ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,ਪੰਜਾਬ

ਵਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਸੇਵਾ ਵਿਖੇ

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ/ਪਟਿਆਲਾ/ਅੰਮ੍ਰਿਤਸਰ/ਲੁਧਿਆਣਾਂ/ਐਸ .ਏ .ਐਸ .ਨਗਰ।
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਂਕਾਰ,
ਸੰਗਰੂਰ/ਫਰੀਦਕੋਟ/ਪਟਿਆਲਾ/ਜਲੰਧਰ/ਅੰਮ੍ਰਿਤਸਰ/ਲੁਧਿਆਣਾਂ/ਫਿਰੋਜਪੁਰ/ਬਠਿੰਡਾਫਤਿਹਗੜ
ਸਾਹਿਬ/ਗੁਰਦਾਸਪੁਰ/ਹੁਸਿ.ਆਰਪੁਰ/ਮੰਡੀ ਮੰਡਲ, ਚੰਡੀਗੜ੍ਹ।

ਯਾਦ ਪੱਤਰ ਨੰ:2618-37 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਸੀ 7,
ਮਿਤੀ:6 .11 .03

ਵਿਸ.ਾ: ਨਾਰਮਜ. ਫਾਰ ਕਮੱਰਸਿ.ਅਲ ਏਰੀਆਜ. ਪ੍ਰੋਵਾਈਡਿਡ ਇੰਨ ਦਾ ਕਾਲੋਲੀਜ. ਅਪਰੂਵਡ ਅੰਡਰ ਦੀ ਪੀ .ਏ .ਪੀ .ਆਰ .ਏ . 1995 ਫਾਲਿੰਗ ਵਿੰਧ ਇੰਨ ਦਾ ਮਿਉੂਸਪਲ ਲਿਮਟਸ।

ਹਵਾਲਾ: ਮੁੱਖ ਦਫ.ਤਰ ਦਾ ਪਿੰਠ ਅੰਕਣ ਨੰ:4888 ਸੀਟੀਪੀ(ਪਬ)/ਐਸਪੀ 432(ਆਰ), ਮਿਤੀ 25 .10 .07 .

ਆਪ ਜੀ ਨੂੰ ਪੰਜਾਬ ਅਰਬਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਵਲੋਂ ਪ੍ਰਵਾਨਤ ਕਾਲੋਨੀਆਂ ਵਿਚ ਕਮੱਰਸਿ.ਅਲ ਏਰੀਆ ਸਬੰਧੀ ਜੋਨਿੰਗ ਨੋਰਮਜ ਦੀ ਕਾਪੀ ਸੂਚਨਾਂ ਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਸਹੀ/
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ:ਮੁ),

ਵਾ:ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਂਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

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 10.9.2003 , issued on discussions and it 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 2000sq.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"
	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.
	Basement	i) Twin level basement permitted. ii) Total area of basement not to exceed the area of plot. iii) Basement permitted within the zoned area. iv) Basement not to be used for habitable purposes. v) Basement to be used for parking storage services with minimum of 75% area earmarked to parking. vi) Basement beyond the ground coverage shall be at the ground level with adequate provision of air, light & ventilation made. vii) Basement to satisfy the public health & structural safety requirement. viii) No toilet permitted in the basement area. ix) Area of basement not to count towards FAR. 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. xi) No generator shall be permitted to be installed in the basement. xii) Height of basement to be as per building bye-laws.
	Parking	a. Parking area to be provided @1.50 ECS for every 120Sq.yds. of built up area provided on all floors. b. 1 ECS shall be equivalent to :-

		• 26.5 Sq.yds. for open parking. • 32.5 Sq.yds. for parking under stilts. • 38.5 Sq.yds. for parking in the basement. c. Ground floor level parking shall be 50% of the area available at the ground level excluding the built up area. 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).
	Fire safety	Building shall be made safe from fire-hazard and for this purpose following Fire Prevention and Fire Safety measures shall be put in place, these include i. Entry or exit gates of minimum 16 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. ii. Underground/overhead **Static Water Tanks** of appropriate capacity, exclusively for fire fighting shall be provided. iii. Automatic **sprinkler system** shall be provided with independent pumping arrangements with overhead connections as secondary source of water supply for the sprinkler system. iv. **First Aid Hose Reels** system as per ISI specification with 100' hose of 28mm shall be provided floor wise. v. All types of **fire extinguishers** provided in the building shall be of ISI mark. vi. Ceilings of all vertical electrical- telephone fire alarm **shaft** in the building shall be minimum 2 hours **fire resistance** 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. vii. **Automatic fire/heat/smoke detection** system shall be provided with the facility of control panel in control room to be located on ground floor. viii. **Public address system** 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. ix. **Illuminated Exit ways** 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. 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. 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 desirable if all lifts are provided with fireman switch.

		xii. **Wet Riser system** comprising of automatic pumps of the rated capacity of 48 liters/ second of and residual of 3kg/cm2 at the higher point should be provided. In addition, following equipment will also be provide on each floor:- a) Internal Landing valve b) Standard Branch pipe. c) RRL Hoses 63 mm complete with couplings d) Jackey 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.
	General	(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: (a) The construction shall be recessed by minimum of 10 feet from the outer line of the parapet. (b) The maximum height of such portion of buildings shall not exceed 10 feet above the parapet. (c) No habitable construction shall be allowed in the area. (d) No toilet shall be permitted on the terrace. (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. (ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for land scaping. (iii) Building shall be made accessible to physically challenged person, Provisions contained in "The Persons with Disability (Equal opportunities, Protection of Rights and Full Participation) Act, 1995", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for barrier Free Environment prepared under the said Act, shall also be complied with.