

New building bylaws come into force, dhabas, rental housing find mention in new policy

Hike in area of residential and commercial buildings

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THE PUNJAB Urban Planning and Development department notified the new building bylaws. Under the new rules, the residential and commercial properties would have more construction area.

According to the new rules, in case of group housing, commercial, public office, hotels and industrial buildings, there will be unlimited purchasable Floor Area Ratio (FAR). The permissible FAR applicable to educational buildings and residential plots development has also been hiked. Rental housing, hostel, dhaba, miniplex and multiplex, wholesale trade or integrated freight complex also found a mention in the new rules.

The PUDA officials said that as far as the commercial component in group housing projects is concerned, it has been increased to 1 per cent from the existing 0.20 per cent. With this increase, the residents of housing projects would be benefited as they would avail more com-

mercial facilities with provision of more area under commercial activities, promoters would also earn more revenue from the sale of increased area. Benefiting the retail service industry, additional ground coverage of 5 per cent has been permitted. For commercial buildings, ground coverage has been increased from existing 40 per cent to 45 per cent.

The new rules lay the fresh guidelines pertaining to construction of orphanages, old age homes and schools for mentally challenged children and physically challenged people. As per the new conditions, for getting approval of building plans for schools or care centres meant for the disabled or mentally challenged persons, no scrutiny fee shall be charged.

To encourage the concept of environmental friendly buildings, 100 per cent exemption scrutiny fee shall be given, say the rules, besides, offering 5 per cent additional FAR without any charges to those builders who would submit the Green Building Certificate. For electricity generation in residential,

educational, government and commercial buildings, hospitals and group housing complexes the rules mandate the provision of rooftop solar photovoltaic installation. As far as the housing of staff or workers is concerned in all categories of buildings, 15 per cent of the total covered area shall be kept reserved for the purpose, while large campus or universities or IITs or IIMs shall be required to utilise 30 per cent of the total covered area for the residential purpose of the staff.

Provisions of latest National Building Codes have also been incorporated in the newly framed rules which are now applicable to the whole state except within municipal limits of towns, cities Cantonment Board and the sites and areas falling under the jurisdiction of Archaeological Survey of India (ASI).

For effective implementation of these rules, a one-day training programme was organised on Friday in PUDA Bhawan which was attended by the department officials besides private architects and engineers.