PUNJAB URBAN PLANNINFG & DEVELOPMENT AUTHORITY,
CHANDIGARH

To

1. Addl. Chief Administrator(Pb)
   PUDA,Chandigarh.

2. Chief Town Planner(Pb)
   Chandigarh.

3. Senior Architect,
   PUDA, Mohali.

4. Senior Town Planner,
   PUDA,Mohali.

No.PUDA/Advisor(Town Planning)2003/1638
Dated 11.8.03

Subject: **Norms for commercial areas provided in the colonies approved under the PAPRA ,1995 falling within the municipal limits.**

In order to bring objectivity and uniformity in regulating the construction over the commercial areas provided in the colonies approved under the Punjab Apartment and Property Regulation Act,1995, it has been decided to prescribe norms for the maximum permissible ground coverage, floor area ratio, height, basement area allowed on such sites. In addition the norms for the parking area and also being prescribed in order to ensure provision of adequate parking within commercial site.

2. These norms will be applicable to commercial areas of the approved colonies falling within the municipal areas. The detailed norms are given in annexure 'A'.

3. While approving the layout plan of commercial areas, these norms would be kept in view so that commercial sites conform to the prescribed norms. Before architectural controls of the commercial sites are approved, zoning plan of commercial areas shall also be got prepared from the promoter as an integral part of the Zoning plan of the residential areas before obtaining approval of the Competent Authority. No separate zoning planning of commercial sites shall hence forth be prepared and approved.

4. While prescribing height & FAR on individual sites, it will be ensured that the total built up space proposed on the commercial site is linked to the prescribed parking area norms. Depending upon the parking area available, the FAR on individual sites shall be permitted. Norms for multi-storyed commercial buildings/towers shall be issued separately.

Sd/-

Competent Authority
-cum-Chief Administrator
PUDA

Endst.No.PUDA/Advisor(TP)-2003/ Dated:

Copy with a copy of norms is forwarded to Chief Town Planner, Deptt.of Local Govt., Sector 27-A,Chandigarh for information with reference to decision taken in the meeting held on 8.7.2003.

Sd/-

Competent Authority
-cum-Chief Administrator
PUDA

Endst.No.1810-29-CTP(Pb)/SC-7, Dated 13.8.07

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

i) Senior Town Planner,Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar.
ii) District Town Planner, Amritsar/Jalandhar/Ludhiana/Patiala/SAS Nagar/ Bathinda/ Faridkot/Ferozepur/Gurdaspur/Sangrur/Hoshiarpur/FatehgarthSahib/Mandi Divn.,Chandigarh.
iii) Deputy Distt.Town Planner,Ropar/Kapurthala.

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

ANNEXURE –A

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	i)Permitted for storage only provided technically	i)Permitted for storage only	i)Permitted for storage only

		feasible. ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii)Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv) Provision for air light and ventilation to be made @ 5% of the basement area. v) Area of the basement not to be counted towards FAR. vi) Basement shall have a clear height of 7'-6" from floor to sofit to the beam and height of ceiling shall not exceed 8'-3". vii) 10% of the basement are shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.	provided technically feasible. ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii)Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv)Provision for air light and ventilation to be made @ 10% of the basement area. v) Area of the basement not to be counted towards FAR. vi) Basement shall have a clear height of 7'-6" from floor to sofit 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.	provided technically feasible. ii) Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii)Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv)Provision for air light and ventilation to be made @ 10% of the basement area. v) Area of the basement not to be counted towards FAR. vi) Basement shall have a clear height of 7'-6" from floor to sofit 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.

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 in 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 commercials site shall be submitted.