

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)

Notification

No.

Dated----- 2017

Whereas over the years the education sector has seen a sustained growth due to government initiatives on education for all and enabling the widespread participation of private sector in education infrastructure because of which a large number of colleges and universities have been established in the state of Punjab and

Whereas due to economic globalization corporate sector has also made a tremendous progress due to which a large number of national and multinational companies have set up their units and call centers etc. in the state and

Whereas due to economic development of the state during the post independence era, a number of industrial units has been set up in the state. Similarly, the state has experienced the construction of other real estate projects during the last few decades and

Whereas due to the breaking of the joint family system and the emergence of nuclear family system in the society, the living of senior people has become a problem from security, safety and social angle.

Whereas the government has clear norms/rules and policies for the control and development of educational, industrial, business and other buildings but the requirement of accommodation for students or for the professionals working in incorporate offices/call centers or other public/ private establishments or the accommodation for industrial/construction labour or senior citizens has not been addressed adequately so far and

Whereas due to lack of in house accommodation in educational business and industrial establishments etc., about 80% students or working professionals or labour class have to seek accommodation outside educational campuses or work/ industrial establishments respectively and

Whereas, due to lack of clear policy on housing for students, working professionals, senior citizens and labour class a number of 'Paying Guest' facilities and old age homes have mushroomed in a residential areas in an unorganized manner which do not provide a comprehensive solution to the large scale demand for proper housing for students, professionals and senior citizens. Due to shortage of proper in house accommodation for migrant labour, a number of slums have come up in and around working places without basic civic infrastructure. Therefore, in order to make available proper housing accommodation to students, working professionals, senior citizens and migrant labour in the state, the Governor of Punjab is pleased to formulate a policy on rental housing as given below:-

1. Applicability:- This policy shall be called 'Rental Housing Accommodation Policy' and it shall be applicable in the entire state of Punjab.
2. Enforcement:- It shall come into force from the date of its, notification by the government.
3. The rental housing accommodation projects shall be permissible in residential as well as in mixed land use zones of the respective master plan.
4. Physical Norms:-

S. No	Parameter		Permissible Limits	
I.	Minimum Site Area		800 sq.m	
II.	Minimum Approach Road		within Master plan- 18m (60'-0") Outside Master plan-12m (40'-0")	
III.	Maximum Ground Coverage		60%	
IV.	Maximum Floor Area Ratio		Plot area upto 1600 sq.m.	1:2.5
			Plot area above 1600 sq.m.	1:3.0
V.	Maximum Height of Building		No Restriction subject to clearance from Airport Authority and fulfilment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.	
VI.	Setbacks around buildings	(i) If the height of the building below 15 m	Front & Rear setback	1/4th of the height of the building or 2 m whichever is more
			Side setback	1/5th of the height of the building or 1.5 m whichever is more
			Provided that if covered area on any floor is 500 sqm or above in that case the minimum setbacks around the building shall be 6 m.	
	(ii) If the height of the building is 15 m or above	The minimum setback shall be 6m or 1/3 rd of the height of the building whichever is more.		
VII.	Parking		1.5 ECS per 100 sqm of total covered area	
VIII.	Permissible density		500 persons per acre	

Notes:

- a) Rental housing building shall be a detached building.

- b) *It shall provide common kitchen with dining hall, common room for indoor games, First Aid room, Laundry security guard room.*
- c) *In Rental housing upto 2% of the FAR. availed may be used for canteen/coffee shop, library, ATM, Grocery shop, Pharmacy, office, Mobile shop, Fruit/Vegetable shop, Barber shop or any other similar activities for self use of the occupants.*
- d) *Basement shall be permissible as per extant building rules.*
5. Fees applicable:
- CLU, EDC and permission fee etc. shall levied @ 50% of as applicable in case of residential plotted development.
- Building Fee: @ Rs. 2.5/- Sq. ft. covered area.
6. The rental housing accommodation projects shall be exempted from the provisions of Punjab Apartment and Property Regulation Act 1995.
7. The owner /developer of the rental housing accommodation project can only rent out the accommodation and will have no right to sell the accommodation.
8. Every owner/promoter of such project shall comply with the guidelines/instructions issued by the department of police or any other department of the Govt. for rental accommodation.
9. The fire fighting arrangements shall be provided to the satisfaction of the concerned Fire Deptt.
10. The building structure shall conform to the norms stipulated in NBC-2016 or other relevant BIS-Codes.
11. The building shall also conform to the Punjab Energy Conservation Building Code-2016.
12. The provisions for Rain Water Harvesting Installation of Solar Photovoltaic Panels, Solar Assisted Water Heating System shall be made to the satisfaction of Punjab Energy Development Agency.
13. The promoters of such buildings shall make public health arrangements in the building such as water supply, sewerage and drainage as per provisions of extent building rules.

14. The owner/developer of the project shall not rent out the accommodation or allow the accommodation to be occupied without getting the completion and occupancy certificate from the competent authority.

Dated Chandigarh,

Additional Chief Secretary,
Department of Housing & Urban Development,
Government of Punjab.