

# Dept releases draft of new building rules stating unlimited FAR in Punjab

TIMES NEWS NETWORK

**Mohali:** Department of housing and urban development, government of Punjab has prepared the draft of Punjab Urban Planning and Development Building Rules, 2017. The unique features incorporated in the proposed building rules include unlimited FAR (floor area ratio) for group housing, commercial, industrial and office buildings, mechanical parking of upto 40%, rental housing and flatted industry.

These rules would be applicable throughout the state of

Punjab. The department has invited suggestions from the consumers, which may be sent online on [ctptec@gmail.com](mailto:ctptec@gmail.com) or [ctppunjab@gmail.com](mailto:ctppunjab@gmail.com). The suggestions may

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be submitted latest by September 25 by 5.00pm. The rules shall come into force from the date of their publication in the official gazette, said the official spokesperson of GMDA.

The provisions facilitate any architect registered with

Council of Architects, New Delhi to submit self certified building plan to the Competent Authority atleast 30 days prior to the date of starting construction. Construction of the proposed building may be started after 30 days in case no objection is conveyed to the applicant. In the new Building Rules provisions have been made to ensure compliance to zoning plan, architectural controls, standard design, Master Plans, setbacks, development norms and FAR norms, separately for different kinds of buildings. Fire protection, lighting, ventila-

tion, special children friendly, senior citizen friendly, norms for green buildings roof top solar energy, water re use, water supply, sanitation, waste management have also been taken into account.

The said rules have been reframed in the light of Model Building by laws 2016 issued by ministry of urban development and poverty alleviation, government of India and National Building Code (NBC). They are expected to bring uniformity in buildings proposed to be constructed in the state that have been classified on the basis of risk factor.