

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)
NOTIFICATION**

Dated: 02/11/2018

No. 8/03/2018-4HG1/1346240/ 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 further to amend the Punjab Urban Planning and Development Building Rules, 2018, namely:-

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Amendment) Rules, 2018.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Urban Planning and Development Building Rules, 2018, (herein after referred to as the said rules), in rule 2, for clause (27), the following clause shall be substituted, namely :-

"(27) "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. 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;".

3. In the said rules, in rule 20, for Table 17, the following Table shall be substituted, namely:-

Table 17: Warehouse / Godown (Standalone)

| S. No. | Parameter | Permissible Limits |
|--------|----------------------------|---|
| I. | Minimum Site area | 2000 sq.m |
| II. | Minimum Approach Road | 15 m (Minimum 22'-0" widen to 50'-0") |
| III. | Minimum Frontage | 30 m |
| IV. | Maximum Ground Coverage | 65% of Plot Area |
| V. | Maximum Floor Area Ratio | 1:1.0 |
| VI. | Maximum Height of Building | No Restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms. |
| VII. | Setbacks around buildings | Refer sub-rule(1) of rule 26 of these building rules. |
| VIII. | Parking | 3 Equivalent Car Space /100 square meters of the total covered area. |

Note: For risk based approval of types of warehouses/ Integrated Freight Complex (IFC) refer sub-rule (1) of rule 47".

4. In the said rules, in rule 24, after Table 26, the following Table shall be inserted, namely:-

Table 26(A): Convention Centre

| S. No | Parameter | Permissible Limits |
|-------|----------------------------|---|
| I. | Minimum Site area | 2000 sq.m |
| II. | Minimum Approach Road | Within Master Plan -18m (60'-0") Outside Master Plan-12m (40'-0") |
| III. | Maximum Ground Coverage | 50% |
| IV. | Maximum Floor Area Ratio | 1:2 |
| V. | Maximum Height of Building | No Restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms. |
| VI. | Parking | 3 Equivalent Car Space /100 square meters of the total covered area. |
| VII. | Setbacks around buildings | Refer sub-rule(1) of rule 26 of these building rules. |

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Notes:

(a) Upto 30% percent of the total covered area of Convention Centre, shall be allowable for hotel activity.

(b) Upto 1.0 percent of the total covered area of Convention Centre shall be allowable for commercial activity".

5. In the said rules, in rule 26, in sub-rule (1):-

(i) for note (c), the following shall be substituted: namely:-

"(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 of respective side of the building" ; and

(ii) after note (c), the following note shall be added, namely:-

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

6. In the said rules, in rule 30, in sub-rule (15), for clause (i), the following shall be substituted: namely:-

"(i) Minimum clear width.- The following minimum width shall be provided for staircases for respective occupancies, namely:-

(a) Residential plotted/ independent floors :

For plot size upto 150 sq.m : 900 mm

For plot size above 150 sq.m : 1000 mm

(b) Residential (lodging and rooming houses, dormitories) : 1250 mm

(c) Apartment houses/group housing : 1350 mm

(d) Hotel : 1500 mm

(e) Assembly : 2000 mm

(f) Educational : 1500 mm

(g) Institutional: 2000 mm

(Hospitals, sanatoria, custodial, institutions, penal and mental institutions)

(h) SCO/ Shop/Booth:

For plot width upto 7.5 m: 900 mm

For plot width above 7.5m: 1500mm

(i) All other occupancies: 1500 mm".

Dated: 02.11.2018
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Endst No. 8/03/2018-4hg1/1346240/2.

Dated: 02/11/2018

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst No. 8/03/2018-4hg1/1346240/3-11

Dated: 02/11/2018

1. Chief Administrator, PUDA, SAS Nagar.
2. Director, Town and Country Planning, Punjab, SAS Nagar
3. Chief Administrator, GMADA, SAS Nagar.
4. Chief Administrator, PDA, Patiala.
5. Chief Administrator, BDA, Bathinda.
6. Chief Administrator, GLADA, Ludhiana.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, ADA, Amritsar.
9. Chief Town Planner, Punjab SAS Nagar.

Anita Sharma
Superintendent