking block, basement if used for parking and the services like sewerage treatment plant, water treatment plant, garbage collection, electrical sub-station, service ducts,

(g) Service area block having services such as Diesel Generator (DG) room, Air Conditioning (AC) plant room etc. No habitable rooms are allowed to be made in any of the items above. If they are, then they shall be part of the Ground Coverage.

(ii) Exemptions from Floor Area Ratio (FAR):

(a) Canopy/projections upto 100 sq.ft.;

(b) watch and ward cabins upto 100 sq.ft along each entry gates;

(c) Atrium/atria, covered sky bridges or intermittent floors as relief in high rise buildings;

(d) Area on habitable floor for providing services like Heating, Ventilation and Air

Conditioning (HVAC), Mechanical Electrical and Plumbing (MEP) installations, Janitor rooms, Air Handling Unit (AHU) room, Air Conditioning (AC) plant room, electric installations, Low Tension (LT) panel room, Closed Circuit Television (CCTV) room or any other similar services;

(e) Architectural features such as coffers, louvers, end wall projected upto 900 mm, pergolas, other sunshade, elements;

(f) Any landscape element, podium(s) or multistorey podium or basement or stilts of building(s) if used for parking and services like water tank or water works, sewerage treatment plant, water treatment plant, garbage collection, electrical sub-station, Diesel Generator (DG) room and service ducts,

(g) Ramp, fire exit stair cases or fire towers, fire refuse area (as per the National Building Code of India, 2016 as amended from time to time), toilet blocks for visitors or drivers or guards on ground floor only, cupboards upto depth of 0.6m and 1.8m length shall be exempted from Floor Area Ratio.

(h) The width of corridors and staircases provided in addition to their minimum required width shall be exempted from floor area ratio:

Provided that the area of lift wells, service shaft shall be taken on one floor:

Provided further that in multi-storey buildings, service floors shall be allowed after minimum four floors. Maximum of three service floors shall be allowed in a building. The area of service floors shall not be counted towards floor area ratio and maximum height of such floors shall be 2.40m from floor to bottom of the beam.

Any habitable rooms made along with any of the items above shall be taken as part of Floor Area Ratio.

(iii)Exemptions to projections into open spaces.- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky, except as given below:

(a) Cornice, roof or weather shade not more than 0.75 m wide;

(b) Sunshades over windows or ventilators or other openings not more than 0.75 m wide;

(c) Canopy not to be used as a sit out with clearance of 1.5 m between the plot boundary and the canopy;

(d) Projected balcony at higher floors of width not more than 1.83 m;

However, these projections into open spaces shall not reduce the minimum required open spaces and hinder the fire tender movement.

(iv)Exemption to accessory use buildings.- The following accessory use buildings may be permitted in the open spaces:

(a) In an existing building, sanitary block of 2.4 m in height subject to a maximum of 4m^2 in the rear open space at a distance of 1.5 m from the rear boundary may be permitted, where facilities are not adequate.

(b) Parking lock up garages not exceeding 2.4 m in height shall be permitted in the side or rear open spaces at a distance of 7.5 m from any road line or the front boundary of the plot;

(c) Suction tank and pump room each up to 2.5 m^2 in area.

(d) Meter Room (Power supply) or Diesel Generator (DG) set room, Rain water harvesting Pit, Check post, Waste or Garbage collection room, Covered parking for car or motorcycle or cycles, Pump room or Underground tank or Overhead tank, Cooling Towers for Heating, Ventilation and Air Conditioning (HVAC) Plant and Diesel Generator (DG) set, Sewer treatment plant and water treatment plant may be allowed in rear and side setback of the site subject to that they cannot hinder the fire tender movement with minimum 6m setback from the building(s) and the maximum height of these structure shall not more than 2.75m.

Section 108 (2) **27 General Notes.-** (i) For projects proposed within the "Special Area" as defined or delineated in the Master Plan or Zonal Plan, the Development regulations of Height, Floor Area Ratio, Ground Coverage and any other building controls stipulated in these rules for general buildings shall be superseded by site-specific Form Based Code prepared and notified by the competent authority under the Punjab Regional and Town Planning and Development Act,1995 and the provision of rule 3 to rule 8 of these rules shall be superseded by relevant Form Based Code or Regulating Plans.

(ii) For projects proposed within the Prohibited and Regulated areas as defined in the Ancient Monuments and Archaeological Sites and Remains Act, 2010, the development regulations of Height, Floor Area Ratio, Ground Coverage and any other controls stipulated in these rules for general buildings shall be superseded by site specific Heritage Bye-Laws prepared and notified by the competent authority or the National Monuments Authority under the said Act of 2010. No Objection Certificate shall have to be obtained in accordance with the rules framed under the said Act by submission of required documents as may be necessary vide rules, including "Heritage Impact Assessment" report, if so necessitated by the National Monuments Authority.

(iii) The premises for which building regulations have not been formulated shall be examined by the competent authority on the basis of actual requirements and other relevant factors. Activities or uses for which these rules are silent shall be governed by the National Building Code of India, 2016, as amended from time to time and where the National Building Code of India, 2016, as amended from time to time are silent; Norms or Guidelines of Model Building Byelaws, 2016, as amended from time to time shall be followed.

(iv) The provision of minimum setbacks for different sizes of plots for all categories of the plots if not specified in these rules shall be in accordance with the provisions of the Zoning Plan of the said site.

(v) The area requirements of each type of educational institutions wherever not specified shall be in accordance with the norms or guidelines issued by the affiliating authority for such institutions.

(vi) The Punjab Energy Conservation Building Code notified by the Government of Punjab, Department of New and Renewable Energy vide Notification No. 18/4/16-6;1/1856, dated the 24th June, 2016, as amended from time to time, wherever applicable shall be adhered to the buildings in additions to these rules.

(vii) The setting up of the Petrol Pumps, Brick Kiln, Rice Sheller, Stone Crusher, Cinema, Multiplex, Economical Weaker Section Houses,

Affordable Housing, Communication Towers, Iconic building, Low Density Country Homes, Housing for All, Ancient Building and any other activity not specifically mentioned in these rules, shall be governed by the relevant respective Acts or rules or notifications or policy guidelines or norms of the Department of Housing and Urban Development, Punjab or any other department concerned, as the case may be.

(viii) In addition to these rules, Guidelines or Notifications as amended from time to time issued by the Punjab Pollution Control Board (Department of Science, Technology and Environment, Government. of Punjab) and the Department of Forests and Wildlife Preservation, Punjab shall be applicable, where ever required.

(ix) No sub-division of the land or site would be subsequently permitted. (x) The specific approvals shall be obtained from Airport Authority of India, National Highway Authority of India, Ministry of Environment, Forest and Climate Change, Fire Services Department, Pollution Control Board, designated authorities under the Factories Act, 1948 or the Punjab Cinemas (Regulation) Act, 1952, Archaeological Survey of India, Heritage Committee and any such other authority, as may be applicable. Approval of Fire Services Department shall be required for buildings of height 15 m or above and for such other buildings or special buildings referred to in Part 4 – Fire and Life Safety of the National Building Code of India, 2016, as amended from time to time.

(xi) In case the height of building or structure is 15 m or more, then 'No Objection Certificate' from Airports Authority of India or Indian Air Force is required.

Further provided that if, site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force, then irrespective height of the building or structure, it is mandatory to get 'No Objection Certificate' from Airports Authority of India or India Air Force, as the case may be."

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2403

(BHDR 19, 1943 SAKA)

PART VI

GENERAL BUILDING REQUIREMENTS

Section 108 (2)

28 Occupant Load.- The occupant load of any building shall be calculated as under, namely:-

Occupant Load

Serial Number	Type of occupancy	Occupant load factor (sq.m per person)
I.	**Residential**	12.50
II.	**Educational**	4.00
III.	**Institutional**	
	Indoor patient area	15.00
	Outpatient area	10.00
IV.	**Assembly:**	
	Concentrated use without	0.65

	fixed seating	
	Less concentrated use without fixed seating	1.40
	Fixed seating	Multiplying the number of seats by 1.2
	Dining areas and restaurants with seating and table	1.80
V.	**Mercantile:**	
	Street floor and sales basement	3.00
	Upper sales floor	6.00
	Storage/warehouse, receiving and the like	20.00
VI.	**Business**	10.00
VII.	**Industrial**	Calculated on the basis of Detailed
VIII.	**Storage**	Project Report (DPR) approved by
IX.	**Hazardous**	labour Department plus 10 percent addition of it. However, if DPR is not approved by the labour Department then applicant shall submit the undertaking in this regard as per annexure 22.

Notes:-

(a) Gross area shall be the floor area as defined in clause (lxxviii) of sub-rule (1) of rule 2 of these rules. All factors expressed are in gross area unless marked net.

(b) Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc, where sleeping accommodation is provided, shall not be calculated at less than 7.5 m_2 gross floor area/ person.

(c) For the purpose of public health facilities like W.C., urinal, washbasin, drinking water fountain, ablution tabs etc., occupant load shall be calculated on floor area ratio.

Section 29 (2) **Clearance zone for buildings near High Tension Electrical Line.-** The building shall not be constructed within the clearance zone. The clearance zone shall be in accordance with the guidelines of Punjab State Power Corporation Limited (PSPCL) and in accordance with the table given below, as amended from time to time: 108

Clearance Zone for buildings near High Tension Electrical Line

Type of supply line

Type of supply line	**Horizontal clearance (in meters) (including both sides and from the centre line of the tower)**
High voltage lines up to 11 KV	11.5
High voltage lines above 11 KV and up to 33KV	15.0
High voltage lines above 33 KV and up to 66KV	18.0
High voltage lines above 66 KV and up to 132KV	27.0
High voltage lines above 132 KV and up to 220KV	35.0
High voltage lines above 220 KV and up to 440KV	52.0

30 Part Building requirement.-This part sets out the standard space requirements of various parts of a building (for all types of buildings-low/high rise), namely:-

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2405

(BHDR 19, 1943 SAKA)

(1) Plinth.- The plinth level for building (s) shall be computed from the crown of the adjoining road in front or as specified by the Competent Authority from time to time. Interior court yard shall be raised at least 150 mm above the determining ground level and shall be satisfactorily drained.

(2) Lighting and ventilation of rooms.-

(a) If a window is partly fixed, the openable area shall be counted.

(b) No portion of a room shall be assumed to be lighted, if it is more than 7.5 m away from the opening assumed for lighting that portion.

(c) The area of openings above shall be increased by 25 percent in the case of a kitchen.

(d) In bathroom or water closet have a window or ventilator, opening to a shaft or open space, of area not less than 0.3 m_2 with side not less than 0.3 m.

(e) No room containing water-closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water-closet shall have a door completely closing the entrance to it.

(f) Mechanical light and ventilation shall be permissible in accordance with the National Building Code of India, 2016, as amended from time to time.

(3) Ledge or Tand. – (i) Height.- The minimum head-room of ledge or Tand or loft shall be 2.2 m. The maximum height of loft shall be 1.5 m.

(ii) Size.- A ledge or Tand or loft in a habitable room shall not cover more than 25 percent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

(4) Mezzanine Floor.- (i) Height.- It shall have a minimum height of 2.2 m. with no beams or protuberances below 1.8 m.

(ii) Size.- The minimum size of the mezzanine floor, if it is to be used as a living room, shall not be less than 9.5 m^2. The aggregate area of such mezzanine floor in a building shall in no case exceed one-third the plinth area of the building.

Notes:-

(a) A mezzanine floor may be permitted over a room or a compartment;

(b) It conforms to the standard of living/ habitable rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 m^2 or more;

(c) It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;

(d) Such mezzanine floor is not subdivided into smaller compartments;

(e) Such mezzanine floor or any part of it shall not be used as a kitchen; and

(f) In no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.

(5) Basement.- (i) The multi-level basement in plots of an area above 2025 sq.m shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for fire fighting vehicular loads as given in clause 4.6 of Part III of the National Building Code of India, 2016, as amended from time to time. The owner or the applicant, as the case may be, shall be bound to execute indemnity bond in the favour of competent authority as specified in Annexure 21.

(ii) In case of plot size upto 2025 sq.m, single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.

(iii) The basement shall not be allowed in the case of No construction Zone or Area or Master Plan Green area or any other restricted area or zone under the provision of any other Act or policy of the State or Central Government.

(iv)Other conditions:.- The following are the conditions for the basement, namely:-

(a) First level basement area may be used for habitable purposes subject to the condition that mandatory parking norms are fulfilled and compliance of all requirements for fire safety in accordance with Part 4- Fire and Life Safety of the National Building Code of India, 2016, as amended from time to time and necessary measures for required lighting, ventilation and water supply, drainage and sanitation is ensured;

(b) The minimum height of basement shall be 2.40 meters measured from the finished level of the floor to the under surface of the beam, joist girders or any other horizontal structural member. However, if basement is used for habitable purpose than the minimum height and space requirement of that area shall be in accordance with these rules;

(c) Adequate ventilation shall be provided for the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning system and conform to fire safety and structural safety;

(d) The minimum height of the ceiling of first level basement shall be 0.9 meters and maximum 1.2 meters above the average surrounding ground level, except convenient shopping and residential plots. However, if sunken court is provided for light and ventilation or stilt is provided for parking or then the same shall not be mandatory;

(e) Adequate arrangement shall be made that surface drainage does not enter the basement;

(f) There shall be provisions of sufficient doors in case the basement is used for habitable purposes and maximum travel distance from any point to the door shall not exceed 15 meters;

(g) In case, where the basement is allowed beyond the building envelope in accordance with sub-rule (5), then the level of the basement shall be at the ground floor level and the slabs should be designed to bear the load of fire tenders;

(h) The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given;

(i) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of condition (e).

(j) In the case of parking spaces provided in basement(s), at least two ramps of width and slope in accordance with sub-rule (12) shall be provided, located preferably at opposite ends.

(k) Access to basements through ramps shall be permitted subject to provision of condition (e). The requirements for the ramps shall be in accordance with sub-rule (12) and the National Building Code of India, 2016, as amended from time to time;

(l) For all public buildings and uses including group housing, having basement going up to more than one level, access to all levels shall also be provided through lift. The exit requirements in basements shall comply with the provisions of Part 4- Fire and Life Safety of the National Building Code of India, 2016, as amended from time to time:

Provided that in case where basement used for habitable purpose shall be counted in Floor Area Ratio.

(6) Chimneys.- The chimneys shall be built at least 0.9 m above flat roofs, provided the top of the chimneys is not below the top of the adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than 0.6 m above the ridge of the roof in which the chimney penetrates.

(7) Cabin.- The size of cabins shall not be less than 3.0 m2 with a minimum width of 1.0 m. The clear passages within the divided space of any floor shall not be less than 0.75 m and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case, the sub-divided cabin does not derive direct lighting and

ventilation from any open spaces or mechanical means, the maximum height of the cabin shall be 2.2 m.

(8) Boundary wall.- (i) In case of corner plot, radius of corner boundary wall shall be minimum 5'-0" or 1/8th of the width of the adjoining road whichever is more and maximum upto 20'-0" excepted residential plot or independent plots in which turning radius shall be 5'-0".

(ii) **In industrial buildings** like workshops, factories, electric sub-stations, trans former stations and **institutional buildings** like sanatoria, hospitals, sports complex, stadium, and **educational buildings** like schools, colleges, including hostels, and other uses of public utility undertakings and strategically sensitive buildings, a height up to 2.4 m may be permitted on special request of the applicant. However, in case of security establishments, Jails, mental hospitals, etc. where additional height of the boundary wall is required by the applicant, the same may be allowed by the competent authority.

(iii) Boundary wall may be allowed to be constructed in No Construction Zone after leaving the road widening, if required, subject to the condition that the owner shall dismantle the boundary wall as and when required by any Government agency or authority without any claim.

(9) Septic tanks.-Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of Part 9- 'Plumbing Services (including Solid Waste Management) and Section 2- Drainage and Sanitation' of the National Building Code of India, 2016.

(10)Meter rooms.-For all buildings 15 m and above in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500 m2 on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The door or doors provided for the service room shall have fire resistance of not less than two hours.

(11)Staircase or exit requirements.- The number of staircases in the building(s) shall be determined on the basis of the occupant load, travel distance, dead end restriction subject to minimum two staircases in respect of buildings identified under these rules:

Provided that where the travel distance and other requirements are complied with, one shall be a fire exit staircase out of two staircases.

The following Building(s) shall have minimum of two staircases:

(i) Building(s) of 15m in height or above, and

(ii) Special buildings, such as,

(a) hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 m_2 on any one or more floors;

(b) educational buildings having height 9 m and above;

(c) institutional buildings having height 9 m and above;

(d) all assembly buildings;

(e) buildings having area more than 300 sq.m of incidental assembly occupancy on any floor; and

(f) buildings with two basements or more, or with one basement of area more than 500 m_2.

(iii) All exit staircases shall discharge, at the level of exit discharge, to the exist discharge, either,

(a) directly, or

(b) through an exit passageway, or

(c) through a large lobby.

At least 50 percent of the staircases shall discharge as per (a) and/or (b) above.

(12)Ramps.- Ramp requirement for vehicular movement.-

(a) Open Ramps with minimum width of 6m may also be provided in the setbacks which can be sloped considering unhindered movement of fire engine and in no case, the gradient shall be less than 1:10.

(b) The ramp to basement and parking floors shall not be less than 7.2 m wide for two way traffic and 4 m wide for one way traffic, provided with gradient of 1:8 for cars and 1:15 for heavy vehicles. At curved portions of the ramp or for circular ramps, the slope should not be more than 1:12.

(c) After a 40 m length of continuous ramp, a flat surface of minimum 6.0 m length shall be provided.

(d) All and structural design or safety aspects as per latest Bureau of Indian Standard Codes and the National Building Code of India, 2016 shall be complied along with consideration of weight of Fire Engine and its maneuverings.

(13)Exit Requirements.- In respect of width and travel distance, all aspects of exit requirements for corridors, doors, staircases, ramps shall be as per Part 4- Fire and Life Safety of the National Building Code of India, 2016.

(14)Roofs.- (i) The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain water pipes of size as specified in the National Building Code of India, 2016, as amended from time to time wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

(ii) The rain water pipes shall be connected to a drain or a sewer which connects the rain-water pipe to the road gutter or in any other approved manner.

(iii) The rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Authority.

(iv) It is desirable to conserve rain water using suitable rain water harvesting techniques including by roof water collection. For this purpose, the provisions

made in Part 9- Plumbing Services (including Solid Waste Management), Section 2 Drainage and Sanitation of the National Building Code of India, 2016 shall be followed.

(15)Sunken courtyard.- Sunken courtyard up to 3 m in depth from the ground level and minimum 2 m width and minimum 10 sq.m. area as 'light well' within zoned area shall be permitted for light and ventilation for basement area provided that it does not interfere with the movement of fire tenders and adequate arrangements for drainage shall be provided.

However, for plot size upto 2025 sq.m area, sunken courtyard may be allowed upto the boundary wall of the plot in rear courtyard subject to the fulfillment of parking and fire tender movement as required.

(16)Fitments for drainage and sanitation.- (i) **For Residences.-** Dwelling with individual convenience shall have at least the following fitments, namely:-

(a) one bath room provided with a tap and a floor trap;

(b) one water closet with flushing apparatus with an ablution tap or health faucet; and

(c) one tap with a floor trap or a sink in kitchen.

(ii) The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Tables as below.

Office Building

Serial Number	**Fixtures**	**Public Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
Executive Rooms and Conference Halls in Office Buildings					
I.	Toilet suite comprising one Water Closets (WC), one wash basin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for male/female or separate depending on the number of user of each facility		For individual officer rooms	
Main Office Toilets for Staff and Visitors					
II.	Water Closets (WC)			1 per 25	1 per 15
III.	Ablution tab with each water closet			1 in each water closet	
IV.	Urinals	see note	see note	Nil up to 6 1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100 From 101	-

				to 200, add @ 3 percent ; for over 200, add @ 2.5 percent	
V.	Wash Basins			25	25
VI.	Drinking Water Fountain	1 per 100 persons			
VII.	Cleaner's sink	1 per floor			

Note:- *Staff and public toilet utilities are generally common in office buildings. Where public toilets are to be provided separately, similar requirements as that of staff toilet may be provided.*

Cinema, Multiplex Cinema, Concert and Convention Halls, Theatres and Stadia

Serial Number	**Fixtures**	**Public Toilets**		**Staff Toilets**	
		Male	Female	Male	Female
I.	Water Closets	1 per 100 up to 400; Over 400 add at 1 per 250 or part thereof	3 per 100 up to 200; Over 200 add at 2 per 100 or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
II.	Ablution tab	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
III.	Urinals	1 per 25 or part thereof	-	1 for 1 to 20 2 for 21 to 45	-
IV.	Wash Basins	1 per 200 or part thereof		1 for upto 15 2 for 16 to 35	1 for upto 12 2 for 13 to 25
V.	Drinking Water Fountain	1 per 100			
VI.	Cleaner's sink	1 per floor			
VII.	Showers/bathing rooms	As per trade equirements			

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as one-third.

Art Galleries, Libraries and Museums

Serial Number	**Fixtures**	**Public Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
I.	Water Closets	1 per 200 up to 400; Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200; Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
II.	Ablution tab	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
III.	Urinals	1 per 25 or part thereof	-	1 for 1 to 20 2 for 21 to 45	-
IV.	Wash Basins	1 per 200 up to 400; Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200; Over 200 add at 1 per 150 or part thereof	1 for upto 15 2 for 16 to 35	1 for upto 12 2 for 13 to 25
V.	Drinking Water Fountain	1 per 100			
VI.	Cleaner's sink	1 per floor			
VII.	Showers/bathing rooms	As per trade requirements			

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as one-third.

Restaurants

Serial Num-ber	**Fixtures**	**Public Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
I.	Water Closets	1 per 50 seats up to 200; Over 200 add at 1per 100 or part thereof	2 per 50 seats up to 200; Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
II.	Ablution tab	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
III.	Urinals	1 per 50 persons or part thereof	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 65 4 for 66 to 100	-
IV.	Wash Basins	1 per Water Closets (WC)	1 per Water Closets (WC)	1 per Water Closets (WC)	1 per Water Closets (WC)
V.	Cleaner's sink	1 per restaurant			
VI.	Kitchen sink/ dish washer	1 per kitchen			

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as one-third.

(c) Provision for additional and special fittings where required shall be made.

Shopping Malls and Retail Buildings

Serial Number	Fixtures	Public Toilets for floating population		Staff Toilets in Shopping Building	
		Male	Female	Male	Female
I.	Water Closets	1 per 50 (min. 2)	1 per 50 (min. 2)	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
II.	Ablution tab	1 in each water closet			
III.	Urinals	1 per 50	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 65 4 for 66 to 100	-
IV.	Wash Basins	1 per Water Closets (WC)	1 per Water Closets (WC)	1 per Water Closets (WC)	1 per Water Closets (WC)
V.	Cleaner's sink	1 per floor			
VI.	Bath/showers	1 per 100 persons			

Notes :-

(a) Toilet facilities for individual facilities in a shopping building should be taken same as that for office buildings.

(b) Staff toilets in the shopping buildings provide facilities for persons working in shops and building, as well as for maintenance staff.

(c) The number of persons against the fixture bath/showers represent the maintenance staff requiring such facility.

(d) Public toilet facilities are provided for a large floating population for buyers and visitors.

(e) Some Water Closets (WC) may be Indian style, if desired.

(f) Male population may be assumed as two-third and female population as one-third.

(g) Provision for additional and special fittings where required shall be made.

Hotel

Serial Number	Fixtures	Public Room		Non Residential Staff	
		Male	Female	Male	Female

I.	Toilet suite comprising one Water Closets (WC), wash basin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest room with common facilities					
II.	Water Closets	1 per 100 persons up to 400; over 400 add at 1 per 250 or part thereof	1 per 100 persons up to 200; over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100
III.	Ablution tab	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
IV.	Urinals	1 per 50 person or part thereof	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 65 4 for 66 to 100	-
V.	Wash Basins	1 per Water Closets (WC)	1 per Water Closets (WC)	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57

Serial Number	**Fixtures**	**Patient Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
VI.	Bath (showers)	1 per 10 person or part thereof			

VII.	Cleaner's sink	1 per 30 rooms, minimum 1 per floor
VIII.	Kitchen sink	1 per kitchen

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as one-third.

(c) Provision for additional and special fittings where required shall be made.

Hospital with indoor patient ward

Serial Number	**Fixtures**	**Patient Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
I.	Toilet suite comprising one Water Closets (WC), one wash basin and shower stall	Private room with up to 4 patient		For individual doctor's / officer's rooms	
For General wards, Hospital staff and visitors					
II.	Water Closets	1 per 5 Beds or part thereof		1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
III.	Ablution tab	1 in each water closet			
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
IV.	Urinals	1 per 15 beds	-	1 for 1 to 20 2 for 21 to 45	-
V.	Wash Basins	2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25

Serial Number	**Fixtures**	**Patient Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
VI.	Drinking Water Fountain	1 per Ward		1 per 100 person or part thereof	
VII.	Cleaner's sink	1 per Ward		-	
VIII.	Bed pan sink	1 per Ward		-	
IX.	Kitchen sink	1 per Ward		-	

Notes :-

(a) *Some Water Closets (WC) may be Indian style, if desired.*

(b) *Male population may be assumed as two-third and female population as one-third.*

(c) *Provision for additional and special fittings where required shall be made*

(d) *Drinking water fountain are not recommended for hospitals for reasons of infection control. This is to be decided by the health authority recommendations.*

Hospital with Outdoor Patient Department

Serial Number	**Fixtures**	**Patient Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
I.	Toilet suite comprising one Water Closets (WC) and one wash basin (with optional shower stall if building used for 24 h)	For up to 4 patient		For individual doctor's / officer's rooms	
II.	Water Closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for up to 15 2 for 16 to 35	1 for up to 12 2 for 13 to 25
III.	Ablution tab	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals			
IV.	Urinals	1 per 50 persons or part thereof	-	1 for 1 to 20 2 for 21 to 45	-

Serial Number	**Fixtures**	**Patient Toilets**		**Staff Toilets**	
		Male	**Female**	**Male**	**Female**
V.	Wash Basins	2 per 100 persons or part thereof		1 for up to 15 2 for 16 to 35	1 fot up to 12 2 for 13 to 25
VI.	Drinking Water Fountain	See note (d)		1 per 100 person or part thereof	

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as one-third.

(c) Provision for additional and special hospital fittings where required shall be made.

(d) Drinking water fountain are not recommended for hospitals for reasons of infection control. This is to be decided by the health authority recommendations.

(e) The Water Closets (WC) shall be provided keeping in view the location of main Out Patient Department (OPD) waiting hall and sub-waiting halls, floor wise, so as to serve the people effectively. The number of patients shall be calculated floor wise. The Out Patient Department (OPD) population shall include patient attendants @ at least 1 per patient.

Hospital Administrative Buildings

Serial Number	**Fixtures**	**Staff Toilets**	
		Male	**Female**
I.	Toilet suite comprising one Water Closets (WC) and one wash basin (with optional shower stall if building used for 24 h)	For individual doctor's /officer's rooms	
II.	Water Closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
III.	Ablution tab	1 in each water closet	
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals	

Serial Number	**Fixtures**	**Staff Toilet**	
		Male	**Female**
IV.	Urinals	Nil up to 6 1 for 6 to 15 2 for 16 to 50	-
V.	Wash Basin	1 per 25 persons or part thereof	
VI.	Drinking Water Fountain	1 per 100 persons or part thereof (see note c)	

Notes:-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as two-third and female population as

one-third.

(c) Drinking water fountains to be provided only where there is a separate block and patients will not use it.

Factories

Serial Number	**Fixtures**	**Offices/Visitors**		**Workers**	
		Male	**Female**	**Male**	**Female**
I.	Water Closets (workers and staff)	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100 From 101 to 200, add @3 percent; for over 200, add @ 2.5 percent	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100 From 101 to 200, add @ 5 percent; for over 200, add @ 4 percent	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100 From 101 to 200, add @3 percent; for over 200, add @ 2.5 percent	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77 6 for 78 to 100 From 101 to 200, add @ 5 percent; for over 200, add @ 4 percent

Serial Number	**Fixtures**	**Offices/Visitors**		**Workers**	
		Male	**Female**	**Male**	**Female**
II.	Ablution tab	1 in each water closet			
III.	Urinals	1 for 1 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100 From 101 to 200,	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100 From 101 to 200,	-

		add @ 3 percent; for over 200, add @ 2.5 percent		add @ 3 percent; for over 200, add @ 2.5 percent
IV.	Wash Basins (wash basins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof		
V.	Drinking Water Fountain	1 per 100 persons or part thereof with minimum one on each floor		
VI.	Cleaner's sink	1 on each floor		
VII.	Showers/bathing rooms	As per trade requirements		
VIII.	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons

Notes :-

(a) For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions, additional and separate (if required so) toilet facilities and if required by applicable Industrial and safety laws and the Factories Act shall be provided in consultation with the user.

(b) Depending on the type of disability of a person and the hazard posed by the type of activities in the factory for a person with disabilities, if a person with disabilities is decided to be engaged for a particular activity, the requirements of accessibility shall be guided by the provisions given in 13 of Part 3 -'Development Control Rules and General Building Requirements of the National Building Code of India, 2016' as amended from time to time.

Schools and Educational Institutions

Serial Number	**Fixtures**	**Nursery School**	**Non-Residential**		**Residential**	
			Boys	**Girls**	**Boys**	**Girls**
I.	Water Closets	1 per 15 pupils or part thereof	1 per 40 pupils or part	1 per 25 pupils or part	1 per 8 pupils or part	1 per 6 pupils or part
II.	Ablution tab	1 in each water closet				

			1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals				
III.	Urinals	-	1 per 20 pupils or part thereof	-	1 per 25 pupils or part thereof	-	
IV.	Wash Basins	1 per 15 pupils or part thereof	1 per 60 pupils or part	1 per 40 pupils or part	1 per 8 pupils or part	1 per 6 pupils or part	
V.	Drinking Water Fountain	1 per 50 pupils or part	1 per 50 pupils or part thereof		1 per 50 pupils or part thereof		
VI.	Cleaner's sink	1 per each floor					
VII.	Bath or Showers	1 per 40 pupils or part	-		1 per 8 pupils or part	1 per 6 pupils or part	

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Hostels

Serial Number	**Fixtures**	**Resident**		**Non-Resident**		**Visitor/ Common Room**	
		Males	**Females**	**Males**	**Females**	**Males**	**Females**
I.	Water Closets	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77	1 per 100 up to 400; add at 1 per 250	1 per 100 up to 200; add at 1 per 100
II.	Ablution tab	1 in each water closet					
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals					

III.	Urinals	1 per 25 or part thereof	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	-	1 per 50 or part thereof	-
IV.	Wash Basins	1 per 8 or part thereof	1 per 6 or part thereof	1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77	1 per Water Closets (WC)	1 per Water Closets (WC)

Serial Number	**Fixtures**	**Resident**		**Non-Resident**		**Visitor/ Common Room**	
		Males	**Females**	**Males**	**Females**	**Males**	**Females**
V.	Bath or showers	1 per 8 or part thereof	1 per 6 or part thereof	-	-	-	-
VI.	Cleaner's sink	1 per each floor					

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

Fruit and Vegetable Markets

Serial Number	**Fixtures**	**Shop Owners**		**Common toilets in market building**		**public toilet for floating population**	
		Males	**Females**	**Males**	**Females**	**Males**	**Females**
I.	Water Closets	1 per 8 or part thereof		1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66 to 100	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41 to 57 5 for 58 to 77	1 per 50 (min 2)	1 per 50 (min 2)

II. Ablution tab1 in each water closet

1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals

III.	Urinals	-	-	1 for 1 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	-	1 per 50	-

Serial Number	**Fixtures**	**Shop Owners**		**Common toilets in market building**		**public toilet for floating population**	
		Males	**Females**	**Males**	**Females**	**Males**	**Females**
IV.	Wash Basins	1 per 8 or part thereof		1 for up to 15 2 for 16 to 35 3 for 36 to 65 4 for 66	1 for up to 12 2 for 13 to 25 3 for 26 to 40 4 for 41	-	-
V.	Bath or showers	1 per 8 or part	1 per 6 or part	-	-	1 per 50	1 per 50

Notes :-

(a) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.

(b) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.

(c) Special toilet facilities for a large floating population of out-of-town buyers/ sellers, labour, drivers of vehicles for whom special toilet (public toilets).

Bus Stations, Airports and Railway Stations

Serial Number	**Fixtures**	**Junction Stations, Intermediate Stations and Bus Stations**	**Terminal Railway and Bus Stations**		**Domestic and International Airports**	
			Males	**Females**	**Males**	**Females**

I.	Water Closets	3 for up to 1000 add 1 per additio-nal 1000 or part	4 for up to 1000 add 1 per additio-nal 1000 or part	4 for up to 1000 add 1 per additio-nal 1000 or part	5 for up to 1000 add 1 per additio-nal 1000 or part	for 200: 5 for 400: 9 for 600:12 for 800:16 for	for 200: 8 for 400: 15 for 600:20 for 800:26 for

(BHDR 19, 1943 SAKA)

Serial Number	**Fixtures**	**Junction Stations, Intermediate Stations and Bus Stations**	**Terminal Railway and Bus Stations**		**Domestic and International Airports**	
			Males	**Females**	**Males**	**Females**
II.	Ablution tab1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals					
III.	Urinals	4 for up to 1000 add 1 per additio-nal 1000	-	6 for up to 1000 add 1 per additio-nal 1000	1 per 40 or part thereof	-
IV.	Wash Basins	1 per WC				
V.	Bath or showers	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof
VI.	Drinking Water Fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof
VII.	Cleaner's sink	1 per toilet compartment with 3 WCs				

Notes :-

(a) Some Water Closets (WC) may be Indian style, if desired.

(b) Male population may be assumed as three-fifth and female population as

two-fifth.

(c) Separate provision shall be made for staff and workers.

PART VII

FIRE PROTECTION, STRUCTURAL DESIGN, BUILDING MATERIAL, LIGHTING AND VENTILATION

Section 108 (2) **31 Fire protection.-** (1) All requirements of fire protection through classification of buildings based on occupancy, type of construction and other requirements shall be as per Part 4- Fire and Life Safety of the National Building Code of India, 2016.

(2) For buildings having more than four storeys in height, non-combustible material shall be used for construction.

Section 108 (2) **32 Structural design.-** Structural design of all buildings shall be as per Part 6-Structural Design of the National Building Code of India, 2016. For requirements regarding construction (including management and safety), reference shall be made to Part 7- Construction Management, Practices and Safety of the National Building Code of India, 2016.

Section 108 (2) **33 Lighting and ventilation.-** For requirements regarding lighting and ventilation for different uses and occupancies, reference shall be made to Section 1- Lighting and Natural Ventilation of Part 8- Building Services of the National Building Code of India, 2016.

Section 108 (2) **34 Electrical and allied installation.-** The electrical installation in the building shall be carried out in conformity with the requirements of the Electricity Act, 2003 and the rules made thereunder, the work of electric installations shall be carried out under the supervision of a person holding a Certificate of Competency issued by the Chief Electrical Inspector, Punjab.

For requirements regarding electrical installations in buildings including lightning protection of buildings, reference shall be made to Section 2- Electrical and Allied Installations of Part 8-Building Services of the National Building Code of India, 2016.

Section 108 (2) **35 Building Material.-** Building Materials shall be as per Part 5-Building Materials of the National Building Code of India, 2016 and use of glass in buildings shall conform to the relevant provisions of the Bureau of Indian Standard Code or the National Building Code of India, 2016.

PART VIII

PROVISIONS FOR DIFFERENTLY-ABLED, ELDERLY AND CHILDREN

Section 180 (2) **36 Applicable provisions.-** (1) In the case of group housing building, studio apartments building, commercial building, industrial building, educational building, institutional building, public building, office building, assembly buildings or any type of building used for public purpose, provisions contained in

Harmonised Guidelines and Space Standards for Barrier-Free Built Environment for persons with Disability and Elderly Persons, 2016 and The Rights of Persons with Disabilities Act, 2016 related to planning, designing and construction of public buildings and guidelines issued thereunder and space standards for Barrier Free Environment as specified under the said Act (as amended from time to time), shall also be complied with.

(2) Annexure-B of Part-3 (*Anthropometrics and Requirements for Accessibility in Built-Environment for Elders and Persons with Disabilities*) of the National Building Code of India, 2016 (as amended from time to time) shall also be applicable for requirements for accessibility in Built-Environment for persons with disability, elderly and children.

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2429

(BHDR 19, 1943 SAKA)

PART IX

GREEN BUILDINGS AND SUSTAINABILITY PROVISIONS

Section 180 (2) **37 Provisions and applicability. -** The approval of building plans shall be subject to the fulfilment of provisions of water conservation and management, energy efficiency, waste management and solar energy utilization as are given in the table below: -

(a) Provisions for various plot sizes (Residential uses)

		Residential plotted					**Group housing**
Green Building Provisions		**Plot Area in Sq.mt.**					
		Upto 250	**Above 250 upto 500**	**Above 500 upto 1,000**	**Above 1,000 upto 3,000**	**Above 3,000**	**As per Govern-ment policy**
Water Conservation and Management	Rain Water Harvesting (by Recharge)		√	√	√√		√
	Low Water Consump-tion Plumbing Fixtures						√
Energy Efficiency and Solar Energy Utilization	Provisions of notification no. 18/4/16 HG 1/1856 dated: 24-06-2016 of Department of New and Renewable Energy shall be applicable or as amended from time to time.						

(b) Provisions for various plot sizes (Non-Residential uses)

Green Building Provisions	**Plot Area in Sq.mt.**				
	Upto	**Above**	**Above**	**Above**	**Above**

		250	**250 upto 500**	**500 upto 1,000**	**1,000 upto 3,000**	**3,000**
Water Conservation and Management	Rain Water Harvesting (by Recharge)		√	√	√	√

Residential plotted **Group housing**

Green Building ProvisionsPlot Area in Sq.mt.

	Upto 250	**Above 250**	**Above 500 upto 500**	**Above 1,000 upto 1,000**	**Above 3,000 upto 3,000**	**As per Govern-ment policy**
Low Water Consump-tion Plumbing Fixtures						√

Energy Efficiency and Solar Energy Utilization Provisions of notification no. 18/4/16 HG 1/1856 dated: 24-06-2016 of Department of New & Renewable Energy shall be applicable or as amended from time to time.

Note:-

The √ indicate that the provision is applicable for a plot.

Section 108 (2) **38 Energy efficiency.-** The provisions of the Punjab Energy Conservation Building Code shall be applicable to the buildings or areas in accordance with the notification issued by the Government vide No. 18/4/16 HG 1/1856, dated the 24th June 2016, as amended from time to time.

(ii) The applicant or owner shall submit a certificate from an architect or Civil Engineer confirming that the building plans conform to the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency (PEDA) along with the application approval of building plan.

(iii) The completion and occupation certificate of buildings shall be issued by the competent authority only after the applicant or owner shall submit a certificate from an architect or Civil Engineer (who has supervised the construction of building), that building has been constructed in accordance with the provisions

of the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency.

(iv) An incentive of additional Floor Area Ratio of five percent for Three Star or Bronze or Sliver rated building, seven and half percent for Four Star or Gold rated building and ten percent for Five Star or Platinum rated building free of cost with hundred percent exemption of building scrutiny fee shall be permissible

on submission of Green Building Certificate from the following agencies with rating duly verified by rating agencies, namely: -

(a) Buildings granted Three Star or Four Star or Five Star rating by Green Rating for Integrated Habitat (GRIHA); or

(b) Buildings granted Bronze or Silver or Gold or Platinum rating by Leadership in Energy and Environmental Design (LEED); or

(c) Buildings granted Bronze or Silver or Gold or Platinum rating by Indian Green Building Council (IGBC).

However, in case the owner or applicant fails to submit maintenance certificate after a period of every three years from the rating agencies (GRIHA/LEED/ IGBC), the defaulter can be penalized equivalent to five times the collector rate of land proportional to the five percent additional Floor Area Ratio availed and Building scrutiny fee shall be recovered along with interest at the rate of twelve percent from the date of the approval of building plans.

Section 108 (2) **39 Provisions for tree plantation in new building sites.-** The building plan shall only be approved, if the provision for planting trees of indigenous species is shown on the building plans as given below:-

(i) One tree for every 225 sq.m covered area of building(s) shall be planted. While calculating the number of trees, if there is a fraction less than 0.5, it shall be rounded down to the nearest whole digit and if there is a fraction equal to or greater than 0.5, it shall be rounded up to the nearest whole digit.

(ii) The occupancy certificate shall only be granted, if the owner has planted the requisite number of trees as per the sanctioned plans.

Section 108 (2) **40 Rainwater harvesting.-** The harvesting of rainwater simply involves the collection of water from surfaces on which rain falls, and subsequently storing this water for use. The rainwater collected can be stored for direct use or can be recharged into the underground aquifers. In scientific terms, water harvesting (broadly) refers to collection and storage of rainwater from the rooftops. This also restricts evaporation and seepage into building foundations.

A rainwater harvesting system consists of the following: -

(a) Roof catchment;

(b) Gutters;

(c) Down pipes;

(d) Rain water/ Storm water drains;

(e) Filter Chamber;

(f) Storage Tanks/ Pits/ Sumps; and

(g) Ground Water recharge structures like pit, trench, tube well or combination of above structure.

(1) Rainwater harvesting techniques. – There are two main techniques of rain water harvestings, namely: -

(a) Storage of rainwater under surface; and

(b) Recharge to ground water.

(2) Harvesting provisions in various building categories.- The provision for rain water harvesting is as under:

Rainwater harvesting by building types:-

Category/ Use	**Area of Plot**	**Provisions to be made**	**Other conditions**
Residential Plotted Houses			
New Proposals	Above 250 sq.mt.	Construction of Rain Water Harvesting Structure.	Shall have emphasis on both storage and reuse.
Group Housing			
New Proposals	All plot sizes	Construction of Rain Water Harvesting Structure. Concrete paving to be avoided and permeable materials are to be used Harvesting Structure and Recharging Well or all open parking spaces.	Should indicate the system of Storm Water Drainage, Rain Water
Government and Semi Government Public Buildings and Private Institutions			
All Proposals	Above 250 sq.mt.	Shall have Rain Water Harvesting Structure and storage Shall have Recharge pits	Shall have emphasis on both storage and reuse.
Commercial / Mixed use Buildings			
All Proposals	Above 100 Sq.mt.	Construction of Rain Water Harvesting Structure. Soft landscape provisions and open spaces with Percolation pits.	Should indicate the system of Storm Water Drainage, Rain Water Common treatment plant to be

Harvesting Structure and

Category/ Use	Area of Plot	Provisions to be made	Other conditions
		made part of the integrated development, funded by sale	
Recharging Well Shall have emphasis on			
		of commercial space.	both storage and reuse.
Industrial			
All proposals	Above 100 Sq.mt.	Construction of Rain Water Harvesting Structure. Soft landscape provisions and open spaces with Percolation pits. Use of abandoned bore wells for recharging of ground water.	Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and
Recharging Well. Provision should be made			
		Common treatment plant to be made part of the integrated development funded by sale	not to inject contaminated
water into recharge structures in industrial			
		of commercial space.	areas and care is to be taken to keep such structures away from sewer lines, septic tanks, soak pits, landfill and other sources of contamination.

Provided that design and structural specification of rain water harvesting system shall be prepared and certified by an Engineer dealing with civil work.

Section 41 (2) **Sustainable waste management.-** (1) Zero waste is a concept of waste 108 management and planning approach that emphasize waste prevention as opposed to end waste management. This means restructuring production and distribution systems, designing and managing products and processes to systematically follow the rule of 3R's i.e., Reduce, Re-use and Re-cycle, the volume of waste, to conserve and recover all used resources, and therefore, eliminating all discharges to landfills, and prevent air, water and land pollution.

(2) Zero waste/ land-fill can be achieved by adopting systematic approach of segregation at source by planning, by collection facilitation and most importantly by creating public awareness.

(3) The green waste can be converted into fuel cakes, kitchen waste into manure, construction and demolition waste into bricks, plastic waste into oil, paper, glass and steel back into the same and all residual inert materials can also be converted into bricks. Achieving zero land-fill is more conveniently possible, if :-

(a) the collection is made from house to house and some segregation is done at household level;

(b) separate wet and dry bins must be provided at the ground level; and

(c) the recycling is done at decentralized.

(4) For Plot area 500 sq.m and above, the composting of biodegradable waste such as kitchen waste, garden waste etc. is mandatory. They should not be allowed to send their biodegradable waste to landfill. Final product after composting i.e Humus or Black Gold should be used as manure for green area within their complexes or sites.

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2435
(BHDR 19, 1943 SAKA)

PART X

CONSERVATION OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE PRECINCTS AND NATURAL FEATURE AREAS

Section 108 (2) **42 Applicable provisions.-** The provisions for conservation of heritage sites including heritage buildings, heritage precincts and natural feature areas shall be as per the Model Building Byelaws, 2016 (as amended from time to time) and the provisions in the prohibited and regulated areas as defined in the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 and the site specific Heritage Bye-Laws prepared and notified by the competent authority or the National Monuments Authority under the said Act, shall be applicable.

PART XI

ENVIRONMENTAL CLEARANCE FOR BUILDING PLAN APPROVAL

Section 108 (2) **43 Integration of environmental conditions for building plan approval.-** The competent authority shall adhere to the objective and monitorable environment conditions as given in the policy notified vide notification no. S.O 3999(E), dated the 9th December, 2016 by the Government of India, Ministry of Environment, Forest and Climate Change, as amended from time to time, regarding construction of building as per the size specified in ‘Annexure-14’.

2436 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

PART XII

PUBLIC HEALTH: WATER SUPPLY, SEWERAGE AND DRAINAGE

Section 180 (2) **44 WATER SUPPLY.-(1) Application for connection.-** Every application for water connection from the main water supply for a private domestic purpose shall be made in Form- 'K' to the competent authority through a registered plumber.

(2) Material for water connection.- Every applicant shall procure at his own cost at least a ferrule ISI (Indian Standards Institute) mark, a stop cock ISI (Indian

Standards Institute) mark, water meter and surface box, if the water meter and surface box is not supplied by the competent authority, medium size G.I. (Galvanised Iron) pipes and specials to be installed for the ground floor level.

(3) Sanction of water connection.- On receipt of the application under sub-rule (1) of rule 44 and subject to the fulfilment of the requirements of these rules, the competent authority may sanction the water connection and direct the applicant to deposit such security and any other charges, as may be determined by the Chief Administrator for getting the water connection.

(4) Release of water connection.- (i) After the water connection is sanctioned under rule sub-rule (3) of rule 44, the applicant shall excavate the trench in a safe manner at the place from where connection from the water main has been sanctioned and thereafter supply pipe line shall be drilled and ferrule and connection pipe shall be laid.

(ii) No building or premises shall be supplied with water by the competent authority through more than one communication pipe and in the case of multi storeyed flats, separate water connection for each flat will be allowed and its water meter shall be installed at the ground floor.

(iii) All works to be carried out by the applicant in connection with the supply or use of water shall be required to be executed by the registered plumber and shall conform to the standard and specifications laid down for such items in the Punjab Public Works Department specification Book 1986 Edition and if no standards or specifications are laid down for any item, it shall be as per standard and specifications of the Indian Standard Institute and if no standard and specifications are laid down by the Indian Standard Institute, then that item shall be as per the Bureau of Indian Standards. (iv) The applicant shall make provision of dual button type flushing cistern in each water closet.

(v) Tertiary treated water from nearby Sewerage Treatment Plant shall be supplied to every public, commercial, residential building through separate

connection which shall be utilized for non-potable purposes such as gardening, washing of floors or courtyards, flushing of WC's (Water Closet) through separate network system to be provided in the building.

This provision shall be applicable to newly developed areas after coming into operation of this provision.

(5) Notice and certificate of completion of work.- (i) No connection to any public sewer shall be made nor any water borne sanitary installation and drainage work intended to be connected through the connection shall be brought into use, until the applicant, after completion of minimum works, has applied to the competent authority for a certificate, and a certificate has been issued by the competent authority in Form 'H' after satisfying that the sanitary installations and drainage have been satisfactorily completed in compliance with these rules.

(ii) If no decision is communicated or taken on the application for a certificate mentioned under sub-rule (5) of rule 44 within a period of 20 days of the receipt of the application to the applicant, the certificate shall be deemed to have been granted.

Section 108 (2)

45 SEWERAGE AND DRAINAGE .- (1) **Application for connection with public sewer.-** (i) After the grant of the certificate referred to in sub-rule

44(5) of rule 44 or in the event of the certificate having been deemed to have been granted, every person intending to connect a drain or sewer to a public water sewer shall apply in Form- 'L' to the competent authority at least seven days before the date on which connection is required.

(ii) The application under sub-rule (i) shall be accompanied by the certificate referred to in sub-rule 44(5) of rule 44 along with a fee, which the Chief Administrator may specify from time to time.

(iii) On receipt of the application and subject to the requirements of sub-rule 44(5) of rule 44, the Competent Authority shall accept or reject the application after giving the opportunity of being heard.

(iv) In the event of the required connection having been sanctioned, it shall be got connected through a registered plumber.

(2) Connection with public sewer.- Every drain or sewer discharging into a public sewer shall join the sewer obliquely in the direction of the flow of the sewer and such a connection shall be made at an existing junction in the sewer or there shall be an intersection manhole before the connection within the boundaries of the site.

(3) Material for drain and construction.- The material and methods of construction for drain shall conform to the Punjab Public Works Department

Specification, 1986 Edition and if there are no such specifications laid down for any item, the same should conform to the specifications laid down for such item by the Bureau of Indian Standards or Indian Standards Institute.

(4) Drain connection for trade effluent.- Every drain and private sewer intended solely for conveyance of industrial or chemical or other trade effluent shall be constructed of good and sound type of material unaffected by the chemical action of the effluent and shall be laid as provided in the Punjab Public Works Department Specifications or the National Building Code of India 2016 or in accordance with the instructions issued from time to time by the competent authority.

(5) Waste water pipes.- A waste water pipe from a bath, sink (not being a slope sink), bidet or lavatory basin and pipe for carrying water directly shall:-

(i) not discharge as to cause dampness in the walls or the foundation of a building; and

(ii) if it discharges into a drain, be disconnected from the drain by a trapped gully with a suitable grating above the level of the water in the trap.

(6) Manholes.- (i) At every change in alignment, gradient or diameter of a drain, there shall be a manhole inspection chamber, and bends and junctions in the drain shall be grouped together in a manhole as far as possible and a maximum distance between manhole and gully chamber shall not exceed six meters.

(ii) Where the diameter of a drain is increased the crown of the pipes shall be fixed at the same level and the necessary slopes given in the invert of the manhole chamber, and in exceptional cases, where the required fall is not available, connection may be made upto half the difference in the diameter that is the connecting branch sewer shall be connected with the main sewer in such a

manner that full supply level of both the sewers is maintained running half the diameter of both the sewers of drain and the minimum internal size of chamber (between brick faces) shall be as follows:-

Provisions for minimum internal size of Chamber

I.	For depth of 0.80 meter	0.75 x 0.75 meters
II.	For depth of more than 0.80 meters but not exceeding 2.1 meters	1.2 x 0.90 metres
III.	For depths of more than 2.1 meters	Rectangular chamber with minimum internal dimension of 1.20 x 0.90 meter

(7) Septic tank.-(i) No septic tank shall be located within thirty meters of any percolation well, water sources or stream used or likely to be used for drinking or domestic purposes or for the manufacture or preparation of any articles of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operations being carried out without interference with the operation of any water borne sanitary installation as a whole.

(ii) Every septic tank shall be constructed into two separate compartments so that one compartment when required may be put out of use for cleaning purposes.

(iii) The capacity of every compartment of the septic tank shall be two and a half times, the total water allowance for the total number of residents of the building.

(iv) Every inlet pipe into a septic tank shall be effectively trapped.

(v) The design of septic tank shall be in accordance with the B.I.S. (Bureau of Indian Standards) Code No. IS 2470, Part-I-1968 and IS 2470 (Part-II-1971) Code of practice for design and construction of septic tank.

(8) Absorption pits.- (i) In the matter of location, every absorption pit shall conform to the same restrictions as are laid down for a septic tank under sub-rule (7) of this rule.

(ii) No absorption pit shall have any outlet into, or means of communication with, any sewer, storm water, drain or surface drain.

(iii) The wall of every absorption pit shall be at least 0.50 metre above ground level so as to exclude effectively the entry of storm water into the absorption pit.

(iv) The absorption pit shall be constructed in duplicate, so that one pit can be put out of use for cleaning purpose and the capacity of the absorption pit shall be as approved by the competent authority.

(v) The other details of the absorption pit should conform to the B.I.S. (Bureau of Indian Standards) Code No. IS 2470(Part I) 1968 Code of Practice for design and construction of septic tanks.

(vi) The absorption pits shall be provided with adequate means of access for removing the filtering media and cleaning the same.

Note:-

For requirements regarding water supply, drainage and sanitation, solid waste management, gas supply shall be made as per Part 9, Plumbing Services of the National Building Code of India, 2016.

PART XIII

RISK BASED CLASSIFICATION OF BUILDING PLAN APPROVAL PROPOSALS

Section 46 **Risk Based Classification of building proposals.-** (1) **Hazardous buildings.-** These shall include any building or part there of which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases and for the storage, handling or processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition. The examples of buildings in this class are the buildings, which are used for:- 108 (2)

(i) storage under pressure of more than 0.1 N/mm2 and in quantities exceeding 70 m3, of acetylene, hydrogen, illuminating and natural gases, ammonia, chlorine, phosgene, sulphur dioxide, carbon dioxide, methyloxide and all gases subject to explosion, fume or toxic hazard, cryogenic gases, etc;

(ii) storage and handling of hazardous and highly flammable liquids, liquefiable gases like LPG, rocket propellants, etc;

(iii) storage and handling of hazardous and highly flammable or explosive materials (other than liquids); and

(iv) manufacture of artificial flowers, synthetic leather, ammunition, explosives and fireworks.

Note:-

A list of hazardous substances giving quantities, for which or exceeding which owners handling such substances are required to be covered under ***the Public Liability Insurance Act, 1991****, has been notified under the* ***Rules on Emergency Planning, Preparedness and Response for Chemical Accidents*** *by the Government of India, Ministry of Environment and Forests vide Notification No. G.S.R. 347(E), dated the 01st August 1996.*

(2) Classification of risk based storage building.- The provisions for site inspection of risk based storage building, as per storage material specifications are as per table given below:-

Classification of risk based storage building

Category	**Storage Material Specifications**	**Stacking Height (in m)**		**Designated officer for site Inspection**
		Medium	**High**	

Category-I (Low Risk)	Articles such as Carpets, Non synthetic/synthetic yarn and fabrics. Mechanical and electrical goods (dominantly metal parts), Glassware and crockery, fiberboards, groceries, metal goods, Papers other than those listed under categories Moderate and High, Powdered and canned foods, Plastic/glass bottles containing non-flammable liquids, etc.	4	6.5	Assistant Town Planner/Assistant Engineer/Senior Divisional Engineer
Category-II (Medium Risk)	Articles such as Batteries, Baled cotton/synthetic fibers, Books, Baled cork, Baled waste paper, Cartons containing alcohols (in cans/bottles), Cartons of canned lacquers which dry by solvent evaporation, Chipboard, Cardboard rolls (horizontally Stored), Cereals/Grains/Foodstuff/ Flour/Sugar in sacks, Cellulose/Cellulose pulp, Electrical goods other than those stated in Category low, Flammable liquids in non-combustible containers, Leather goods, Palletized liquor stocks, Plastics (non-foamed, other than cellulose nitrate), Rolled pulp and paper and asphalted paper (Horizontal storage), Veneer sheets, Wooden patterns, Metal/wooden furniture with plastic seats, etc.	3	5.5	District Town Planner/Executive Engineer.
Category-III (High Risk)	Articles such as Bitumen/Wax coated paper, Candles, Carbon black, Card board rolls (vertically stored), Charcoal, Coal, cellulose nitrate, Foamed plastic and foam rubber products, Flammable liquids in combustible containers, Linoleum products, Matches, Plastics other than those stated in Category Moderate, Rolled pulp and paper and asphalted paper (vertical storage), Rubber goods including tyres and	2	4.5	Senior Town Planner/Senior Engineer.

	tubes, Sawn timber, Ventilated wood stacks, Waxed and asphalt coated papers and containers in cartons, Wood wool, wooden pallets and flats (idle), Ail materials having wrappings or pre-formed containers of foamed plastics, etc.			
Category-IV (Extreme High Risk)	Off cuts and random pieces of foamed plastic or rubber rolls of sheets of foamed plastic or foamed rubber, Foam mattress, Expanded polystyrene packaging, Foam upholstery, etc	1.25	3.5	Senior Town Planner/Senior Engineer.

Notes:-

(a) The deflector of the sprinkler fitted in the ceiling shall be at more than 1.5 m from the goods stored below. However, in case of jute storage, no jute stock shall reach within 2 m of the deflectors of the sprinkler heads.

(b) In case of storage in racks or shelves, if the height of storage is more than what is specified, intermediate sprinklers shall be provided for each shelf/ rack in addition to the ceiling sprinklers and overall design density and Assumed Maximum Area of Operation shall be maintained as per Table of IS: 15105.

(c) The aisle width between the storage stacks shall not be less than 2.5 m and the maximum area of each storage stack shall not be more than 150m2. If these parameters are exceeded, the design density applicable shall be loaded by 2.5 L/min/m2.

(d) In case of mixed storage (both moderate and high hazard storage) in buildings, the parameters will be governed by the most hazardous occupancy.

(e) Goods stored not higher than what is stated above table for the appropriate category or not higher than the eaves height of the roofs or within 1 m of a flat ceiling whichever is the lowest shall be regarded as moderate hazard storage. If the above conditions are not met, the risk shall be regarded as high hazard storage.

(f) Any new use which increases the number of occupants to a figure comparable with other classes of occupancy shall change the classification of the building to that of the new use (for example, Warehouse used for office purposes).

(g) Warehouse buildings shall not include any article which is highly combustible or explosive materials or products which are liable to bum with extreme rapidity and or which may produce poisonous fumes or explosions for storage, handling and which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling of any material producing ex-plosive mixtures of dust which result in the division of matter

in to fine particles subject to spontaneous ignition as such buildings fall in Hazardous Building Category.

(3) Classification of risk based industrial building.- The provisions for site inspection of risk based industrial building(s) are as per table given below:-

Classification of risk based industrial building

Category	**Nature of risk**	**Designated officer for site Inspection**
Low risk	This subdivision shall include any building in which the contents are of such comparative low combustibility and the industrial processes or operations conducted therein are of such a nature that there is hardly any possibility for any self- propagating fire to occur and the only consequent danger to life and property may arise from panic, fumes or smoke, or fire from some external source.	Assistant Town Planner/ Assistant Engineer/ Senior Divisional Engineer
Medium risk	This subdivision shall include any building in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will burn with moderate rapidity or result in other hazardous situation and may give off a considerable volume of smoke, but from which neither toxic fumes nor explosions are to be feared in the event of fire.	District Town Planner/ Executive Engineer.

Category	**Nature of risk**	**Designated officer for site Inspection**
High risk	This subdivision shall include any building in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will burn with extreme rapidity or result in other hazardous situation or from which poisonous fumes or explosions are to be feared in the event of a fire.	Senior Town Planner/Senior Engineer.

Hazard of occupancy shall be determined by the competent authority on the basis of the fire loads of the contents, and the processes or operations conducted in the building, provided, however, that where the combustibility of the material, the flame spread rating of the interior finish or other features of the building or structure are such as to involve a hazard greater than the occupancy hazard, the greater degree of hazard shall govern the classification.

(a) For determination of fire loads and fire load density for arriving at the classification of occupancy hazard, guidance on calorific values of some common

materials is given at Annexure 'A' of Part IV of the National Building Code of India, 2016.

(b) A broad classification of industrial occupancies into low, moderate and high hazard classes is given at Annexure 'B' of Part IV of the National Building Code of India, 2016.

(4) Classification of risk based on nature of occupancy in building.- The provisions for site inspection of risk based on nature of occupancy in building(s) are as per the table given below:-

Classification of risk based on nature of occupancy in building

Category	Nature of occupancy	Designated officer for site Inspection
Low risk	•Residential (excluding rental housing) and commercial like shops, booths, sco's building and office below 15m height, •Creche and Pre Nursery/ Nursery School	Assistant Town Planner/ Assistant Engineer/Senior Divisional Engineer

Category	Nature of occupancy	Designated officer for site Inspection
Medium risk	•Residential and commercial like shops, booths, sco's building and office 15m and above but below 30m •Educational building, Nursing Homes, Clinics, laboratory, below 15m •Orphanage Home , Old Age Home, Children's Centre/Care Centre / School / Institute for Mentally challenged or Physically Handicapped Person below 15m •Hotel/ Motels, Guest House, Lodging & Boarding/Service Apartments below 15m •Restaurant/ Dabha seating capacity below 50 persons •recreational, sports complex (low rise) •rental housing below 15m	District Town Planner/ Executive Engineer.
High risk	•Assembly building like Religious, cinemas, multiplex, miniplex, concert hall, exhibition hall, convention centre, marriage palace, stadium, community centre, club, Religious Building, Auditorium, Museum, Gymnasium etc. •Residential and commercial like shops, booths, sco's building and office 30m and above •Educational building, Nursing Homes, Clinics, laboratory, 15m and above •Orphanage Home , Old Age Home, Children's Centre/Care Centre School/Institute for Mentally	Senior Town Planner/Senior Engineer.

challenged or
Physically Handicapped Person 15m and above
•Commercials such as Shopping Mall/Shopping Complex•Restaurant/ Dabha seating capacity 50 persons and above•Hospital
•Wholesale Trade/ Ware House/ Integrated Freight complex (Standalone)
•rental housing 15m and above

Note: -

Inspection of the risk-based buildings site at the time of approval of building plan shall be carried out as mentioned in tables below:-

(i) where the date of issuance of change of land use is within three months from the date of application for approval of building plans

Serial Number	Nature of risk	Inspection of site	Remarks
I.	Low risk	Not applicable	Since the site has already been inspected at the time of approval of Change of Land Use and the application for approval of building plans has been submitted with in the period of three months. Hence re-inspection of the site may not be required after such a short period of time
II.	Medium risk		
III.	High risk		

(ii) where the date of issuance of change of land use exceeds a period of three months

Serial Number	Nature of risk	percent of random inspection	Remarks
I.	Low risk	25	-
II.	Medium risk	50	
III.	High risk	100	

Provided that at the time of issuance of completion and occupation certificate, 100 percent inspection of all categories of buildings shall be carried out.

PART XIV

REGISTRATION OF PLUMBERS

Section 108 (2) **47 Registration of Plumbers.-** A plumber who is holding any of the qualifications specified in the Annexure 20 and desirous of registration with the Authorized Officer, shall make an application in Form 'M' along with such fee as is determined by the Chief Administrator as a registration fee for a period of five years.

Section 108 (2) **48 Grant of registration.-** If an application made under rule 47 is found in

order, the Authorized Officer may grant registration and issue a Registration Certificate in Form-N to the applicant for registering him as Plumber.

Section 108 (2) **49 Renewal of registration.-** A Registration Certificate issued under rule 48 shall be renewable for a period of five years on the payment of such renewal fee as is determined by the Chief Administrator.

Section 108 (2) **50 Cancellation of registration certificate.-** A registration certificate granted under rule 48 or renewed under rule 49, shall be liable to be cancelled by the Authorized Officer, if the holder thereof contravenes any of the provisions of the Act or the rules or regulations made thereunder or any direction issued thereunder by the Competent Authority:

Provided that before cancelling the registration certificate, reasonable opportunity of being heard shall be afforded to the holder of the registration certificate.

PART XV

MISCELLANEOUS

Section 108 (2) **51 Relaxation.-** The Government may relax any of the provisions of these rules, for reasons to be recorded in writing, in respect of any class or category of cases.

Section 108 (2) **52 Matters not covered under these rules.-** In respect of the matters which are not directly or indirectly covered under these rules, the competent authority shall be guided by the provisions of the National Building Code of India, 2016, as amended from time to time.

Section 108 (2) **53 Repeal and saving.-** The Punjab Urban Planning and Development Building Rules, 2018 are hereby repealed:

Provided that any order issued or any action taken under the provisions of the rules so repealed, shall be deemed to have been issued or action taken under the corresponding provisions of these rules.

Annexure 1

FORM-'A'

[see rule 11]

FORM OF APPLICATION

Class of Building – Residential, Commercial, Educational, Institutional, Warehousing, Industrial, Any other

From

…….

…….

To

Competent Authority

…….

…….

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on site located at _____ Street no._____ at _____ Khasra no._____, Village_____ and in accordance with the Punjab Urban Planning and Development Building Rules 2021. The Change of Land Use / allotment had been issued vide letter no. _____dated_____ for site/plot.

I/We attach following documents in triplicate

1. Site plan showing the position of site proposed to be built upon as required by these rules;
2. Plans, elevations and sections as required by these with rules;
3. Water supply, Drainage plans, scheme for fire safety and fire safety system and equipment, electrical scheme for air conditioning and air cooling, as required by these rules;
4. Specifications of material of the proposed building;
5. Copy of allotment letter/ change of land use;
6. Other document, as required.

I/we solemnly declare as under :-

1. that I/we shall construct the building as per approved building plan;
2. that I/we shall take plinth level from the Executive Engineer of competent authority;
3. that I/we shall provide the solar heater system and PV panels for electricity generation;

4. that I/we shall provide rain water harvesting system within the site;
5. that the work related to public health shall be under the supervision of the registered plumber with the competent authority;
6. that I/we shall responsible for the construction as per the structural design and specification prepared and certified by civil engineer / structural engineer.
7. that I/we shall provide public health facilities, sewerage, solid waste and electrical facilities as per norms.
8. that I/we shall occupy the building after taking the completion certificate and occupation certificate from competent authority.
9. that if there is any change in planning and design of building, then the construction for this shall be done only after the prior approval of revised building plan from the competent authority .
10. that I/we shall abide to follow the term and conditions lay in change of land use letter.
11. that I/we will not obstruct any official from entering the premises for inspection purpose;
12. Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height);
13. that structural design given by the Structural Engineer, and got supervised by following Architect or Engineer or both as the case may be.

14. that all plans and drawings shall be submitted with an un-editable Compact Disc/DVD or any other electronic medium permissible by competent authority from time to time along with hard copies of plans.
15. that structural design given by the Structural Engineer, and got supervised by following Architect or Engineer or both as the case may be.
16. that I/we shall abide to take required NOCs from any department, if any.
17. that I/we shall abide to pay the scrutiny fees/or any other charges.
18. Certificate of conformity of design as per Punjab Energy Conservation Building Code,2016, if applicable, as per its notification.

A. Architect:

(i) Name of Architect:

(ii) Council of Architecture Registration No. ____, valid upto_____.

(iii) Complete Address:

(iv) E-Mail:

(v) Mobile no.:

B. Engineer:

(i) Name of Engineer:

(ii) Qualifications:

(iii) Registration No.:

(iv) Complete Address:

(v) E-Mail:

(vi) Mobile no.:

Dated _____

Enclosures Signature of applicant

(i) Complete Address:

(ii) E-Mail:

(iii) Mobile no.:

*Strike out whichever is not applicable

Annexure 2

FORM-'B'

[see rule 11 (1)(v)]

STRUCTURE SAFETY CERTIFICATE

Certificate to be submitted along with the building application in Form 'A' duly signed by the Architect and the Structural Engineer (whichever is applicable)

Details of the building for which the certificate is issued

Plot/ Site Location_____

City/Town/Village _____

District_____
Name of the owner _____
Complete address of the owner _____

Building Plan:-

(i) Name of Architect:
(ii) Council of Architecture Registration No. ____, valid up to _____.
(iii) Complete Address:
(iv) E-mail id:
(v) Mobile number:

Structural Design:

(i) Name of Engineer: (ii) Qualifications:
(iii) Complete Address:
(iv) E-mail id:
(v) Mobile number: **Certificate**

It is hereby certified that the plans submitted in Form A for the building detailed above, are in accordance with the Punjab Urban Planning and Development Building Rules, 2021 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code of India, 2016 as amended from time to time and the relevant Indian Standard Code as amended from time to time including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated_____
Mobile no._____
E-mail_____

Signature of Owner

Signature of Architect Signature of Engineer/Structural Engineer

Annexure 3

FORM-'C'

SPECIFICATIONS

[see rule 11 (1)(iv)]

The materials to be used in the construction to be clearly specified under the following heads:-

Items Specifications:

1. Foundations;
2. Walls;
3. Damp-proof course;
4. Floors;
5. Roofs;
6. Windows and Doors and other wood-work;
7. Steel work;

8. Internal finish; and
9. External finish

Signature of applicant

Signature of Architect/Engineer

(i) Complete Address

(ii) E-Mail id

(iii) Mobile no.

Annexure 4

FORM-'D'

[see rule 15 (3)]

INTIMATION FOR SANCTION/REJECTION OF THE BUILDING PLAN

From

The Competent Authority,

To_____

Memorandum No. _____Dated_____

Reference your application for permission to erect/re-erect/add to/alter a building on site number or khasra number_____in accordance with the plans submitted with, your application is hereby_____

(i) Sanction for the aforesaid construction under rule 9 of the Punjab Urban Planning andDevelopment Building Rules, 2021;

(ii) Rejected for reasons given hereunder:-

(iii) Sanction subject to the following amendments:-

(iv) Returned for removal of the following defects:-

Enclosures;

Signature Competent Authority

Annexure 5

FORM-'E'

[see rule 44(5)]

FORM FOR NOTICE OF COMMENCEMENT OF WORK

To,

_____,

_____,

Sir,

I/ we hereby give notice that the erection/ re-erection/ addition/ alteration of the building on plot no._____, block no._____, street/ road and in colony/ Sector no._____, shall be commenced on _____ (date) as per your permission granted vide memo no._____ dated _____ under the supervision of _____ Architect (Registration No._____)/ Engineer, and in accordance with the plans sanctioned.

Date: _____

Place: _____

Signature of Applicant/Owner

Name of the Applicant_____

Permanent Address_____

Temporary Address _____

Telephone No. _____
Mobile No. _____
E-mail address _____

Annexure 6

FORM-'F'
[see rule 14]
NOTICE OF COMPLETION AND PART COMPLETION

From _____

To The
Competent Authority
Sir,

1/we hereby given you notice that the building apart of the building described below and sanctioned with your order no_____dated _____ has been completed on _____ in all respect according to the provision of the The Punjab Regional and Town Planning and Development Act 1995 and rules made thereunder and sanctioned plans and suggested modification has carried out.

Completion Certificate from the Architect or Civil Engineer who supervised the construction of the building and a completion certificate from the registered plumber are submitted herewith.

Kindly permit me/us to convey the building as required by rule 14 of the Punjab Urban Planning and Development Building Rules, 2021.

DESCRIPTION OF BUILDING

Area _____
Site no_____House no._____
Khasra no._____,Village_____

Signature of the Applicant

Annexure 7

FORM-'G'
[see rule 14]

COMPLETION CERTIFICATE BY ARCHITECT AND ENGINEER I do here by certify that the following work _____ (insert full particulars of work) has been supervised by me and has been completed to my satisfaction in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995 (P.A. No.11 of 1995) and the rules made thereunder and sanctioned plans. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code of India, 2016 as amended from time to time. That no provision of the Punjab Regional and Town Planning and Development Act, 1995 (P.A. No. 11 of 1995) and the rules made thereunder and no requisition made, condition prescribed or under issued thereunder has been transgressed in the course of the work.

Area _____
Site no_____House no._____
Khasra no._____,Village_____
Particulars of the work_____

Signature of Architect:
Complete Address_____
E-mail:_____
Mobile no._____

Signature of Engineer
Complete Address_____
E-mail:_____
Mobile no._____

Note: In case of buildings more than 15 metres height (including stilt), the supervision of building shall be undertaken by both i.e. the Architect and the Engineer.

Annexure 8

FORM-'H'
[see rules 14((2)) and (3)and 44(5)]
COMPLETION CERTIFICATE FROM COMPETENT AUTHORITY

From
The Competent Authority,

To_____
Memorandum No. _____
Dated:
Whereas_____has given Notice of completion of the building described below;
I hereby:-

(1) Grant permission for the completion and/or use of the said building; Or

(2) Refuse permission for the completion and/or use of the said building for reasons given below:-

Description of building
Area _____
Site no_____House no._____
Khasrano._____,Village_____

Competent Authority

Annexure 9

FORM-'I'
[see rule 23 (1)]
NOTICE OF PERMISSION TO OCCUPY

From _____
To
Competent Authority

Sir,

1/we hereby given you notice that the building apart of the building described below and sanctioned with your order no_____Dated _____ has been completed on _____ in all respect according to the provision of the The Punjab Regional and Town Planning and Development Act 1995 and rules made thereunder and sanctioned plans and suggested modification has carried out.

Completion Certificate issued with your order no_____Dated____ are attached herewith. Kindly permit me/us to occupy the building as required by The Punjab Urban Planning and Development Building Rules, 2021.

DESCRIPTION OF BUILDING

Area _____

Site no_____House no._____

Khasrano._____,Village_____

Signature of the Applicant

Annexure 10

FORM-'J'

[see rules 23(2)]

PERMISSION FOR OCCUPANCY OR USE OF THE BUILDING

From

The Competent Authority,

To_____

Memorandum No. _____

Dated:

Whereas has given Notice of completion of the building described below;

I hereby:-

(1) Grant permission for the occupation and/or use of the said building; Or

(2) Refuse permission for the occupation and/or use of the said building for reasons given below:-

Description of building

Area _____

Site no_____House no._____

Khasra no._____,Village_____

Competent Authority

Annexure 11

FORM-'K'

[see rule 44(1)]

Application For Water Connection

To

The Competent Authority

Sir,

I/We want to have a water connection in my/our ……..... I/We have read the Punjab Urban Planning and Development Building Rules, 2021 and do undertake to abide by them.

The particulars are given below:-

1. Name of Area …….. Road…… Building/Plot/ House No. …….
2. Name of owner ……. Son of ……3. Name of applicant ……. Son of …….
4. Size of ferrule …… Number of taps required……5. Name of registered Plumber through whom the work executed …….

Instructions :-

The application should be entertained either from the owner or such person who has been

authorized to do so by the owner who would be held responsible for the payment of water charges etc.

Date…….

Signature of applicant …….....……
Father's name …….....
Address …….…….....

Annexure 12

FORM-'L'

[see rule 45]

Application For Sewerage Connection

To
The Competent Authority

Sir,
I/We want to have a sewerage connection in my/our …….. I/We have read the Punjab Urban Planning and Development Authority (Building) Rules, 2021 and do undertake to abide by them.

The particulars are given below:-

1. Name of Area …….. Road…… Building/ House No. …….
2. Name of owner ……. Son of ……3. Name of applicant ……. Son of …….
4. Number of seat…… Size of line …….....
5. Name of registered Plumber through whom the work executed …….

Instructions:-

The application should be entertained either from the owner or such person who has been authorized to do so by the owner who would be held responsible for the payment of water charges etc.

Date…….

Signature of applicant …….....…..
Father's name …….....
Address …….....

Annexure 13

[see rule 14(1)]

Qualification and Competence of Technical Personnel for Preparations of Schemes for Building Permit and Supervision

General

Building/Development work for which permission is sought, shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be:

Architect, Engineer, Structural engineer, Town planner, Landscape architect, Urban designer, Supervisor. Requirements of registration/license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in items 1 to 7 of the following table:

(items 8-10 *Plumber, Electrician and Fire Consultant* may not need registration)

Serial	Professional	Qualification Number	Competence/Function	Role/Responsibilities
1	**Architect**	Registered with valid membership of the Council of Architecture, India as prescribed under Architect's Act 1972.	The registered architect shall be competent to carry out the work related to the building/ development permit as given below: services of high rise/ special buildings. a.Prepare and sign all plans, sub-division/ layout plans and information connected with building permit except engineering b.Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.	a.The architect should need to help the client to bring together a team to give specific services such as that of a structural engineer, quantity surveyor, builder, mechanical/ electrical engineers, etc. b.During the construction stage, the architect should be visiting site periodically for inspections to ensure that in general, the work being carried out on site is incompliance with

Serial	Professional	Qualification Number	Competence/Function	Role/Responsibilities
			c.Preparation of sub-division/ layout plan and related information connected with development permit. d.Issuing certificate of supervision for development permit	architectural design and specifications. Some projects may require the services of resident architect (s) on building project site.
2	**Engineer**	Graduate in Civil Engineering from recognized Indian or foreign	The registered engineer shall be competent to related to the building/	a.Engineers are very important members of the design team whose carry out the work responsibilities are to

		university. Registered with membership (Civil) of the Institution of Engineers, India.	development permit as given below: a.Prepare and sign all building plans (all types of buildings), structural drawings and service plans and information connected with building permit; b.Preparation of structural calculations of buildings and up to 5 storeys or service plans c.Issuing certificate of supervision and buildings pertaining	assist in the overall design of the project within the scope of their specialist fields. b.Engineers such as geotechnical, structural, electrical, mechanical, and will so on, will carry out calculations before design solution for a d.During project execution stage, engineers should visit inspections to ensure completion of all including structure and
				drawings, details and on plot up to 500 m^2 15 m in height, all various analyses and arriving at the optimal specific building. the site periodically for that in general, the

Serial	Professional	Qualification Number	Competence/Function	Role/Responsibilities
			building services.	work being carried out is in compliance with their engineering drawings, schedules and specifications. They must also be available to modify or re-design their individual aspects as may become necessary.
3	**Structural Engineer**	Graduate in Civil engineering from recognized Indian or foreign university, or Corporate Member (Civil) of Institution of Engineers (India), minimum three years experience in structural engineering practice	a.The registered structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision. b.In case of buildings having special structural features, as decided by the	

		with designing and field work. NOTE : The three years' experience shall be relaxed to two years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.	Authority, they shall be designed only by Structural engineers.	

Serial number	**Professional Competence/Function**	**Qualification**	**Role/Responsibilities**	
4	**Town Planner**	Graduate or Post-graduate degree in Town and country planning with valid Associate Membership of the Institute of Town Planners, India.	The registered town planner shall be competent to carry out the work related to the development permit as given below: a. Preparation of plans for land sub-division/ layout and related information connected with development permit for all areas. b. Issuing of certificate of supervision for development of land of all areas. **NOTE:**	a. Town planner is responsible for the orderliness in the developmental layout to show the various land use. b. During the execution stage, Town Planners will also ensure that the orderliness in the layout is not distorted and that the approval given is also adhered to strictly.

		However, for land layouts for development permit above five hectare in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/drainage, electrification, etc, the registered engineers for utility services shall be associated.	c.Town planners also carry out Site Analysis Report for building projects.

Serial Number	Professional Competence/Function	Qualification	Role/Responsibilities
5	**Landscape Architect**	Bachelor or Master's degree in landscape architecture or equivalent from recognized Indian or foreign university. In case of metro-cities, this limit of land area shall be two hectares and above.	The registered landscape architect shall be competent to carry out the work related to landscape design for building/development permit for land areas five hectares and above. NOTE For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.
6	**Urban Designer**	Master's degree in Urban Design or equivalent from recognized Indian or foreign university. He/She shall also be competent to carry out the work of urban renewal for all blighted/ congested areas.	The registered urban designer shall be competent to carry out the work related to urban design for city areas more than five hectares and campus area more than two hectares.

Serial Number	Professional Competence/Function	Qualification	Role/Responsibilities
		NOTE: For smaller areas below the limits indicated above, association of urban designer may be considered from the point of view of desired urban design.	
7	**Supervisor**	Diploma in Civil engineering/ Architectural Assistantship from recognized institute with 2yrs working experience or Civil Craftsmanship from I.T.I with 5yrs experience under a qualified Architect/ Civil Engineer for building construction and supervision.	The registered supervisor shall be competent to carry out the work related to the building permit as given below: All plans and related in formation connected with building permit for residential buildings on plot up to 100 m2 and up to two storeys or 7.5 m in height; and Issuing certificate of supervision for buildings as per (a).	The role of the supervisor on site is to inspect quality of materials and the workmanship to ensure that they all comply with drawings and specifications.
8	**Plumber**	licensed by the concerned Authority through examination of candidates- Certificate of training from ITI, with min. 2yrs experience of execution of sanitary and	A plumber shall be competent to do the following jobs: Execution/supervision of sanitary works up to 500 sqmt plot size and 4 storeyed buildings.	

Serial Number	Professional Competence/Function	Qualification Role/Responsibilities
		plumbing works under any govt. Dept./Local body or a qualified Architect/ Engineer. Knowledge of working drawings and dimensioned sketches.
9	**Electrician**	As prescribed by the concerned electricity company
10	**Fire Consultant**	As prescribed by Chief Fire Officer, Town/City Fire Service.

(BHDR 19, 1943 SAKA)

Annexure 14

Environmental Conditions for Buildings and Constructions

(CATEGORY '1': 5,000 to less than 20,000 Square meters)

Medium	Serial Number	Environmental conditions
Topography and drainage	1	•The natural drain system should be maintained for natural ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
Water Conservation, Rain Water Harvesting and Ground Water Recharge	2	•Use of water efficient appliances should be promoted with low flow fixtures or sensors. •A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Other provisions of rain water harvesting as per rule no. 40 of these rules shall be followed.

		•Storage and reuse of rainwater harvested should be promoted. •In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. •The ground water shall not be withdrawn without approval from the Competent Authority and as per notification issued vide Memo No. PUDA/CA/2013/ 1713-16 dated 27.02.2013; the underground water for construction of development works in the notified areas shall not be used. •All recharge should be limited to shallow aquifer.
	2 (a)	At least 20 percent of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50 percent opening, landscape etc. would be considered as pervious surface.

Medium	**Serial Number**	**Environmental conditions**
Waste Management	3	•Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. •Sewage: Onsite sewage treatment of capacity of treating 100 percent waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. •Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. •The provisions of The Solid Waste (Management) Rules 2016 and The E-waste (Management) Rules 2016, and The Plastics Waste (Management) Rules 2016 shall be followed.
Energy	4	•The provisions of Punjab Energy Conservation Building Code shall be applicable to the buildings/areas in accordance with the notification issued vide notification no. 18/04/16 HG 1/1856 dated: 24-06-2016 or as amended from time to time. •Rooftop Solar Photovoltaic installation shall be as per the provisions laid down in rule no. 37 & 38 of these rules.

		•Solar water heating shall be provided to meet 20 percent of the hot water demand of the commercial and institutional building or as per the requirement of these rules, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Medium	**Serial Number**	**Environmental conditions**
Air Quality and Noise	5	•Provisions of "Action Plan for Monitoring of and Noise Construction/ Demolition Activity of Buildings within the State of Punjab" dated 01.03.2017 shall be applicable. •All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. •For indoor air quality the ventilation provisions as per the National Building Code of India of India, 2016.
	5(a)	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	•Every plot having area more than 60 sq.mt. but upto 100 sq.mt. shall plant at least one tree in the setbacks of plot. However, for bigger plots, one tree for every additional 100 sq.mt. of plot area shall be mandatory. •The existing trees will be counted for this purpose. Preference should be given to planting native species. •Compensatory Plantation for felled/transplanted trees in the ratio 1:3 within the premises under consideration. •Choice of species for plantation in site shall be as per Section 8 of the Urban Green Guidelines, 2014.

(Category'2': 20,000 to less than 50,000 Square meters)

Medium	**S. no.**	**Environmental conditions**
Topography and natural drainage allowed	1	•The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. •Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Medium	**Serial Number**	**Environmental conditions**

Water Conservation, Rain Water Harvesting and Ground Water Recharge	2	•A complete plan for rain water harvesting, water efficiency and conservation should be prepared. •Use of water efficient appliances should be promoted with low flow fixtures or sensors. •A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. Other provisions of rain water harvesting as per rule no. 40 of these rules shall be followed. •In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. •The ground water shall not be withdrawn without approval from the Competent Authority and as per notification issued vide Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013; the underground water for construction of development works in the notified areas shall not be used. •All recharge should be limited to shallow aquifer.
	2 (a)	At least 20 percent of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers,
	paver	blocks with at least 50 percent opening, landscape etc. would be considered as pervious surface.
Waste Management	3	•Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. •Sewage: Onsite sewage treatment of capacity of treating 100 percent waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. •Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

Medium	**S. no.**	**Environmental conditions**
		•The provisions of The Solid Waste (Management) Rules 2016 and The E-waste (Management) Rules 2016, and The Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3 (b)	Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg/person/day must be installed.

Energy	4	•The provisions of Punjab Energy Conservation Building Code shall be applicable to the buildings/areas in accordance with the notification issued vide notification no. 18/4/16 HG 1/1856 dated: 24-6-2016 or as amended from time to time. •Rooftop Solar Photovoltaic installation shall be as per the provisions laid down in these rules. •Solar water heating shall be provided to meet 20 percent of the hot water demand of the commercial and institutional building or as per the requirement of these rules, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	4 (a)	•Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 percent of the construction material quantity. These include flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials. •Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
Air Quality and Noise	5	•Provisions of "Action Plan for Monitoring of Construction /Demolition Activity of Buildings within the State of Punjab" dated 01.03.2017 shall be applicable. •All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

Medium	**S. no.**	**Environmental conditions**
		•For indoor air quality the ventilation provisions as per the National Building Code of India, 2016 as amended from time to time.
	5 (a)	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	•Every plot having area more than 60 sq.mt. but upto 100 sq.mt. shall plant at least one tree in the setbacks of plot. However, for bigger plots, one tree for every additional 100 sq.mt. of plot area shall be mandatory.

		•The existing trees will be counted for this purpose. Preference should be given to planting native species. •Compensatory Plantation for felled/transplanted trees in the ratio 1:3 within the premises under consideration. •Choice of species for plantation in site shall be as per Section 8 of the Urban Green Guidelines, 2014.
Top Soil preservation reuse	7	•Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and and external services. •It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	8	•A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. •Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1.Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2.Traffic calming measures. 3.Proper design of entry and exit points. 4.Parking norms as per local regulation.

(Category '3': 50000 to 150000 sq.mt.)

Medium	S. no.	Environmental conditions
Topography and drainage	1	• The natural drain system should be maintained for natural ensuring unrestricted flow of water. • No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. • Buildings shall be designed to follow the natural topography as much as possible. • Minimum cutting and filling should be done.
Water Conservation,	2	• A complete plan for rain water harvesting, water efficiency and conservation should be prepared.

Rain Water Harvesting and Ground Water Recharge		• Use of water efficient appliances should be promoted. Low flow fixtures or sensors are used to promote water conservation. • A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. Other provisions of rain water harvesting as per rule no. 40 of these rules shall be followed. • In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. • The ground water shall not be withdrawn without approval from the Competent Authority and as per notification issued vide Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013, the underground water for construction of development works in the notified areas shall not be used. • All recharge should be limited to shallow aquifer.
	2 (a)	At least 20 percent of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50 percent opening, landscape etc. would be considered as pervious surface.

Medium	**S. no.**	**Environmental conditions**
	2 (b)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
Solid Waste Management	3	• Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. • The provisions of The Solid Waste (Management) Rules 2016 and The E-waste (Management) Rules 2016, and The Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3 (b)	Organic waste composter/Vermiculture pit with a

		minimum capacity of 0.3 kg/person/day must be installed.
Sewage Treatment Plant	4	• Onsite sewage treatment of capacity of treating 100 percent waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. • Natural treatment systems shall be promoted. • Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Energy	5	• The provisions of Punjab Energy Conservation Building Code shall be applicable to the buildings/areas in accordance with the notification issued vide notification no. 18/04/16 HG 1/1856 dated: 24-06-2016 or as amended from time to time. • Rooftop Solar Photovoltaic installation shall be as per the provisions laid down in these rules.

Medium	**S. no.**	**Environmental conditions**
		• Solar water heating shall be provided to meet 20 percent of the hot water demand of the commercial and institutional building or as per the requirement of these rules, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	5 (a)	• Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 percent of the construction material quantity. These include flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials. • Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.

Air Quality and Noise	6	• Provisions of "Action Plan for Monitoring of and Noise Construction /Demolition Activity of Buildings within the State of Punjab" dated 01.03.2017 shall be applicable. • All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. • For indoor air quality the ventilation provisions as per the National Building Code of India, 2016 as amended from time to time.
	6 (a)	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	7	• Every plot having area more than 60 sq.mt. but upto 100 sq.mt. shall plant at least one tree in the setbacks of plot. However, for bigger plots, one tree for every additional 100 sq.mt. of plot area shall be mandatory. • The existing trees will be counted for this purpose. Preference should be given to planting native species. • Compensatory Plantation for felled/transplanted trees in the ratio 1:3 within the premises under consideration.

Medium	S. no.	Environmental conditions
		• Choice of species for plantation in site shall be as per Section 8 of the Urban Green Guidelines, 2014.
Top Soil preservation and reuse	8	• Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. • It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	9	• A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. • Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

		2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation.
Environment Management Plan	10	An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Annexure 15

Serial Number	Conditions to be checked	Category of the Project
1	The project proponent shall get it certified from the approved consultant of the PPCB/Qualified Building Environment Auditor regarding installation of sewage treatment plant (STP) and adequacy of disposal system and shall ensure that the treated sewage shall conform to the norms and standards prescribed by Punjab Pollution Control Board or any other statutory authority for such discharges.	Category 1, 2 and 3
2	The project proponent shall adopt only the authorized mode of disposal and shall not use any illegal mode of disposal for treated wastewater.	Category 1, 2 and 3
3	The project proponent shall form Environment Monitoring Committee for supervising and monitoring the environment related conditions of the building permission.	Category 3
4	The project proponent shall make provisions for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, Safe drinking water and medical health care etc. The housing may be in the form to temporary structure and it shall be removed after the completion of the project.	Category 1, 2 and 3
5	The project proponent shall comply with the Construction and	Category 1, 2

	Demolition Rules, 2016.	and 3
6	The project proponent shall provide dual plumbing line for use of the treated wastewater for flushing purpose and shall provide other measures like providing fixtures for showers, toilet flushing and drinking of low flow either by use of aerators or pressure reducing devices or sensor based control, for conservation of groundwater.	Category 2 and 3
7	The project proponent shall use only treated wastewater for construction purpose and to reduce the water demand during construction, the project proponent shall make use of premixed concrete, curing agents and other best practices referred	Category 1, 2 and 3
8	The project proponent shall hire vehicles of good condition for bringing construction material to the site of the project and ensure that all these vehicles shall conform to applicable air, noise and emission standards and shall only be operated during non-peak hours.	Category 1, 2 and 3

9	The project proponent shall ensure that ambient noise levels shall conform to prescribed standards both during day and night times. The ambient air and noise quality should be closely monitored during construction and operation phase.	Category 1, 2 and 3
10	The project proponent shall make provision of the budget for carrying out long lasting and public utility activities under the corporate social responsibility with the advice of District Administration.	Category 2 and 3

Serial Number	**Conditions to be checked**	**Category of the Project**

Annexure 16

(1) Environmental Cell at the level of Development Authority:

An Environmental Cell shall be setup at the development authority level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under the development authority.

(2) Constitution of the cell:

The cell will comprise of at least 3 dedicated experts in following fields:

1. Waste management (solid and liquid)
2. Water conservation and management
3. Resource efficiency including Building materials
4. Energy Efficiency and renewable energy
5. Environmental planning including air quality management.
6. Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts. Existing environmental cells at the level of local authority can be co-opted and trained for this Cell.

(3) Financial Support:

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. The local authority can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

(4) Functions of the Cell:

The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation

process. These environmental conditions will be integrated in building permissions by the sanctioning authority.

Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.

Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.

The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to the local authority.

The Cell shall adopt risk based random selection of projects for verifying on site for certification of Qualified Building Auditors, compliance of environmental conditions and five yearly audit report.

The Cell shall recommend to the local authority for financial penalty for non-compliance of environmental conditions by the project proponent.

The Cell shall recommend to the accrediting body and the local authority against any Qualified Building Environment Auditor, if any lapse is found in their work.

Annexure 17

(1) Accreditation of Environmental Auditors (Qualified Building Auditors)

The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfils the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training, and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

(2) Qualifications of the Auditor:

Education: Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

(3) Training:

Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

(4) Experience:

At least three years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by Quality Council of India or any other experience criteria as per the scheme of the accreditation.

(5) Infrastructure and equipment:

As per the scheme of the accreditation

(6) Renewal:

The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme.

Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of Qualified Building Environment Auditors shall be made to the accreditation body. The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

Annexure 18

Form-'M'

[see rule 47]

FORM OF APPLICATION FOR REGISTRATION AS PLUMBER

From_____

To

The Authorized Officer,

Punjab Urban Planning and Development Authority.

Sir,

I apply for registration to practise as plumber to enable me to submit building plans and supervise buildings construction in the .

I hold necessary qualifications enabling me for getting registration with the Punjab Urban Planning and Development Authority. Copies of certificates/ testimonials duly attested by a gazetted officer are enclosed herewith.

A demand draft No._____Amounting to Rs._____In favour of_____
(Indicate designation of Authorized Officer is enclosed here with as registration fee for the period of .

Yours faithfully,

Place: Name_____
Dated: Full Address_____

2486 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021

(BHDR 19, 1943 SAKA)

Annexure 19

FORM-'N'

[see rule 48]

FORM OF REGISTRATION CERTIFICATE OF PLUMBERS

Registration No. Dated:

The certificate of registration is hereby granted to (Name_____) son of _____ resident of _____ for performing the duties of a Plumber under the Punjab Urban Planning and Development Building Rules, 2021.

The certificate of registration is being issued subject to the following terms and conditions, namely:-

(i) The certificate shall remain valid for a period of five years from the date of its issue;

(ii) It shall be renewable on submission of fresh application along with the prescribed fee provided the application is submitted one month before the expiry date of previous registration;

(iii) The certification will be operative in the areas in which the Punjab Urban Planning and Development Building Rules, 2018 are in operation;

(iv) It will not be used for the purpose other than the purposes specified under the Punjab Urban Planning and Development Building Rules, 2021.

(v) The Authorized Officer has the right to withdraw or cancel the certificate at any time during the tenure of registration of it is found, that,

(a) The Plumber has given any wrong information in his application for registration;

(b) The Plumber has violated any terms and conditions of registration or any provision of the Punjab Regional and Town Planning and Development Act, 1995 or any rule made thereunder.

Place: Authorized
Dated: Officer

• Strike down which is not applicable.

Serial	Date of renewal	Date upto which	Signature of

No. renewed Authorized Officer

(BHDR 19, 1943 SAKA)

Annexure 20

Schedule

[see rule 47]

Qualification for registration of Plumber

Any one of the following qualifications shall be essential for registration as plumber, namely,-

1. A person having one year certificate in plumbing from any Industrial Training Institute recognized by the State Government; or
2. A person registered as plumber with any local authority or statutory body of the Government of Punjab; or
3. Ten years practical experience in sanitary installation with a reputed firm or under a registered plumber.

2488 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

Annexure 21

[see rule 30(5)]

INDEMNITY BOND FOR BASEMENT AND CONSTRUCTION OF BUILDING

This Indemnity Bond is executed by Shri/ Smt.……..... S/o, D/O, W/O Shri/ Smt…….....…… R/O…….in favour of competent Authority.

Whereas the executant has submitted to the competent Authority the plans for, sanction of basement over Plot No…… under the provisions of the Act and building rules made thereunder:-

And whereas the competent authority has agreed to sanction the aforesaid construction subject to the conditions that the owner shall indemnify the competent authority in the event of any loss or damage being caused to the adjoining building on account of the construction of the said basement either at the time of digging of its foundations or in the course of its construction or even thereafter and also against any claim of any concern thereto.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by the competent authority to the grant of sanction for construction of the basement.

Now this deed witnesses:-

1. that in consideration of the sanction of the plans by…… for construction of the basement the executant undertakes that he/she shall at all times keep……harmless and free from any liability, loss or damages/ flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.
2. the owner agreed and undertakes that in the event of any claim being made by any person or persons against the competent authority either in respect of the sanction granted by the competent authority to the owner for the construction of basement or in respect of the construction or manner of construction of the

basement by the owner or the consequences flowing from the said sanction the executant shall be responsible and liable and not the competent authority.

3. that the executant agrees and undertake to indemnify the competent authority

fully in respect of any amount which the competent authority may be required to pay to any person either by way of compensation or damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the competent authority may incur on defending any action.

4. that without prejudice to the above undertaking the executant hereby binds itself to pay to the competent authority to the full extent any amount which the competent authority may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement or the making thereof.

5. that owner further agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/performs the undertaking herein before contained.

In witness whereof, the executant above named has signed this bond on this……..... day of ……..at……

Indemnifier

Witness:

(Signatures)……

Name……

Full Address……

(Signatures)…….

Name……

Full Address…….

Annexure 22

[see rule 28]

AFFIDAVIT CUM DECLARATION

I, _____ S/O _____ R/O _____ Proprietor/ Authorized Signatory of _____ having its proposed Location at Village_____ Tehsil _____ District_____ do hereby affirm & declare as under :-

1. That CLU for _____ was granted by _____ at Village _____ Tehsil_____, District. _____ vide Memo No. _____. Now, I have applied for approval of Zoning & Building Plans for _____ with the office of Chief Town Planner Punjab.

2. That I have submitted Detail Project Report with Details of Proposed Workforce as under:-

- Officers Male: _____ Nos.

- Officers Female: _____ Nos.
- Labour Male: _____ Nos.
- Labour Female: _____ Nos.

3. That I have submitted Zoning & Building Plans to competent authority with workforce as per Detail Project Report submitted to them and I undertake that if there would be any deviation in Proposed Employment at the time of functioning of factory I would immediately apply for revision of Zoning & Building Plan with the office of competent authority.

I further undertake that I would be fully responsible for applying revision of Zoning & Building Plans if there would be any deviation in recruitment of staff from Detail Project Report submitted with the competent authority and as per Affidavit cum declaration Para-2.

Place: Name_____

Dated: Full Address_____

SARVJIT SINGH,

Principal Secretary to Government of Punjab,

Department of Housing and Urban Development.

2390/9-2021/Pb. Govt. Press, S.A.S. Nagar

(BHDR 19, 1943 SAKA)

PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOME AFFAIRS AND JUSTICE

(HOME-VI BRANCH)

NOTIFICATION

The 3rd September, 2021

No. S.O. 100/C.A.2/1974/S.2/2021.-In partial modification of Government of Punjab, Department of Home Affairs and Justice (Home-VI Branch) notification No. S.O.38/C.A.2/ 1974/S.2/2018, dated the 20th March, 2018 and in pursuance of the provisions of clause(s) of section 2 of the Code of Criminal Procedure, 1973 (Central Act No. 2 of 1974), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to direct the transfer of the local area specified under column 2 of the Schedule given below, from the area of the Police Station specified under column 3, to the local area of Police Station falling in the Police Commissionerate, Ludhiana specified under column 4 of the said Schedule, on and with effect from the date of publication of this

SCHEDULE

Serial No.	Name of the Area/ Village/Town/Ward	Name of the Police Station in which hither-to-fore included	Name of the Police Station to which transferred by this notification
1	2	3	4
1.	Master Colony and Anant Vihar Colony (Existing area of Municipal Council Sahnewal falls left side of Ludhiana to Delhi Railway Line and Sahnewal to Kohara road)	Focal Point	Sahnewal
2.	Purana Bazar Sahnewal (Existing area of Municipal Council Sahnewal falls left side of Ludhiana to Delhi Railway Line and right side of Sahnewal to Kohara road)	Koom Kalan	Sahnewal
3.	Village Kanech	Koom Kalan	Sahnewal

ANURAG VERMA,

Principal Secretary to Government of Punjab,

Department of Home Affairs and Justice.

2390/9-2021/Pb. Govt. Press, S.A.S. Nagar

PART III
GOVERNMENT OF PUNJAB

DEPARTMENT OF RURAL DEVELOPMENT AND
PANCHAYATS RURAL DEVELOPMENT ESTBLISHMENT-2
BRANCH

NOTIFICATION

The 1st September, 2021

No. G.S.R 145/Const./Art.309/Amd.(2)/2021.- In exercise of the powers conferred by the proviso to Article 309 of the Constitution of India and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules further to amend the Punjab, Department of Rural Development and Panchayats (Class III) Service Rules, 1988 namely:-

RULES

1. (1) These rules may be called the Punjab Department of Rural Development and Panchayats (Class III) Service (First Amendment) Rules 2021.

2. In the Punjab, Department Rural Development and Panchayats (Class III) Service Rules, 1988, in Appendix B, under the heading captioned as "Cadre II (Field Staff) ", under column 6, in serial No.6, for clause (i) and entries relating thereto, the following shall be substituted, namely.:-

"(a)Matric with Punjabi as a subject;

(b) 10+2 (in second division);

(c) Graduate in any discipline from a recognized university or institution; and

(d) One year Diploma Course in Computer application from a recognized institution.

Preference shall be given to a candidate possessing a B.Com. degree or any higher degree in the field of Commerce from a recognised University or institution to whom five marks shall be given;"

SEEMA JAIN,
Additional Chief Secretary-cum-Financial
Commissioner to Government of Punjab,
Department of Rural Development and Panchayat.

2390/9-2021/Pb. Govt. Press, S.A.S. Nagar