PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NOTIFICATION

The 25th October, 2013

No. G.S.R.54/P.A.11/1995/Ss.43 and 180/2013.-*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 namely:-*

RULES

1. *Short title, commencement and application.-(1)* These rules may be called the Punjab Urban Planning and Development Authority Building Rules, 2013

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

(3) They shall apply to-

(i) the areas of the urban estates set up by the Authority in terms of provisions of section 28 of the Act or by the State Government under the Punjab Urban Estates (Development and Regulations) Act, 1964;

(ii) the planning areas in respect of which town development schemes have been made by the Authority under the Act or which are to be developed otherwise by the Authority under the Act;

(iii) the controlled areas declared as such under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963; and

(iv) such other areas which the State Government may, by notification, specify from time to time.

PART I

PRELIMINARY

2. **Definitions- (1) In these rules, unless the context otherwise requires-** Section 180 (1)

(a) **"abut"** a building shall be said to **abut** a street / road where the outer face of any of its external walls is on the street / road boundary;

(b) **"Act"** means the Punjab Regional and Town Planning and Development Act, 1995;

(c) **"alteration"** means a change to the structure of building, such as an addition to the area or height, or removal of part of a building or any change to the structure such as construction of cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipments;

(d) **"ancillary zone"** in relation to any area means the land use zone ancillary or serving the dominant land use and includes all the conforming uses of the dominant land use but excludes all the non-conforming uses, whether existing or proposed;

(e) **"applicant"** means a person who gives notice to the Competent Authority to erect or re-erect a building and also includes his legal representatives and authorized agent;

(f) **"authorized officer"** means an officer of the Authority specifically authorized by the Authority to perform functions of the authorized officer under these rules;

(g) **"Architect"** shall have the same meaning as has been assigned to it in the Architects Act, 1972;

(h) **"architectural control sheets"** means the sheets of drawing with directions approved by the Competent Authority and kept in its office showing the measures of architectural control;

(i) **"assembly buildings"** means any building or part of a building , where number of persons not less than fifty congregate or gather for amusement, recreation, social ,religious, patriotic, civil, travel and similar purposes, for example, theatres ,motion picture houses, assembly halls, auditoria ,exhibition halls, museums, skating rinks, gymnasiums, restaurants, places of worship, dance halls, club rooms, passenger stations and terminal of air ,surface and marine public transportation services, recreation piers and stadia;

(j) **"balcony"** means a horizontal projection, cantilevered or otherwise including a parapet handrail, balustrade, to serve as a passage or sit out place;

(k) **"basement"** means,-

(i) storey just below the ground storey which has any part, more

than half of its height below the main level of the front street, or

(ii) the structure which has any part, more than half of its height below the main level of the front street,

(l) **"building envelop"** means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot;

(m) **"building line"** means a fixed line specified for a site beyond which no building within that site other than **permitted projection and** compound wall shall project;

(n) **"chhajja"** means a cantilevered horizontal or sloping projection;

(o) **"commercial building"** means a building used or constructed or adapted to be used either ordinarily or occasionally as:-

(i) multiplex, cinema, office, bank, hotel, restaurant, shop, shopping complex; or

(ii) a building primarily used for display and sale of merchandise or any similar purpose; or

(iii) any other building used for purposes similar mentioned in item (i) & (ii);

(p) **"completion certificate"**, means a Certificate issued by the Competent Authority on written request of the applicant or promoter after completion of building works including all services or utilities as provided in the sanctioned building plans in case of buildings and in case of a colony under the Punjab Apartment Property Regulation Act, 1995 or the Mega Projects on completion of development works viz., roads, water supply, sewerage and drainage system, street lightning, parks and other utilities as provided in the layout plan of the colony or project.

Provided that the economical weaker section component of the colony or project has been duly completed by the applicant or promoter as per policy of the State Government.

Provided further that the applicant or promoter has made all payments or charges to the Competent Authority and the area under roads and parks have been duly transferred to the concerned Authorities by the applicant or promoter.

(q) **"courtyard"** means an area at the ground floor level or any other

level within or adjacent to the building which is permanently open to sky and is enclosed or partially enclosed by the building, boundary walls or railings;

(r) **"detached building"** means a building detached on all sides;

(s) **"Engineer"** means a person holding any of the qualification eligible to Associate Member of the Institution of Engineers;

(t) ***"exit"*** means a passage, channel or means of egress from any building, to a street or other open space of safety;

(u) **"floor area ratio"** means the ratio derived by dividing, the total covered area of all floors, (excluding the area of basement storey *used for storage, services and parking, stilts used for parking and separate multi level parking block)* by the area of plot;

(v) **"ground floor"** means the storey which has floor surface nearest to the ground;

(w) **"group housing"** means a building constructed or to be constructed with more than one floors consisting of more than one *dwelling units and having common service facilities;*

(x) **"habitable room"** means a room having windows and doors of the size of not less than one-tenth of the floor area of the room and designed for use of study, living, sleeping, eating, kitchen excluding bath rooms, water closets compartments, laundries, serving and storage pantries, corridors, attics and spaces which are not used frequently for extended period;

(y) **"height"** height in relation to a building means the vertical measurement of the building measured from the plinth level upto the highest level of the building *roof* excluding parapet ,flues, ducts, water storage tank and mamties, domes, water cooling tanks, lift towers, lift rooms, ***architectural features*** not exceeding 2.25 meters in height, and in relation to a room means the vertical measurement from finished surface of the floor to the under surface of the ceiling of the room and in the case of sloping ceiling, the height shall be the minimum height of any room;

(z) **"independent floors"** means a building used or intended to be used for residential purpose, where every floor of the building is a separate and independent dwelling unit;

(za) **"industrial building"** means a building used or constructed or adapted to be used either ordinarily or occasionally for fabrication,

assembly, manufacturing or processing of products or materials of all kinds;

(zb) **"Information Technology and Information Technology enabled services (IT and ITES) building"** means a building used or constructed or adapted to be used for Software architecture design and development, software maintenance and implementation, operation of software systems, provision of software services, management of data bases, maintenance of computer networks and telecommunication net works, net work services, network administration, business process out sourcing or providing information technology enabled services

Explanation: Information Technology enabled services would mean; digital communication services, digital information content provision, digital data base management and updation, remote digital office services, soft ware operations and other information work that relies primarily and substantially on digital communication including data centres, call centres and back offices operations using Information Technology but not direct sales and marketing.

(zc) **"lobby"** means a covered circulation space;

(zd) **"loft"** means an intermediate floor in between two main floors not less than 1.2 meters in height which may be adopted or constructed for storage purposes and at a height of not less than 2.25 meters from floor level;

(ze) **"mamti"** means a small structure erected on the roof of a building at the head of a stair case to protect such a staircase from weather;

(zf) **"material change of use"** means a change of use from one class of building to another class of building;

(zg) **"Marriage Palace"** means premises built up or open or both or any part thereof, where accommodation or space is used for marriage, receptions, social gatherings, meetings on regular or periodical or occasional basis and where number of persons not less than fifty can congregate or gather;

(zh) **"mezzanine floor"** means an intermediate floor between two floors of any storey forming an integral part of floor below;

(zi) **"Multiplex"** means an integrated entertainment and shopping centre or complex having at least three cinema halls with total minimum seating capacity of one thousand seats;

(zj) **"parking space"** means an area to park vehicles meant either for private parking or public parking;

(zk) **"Pergola"** means set of beams spaced apart without sheet or slab and not to be considered as covered area;

(zl) **"plinth level"** means the level of the ground floor of a building with respect to the front street;

(zm) **"Plumber"** means a person holding any of the qualifications specified in the Schedule and registered as such under these rules;

(zn) **"Public building"** means a building used or constructed or adapted to be used either ordinarily or occasionally as a place open to general public and it includes a hospital, college, school, restaurant, theatre, public concert room, public lecture room, public exhibition hall or as a public place of assembly or entertainment for persons admitted there to by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes;

(zo) **"residential building"** means a building used or constructed or adapted to be used either ordinarily or occasionally for normal residential purposes in which sleeping accommodation is provided with or without cooking or dining;

(zp) **"storage and warehouse building"** means a building used or constructed or adapted to be used either ordinarily or occasionally for the storage or sheltering of goods or any other similar activity, including servicing, processing or repairs incidental to such storage;

(zq) **"Public parking"** means a parking space used or provided exclusively for the parking of vehicles by the general Public;

(zr) **"serviced studio"** means studio consisting of one room, and a bathroom available for short or long-term stay. The building consisting of serviced studios shall provide amenities like laundry space, common kitchen, common room for indoor games or entertainment. It shall be permissible in shopping arcades or projects in Municipal areas;

(zs) **"Site coverage"** means ground area covered by the building immediately above plinth level but does not include the space covered by,-

(i) the compound wall, gate;

(ii) Permitted cantilevered projection;

(iii) garden rockery wall and well structure, plant nursery, water pool, platform around a tree, tank, fountain, bench;

(iv) drainage, culvert, conduit catch pit, gully pit, chamber and gutter; and

(v) electric meter, generator room with temporary roof, guard room.

(zt) **"stand alone project"** means any project which is independent with regard to its location, approach and is not a part of any other project;

(zu) **"storey"** means any horizontal division of building so constructed as to be capable of use although such horizontal division may not extend over the whole depth or width of the building, but shall not include service floor and mezzanine floor;

(zv) **"street"** means any roads, path way, square court, alley or passage accessible whether permanently or temporarily to the public and whether a through fare or not, and shall include every vacant space not withstanding that it may be a private property and partly of wholly obstructed by any gate, post, chain or other barrier whether of houses, shops or other building abutting thereon, which is used by any person as a means of access to or from any public place or thorough fare whether such person be occupiers of such buildings or not, but shall not include any part of such space which the occupier of such building has a right at all hours to prevent all other persons from using as aforesaid and shall include also the drains or gutters therein or on either side and the land, whether covered or not by any pavement, veranda or other erection, up to the boundary of any abutting property not accessible to the public;

(zw) **"temporary building"** means a building built of un-burnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood board or plywood but shall not include building built of burnt bricks, cement blocks or stones laid in mortar;

(zx) **"ventilation"** means supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapours pressure differences and, or both, between inside and outside of the building; and it could be through mechanical device or through natural means;

(zy) **"zoning plan"** means the plan approved by the Competent Authority showing the streets, boundaries of building site open spaces position, permissible heights, permissible uses of land and building site coverage and such other restrictions on the use and development of land or buildings; and

(2) The words and expressions used in these rules, but not defined, shall have the same meaning as assigned to them in the Punjab Regional and Town Planning and Development Act, 1995.

PART II

PROCEDURE OF SUBMISSION OF BUILDING APPLICATIONS

Section 180 (2)(i) 3. **Erection or re-erection without permission.**- Subject to the provisions of the Act and other provisions of these rules, no person shall commence the erection or re-erection of any building on any site without previous sanction of the Competent Authority:

Provided that in the case of erection or re-erection of a building on a site measuring up to 250 square meters and having not more than three storeys prior sanction of the Competent Authority shall not be required subject to conformity with zoning plan and building rules under intimation of the Competent Authority.

Section 180 (2)(i) 4. **Design and supervision.**- Except where standard design supplied by the Competent Authority, the architectural design of every building shall be prepared and signed by a Architect and every building operation shall be supervised by architect or a Engineer.

Section 180 (2)(i) 5. **Application to erect or re-erect buildings.**- Every person who intend to erect or re-erect a building shall make an application in Form "A" to the Competent Authority along with the following documents as mentioned in items (i) and (vi) and a fee as is determined by the Competent authority and shall at the same time submit three sets of prints mounted on cloth duly signed by the applicant, or his authorized agent or attorney or electronically, if so allowed or permitted by the Competent Authority,-

(i) site plan detailed in rule 6;

(ii) plans, elevations and sections of the proposed building detailed in rule 7;

(iii) water supply and drainage plans;

(iv) structural stability certificate;

(v) scheme for air conditioning or air cooling, if provided and

(vi) in case the building is more than fifteen meters in height, then three more sets of the schemes each designed for fire fighting system equipment and the electrical scheme;

(2) The applicant shall also submit any additional information and plans, as are demanded by the Competent Authority.

6. ***Site Plan.-*** *(1)* The site plan fully dimensioned shall be drawn to a readable and manageable scale. Section 180 (2)(i)

(2) The site plan shall be prepared to enable the site to be identified and shall show,-

(i) the boundaries of the site;

(ii) the directions of the north point relative to the site of the building;

(iii) the streets or roads adjoining the site with their width clearly dimensioned and names, if any, giving also all existing roads, trees, lamp posts or any other feature or structure likely to affect the approach to the building;

(iv) the outlines of the proposed building;

(v) the levels of the site and the plinths of the building in relation to those of the neighbouring roads;

(vi) the area of the site to be covered by the building and also the level of courtyard and open space;

(vii) all existing buildings or structure on or over or under the site or projecting beyond it;

(viii) methods of disposal of waste water, sewerage and storm water; and

(ix) surroundings up to a distance of fifteen metres on all sides from the boundaries of the site.

7. **Building plans, sections and elevations.-** The building plans, sections and elevations shall be drawn to a readable and manageable scale and the building plans so drawn shall show,- Section 180 (2)(i)

(i) the plan of the ground floor and other floors of the proposed building, all elevations and sections fully explaining the design;

(ii) the plinth level of the building with reference to level of the ***front*** street;

(iii) the level of the courtyard and open spaces in the building in relation

to the highest level of the streets towards which the building is to be drained;

(iv) the proposed building and the proposed method of draining it including the position, form and dimensions of water closet, urinals, drainage of stables, dhobi ghats, dust bins, gate pillars and the method of disposal of sewerage and storm water;

(v) the size of the doors, windows, openings and other methods of ventilation; and

(vi) the means of access to the building and its various doors and means of escape in case of fire or any other emergency.

Section 180 (2)(i) **8. Standard design and architectural controls.-** Where the applicant intends to construct a building in accordance with a standard design, approved by the Competent Authority, he shall obtain a copy of the same before starting the construction. In such cases, he shall not be required to submit any building plan.

Provided that if the owner proposes certain permitted modifications in the standard design or the architectural controls, then he shall submit the same to the Competent Authority for approval.

Section 180 (2)(i) **9. Electronic submission of application.-** Competent Authority, may prescribe procedure for electronic or online submission of application or documents or drawings and payments in place of or in addition to the provisions of rule 6, rule 7 and rule 8.

Section 180 (2)(i) **10. Occupation certificate.-** (1) Every applicant on completion of the building works according to the building plan shall give notice of completion in Form 'B' and furnish the completion certificate in Form 'C' through his architect to the Competent Authority for issuing the occupation certificate.

(2) The Competent Authority shall, within a period of thirty days from the date of receipt of the application shall either issue the occupation certificate or reject the application giving reasons for such rejection in Form 'D':

Provided that the applicant shall remove or demolish any temporary building which might have been erected and the debris from the site and adjoining roads or vacant site before the occupation certificate is issued:

Provided further that partial occupation certificate may be granted for partially constructed building with one habitable room, one water closet and one kitchen as per the sanctioned plan and duly functional in case of a residential house:

Provided further that the partial occupation certificate may be granted for partially constructed non-residential buildings subject to the minimum completion of 25 percent construction of the permissible total floor area along with all the required public utilities and public safety measures:

Provided further that the partial occupation certificate to SCO's (shop cum office) or shops may be granted subject to the condition that construction of ground floor is completed along with public safety measure.

PART III
ADMINISTRATIVE CONTROL

11. Power of the Competent Authority to sanction or refuse erection or re-erection.- (1) The Competent Authority shall refuse to sanction the erection or re-erection of any building, if it is in contravention of any of the provisions for these rules. Section 180 (2)(i)

(2) The Competent Authority may sanction the erection or re-erection of any building either absolutely or subject to such modification in accordance with these rules as it may deem fit and one copy of the mounted plans shall be sent to applicant with the word 'sanctioned' written on it.

(3) The intimation of sanction or rejection of the building plans shall be given in Form 'E'.

12. Presumption of sanction.- If the Competent Authority neglect or omits, within a period of sixty days of the receipt from any person a valid application, complete in all respect to erect or re-erect a building, to pass orders sanctioning or refusing to sanction such erection or re-erection, the plans shall without, prejudice to the provisions of these rules and the restrictions specified for erection or re-erection of buildings be deemed to have been ***sanctioned*** and the applicant may proceed with the erection or re-erection of building or carryout any development work as described in the application in any accompanying documents, but not so as to contravene any of the provisions of the Act and rules made there under and the restriction specified for erection or re-erection of buildings. Section 180 (2)(i)

13. Validity period of sanction.- Every sanction for the erection or re-erection of any building or carrying out any development work shall remain in force, unless it is modified or cancelled by the Competent Authority by due process of law. Section 180 (2)(i)

PART IV

PLANNING AND ARCHITECTURAL CONTROL

Section 180 (2)(i) **14. Compliance of zoning plan and architectural control sheets.-** (1) The erection or re-erection of any building shall comply with the restrictions of the Zoning plan, architectural control sheets and the schedule clauses appended thereto.

(2) In the case of public buildings or assembly buildings, provisions contained in "the Persons with Disability (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995" in so far as these relate to planning, designing and construction of public buildings and guidelines and space standards for Barrier Free Environment as specified under the said Act, shall also be complied with.

Section 180 (2)(i) **15.** ***Site Coverage.***- The maximum permissible site coverage on residential plots shall be as under:

Serial No.	Area of plot	Permissible ground coverage
(i)	First 250 square meters	up to 65 percent
(ii)	Next 100 square meters	up to 60 percent
(iii)	Next 100 square meters	up to 50 percent
(iv)	Beyond 450 square meters	up to 40 percent

Group housing Maximum ground coverage - up to 30 percent

Note: Upto 0.20 percent of the total covered area of group housing project shall be allowable for convenient shopping such as grocery shop, vegetable shop, laundry and dry cleaning, medical store, confectionery, bakery, hair cutting saloon, stationery shop, milk booth,-

Independent floors

The maximum permissible site coverage shall be as under:-

Serial No.	Area of individual plot	Permissible ground coverage
(i)	First 250 square meters	up to 65 percent
(ii)	Next 100 square meters	up to 60 percent
(iii)	Next 100 square meters	up to 50 percent
(iv)	Beyond 450 square meters	up to 40 percent:

Provided that the plots proposed for Independent floors shall be in row housing and earmarked for independent floors in the zoning plan or the plot to be used for independent floors shall have independent minimum area of 2000

square metres and it shall not form part of any block of row housing:

Provided further that, no individual plot in any block which is not earmarked in the Zoning Plan for independent floors shall be allowed to be constructed as an independent floor. However, the clubbing of two or more plots in row housing earmarked for independent floors may be allowed subject to the condition that the zoning of higher category plot shall be applicable. The promoter or owner have to get a revised Zoning Plan approved from the Competent Authority:

Provided further that the parking in independent floors shall compulsory be under stilts. However, in case of an independent plot having minimum area of 2000 square meters used for independent floors, the parking under stilts shall be optional, provided that the promoter provides parking on ground floor/ in basement as per norms. In case of other plots not earmarked for independent floors, the clubbing may be allowed subject to the condition that the zoning of higher category plot shall be applicable. The promoter or owner has to get a revised Zoning Plan approved from the Competent Authority.

Industrial buildings:-In case of Industrial Buildings the site coverage shall be as under.-

General industrial buildings

Serial No.	Area of site	Permissible site coverage
(i)	First 425 square meters	up to 65 percent
(ii)	Next 425 square meters	up to 60 percent
(iii)	beyond 850 square meters	up to 50 percent

Information Technology Industrial buildings

Serial No.	Area of site	Permissible site coverage
(i)	Upto 225 square meters	up to 65 percent
(ii)	Upto 425 square meters	up to 60 percent
(iii)	Beyond 425 square meters	up to 50 percent

Commercial: In commercial buildings site coverage shall be up to 40 percent;

Public buildings: In public buildings, site coverage shall be as under;

(i)	Public Offices	upto 40 percent
(ii)	Educational or religious buildings	up to 40 percent
	Hospital, nursing home or	
(iii)	Medical laboratory;	up to 40 percent

(iv)	Hotel, Banquet hall, Club, Community centre Public concert hall or Auditorium;	up to 40 percent
(v)	Museum, Gymnasium or Public exhibition	up to 40 percent
(vi)	Amusement park or Sports	up to 10 percent
(vii)	Marriage palaces	up to 35 percent

Note:

- For any other activity not covered above, the ground coverage shall be as permitted by the Competent Authority.
- Upto 5 percent of the total covered area in all category buildings shall be permissible for the housing of staff.

Section 180 (2)(i) **16.** ***Floor area ratio.***- The maximum floor area ratio shall not exceed for:

(i)	Public Offices	1:1.50
(ii)	Educational or religious buildings	1:1.00
(iii)	Hospital, nursing home or medical laboratory;	
	(a) Area 1000 – 2000 square yards with road 40 feet	1:1.50
	(b) 2001 to 4000 square yards with road 60 feet	1:1.75
	(c) 4001 square yards and above with road 80 feet	1:2.25
(iv)	Banquet hall, Club, Community centre, Public concert hall or Auditorium	1:1.00
(v)	Museum, Gymnasium or Public exhibition hall	1: 1.00
(vi)	Amusement park or sports complex	1:0.10

(vii) In the case of residential plot development and independent floors buildings shall be as under;

(i)	First 250 square meters	1: 1.95
(ii)	Next 100 square meters	1: 1.40
(iii)	Next 100 square meters	1: 1.20
(iv)	Beyond 450 square meters	1: 0.90

(viii) In case of group housing, the floor area ratio shall be as under;

(i)	Minimum approach road 60 feet –79 feet	1: 2.00
(ii)	Minimum approach road above 80 feet –150 feet	1:2.50
(iii)	Minimum approach road above 150 feet	1:3.00

Commercial sites, the floor area ratio shall be as under;

(i)	For site located on road width between 80 feet to 100 feet	1:2.00
(ii)	For site located on road width between 101 feet to 150 feet	1:2.50
(iii)	For site located on road width between 151 feet to 200 feet	1:3.00

(ix) Hotel:

(i)	For plot size 1000 square yards to 2000 square yards with road 40 feet	1:2.00
(ii)	For plot size 2001 square yards to 4000 square yards with road 60 feet	1:2.50
(iii)	For plot size 4001 square yards and above with road 80 feet and above	1:3.00

Note: In rural areas outside Master Plans, the Hotel activity upto one acre area shall be permissible on link roads having minimum width of 22'-0" (4 karam). However, the developer has to widen the road to minimum 40 feet or as specified in the Master Plan whichever is more, by leaving proportionate area from his own land.

(x) In case of industrial plots, the floor area ratio shall be as under;

(a) In the case of industries except Information Technology

(i)	For plots up to 425 square meters in area	1:1.50
(ii)	For next 425 square meters	1:1.40
(iii)	Beyond 850 square meters	1:1.30

(b) In case of Information Technology units, knowledge based industries, research institutions and commercial components of

Information Technology Park the floor area ratio shall be *1:3.00*

Note: An additional 5 percent floor area ratio free of charges shall be permissible to the Eco–friendly buildings. The promoter has to provide Certificate from Bureau of Energy Efficiency or from GRIHA (Green Rating Integrated Habitat Assessment) of Ministry of Non Renewable Energy Source and Energy, Government of India. However, in case the promoter fails to submit maintenance certificate after a period of every five years from the Competent Authority, the defaulter can be penalized at the rate of 200 percent of additional floor area ratio permitted.

17. **Height of building and setbacks around buildings.-** (1) The maximum Section 180 (2)(i)

height upto which any building (other than residential plotted building) can be constructed shall have no restriction subject to clearance from Air port Authority and fulfilment of norms such as setbacks, distance between buildings and structural safety and fire safety norms.

(2) The setbacks around any building (other than residential plotted building) shall be minimum 6 metres or 1/3rd of the height of the building, whichever is more. However, for buildings above 48 meters height the maximum set-backs shall be 16 meters.

(3) For residential plotted building, the width of front and rear setbacks shall be equal to one-fourth of the height of the building or two metres whichever is more and the width of side setback, if left at any point of the building, shall be equal to one-fifth of the height of the building subject to minimum of 1.5 metres.

(4) Minimum distance between two buildings within a site or adjoining sites shall not be less than 2/3rd of the average height of buildings in case air, light and ventilation is drawn but not less than 2/5th of the average height of buildings when no air, light and ventilation is drawn.

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 stilts shall be compulsory and shall not be counted towards height of building.

Section 180 (2)(i) **18. Projection.-** (1) Where there is an uncovered balcony or chhajja or cantilever from wall it shall not project more than 1.22 meters(Four feet) beyond the building line when measured at right angle to the outer face of the wall for plots above 250 square meters and it shall be within the boundaries of the site. In the case of row houses or buildings adjoining each other where the area of the plot is upto 225 square meters the projection shall not be more than one-third of the corresponding depth of front or rear setback or 0.91 meters (three feet), whichever is less.

Provided that projection on door and window shall not exceed 0.91 metres. (Three feet); Provided further that projection shall not be at a lesser height than 2.06 meters (6'-9") clear above the plinth level of the building.

(2) The area of the projection shall not be counted towards the covered area of the site.

(3) In case of corner plots, sunshade not exceeding 0.60 metres.(2 feet) on window opening on to the side shall be permitted at a height not less than 2.06 meters (6'-9").

19. (1) The parking norms for different categories of buildings shall be as below:- Section 180 (2)(i)

Category of building	*Proposed Norms*
Group Housing Project and independent floors building	*1.5 ECS (Equivalent Car Space) per DU (Dwelling Unit) with unit area upto 1200 square feet, 2.0 ECS (Equivalent Car Space) per DU (Dwelling Unit) with unit area upto 3000 square feet and 3 ECS (Equivalent Car Space) above 3000 sq feet. Additional 10 percent guest parking shall also be provided.*
Stand alone Hostels	*1.5 ECS (Equivalent Car Space)/100 square meters of covered area*
Lodges, guest houses or inns	*2.0 ECS (Equivalent Car Space)/100 square meters of the covered area*
Commercial buildings: *Multiplex or Cinema, shop, shopping complex or a building primarily used for display and sale of merchandise or any similar purpose.*	*3.0 ECS (Equivalent Car Space)/100 square meters of the covered area in respect of multiplex or cinema component plus 30 percent of the total covered area of that component i.e (multiplex or cinema component) and 2 ECS (Equivalent Car Space)/ 100 square meters of the balance total commercial covered area including circulation area*
Restaurant, shop, shopping complex or a building primarily used for display and sale of merchandise or any similar purpose	*2 ECS (Equivalent Car Space)/100 square meters of the total covered area including circulation area.*
Office or Bank	*2 ECS (Equivalent Car Space)/100 square meters of the total covered area*
Public Buildings	
Educational or religious building;	1.5 ECS *(Equivalent Car Space)/100 square meters of the covered area.*
Hospital, nursing home or medical laboratory;	2.0 ECS *(Equivalent Car Space)/100 square meters of the covered area.*
Hotel, banquet hall, Club, community centre, Public concert hall or auditorium,	2.0 ECS *(Equivalent Car Space)/100 square meters of the plot area.*

amusement park or sports complex	1.0 ECS *(Equivalent Car Space)*/100 square meters of the plot area.
Museum or gymnasium	1.0 ECS *(Equivalent Car Space)*/100 square meters of the covered area.
Public exhibition hall	2.0 ECS *(Equivalent Car Space)*/100 square meters of the covered area.
Industrial Buildings Manufacturing industry	1.0 ECS *(Equivalent Car Space)*/100 square meters of the covered area.
Information Technology & Information Technology enabled services	2.0 ECS *(Equivalent Car Space)*/ 100 square meters of the covered area.
Storage and Warehouse building Freight depot	2.0 ECS *(Equivalent Car Space)*/100 square meters of the covered area.
Warehouses, cold stores, transit shed store, grain elevator or any other such activity.	1.0 ECS *(Equivalent Car Space)*/100 square meters of the area under Storage.

Multi level basement will be allowed up-to the outer limits of plot area except in 6 (six) meters set backs on all sides of a plot;

Provided that it satisfy the public health and structural requirements.

(2) Separate multi level parking block maximum up-to 20 percent of the plot area is permissible and such area shall not be counted towards FAR (floor area ratio).

In case parking is provided under stilts, it shall not be counted towards FAR (floor area ratio) and height. For the provision of car parking spaces, the space standards shall be as under.-

(i) for open parking 23 square meters per equivalent car space.

(ii) for ground floor covered parking 28 square meters per equivalent car spaces.

(iii) for basement 32 square meter per equivalent car space:

Provided further that,-

(i) Mechanical parking shall be permitted subject to mechanical and structural safety. However, it shall not exceed 20 percent of the total parking requirements. In such case the maintenance for 10 years shall be the responsibility of promoter.

(ii) Minimum 20 percent of the total required parking shall be on ground floor.

(iii) Parking in independent floors under stilts shall be permissible beyond stilts within the plot area if, the parking under stilts is not sufficient as per norms. Clear height from the finished level of the ground floor to the under surface of the beam, joint girders or any other horizontal structure member shall be 7'-6".

(iv) If there is any doubt regarding the category of any building, the decision of the State Government shall be final.

(v) Parking for the disabled persons shall also comply with the provisions of "The Persons with Disability (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995".

20. Minimum Area of Courtyard.- (1) The minimum area of every closed courtyard of a residential building upon which habitable rooms abut shall not be less than nine square metres and the minimum width of every such courtyard in any direction shall not be less than 2.5 metres. Section 180 (2)(i)

(2) Notwithstanding the provisions of sub rule (1), the **clear** width of the courtyard shall not be less than **one-fourth** of the mean height of the abutting building.

21. Dwelling unit.- (1) Each residential building intended for the use of a single family shall, in addition to living room or rooms, have at least; Section 180 (2)(i)

(a) One kitchen or kitchen above; and

(b) One bath room or an enclosed or open bathing platform and water closet; or

(c) One toilet comprising of a bathroom and a water closet

(2) Where a residential building is intended for use of more than one family such as a block of flats, the requirement specified in sub rule (1), shall be repeated for every family.

(3) Where community kitchens, bath rooms, latrines or water closets are provided in a public building the requirement with regard to the provisions of kitchen, bath rooms, latrines and water closets may be dispensed with:

Provided that the standard of community kitchens, bath rooms and latrines shall be in accordance with the National Building Code 2005.

22. Minimum height of room, verandah and light ventilation.- (1) The height of a habitable room shall not be less than 2.70 metres and the mean height of a water closet, bath room, store room, gallery, verandah and mezzanine Section 180 (2)(i)

floor shall not be less than 2.25 *metres* and the clear headroom in any staircase shall not be less than 2.25 metres.

(2) Notwithstanding the obstruction by the projection and compound wall, habitable room shall have the opening either directly or through an open verandah or courtyard, into an open space having a minimum width of 2.5 metres and the total aggregate an open able area in the form of windows, ventilators, glazed doors or other apertures shall not be less than one-tenth of the floor area of the room.

tion 180 (2)(i) **23. Provision of lift.-** The provision shall be as per the National Building Code 2005.

tion 180 (2)(i) **24. Basement.-** The minimum height of basement shall be 2.50 meters measured from the finished level of the floor to the under surface of the beam, joist girders or any other horizontal structural member. The multi level basement shall be allowed maximum upto the zoned area of the site leaving the minimum 6 meters required setbacks as per provisions of the National Building Code, 2005. The structural safety of the adjoining buildings and the movement of fire tender should be ensured while allowing the basement. It shall be allowed subject to following conditions;

(a) First level basement upto the extent of 75 percent basement area may be used for habitable purposes in commercial, institutional and residential buildings only subject to the condition that mandatory parking area norms are fulfilled and it shall adequately ventilated and conforming to fire safety norms, public health and structural safety norms . The minimum two entry or exits shall be mandatory for habitable use of basement. Such area shall be counted towards floor area ratio.

(b) The remaining 25 percent area of first level basement may be put to following uses.-

(i) Storage of household or other goods of non-combustible material; or

(ii) Strong rooms, bank cellars, or

(iii) Air conditioning equipment and other machines used for services and utilities of the building; or

(iv) Parking

Basement, if used for purposes mentioned at (i) to (iv) shall not be counted towards floor area ratio.

(c) The basement shall have the following requirements:

(i) Basement shall be at least 2.5 meter in height from the floor to the underside of the roof slab or ceiling;

(ii) Adequate ventilation shall be provided for the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning system;

(iii) The minimum height of the ceiling of first level basement shall be 0.9 meters and maximum 1.2 meters above the average surrounding ground level;

(iv) Adequate arrangement shall be made such that surface drainage does not enter the basement;

(v) There shall be provisions of sufficient doors in case the basement is used for office or commercial purposes and maximum travel distance from any point to the door shall not exceed 15 meters; and

(vi) In case, the basement is allowed beyond the building envelope then the level of the basement shall be at the ground floor level and the slabs should be designed to bear the load of fire tenders.

25. **Stair case.**- Minimum width, tread and maximum riser of the staircase for different type of buildings shall be as per the National Building Code 2005 amended from time to time. Section 180 (2)(i)

26. **Set back of projected portion of roof level.**- The projected portion of parapet, flues, ducts, water storage tanks, mumties, minarets, domes, water cooling tanks, lift towers, lifts rooms exceeding 2.25 metres in height shall be receded from the facade by a minimum distance equal to their height above roof level, failing which these shall be counted in calculating the height of the building as well as covered area. Section 180 (2)(i)

27. **Distance between buildings.**- Distance between buildings within the same site or between buildings of the adjoining sites, shall be as per the provisions of sub-rule (4) of rule 17 of these building rules. Section 180 (2)(i)

28. **Street width.**- Except as otherwise provided in any sanctioned scheme of the State Government or of a Local Authority, no building shall be erected or re-erected unless it abuts on a street, lane alley, passage, road or otherwise, whether existing or proposed unless the same is clearly laid on the ground and Section 180 (2)(i)

is not be less than the following norms:-

(i)	Residential buildings	10.6 metres (35 feet)
(ii)	Group Housing	18 metres (60 feet)
(iii)	Independent floors	12 metres (40 feet)
(iv)	Local level commercial (G+1)	18 metres (60 feet)
(v)	Commercial (above 3 storey)	25 metres (80 feet)
(vi)	Industrial buildings	12 metres (40 feet)
(vii)	Nursing home/hospital	
	(a) For plot size 1000 square yards to 2000 square yards with minimum frontage of 60 feet	40 feet
	(b) For plot size 2001 square yards to 4000 square yards with minimum frontage of 90 feet	60 feet
	(c) For plot size 4001 square yards and above with minimum frontage of 120 feet	80 feet
(viii)	Hotel	
	(a) *For plot size 1000* square yards *to 2000* square yards *with minimum frontage of 60 feet.*	40 feet
	(b) *For plot size 2001* square yards *to 4000* square yards *with minimum frontage of 90*	60 feet
	(c) *For plot size 4001* square yards *and above with minimum frontage of 120 feet*	80 feet
(ix)	Marriage palace	As per Marriage Palace Policy notified by the State Government, as amended from time to time
(x)	Other buildings	As per Master Plan of the area

NOTE: No hotel site shall be eligible for incentives under any policy of the State Government having plot size less than 1000 square yards.

PART V

MATERIAL AND STRUCTURAL CONTROL

29. Fire Protection.- (1) All requirement of fire protection through classification of buildings based on occupancy, type of construction and other requirement shall be in accordance with the IS-1642-1960 Code of practice for Safety of Buildings (General); material and details of construction, and other relevant the Bureau of Indian Standard Code or the National Building Code, 2005. Section 180 (2)(i)

(2) For buildings having more than four storeys in height non-combustible material shall be used for constructions

30. Structural design.- The structural design of all buildings shall be in accordance with the relevant provisions of the *Bureau of Indian Standard* Code and shall be certified by a Engineer. Section 180 (2)(i)

31. Plinth level.- The plinth level shall be forty five centimetres from the crown of the adjoining road in front or as specified by the Competent Authority from time to time: Section 180 (2)(i)

Provided that for a detached building the plinth level may be more than 45 centimeters.

Provided further that the level of front court yard shall not exceed 45 centimeters and the ramp from the front road to the court yard shall be within the plot boundary.

32. Roof.- The construction of every roof shall conform to the materials and specifications as are specified in the Punjab Public Works Department specifications. Section 180 (2)(i)

33. ***Use of glass.-*** *Glass used in buildings shall conform to the relevant provisions of the Bureau of Indian Standard Code or the* National Building Code, 2005. Section 180 (2)(i)

PART VI

PUBLIC HEALTH, WATER SUPPLY, SEWERAGE AND DRAINAGE

34. Application for connection.- Every application for water connection from the main water supply for a private domestic purpose shall be made in Form 'F' to the Competent Authority through a registered plumber. Section 180 (2)(i)

35. Material for water connection.- Every applicant shall procure at his own cost at least a ferrule ISI (Indian Standards Institute) mark, a stop cock Section 180 (2)(i)

ISI (Indian Standards Institute) mark, water meter and surface box if the water meter and surface box is not supplied by the Competent Authority, medium size G.I. (Galvanised Iron) pipes and specials to be installed for the ground floor level.

Section 180 (2)(i) **36. Sanction of water connection.**- On receipt of the application under rule 34 and subject to the fulfilment of the requirements of these rules, the Competent Authority may sanction the water connection and direct the applicant to deposit such security and any other charges, as may be determined by the Chief Administrator for getting the water connection.

Section 180 (2)(i) **37. Release of water connection.**- (1) After the water connection is sanctioned under rule 36 the applicant shall excavate the trench in a safe manner at the place from where connection from the water main has been sanctioned and thereafter supply pipe line shall be drilled and ferrule and connection pipe shall be laid.

(2) No building or premises shall be supplied with water by the Competent Authority through more than one communication pipe and in the case of multi storeyed flats, separate water connection for each flat will be allowed and its water meter shall be installed at the ground floor.

(3) All works to be carried out by the applicant in connection with the supply or use of water shall be required to be executed by the registered plumber and shall conform to the standard and specifications laid down for such items in the Punjab Public Works Department specification Book 1986 Edition and if no standards or specifications are laid down for any item it shall be as per standard and specifications of the Indian Standard Institute and if no standard and specifications are laid down by the Indian Standard Institute, then that item shall be as per the Bureau of Indian Standards.

(4) The applicant shall make provision of dual button type flushing cistern in each water closet.

(5) Tertiary treated water from nearby Sewerage Treatment Plant shall be supplied to every public, commercial, residential buildings through separate connection, which shall be utilized for non potable purposes such as gardening, washing of floors or courtyards, flushing of WC's (Water Closet) through separate network system to be provided in the building. This provision shall be applicable to newly developed areas after coming into operation of this provision.

38. Notice and Certificate of Completion of work.- (1) No connection to any public sewer shall be made nor any water borne sanitary installation and drainage work intended to be connected through the connection shall be brought into use, until the applicant, after completion of minimum works, has applied to the Competent Authority for a certificate, and a certificate has been issued by the Competent Authority in Form 'D' after satisfying that the sanitary installations and drainage have been satisfactorily completed in compliance with these rules. Section 180 (2)(i)

(2) If no decision is communicated or taken on the application for a certificate mentioned under sub rule (1) within a period of 20 days of the receipt of the application to the applicant, the certificate shall be deemed to have been granted.

39. Application for connection with public sewer.- (1) After the grant of the certificate referred to in rule 38 or in the event of the certificate having been deemed to have been granted, every person intending to connect a drain or sewer to a public water sewer shall apply in form 'G' to the Competent Authority at least seven days before the date on which connection is required. Section 180 (2)(i)

(2) The application under sub rule (1) shall be accompanied by the certificate referred to in rule 38 along with a fee, which the Chief Administrator may specify from time to time.

(3) On receipt of the application and subject to the requirements of rule 38, the Competent Authority shall accept or reject the application after giving the opportunity of being heard.

(4) In the event of the required connection having been sanctioned, it shall be got connected through a registered plumber.

40. Connection with Public sewer.- Every drain or sewer discharging into a public sewer shall join the sewer obliquely in the direction of the flow of the sewer and such a connection shall be made at an existing junction in the sewer or there shall be an intersection manhole before the connection within the boundaries of the site. Section 180 (2)(i)

41. Material for drain and construction.- The material and methods of construction for drain shall conform to the Punjab PWD (Public Works Department) Specification, 1986 Edition and if there are no such specifications laid down for any item, the same should conform to the specifications laid down for such item by the Bureau of Indian Standards/ISI (Indian Standards Institute). Section 180 (2)(i)

Section 180 (2)(i) **42. Drain connection for trade effluent.**- Every drain and private sewer intended solely for conveyance of industrial or chemical or other trade effluent shall be constructed of good and sound type of material unaffected by the chemical action of the effluent and shall be laid as provided in the Punjab PWD (Public Works Department) Specifications or the National Building Code or in accordance with the instructions issued from time to time by the Competent Authority.

Section 180 (2)(i) **43. Waste water pipes.**- A waste water pipe from a bath, sink (not being a slope sink), bidet or lavatory ***basin*** and pipe for carrying water directly shall:

(i) not discharge as to cause dampness in the walls or the foundation of a building; and

(ii) if it discharges into a drain, be disconnected from the drain by a trapped gully with a suitable grating above the level of the water in the trap.

Section 180 (2)(i) **44. Manholes.**- (1) At every change in alignment, gradient or diameter of a drain there shall be a manhole inspection chamber, and bends and junctions in the drain shall be grouped together in a manhole as far as possible and a maximum distance between manhole and gully chamber shall not exceed six meters.

(2) Where the diameter of a drain is increased the crown of the pipes shall be fixed at the same level and the necessary slopes given in the invert of the manhole chamber, and in exceptional cases, where the required fall is not available, connection may be made upto half the difference in the diameter that is the connecting branch sewer shall be connected with the main sewer in such a manner that full supply level of both the sewers is maintained running half the diameter of both the sewers of drain and the minimum internal size of chamber (between brick faces) shall be as follows,-

(i)	For depth of 0.80 meter	0.75 x 0.75 meters
(ii)	For depth of more than 0.80 meters but not exceeding 2.1 meters	1.2 x 0.90 metres
(iii)	For depths of more than 2.1 meters	rectangular chamber with minimum internal dimension of 1.20 x 0.90 meter

45. Septic Tank.- (1) No septic tank shall be located within thirty meters of any percolation well, water **sources** or stream used or likely to be used for drinking or domestic purposes or for the manufacture or preparation of any articles of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operations being carried out without interference with the operation of any water borne sanitary installation as a whole. Section 43(20 and 180 (2)(i)

(2) Every septic tank shall be constructed into two separate compartments so that one compartment when required may be put out of use for cleaning purposes.

(3) The capacity of every compartment of the septic tank shall be two and a half times the total water allowance for the total number of residents of the building.

(4) Every inlet pipe into a septic tank shall be effectively trapped.

(5) The design of septic tank shall be in accordance with the B.I.S. (Bureau of Indian Standards) Code No.IS 2470, Part-I-1968 and IS 2470 (Part-II-1971) Code of practice for design and construction of septic tank.

46. Absorption pits.- (1) In the matter of location every absorption pit shall conform to the same restrictions as are laid down for a septic tank under rule 45. Section 180 (2)(i)

(2) No absorption pit shall have any outlet into, or means of communication with, any sewer, storm water, drain or surface drain.

(3) The wall of every absorption pit shall be at least 0.50 metre above ground level so as to exclude effectively the entry of storm water into the absorption pit.

(4) The absorption pit shall be constructed in duplicate so that one pit can be put out of use for cleaning purpose and the capacity of the absorption pit shall be as approved by the Competent Authority.

(5) The other details of the absorption pit should conform to the B.I.S. (Bureau of Indian Standards) Code No.IS 2470(Part I) 1968 Code of Practice for design and construction of septic tanks.

(6) The absorption pits shall be provided with adequate means of access for removing the filtering media and cleaning the same.

47. Roof top rain water harvesting and ground water recharging.- All the buildings located on plot area of 500 square yard and above shall have roof top rain water harvesting system to recharge ground water as per the Section 180 (2)(i)

specific design to be provided by the concerned Competent Authority.

Section 180 (2)(i) **48. Electrical installation.-** (1) The electrical installation in the building shall be carried out in conformity with the requirements of the Indian Electricity Act, 1910 and the Indian Electricity Rules, 1956.

(2) The work of electric installations shall be carried out under the supervision of a person holding a Certificate of Competency issued by the Chief Electrical Inspector, Punjab.

Section 180 (2)(i) **49. Solar water heating.-** *(1)* Solar water heating system and Compact Fluorescent Lamps(CFLs) shall be provided as per the Notification No.2/123/05-STE (3) 370 dated 20 January/ 6the February 2006, or as per the provisions of Renewal Energy Systems and Punjab Energy Conservation Building Code (PECBC) or as notified by the Government from time to time.

(2) Provision of Renewal Energy Systems (Solar Water Heating Systems, Solar Photo Voltaic System) and use of Punjab Energy Conservation Building Code as notified under Energy Conservation Act, 2001 shall be applicable while approving the building plans for construction of buildings.

(3) An incentive of 50 percent refund of building scrutiny fee shall be permissible on completion of the building on production of certificate from competent authority of PEDA (Punjab Energy Development Agency)

PART VII

REGISTRATION OF PLUMBERS

Section 180 (2)(i) **50. Registration of Plumbers.-** A plumber who is holding any of the qualifications specified in the Schedule and desirous of registration with the Authorized Officer shall make an application in Form 'H' along with such fee as is determined by the Chief Administrator as a registration fee for a period of five years.

Section 180 (2)(i) **51. Grant of registration.-** If an application made under rule 50 is found in order, the Authorized Officer may grant registration and issue a Registration Certificate in Form 'I' to the applicant for registering him as Plumber.

Section 180 (2)(i) **52. Renewal of registration.-** A Registration Certificate issued under rule 51 shall be renewable for a period of five years on the payment of such renewal fee as is determined by the Chief Administrator.

Section 180 (2)(i) **53. Cancellation of Registration Certificate.-** A Registration Certificate granted under rule 51 or renewed under rule 52, shall be liable to be cancelled by the Authorized Officer if the holder thereof contravenes any of the provisions

of the Act or the rules or regulations made there under or any direction issued there under by the Competent Authority.

Provided that before cancelling the Registration Certificate, reasonable opportunity of being heard shall be afforded to the holder of the Registration Certificate.

PART VIII

MISCELLANEOUS

54. **Relaxation.-** The Competent Authority may relax any of the provisions of these rules for reasons to be recorded in writing in respect of any class or category of cases Section 180 (2)(i)

55. **Matters not covered under these rules.-** In respect of the matters which are not directly or indirectly covered under these rules the Competent Authority shall be guided by the provisions of the National Building Code of India 2005. Section 180 (2)(i)

56. **Repeal and saving.-** The Punjab Urban Planning and Development Authority (Building) Rules, 1996, are hereby repealed: Section 180 (2)(i)

Provided that any order issued or any action taken under the provisions of the rules so repealed, shall be deemed to have been issued or taken under the corresponding provisions of these rules.

Schedule

[See rule 2 (zm)]

Qualification for registration of Plumber

One of the following qualifications shall be essential for registration as plumber, namely,-

(i) A person having one year certificate in plumbing from any Industrial Training Institute recognized by the State Government; or

(ii) A person registered as plumber with any local authority or statutory body of the Government of Punjab; or

(iii) Ten years practical experience in sanitary installation with a firm of repute or under a registered plumber.

FORM A

(See rule 5)

(FORM OF APPLICATION)

Class of Building: * Residential/ Commercial/ Public/ Warehousing/ Industrial-Building

From _____

To The Competent Authority, _____

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on Site: No. _____

I/We attach _____

2. (a) A site plan in triplicate showing the position of site proposed to be built upon as required by the Punjab Urban Planning and Development Authority (Building) Rules, 2013.

(b) Plans, elevation and sections of the proposed buildings required by the Punjab Urban Planning and Development Authority (Building) Rules, 2013.

(c) Water supply, drainage plans, structural stability certificate, scheme for fire safety and fire-fighting system and equipment, electrical scheme for air conditioning and air cooling as required by the rules ibid.

3. The construction of the building will be supervised by the registered Architect or the registered Engineer.

Dated : Signature

Enclosures.

* Strike out the class and classes of buildings not required.

FORM B

(See rule 10 (1))

NOTICE OF COMPLETION AND PERMISSION TO OCCUPY

From _____

To The Competent Authority, _____

Sir,

I/We hereby given you notice that the building a part of the building described below and sanctioned with your order No. _____ dated _____ has been completed on _____ in all respects according to the provision of the Punjab Regional and Town Planning and Development Act, 1995 and the rules made there under and sanctioned plans and the suggested modification has been carried out.

2. Completion Certificate from the registered architecture/engineer who supervised the construction of the building and a completion certificate from the registered plumber are submitted herewith.

3. Kindly permit me/us to occupy the building as required by rule 10 of the Punjab Urban Planning and Development Authority (Building) Rules, 2013.

DESCRIPTION OF BUILDING

Area Name of the road _____ Site No.

_____ House No. (if any) _____

Signature of the Applicant

FORM C

(See rule 10 (1)

COMPLETION CERTIFICATE BY A REGISTERED ARCHITECT/ ENGINEER

I do hereby certify that the following work _____ _____ (insert full particulars of work) has been supervised by me and has been completed to my satisfaction in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995 (P.A. No. 11 of 1995) and the rules made there under and sanctioned plans. The workmanship and the materials used are good. That no provision of the Punjab Regional and Town Planning and Development Act, 1995 (P.A. No. 11 of 1995) and the rules made there under and no requisition made, condition prescribed or under issued there under has been transgressed in the course of the work.

Area _____ Name of the road _____ Site No. _____

House No. (if any) _____

Particulars of the work _____

Signature

(Registered Architect/ Engineer)

FORM D

(See rules 10(2) and 38)

PERMISSION FOR OCCUPANCY OR USE OF THE BUILDING

From The Competent Authority,

To _____

Memorandum No. _____ Dated:

Whereas _____ has given Notice of completion of the building described below;

I hereby:-

(1) Grant permission for the occupation and/or use of the said building; Or

(2) refuse permission for the occupation and/or use of the said building for reasons given below:-

Description of building

Area_____ Name of road_____ Site No._____House No. (If any)

_____

Competent Authority

FORM E

(See rule 11(3))

INTIMATION FOR SANCTION/REJECTION OF THE BUILDING PLAN

From The Competent Authority,

To _____

Memorandum No. Dated, the

Reference your application for permission to erect/re-erect/add to/alter a building on site No. _____ in accordance with the plans submitted with it, your application is hereby_____

(i) Sanction for the aforesaid construction under rule 10 of the Punjab Urban Planning and Development Authority (Building) Rules, 2013;

(ii) Rejected for reasons given hereunder:-

(iii) Sanction subject to the following amendments:-

(iv) returned for removal of the following defects:-

Enclosures;

Signature Competent Authority

FORM F

(See rule 34)

Application For Water Connection

To

The Competent Authority

Sir,

I/We want to have a water connection in my/our ..... I/We have read the Punjab Urban Planning and Development Authority (Building) Rules, 2013 and do undertake to abide by them.

The particulars are given below:-

Name of Area ..... Road..... Building/Plot/ House No. .....

Name of owner ..... Son of .....

Name of applicant ..... Son of .....

Size of ferrule ..... Number of taps required.....

Name of registered Plumber through whom the work executed .....

Instructions :-

The application should be entertained either from the owner or such person who has been authorized to do so by the owner who would be held responsible for the payment of water charges etc.

Date.....

Signature of applicant .....

Father's name .....

Address .....

FORM G

(See rule 39)

Application For Sewerage Connection

To

The Competent Authority

Sir,

I/We want to have a sewerage connection in my/our ..... I/We have read the Punjab Urban Planning and Development Authority (Building) Rules, 2013 and do undertake to abide by them.

The particulars are given below:-

Name of Area ..... Road..... Building/ House No. .....

Name of owner ..... Son of .....

Name of applicant ..... Son of .....

Number of seat..... Size of line .....

Name of registered Plumber through whom the work executed .....

Instructions:-

The application should be entertained either from the owner or such person who has been authorized to do so by the owner who would be held responsible for the payment of water charges etc.

Date.....

Signature of applicant .....
Father's name .....
Address .....

Form H

(See rule 50)

FORM OF APPLICATION FOR REGISTRATION AS PLUMBER

From _____

To

The Authorized Officer,

Punjab Urban Planning and Development Authority.

Sir,

I apply for registration to practise as plumber to enable me to submit building plans and supervise buildings construction in the _____.

I hold necessary qualifications enabling me for getting registration with the Punjab Urban Planning and Development Authority. Copies of certificates/ testimonials duly attested by a gazetted officer are enclosed herewith.

A demand draft No. _____ amounting to Rs. _____
In favour of _____ (indicate designation of Authorized Officer)
is enclosed herewith as registration fee for the period of_____.

Yours faithfully,

Place: Name _____

Dated: Full Address _____

FORM I

(See rule 51)

FORM OF REGISTRATION CERTIFICATE OF PLUMBERS

Registration No. Dated:

The certificate of registration is hereby granted to (Name _____) son of _____ resident of _____ for performing the duties of a Plumber under the Punjab Urban Planning and Development Authority (Building) Rules, 2013. The certificate of registration is being issued subject to the following terms and conditions, namely:-

(i) The certificate shall remain valid for a period of five years from the date of its issue;

(ii) It shall be renewable on submission of fresh application along with the prescribed fee provided the application is submitted one month before the expiry date of previous registration;

(iii) The certification will be operative in the areas in which the Punjab Urban Planning and Development Authority (Building) Rules, 2013 are in operation;

(iv) It will not be used for the purpose other than the purposes specified under the Punjab Urban and Development Authority (Building) Rules, 2013.

(v) The Authorized Officer has the right to withdraw or cancel the certificate at any time during the tenure of registration of it is found, that,

(a) The Plumber has given any wrong information in his application for registration;

(b) The Plumber has violated any terms and conditions of registration or any provision of the Punjab Regional and Town Planning and Development Act, 1995 or any rule made there under.

Place: Authorized Officer

Dated:

? Strike down which is not applicable.

Serial No.	Date of renewal	Date upto which renewed	Signature of Authorized Officer

A. VENU PRASAD,
Secretary to Government of Punjab,
Department of Housing and Urban Development.

349/10-2013/Pb. Govt. Press, S.A.S. Nagar