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**PART III**  
**GOVERNMENT OF PUNJAB**  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(Housing-1 Branch)

**NOTIFICATION**

The 3rd August, 2020

**No. G.S.R. 49/P.A.11/1995/Ss.43 and 180/Amd.(4)/2020.-** 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, 2020.  
(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 (hereinafter referred to as the said rules), in **rule 2**, in sub-rule (1), -
  - (i) **for clause (17)**, the following clause shall be substituted, namely:-

"(17) **"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;"
  - (ii) **for clause (96)**, the following clause shall be substituted, namely:-

"(96) **"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/ 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;"

3. In the said rules, in **rule 20**, in Table 8, for Note (g), the following shall be substituted, namely:-

"(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")."

4. In the said rules, in rule 38, for clause (iv), the following clause shall be substituted, namely:-

"(iv) An incentive of additional Floor Area Ratio of five percent for Three Star or Bronze or Silver 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 said rating agencies (GRIHA/LEED/IGBC), the defaulter can be penalized equivalent to five times the collector rate of land proportional to the additional Floor Area Ratio availed and Building scrutiny fee shall be recovered alongwith interest at the rate of twelve percent from the date of the approval of building plans."

**SARVJIT SINGH,**

Principal Secretary to Government of Punjab,  
Department of Housing and Urban Development.