

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

Dated: Chandigarh, the 18-01-05

No. 2/3/92 – 5HG2/458: - Whereas the Governor of Punjab is of the opinion that the procedure to obtain the approval to develop of small colonies in the various parts of the State of Punjab needs to be simplified ,

And, whereas the Governor of Punjab is of the opinion that it would be in the interest of planned and organised Urban Development of the State and also in the interest of the prospective buyers to do so ,

And, whereas the Governor of Punjab is of the opinion that operation of the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) causes undue hardship in cases relating to small promoters and land-owners, which in turn leads to a lower availability of reasonably price plots in well-planned and approved colonies ,

Now, therefore, in exercise of powers vested in him under section 44 (2) of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act 14 of 1995), the Governor of Punjab is pleased to exempt all the new proposed colonies, up to a gross area of 10 acres, from the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act. No. 14 of 1995) (except Section 32) and the procedural requirements connected thereto, subject to strict compliance with procedure and terms and conditions given in the Schedule below:-

**SCHEDULE**

**SIMPLIFICATION OF THE PROCEDURE FOR DEVELOPMENT OF COLONIES IN THE STATE OF PUNJAB UP TO AN AREA OF 10 ACRES.**

**1. ELIGIBILITY CONDITIONS:**

Henceforth, it shall not be mandatory to obtain a formal licence from the Competent Authority under the Punjab Apartment and property Regulation Act, 1995 by any promoter/land owner before developing a colony, subject to the fulfillment of **all** of the following terms and conditions:-

- (a) The gross area of the colony being developed should not exceed 10 acres;
- (b) The title of the land shall be clear and unencumbered and should stand exclusively in the name of the applicant or, where there is more than one applicant, the joint applicants;
- (c) Application may also be submitted by the holder of the General Power of Attorney on behalf of the single or joint land owners, provided the attorney holder has been specifically authorised in this behalf;
- (d) The land-owner (s) should have been registered as a promoter under the provision of the Punjab Apartment and Property Regulation Act, 1995. However, where the applicant is the holder of a Power of Attorney, the attorney holder shall be required to be registered as a promoter and in this case it would not be necessary for the land-owners to be registered as such promoters;

- (e) There should be no default in respect of the payment of the installments of External Development Charges (EDC), or any other sum payable under the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder in respect of any company of which the applicant or any of the land owners is a Director, or any partnership firm of which the applicant or any of the land owners is a partner.
- (f) The lay-out plan, including the services plan, shall be prepared, in case the proposed colony is upto five acres, by an Architect registered with the Council of Architects, whereas a Town Planner, registered with the Institute of Town Planners, may prepare any such plan for any colony;
- (g) However, the lay-out plan of the proposed colony can also be got prepared from the concerned Divisional Town Planner (DTP) of the Department of Town and Country Planning, Government of Punjab, after submitting an official fee of Rs. 10,000/- per gross acre, subject to a minimum of Rs. 50,000/- . The fee shall be exclusive of the cost of the survey, which shall have to be organised by the applicant at his own expense.

## **2. PROCEDURE FOR SIMPLE APPLICATION:**

After the lay-out plan, including the services plan, has been prepared, it shall be submitted in triplicate to the concerned Divisional Town Planner (DTP) of Town and Country Planning Department having jurisdiction, along with the proof of the title of the land. However, where the Senior Town Planner (STP) is stationed in a particular district headquarter, these documents shall be submitted to such Senior Town Planner in respect of such district (and not the entire Zone). The application shall be submitted, along with a Demand Draft in favour of Senior Town Planner or the District Town Planner, as the case may be, at the same rate as prescribed as the licence application fee under the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder (i.e., Rs. 5,000/- per hectare).

- 2. The applicant shall furnish an irrevocable and unequivocal, written legal undertaking that he shall voluntarily pay all dues on account of the External Development Charges, in accordance with the same rate and the installment schedule, as is normally being assessed under the Punjab Apartment & Property Regulation Act, 1995 and rules thereunder. He shall also undertake to develop the colony in accordance with the lay-out plan that might be finally approved and also undertake to execute to all the internal development works, in accordance with the standards and specifications that are finally approved. The undertaking shall also contain a recital that the applicant shall be responsible for all other statutory compliances and permissions including environmental clearances, if any, required. It shall also declare that no dues are outstanding on account of the External Development Charges (EDC) etc. in terms of paragraph 21 (c).

## **3. PROCEDURE BEFORE THE SENIOR TOWN PLANNER / DISTRICT TOWN PLANNER:**

After the receipt of the application, the Senior Town Planner/District Town Planner concerned shall conduct a summary fact finding inquiry, as regards the title of the land and also as to whether the proposed lay-out plan fits into the general, proposed Urban Development of the area and, in doing so, he shall broadly be guided by the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the rules framed thereunder, including any Master Plan, including the non-statutory Master Plans, prepared or under preparation by the Department. A spot visit by the Senior Town Planner / Divisional Town Planner shall be mandatory. However, where any change of land use is involved, the case shall not be finalized at the level of the STP and DTP and a

specific recommendation shall be made to the State Government, through the Chief Town Planner, regarding the change of land use required. Further action shall be taken up only after the State Government formally approves the changes of land use. After the aforesaid summary inquiry, has been completed, the Senior Town Planner/Divisional Town Planner concerned shall issue to the applicant-promoter a Letter of Intent (LOI) formally intimating his intent to approve the proposed colony and, in doing so, he shall also convey the assessment and schedule of payment of the External Development Charges assessed.

Apart from any other reasonable conditions that may be imposed, the following conditions shall be incorporated:-

- (a) The applicant shall be responsible for all statutory clearances, including environmental clearances, if any, required from the Central Government or any of the agencies of the Central Government or from any other Department of the State Government or any of its agencies and this approval in itself shall not be construed as any approval beyond the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the rules;
- (b) The applicant shall remain exclusively responsible for complying with the provisions any other law for time being in force and in case of any breach or violation thereof, he (the applicant) shall exclusively be liable to face the penal action;
- (c) The construction on individual plots shall be commenced only after the approval of the building plan by the Municipal Authorities concerned, in case the colony is situated within the municipal limits. In other cases, the Punjab Urban Planning and Development Authority (PUDA) Building Rules, 1996/bye-laws shall be applicable, the construction shall be carried out only after getting the building plan approved by the Competent Authority, notified under the Punjab Regional and Town Planning and Development Act, 1995;
- (d) The communication shall, apart from intimating the assessment and schedule of the payment of the External Development Charges (EDC) installments, shall also call upon the applicant to submit a Crossed. "account payee only" Demand Draft in favour of the "Competent Authority-cum-Chief Administrator, PUDA", payable at Chandigarh or SAS Nagar (Mohali), along with a consent letter that the applicant-promoter undertakes to abide by all the terms and conditions of this Notification as well as the Letter of Intent;
- (e) The letter of intent (LOI) shall also call upon the applicant to deposit entire amount in respect of the "Punjab Urban Development Fund," payable under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (at the rate of rupee one per square metre), in shape of a demand draft in favour of "Chief Administrator, PUDA", payable at Chandigarh/ SAS Nagar (Mohali).
- (f) The letter of Intent (LOI) shall also enjoin upon the applicant to pledge/hypothecate in favour of the State Government immovable property equivalent to Rs. 2.00 lakh per gross acre, in lieu of the Bank Guarantee that is normally required to be furnished under the Punjab Apartment and Property Regulation Act, 1995 and rules framed thereunder, by a regular promoter, as a security for execution of the Internal Development Works approved. The value of the said property shall be reckoned at the rates fixed by the District Collector for the purposes of registration of sale deeds or documents. The property may be situated with in or outside the proposed colony. The property shall remain pledged till a Completion Certificate is finally issued by the STP/DTP, in accordance with the procedure laid down in PAPRA Act/rules. The applicant may instead of hypothecating property as aforesaid, may choose to furnish a Bank Guarantee of equivalent amount in favour of " Chief Administrator, PUDA-cum-Competent Authority, PAPRA" as stipulated in the Apartment and Property Regulation Act, 1995.

- (g) The lay-out plan , including the Services plan, shall also be returned to the applicant, duly signed and approved by the Senior Town Planner/Divisional Town Planner, as the case may be.

#### **4. ISSUE OF FINAL APPROVAL:**

After the applicant-promoter has formally communicated his acceptance of terms and conditions laid down in the Letter of Intent (LOI) and also deposited the first installment of the External Development Charges as assessed, the letter of Intent (LOI) issued by STP/DTP shall be converted into a formal approval to develop the proposed colony.

The STP/DTP shall also endorse a copy of the final letter of approval to:-

- (i) Chief Administrator, PUDA-cum-Competent Authority, PAPRA and the Zonal Additional Chief Administrator, PUDA/Estate Officer, PUDA, concerned.
- (ii) Deputy Commissioner of the District.
- (iii) Commissioner of the Municipal Corporation/Executive Officer of the Municipal Council/Nagar Panchayat concerned, in case of a colony situated within the Municipal limits.

The deposit of the subsequent installments of External Development Charges (EDC) shall be effected and monitored by the concerned Zonal Additional Chief Administrator of PUDA and in case of default, the approval granted under this Notification shall be liable to be cancelled by the Senior Town Planner/Divisional Town Planner concerned, on a report by the Zonal Additional Chief Administrator of PUDA concerned or otherwise, and the colony shall be declared to be an unauthorised. Other penal action may also be initiated in such cases by the Zonal Additional Chief Administrator of PUDA, after such cancellation.

#### **5. RESIDUARY PROVISIONS:**

The Senior Town Planner as well as the Divisional Town Planner, acting under this Notification, shall be deemed to be Competent Authority within the meaning of the Punjab Apartment and Property Regulation Act, 1995 and the rules framed thereunder, for the purposes of this Notification and in case any adverse order is passed by the said officer(s), the applicant shall have a right of appeal, as provided under the Punjab Apartment and Property Regulation Act, 1995 and the Rules framed there under.

Nothing in this notification shall preclude an applicant from applying for a regular licence to the Competent Authority, Punjab Apartment and Property Regulation Act.1995.

Extension of existing colonies of the same promoters when contiguous can also be applied for under this notification provided Completion Certificate of the previous colony has been issued.

In case of any doubt in any quarter whatsoever, guidance shall be obtained from the provisions of the Punjab Apartment & Property Regulations Act, 1995 and the rules framed thereunder.

In case any clarification regarding this scheme is required, the matter shall be forwarded to the State Government, in the Department of Housing & Urban Development and the decision of the State Government decision shall be final and binding on all concerned.

Dated, Chandigarh the  
18.01.2005

Karan Bir Singh Sidhu  
Secretary to Government of Punjab  
Department of Housing & Urban Development

Endst. NO. 2/3/92-5HG2/

Dated Chandigarh, the

A copy with a spare copy is forwarded to the Controller Printing & Stationery, Punjab, Chandigarh, with the request to publish this notification in the Punjab Government Extra Ordinary Gazette and 100 copies thereof may be supplied to this Department for office use

**Secretary Housing & Urban Development**

Endst. NO. 2/3/92/5HG2/462

Dated Chandigarh, the 18.01.05

A copy is forwarded to the following , for information and necessary action:

1. Chief Administrator, PUDA, PUDA Bhawan, Sector 62, SAS Nagar, Mohali.
2. Competent Authority, PAPRA, PUDA Bhawan, Sector 62, SAS Nagar (Mohali)
3. Chief Town Planner, Punjab, Chandigarh,

**Secretary Housing & Urban Development**

**DEPARTMENT OF TOWN & COUNTRY PLANNING , PUNJAB**

Endst. No.299-319-CTP(Pb)/SC-7 Dt. Chandigarh, the 19.01.05

Copy of the above is forwarded to the following for information and necessary action:

1. Senior Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
2. District Town Planner,  
Amritsar/Gurdaspur/Jalandhar/Hoshiarpur/Ludhiana/Ferozepur/Faridkot/Patiala/Sang  
rur/Bathinda/SAS Nagar/Mandi Divn., Chd/Fatehgarh Sahib.
3. Deputy District Town Planner, Kapurthala/Ropar.

Senior Town Planner (HQ)  
For Chief Town Planner  
Punjab, Chandigarh.

**SUMMARY OF GUIDELINES FOR EXAMINATION OF LAYOUT PLANS OF COLONIES UPTO 10 ACRES.**

- i) Conformity of the area of colony with the Master Plan, development, controlled area plan, planning area proposals or any other such documents.
- ii) Whether the area under proposed colony falls within proposals already framed/notified by any development agency like PUDA,PSIEC,MC, Improvement Trust, Colonisation Deptt. for undertaking any development.
- iii) Integration with adjoining built up areas in respect of road net work, services etc.
- iv) Approach road & internal major roads:45'-0" wide
- v) Other internal roads minimum 35' wide
- vi) Saleable area as per PAPR Act,1995 and rules thereon
- vii) Area under public uses i.e. roads.-As above- open spaces, pavements , parks, educational services and other public utilities etc.
- viii) Area under public buildings -As above-
- ix) Plotted commercial area 5% of total area of scheme
- x) Educational facilities Nursery school having minimum area of 0.2 acres
- xi) Group Housing & MS flats As per Annexure-1 attached
- xii) Architectural Control of commercial area As per Annexure-11 attached

- xiii) Zoning plan and Development control of As per Annexure-111 Larger independent commercial sites attached falling in the approved colonies

**ANNEXURE - I**  
**PROPOSED NORMS FOR GROUP HOUSING UNDER THE PUNJAB APARTMENT AND PROPERTY REGULATIONS ACT, 1995.**

i)	Minimum plot size	4000 Sq.mtrs.
ii)	Maximum Ground coverage	40%
iii)	Maximum FAR	1.5
iv)	Basement	Below the building to the extent of actual coverage at the ground floor, area not to be counted towards F.A.R. and not to be used for habitable purposes.
v)	Maximum height	As prescribed in the zoning plan.
vi)	Stilts	Stilts permitted under building and when used for parking, area not to be counted towards FAR. However, where both basement and building is constructed on stilts, then coverage in excess of permissible basement are to be counted towards FAR.
vii)	Open spaces and organised parks	Minimum 30% of the area of the site shall be used for landscaping organised park area shall be 15%.
viii)	Parking	As per PUDA (Building) Rules, 1996 However area of the site to be used for roads and parking shall be restricted to 30% of site .
ix)	Balconies	Area under balcony/balconies shall not exceed 15% of the plinth area of the flat. The maximum depth of balconies shall not exceed 6'0" and shall be within the zoned area. Area over and above 15% shall be counted towards FAR.
x)	Community facilities	Area for community facilities such as community centre, recreation hall, crèche, library, reading room, maintenance store, society office shall not exceed 2.5% of the site areas subject to the maximum of 6000 sq.ft. The area shall form part of FAR..
xi)	Fire safety	As per BIS
xii)	Lifts and stair-cases	As per PUDA Rules
xiii)	Structural stability	Building shall be made structurally safe to with-stand any natural disaster and shall be designed by a qualified Structural Engineer as per the provisions of National Building Code.
xiv)	Saleable area (SALEABLE AREA = GROUND COVERAGE X FAR)	55%

**Annexure -II**  
**NORMS FOR FRAMING ARCHITECTURAL CONTROLS OF COMMERCIAL BUILDINGS/SITES FALLING IN APPROVED COLONIES WITHIN MUNICIPAL LIMITS UNDER PAPRA, 1995.**

1.0 The norms for ground coverage, height, FAR, basement etc. shall be as under:-

Sr. No.	Category	Single Storeyed Booths	Double Storeyed Shops	Shop-cum-Shop/Office
1.	Width of site	Upto 10 feet	Above 10 feet and below 16'-6"	16'-6" and above
2.	Maximum ground coverage	100% of the site area	80% of the site area	75% of the site area
3.	Maximum Floor Area Ratio (FAR) excluding basement area	1.00	1.60	2.25/2.75
4.	Maximum height of building	12'-0"	24'-6"	36'-0"/48'-6"
5.	Number of storeys allowed	1	2	¾
6.	Clear width of corridor (Compulsory)	7'-0"	7'-0"	8'-3"
7.	Basement	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 5% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7'-6" from floor to soffit to the beam and height of ceiling shall</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p> <p>vi) Basement shall have a clear height of 7'-6" from floor to</p>	<p>i) Permitted for storage only provided technically feasible.</p> <p>ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor.</p> <p>iii) Basement to be accessible from within the shops. No direct access from the public corridor permitted.</p> <p>iv) Provision for air light and ventilation to be made @ 10% of the basement area.</p> <p>v) Area of the basement not to be counted towards FAR.</p>

		not exceed 8'-3". vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.	soffit to the beam and height of ceiling shall not exceed 8'-3". vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.	vi) Basement shall have a clear height of 7'-6" from floor to soffit to the beam and height of ceiling shall not exceed 8'-3".  vii) 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.
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In case of commercial sites having openings on both front and rear, then the ground coverage to be permitted in such cases shall be upto 100% of the plot area subject to the conditions that corridors of appropriate width, as specified in para 1.0 above shall be provided in front of each opening and the basement shall be restricted to the entire area of the site excluding the area under corridors. FAR, height, number of storeys, clear width of the corridor shall be governed by the width of the plot and stipulation made above in the case of double storeyed shops/ shop-cum-shop/offices, as the case may be. However, the total coverage shall continue to be governed by the parking requirements mentioned in para 3 below with adequate provision made both in front and rear of the site.

2.0 Approach to upper floors in case of double storeyed shops, shop-cum-shop/offices shall be permitted from the public corridor.

3.0 **PARKING:**

- a) Adequate parking shall be made available in the commercial area.
- b) Parking requirement shall be calculated @ 1.33 ECS (Equivalent Car Space) for 100Sq.mtr of covered space provided on all floors.
- c) 1ECS=22 sq.mtr. for open parking.
- d) In case, required parking area works out to be less than the area available in the layout plan, then the covered area on the of commercial sites shall be scaled down . In no case, total covered area on all floors of commercial sites shall exceed the area worked out on the basis of (b) above.

4.0 Adequate provision for public toilets (with minimum one set of toilets for ladies, gents and handicapped) shall be made in the commercial area as per the norms prescribed in the National Building Code.



- 5.0 Adequate advertisement/display areas shall be provided in the architectural controls. However, provision for such display areas shall be made an integral part of control sheets.
- 6.0 All multi-storeyed buildings having four storeys or above with height of 15 meter or above shall conform to fire safety regulations and would require prior clearance from the Fire Authorities.
- 7.0 In case of buildings where no basement is provided, depressing of ground floor upto a maximum of three feet is permitted subject to the condition that the depressed floor is made accessible to the physically challenged persons. The additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.

Note:

**Based on the above norms, zoning plans for the commercial sites shall be prepared. Based on the zoning plan, architectural control/ building control sheets shall be prepared by the promoter and submitted to the competent authority for approval. Zoning for the commercial sites shall form part of the zoning plan prepared for the residential plots. No separate zoning plan for the commercial site shall be submitted.**

### ANNEXURE-III

#### Norms for framing zoning plan and development controls of larger Independent commercial sites falling in the approved colonies in urban areas under PAPRA, 1995.

1. The issue of bringing objectivity in evolving architectural controls of the commercial sites carved out in the colonies sanctioned under Punjab Apartment and Property Regulation Act, 1995, falling within municipal limits has been engaging the attention of Competent Authority and it was felt that norms and standards for covered area at ground level, floor area ratio, height, parking, basement etc, must be prescribed.
2. The norms for the smaller commercial sites i.e. booths, double storeyed shops, shops-cum-offices have already been finalised and issued vide letter No.PUDA (Advisor (TP))-2003/1637-41 dated 11.8.2003.
3. The norms for the larger commercial sites were discussed in a meeting held on 14.8.2003, and it was decided that following norms shall be applicable while preparing zoning plans and development controls for such sites:

Sr. No	Item	Prescribed norms
1	Plot size	Minimum 2000 sq.yds
2	Ground coverage	Not to exceed 40%
3	Zoned area at ground level	Not to exceed 55%
4	Floor Area Ratio excluding basement area	Not to exceed 2
5	Set backs a. Front & rear b. side	(a)Not less than 20'-0" (b) Not less than 20'-0"
6	Height of building	Not to exceed 75'-0" subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations, restrictions due to civil aviation requirements.
7	Basement	<ul style="list-style-type: none"> <li>i) Twin level basement permitted.</li> <li>ii) Total area of basement not to exceed the area of plot.</li> <li>iii) Basement permitted within the zoned area.</li> <li>iv) Basement not to be used for habitable purposes.</li> <li>v) Basement to be used for parking storage services with minimum of 75% area earmarked to parking.</li> <li>vi) Basement beyond the ground coverage shall be at the ground level with adequate provision of air, light &amp; ventilation made.</li> <li>vii) Basement to satisfy the public health &amp; structural safety requirement.</li> <li>viii) No toilet permitted in the basement area.</li> <li>ix) Area of basement not to count towards FAR.</li> <li>x) Provision of air, lighting and ventilation to made @10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement.</li> <li>xi) No generator shall be permitted to be installed in the basement.</li> <li>xii) Height of basement to be as per building bye-laws.</li> </ul>
8	Parking	a. Parking area to be provided @ 1.50 ECS for every 120Sq.yds. of built up area provided on all floors.

		<p>b. 1 ECS shall be equivalent to :-</p> <ul style="list-style-type: none"> <li>• 27 Sq.yds. for open parking.</li> <li>• 33 Sq.yds. for parking under stilts.</li> <li>• 39 Sq.yds. for parking in the basement.</li> </ul> <p>c. Ground floor level parking shall be 50% of the area available at the ground level excluding the built up area.</p> <p>d. In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms prescribed above at (a).</p>
9	Fire safety	<p>Building shall be made safe from fire-hazard and for this purpose following Fire Prevention and Fire Safety measures shall be put in place.</p> <ol style="list-style-type: none"> <li>i) Entry or exit gates of minimum 20 feet width shall be provided with a minimum turning radius of 30 feet. Set backs around the building shall be kept free from all encroachments for ensuring free flow of the fire units.</li> <li>ii) Underground/overhead <b>Static Water Tanks</b> of appropriate capacity, exclusively for fire fighting shall be provided.</li> <li>iii) Automatic <b>sprinkler system</b> shall be provided with independent pumping arrangements with overhead connections as secondary source of water supply for the sprinkler system.</li> <li>iv) <b>First Aid Hose Reels</b> system as per ISI specification with 100' hose of 28mm shall be provided floor wise.</li> <li>v) All types of <b>fire extinguishers</b> provided in the building shall be of ISI mark.</li> <li>vi) Ceilings of all vertical electrical- telephone fire alarm <b>shaft</b> in the building shall be minimum 2 hours <b>fire resistance</b> with self-closing fire-check door of one hour rating shall be provided in common areas to isolate the staircases, lift, lobbies and passages in order to restrict spread of smoke/fire in the event of fire.</li> <li>vii) <b>Automatic fire/heat/smoke detection</b> system shall be provided with the facility of control panel in control room to be located on ground floor.</li> <li>viii) <b>Public address system</b> involving loud-speakers, talk-back system of each floor with control panel located in the Fire Control room to be provided. The system should be able to clearly announce message to the occupiers including facility of talk-back to the fire control room in case of emergency.</li> <li>ix) <b>Illuminated Exit ways</b> marking signs should be placed in prominent places to give clear directions to the Exit Fire Escape Routes with signs duly supplemented with alternate source of power supply.</li> <li>x) Alternate source of electric supply of suitable capacity should be put in place, complete with automatic main failure panel for the operation of atleast one lift, fire alarm system, exit lights in the basement, tubewell, fire pump in case of failure of city mains.</li> <li>xi) Minimum one lift designed as fire lift shall be provided with fire man switch to facilitate lift services to the fireman in case of emergency. However, it will be</li> </ol>

		<p>desirable if all lifts are provided with fireman switch.</p> <p>xii) <b>Wet Riser system</b> comprising of automatic pumps of the rated capacity of 48 liters/ second of and residual of 3kg/cm<sup>2</sup> at the higher point should be provided. In addition, following equipment will also be provided on each floor:-</p> <ol style="list-style-type: none"> <li>a) Internal Landing valve</li> <li>b) Standard Branch pipe.</li> <li>c) RRL Hoses 63 mm complete with couplings</li> <li>d) Jockey pump of similar head but discharging 2 to 3 liters capacity per second shall also be provided to cater for the leakages in the system.</li> </ol>
10	<b>General</b>	<ol style="list-style-type: none"> <li>(i) Construction of water tanks, solar panels, machine rooms for lifts, mumti for staircase, installation of dish antenna and water tanks shall be permitted on the top floor subject to the following conditions: <ol style="list-style-type: none"> <li>(a) The construction shall be recessed by minimum of 10 feet from the outer line of the parapet.</li> <li>(b) The maximum height of such portion of buildings shall not exceed 10 feet above the parapet.</li> <li>(c) No habitable construction shall be allowed in the area.</li> <li>(d) No toilet shall be permitted on the terrace.</li> <li>(e) The area of such construction shall not be counted towards the FAR nor the height shall count towards the overall height of the building as prescribed in the para (vi) above.</li> </ol> </li> <li>(ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for land scaping.</li> <li>(iii) Building shall be made accessible to physically challenged persons.</li> </ol>