GSR.01/P.A.11/1995/Ss 43 and 180/Amd.(2)/2017 dated 21/12/2016

PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-1 BRANCH)

NOTIFICATION

The 21st December, 2016

No. G.S.R.01/P.A.11/1995/Ss.43 and 180/Amd.(2)/2017.-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 Authority Building Rules, 2013, namely:-

RULES

1. Short title and commencement.-(1) These Rules may be called the Punjab Urban Planning and Development Authority Building (Amendment) Rules, 2016.

(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 Authority Building Rules, 2013 (hereinafter referred to as the said rules), in rule 15, in the Note at the end, for the words and figure "Upto 5 percent", the words and figure "Upto 15 percent" shall be substituted and thereafter, the following shall be added, namely:-

"• Canopy/ porch, machine room of elevators, lift wells, escalator/ travellator well, watch and ward cabins (upto 100 sq.ft.), covered sky bridges in high rise buildings, jogging tracks, swimming pools (open to sky), architectural features/ elements such as, coffers, louvers, end wall projected upto 900 mm, pergolas, other sunshade elements, any landscape element, staircase, fire towers, podium(s)/ multistorey podium with tower if used for parking and the services like sewerage treatment plant, water treatment plant, garbage collection, electrical sub-station, service ducts, Diesel Generator (DG) room, Air Conditioning (AC) plant room, service areas on habitable rooms, atrium/atria shall be exempted from Ground Coverage.".

3. In the said rules, in rule 16,-

(a) for clause (vii), the following clause shall be substituted, namely:-

"(vii) In case of residential plot development and independent floors, the floor area ratio shall be as under:-

For residential plot development:

(i)	First 250 square meters	1:1.95
(ii)	Next 100 square meters	1:1.4
(iii)	Next 100 square meters	1:1.2
(iv)	Beyond 450 square meters	1:0.9

For independent floors:

(i)	First 250 square meters	1:2.6
(ii)	Next 100 square meters	1:2.4
(iii)	Next 100 square meters	1:2.0
(iv)	Beyond 450 square meters	1:1.6";

(b) at the end of clause (viii), the following proviso shall be added, namely:-

"Provided that in case of group housing, if the size of dwelling unit exceeds 3000 square feet, then the maximum floor area ratio shall be 1:3.75 in order to achieve the permissible density subject to fulfillment of norms such as road width, parking, setback, fire safety etc."; and

(c) after the Note at the end, the following Note shall be added, namely:-

"**Note.-** (a) Canopy/projections, watch and ward cabins (upto 100 sq.ft.), atrium/atria, covered sky bridges or intermittent floors as relief in high rise buildings, area on habitable floor like Heating, Ventilation and Air Conditioning (HVAC), Mechanical Electrical and Plumbing (MEP) installations, janitor rooms, Air Handling Unit (AHU) room, Air Conditioning (AC) plant room, electric installations, Low Tension (LT) panel room, Closed Circuit Television (CCTV) room or any other similar services, architectural features such

as, coffers, louvers, end wall projected upto 900 mm, pergolas, other sunshade, elements , any landscape element, podium(s)/ multistory podium with tower if used for parking and services like water tank/ water works, sewerage treatment plant, water treatment plant, garbage collection, electrical sub-station, Diesel Generator (DG) room and service ducts, ramp and fire exit stair cases/ fire towers (open to sky or uncovered), fire refuse area (as per National Building Code of India 2005), toilet blocks for visitors/ drivers/ guards on ground floor only, cupboards upto depth of 0.6m and 1.8m length shall be exempted from floor area ratio in commercial projects.

(b) The width of corridors provided in addition to their minimum required width as per National Building Code of India 2005 shall be exempted from floor area ratio:

Provided that of the total floor area ratio under these components shall not exceed the 15% of the total floor area ratio of the building(s).

(c) The area of lift wells, escalator/ travellator well, service shaft shall be taken on one floor.

(d) In multi-storey buildings, service floor shall be allowed after minimum four floors. Maximum of three service floors shall be allowed in a building. The area of service floor shall not be counted towards floor area ratio and maximum height of such floors shall be 2.40m from floor to bottom of the beam.".

4. In the said rules, in rule17, for the proviso at the end, the following proviso shall be substituted, namely:-

"Provided that the maximum height of plotted residential buildings without stilts shall be 36' excluding mumti, parapet, lift room and architectural features. In case of independent floors, the maximum height shall be 49'-6" excluding mumti, parapet, lift room and architectural

features. The stilts shall be compulsory and shall be counted towards height of the building.".

5. In the said rules, in rule 19, after sub-rule (2), the following sub-rule shall be added, namely:-

"(3) Podium parking shall be floor (s) above ground of maximum 7'-6" height each below the bottom of the beam, if served by a ramp for moving of vehicles for entry and exit from parking area as per the plan approved by the competent authority. Ramp for podium shall not be allowed in the setbacks. Podium used for parking shall not be counted towards ground coverage and floor area ratio.".

6. In the said rules, for rule 25, the following rule shall be substituted, namely:-

"25. Stairs case and Ramp.-

(a) Minimum width, tread and maximum riser and other provisions of the staircase for different type of buildings shall be as per the National Building Code of India 2005 (NBC 2005).

(b) In case of high rise residential building(s)/towers, the staircases shall be provided as per the provisions of 'All other buildings' category of National Building Code of India 2005 (NBC 2005).

(c) For physically challenged/old persons, the provision of ramp upto the plinth level shall be as per National Building Code of India 2005 (NBC 2005).

(d) Ramp(s) shall be compulsory in building(s) such as educational, institutional, hospitals, malls and multiplexes and shall go up to the highest floor. Minimum width of the ramp shall be as per National Building Code of India 2005 (NBC 2005) and its gradient shall not be less than 1:12.".

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1174/01-2017/Pb. Govt. Press, S.A.S. Nagar