GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NOTIFICATION

No.1/145/96-4HGI/5711 Dt.24.12.98

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, 1996 namely

RULES

1. Short titles
   These Rules may be called the Punjab Urban Planning and Development Authority (Building) (Amendment) Rules, 1998.
2. Commencement
   They shall came into force at once.
3. In the Punjab urban planning and Development Authority (Building) Rules, 1996 (hereinafter referred to as the said Rules), in Rule, 15 the following Rule, shall be substituted, namely:
   15. Site coverage
   1) The maximum permissible site coverage on residential sites shall be as under:-

Sr. No.	Area of site	Permissible site coverage
i)	For the first 210 square meters	65%
ii)	For the next 210 squares meters	50%
iii)	For the remaining area	40%

   2) Group housing & Multi Storeyed residential flats- For Group housing & Multi storeyed residential flats site coverage shall not exceed forty percent of the total site area.
   3) Industrial - In case of industrial buildings, the site coverage shall be as specified in the zoning plan. The residential component in these buildings shall not exceed five percent of the total built up area on all floors.
   4) Commercial - In case of commercial buildings site coverage shall be as specified in the Architectural Control Sheet or the zoning plan.
   5) Public Buildings - In public buildings, site coverage shall not exceed forty percent of the total area of the site. The residential component in these buildings shall not exceed five percent of the total built up area on all floors.
4. In the said Rules, for Rule 16 , the following shall be substituted , namely:-

   16 (i) Floor Area Ratio: The maximum floor area ratio shall not exceed.

a) In case of Educational buildings:	1.0
b) In case of other public buildings:	1.5
c) In case of residential plotted Development:-	
i) For plots upto 225 sq.mtr. in area	1.65
ii) For plots above to 225 sq.mtrs. but not exceeding 325 sq.mts.	1.40
iii) For plots above 325 sq.mtr but not exceeding 430 Sq.mtr.	1.25

   d) In case of Group Housing the Floor Area Ratio shall be as specified in the zoning plan.

e) In case of commercial plots Floor Area Ratio shall be as specified in the Zoning plan or Architectural Control Sheets.

f) In case of industrial plots Floor Area Ratio shall be as specified in the zoning plan.

16(ii) Plot holders to whom allotments have been made before 30.6.1997 shall have to pay charges, as may be laid down from time to time, for availing of the additional covered area permitted vide this notification. These charges will however, be payable only when the benefit of increased covered area will be asked for at the time of sanction of the building plan for the said purpose.

PRINCIPAL SECRETARY,
GOVERNMENT OF PUNJAB,
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CHANDIGARH.

Dated Chandigarh,
the 17.12.1998

Endst. No. 1/14/96-4HGI/ Dt.Chd. the

A copy is forwarded to the controller, printing & Stationery, U.T. Chandigarh for printing it in the Punjab Govt. Gazette (extra ordinary). 200 copies of the notification be supplied to this office for official use.

Sd/-
(S.C.Aggarwal),
Secretary Housing.

No.1/14/96-4HGI/ Dt. chd. the

A copy is forwarded to the Chief Administrator, Punjab Urban Planning & Development Authority for information and necessary action.

Sd/-
(Prem Singh)
Superintendent.

No.1/149/96-4HGI/5714, Dt. Chd the 24.12.1998.

A copy is forwarded to the Chief Town planner Punjab, Chandigarh for information and necessary action:

Sd/-
(Prem Singh)
Superintendent.

DEPTT. OF TOWN & COUNTRY PLANNING PB.

Endst. No. 106-25 CTP.PB/SP-28 Dt.: 8.11.999.

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

1. Senior Town Planners, Ludhiana/Patiala/Jalandhar/Amritsar/SAS Nagar.
2. Distt. Town Planners,
   Ludhiana/Patiala/Bathinda/Sangrur/Fatehgarh
   Sahib/Jalandhar/Amritsar/Gurdaspur/Faridkot/Ferozepur/Hoshiarpur/Mandi Divn. Punjab , Chandigarh/SAS Nagar.
3. Dy. Distt. Town Planner,Ropar/Kapurthala.

Chief Town Planner,
Punjab, Chandigarh