

**PUNJAB GOVT (EXTRA.) JULY 2,1996 (ASADHA 11-1918 SAKA)
GOVERNMENT OF PUNJAB DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**

Notification

The 27th June,1996

No G.S.R 48/PA 11/95/S.180/96 –In exercise of the powers conferred by Section 180 read with sub-section (2) of section 48 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:-

3. Short title, commencement and application –

(1) These rules may be called the Punjab Urban Planning and Development Authority (Building) Rules, 1996. They shall come with force. They shall apply to -

(i) The areas of the Urban estates set up by the Authority in terms of the provisions of section 28 of the Act or by the State Government under the Punjab Urban Estates (Development And Regulation) 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 Definitions – Unless the context otherwise requires —

(i) 'abut' a building shall be said to be abut on a street where the outer face any of its external walls is on the street boundary ;

(ii) 'Act' means the Punjab Regional and Town Planning and Development Act 1995;

(iii) 'ancillary zone' in relation to any areas 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;

(iv) '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 authorised agent;

(v) 'authorised Officer' means an officer of the Authority specifically authorised by the Authority to perform functions of the authorised officer under these rules;

(vi) 'architect' shall have the same meaning as has been assigned to it in the Architects Act 1972 and registered as such under these rules;

(vii) 'architectural control sheets' means the sheets of drawing with directions approved by the Competent Authority and kept in its office showing the measure of architectural control;

(viii) 'balcony' means cantilevered horizontal projection at the floor or roof level from the wall of building without any vertical support;

(ix) 'basement' means storey which is next below the ground storey or which has in any part more than half of its height below the main level of the street or ground adjoining the building;

(x) 'building line' means fixed line specified for a site beyond which no building within that site other than compound wall shall project;

(xi) 'chhajja' means a cantilevered horizontal or sloping projection;

(xii) 'courtyard' means an area open to sky, which is enclosed or partially enclosed by the building, boundary wall or railings and it may be at the ground floor level or any other level within or adjacent to a building;

(xiii) 'Engineer' means a person holding any of the qualifications making him eligible to become Associate Member of the Institution of Engineers and registered as such under these rules;

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

(xv) 'floor area ratio' means the ratio derived by dividing the total covered area of all

floors, excluding the area or basement storey by the area of plot;

(xvi) 'ground floor' means the storey which has floor surface nearest to the ground;

(xvii) 'group housing' means a building constructed or to be constructed with one or more floors consisting of one or more dwelling units having common service facilities;

(xviii) 'habitable room' means a room having windows and glazed door 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;

(xix) 'height' in relation to a building means the vertical measurement of the building measured of the plinth level up to the highest level of the building parapet, excluding flues, ducts, water storage tanks and manties, domes, water cooling tanks, lift towers, lift rooms 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 minimum height of any room;

(xx) 'lobby' means covered circulation space;

(xxi) '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 purpose and at a height of not less than 2.25 meters from the floor level;

(xxii) 'manti' means a small structure erected on the roof of a building at the head of stair case to protect such a stair case from whether;

(xxiii) 'material' change of use means a change of use from one class of building to another class of building;

(xxiv) 'parking space' means an area to park vehicles meant either for private parking or public parking;

(xxv) 'plinth level' means the level of the ground floor of a building with respect to the adjoining ground or street;

(xxvi) 'plumber' means a person holding any of the qualifications specified in the Schedule and registered as such under these rules;

(xxvii) 'private parking' means parking space used or provided exclusively for the parking of private vehicles in places other than public places;

(xxviii) 'public building' means building used or constructed or adapted to be used either ordinarily or occasionally as place of public workshop as a hospital, college, school, hostel, restaurant, theatre, public concert room, public lecture room, public exhibition hall or as a public place assembly or entertainment for persons admitted thereto by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes; (xxix) 'public parking' means parking space used or provided exclusively for the parking of vehicles by the general public;

(xxx) 'site coverage' means ground area covered by the (building site coverage means the ground area covered by the date) building immediately above plinth level but does not include the space covered by:-

(a) the compound wall, gate, cantilevered;

(b) projection upto two meters;

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

(d) drainage, culvert, conduit catch pit, fully pit, chamber and gutter;

(xxxii) 'storey' means horizontal divisions of a building so constructed as be capable or use as a living space although such horizontal division may not extend over the whole depth or width of the building, but shall not include mezzanine floor;

(xxxii) 'street' means any road pathway, square court, alley or passage accessible whatever permanently or temporarily to the public and whatever a through fare or not and shall include every vacant space not withstanding that it may be a private property and partly or 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 means of an access to or from any public place or through fare whether such person be occupiers of such building or not, but shall not include any part of such space which the occupier of such building has right at all hours to prevent all other person from using as aforesaid and shall include also the drains or gutters there in or on either side and the land, whether covered or not by any pavement, verandah or other erection, up to the boundary of any abutting property not accessible to the public;

(xxxiii) '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 stores laid in mortar;

(xxiv) '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 vapor pressure differences and, or both, between inside and outside of the building; and
(xxv) '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.

PART II –Procedure for submission of Building Applications.

3. **Erection or Re-erection without permission** – Subject to the provision 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 upto 250 square meters and having not more than three storeys previous sanction of the Competent Authority shall not be required.

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 registered architect and every building operation shall be supervised by a registered architect or a registered engineer.

5. **Application to erect or re-erect buildings:-** Every person who intends to erect or re-erect a building shall make an application Form "A" to the Competent Authority along with a fee as is determined by the Chief Administrator and shall at the same time submit three sets of prints mounted on cloth duly signed by the applicant, or his authorised agent or attorney,-

- (i) site plan detailed in rule 6;
- (ii) plans, elevations and section 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 schemes.

Provided that a person who intends to erect to re-erect a building on a site measuring up to 240 square meters and having not more than three storeys will be required to submit only the documents specified in clause (i) to (iv).

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

6. **Site Plans** – (1) The site plan fully dimensioned shall be drawn to a scale of not less than:-

- (a) 1:200 for sites measuring upto 4000 square meters.
- (b) 1:400 for sites measuring more than 4000 square meters but not exceeding 40,000 square meters; and
- (c) 1:800 for sites measuring more than 40,000 square meters.

- (2) The site plan shall be prepared to enable the site to be identified and shall show;
- (a) the boundaries of the site;
 - (b) the directions of the north point relative to the site of the building;
 - (c) 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;
 - (d) the outlines of the proposed building;
 - (e) the levels of the site and the plinths of the building in relation to those of the neighboring roads;
 - (f) the area of the site to be covered by the building and also the level of courtyard and open spaces;
 - (g) all existing buildings or structure on or over or under the site or projecting beyond it;

- (h) methods of disposal of waste water, sewerage and storm water;
- (i) surroundings upto a distance of fifteen meters on all sides from the boundaries of the site.

7. **Building plans, sections and elevations.** - The building plans, section and elevations shall be drawn to a scale of not less than 1:50 upto 1:800 square meters of the areas of the site and 1:800 in other cases and the plans so drawn shall show.

- (a) the plan of the ground floor and other floors of the proposed building, all elevation and sections fully explaining the design;
- (b) the plinth level of the building with reference to highest level of the street or streets of which the proposed building is to front;
- (c) the level of the courtyard and open spaces in the building in relation to the highest level of the street towards which the building is to be drained;
- (d) the proposed building and the proposed method of draining it including the position, form and dimensions of water closets, urinals, drainage of stables, dhobi ghats, dust bins, gate pillars and the method of disposal of sewerage and storm water;
- (e) the sizes of the doors, windows, openings and other methods of ventilation; and
- (f) the means of access to the building and its various doors and means of escape in case of fire or any other emergency.

8. **Type Decision:-** In case the applicant wishes to follow the type design prepared by the Competent Authority, he may obtain the same from the Competent Authority and submit it along with the site plan in triplicate to the Competent Authority for identification.

9. **Drawing to be submitted with application.** - Every application and building plan shall be accompanied by its water supply, drainage and structural drawings showing -

- (a) position of sanitary fittings, down pipes, gully traps, hose sewer and manholes upto their connection to the public sewer;
- (b) position of taps, shower, storage tank, supply pipe and disturbing pipes;
- (c) structural stability certificate by a registered Engineer or a registered architect.

Explanation. - Structure and material shall be in accordance with the latest National Building Code.

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 using the occupation certificate.

(2) The Competent Authority shall within thirty days from the date of receipt of the application shall either issue the occupation certification or reject the application giving reasons for such rejections in Form 'D';

Provided that the applicant shall remove or destroy 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 bathroom.

PART III ADMINISTRATIVE CONTROL

11. **Power of Competent Authority to sanction or refuse erection or re-erection.** –

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

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

'sanctioned' written on it.

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

12. Presumption of sanction. - If the competent Authority neglect or omits within 60 days receipts from any person of valid application, complete in all respects 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 re-erection of building or carry out any development works as described in the application or in any accompanying documents but not so as to contravene any of the provisions of the Act and these rules made there under and the restrictions specified for erection or re-erection of buildings.

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.

PART IV Planning and Architectural Control

14. Compliance of zoning plan and architectural controls sheets:- 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.

15. Site Coverage:- (1) The maximum permissible site coverage on all the sites shall be calculated as under:-

| Sr. No. | Area of the Site | Permissible Site Coverage |
|----------------|---------------------------------|----------------------------------|
| (i) | For the first 210 Square meters | 65% |
| (ii) | For the next 210 square meters | 50% |
| (iii) | For the remaining area | 40% |

(2) **Group housing and Multi Storeyed Residential Flats** – For group housing and Multi Storeyed Residential Flats site coverage shall not exceed fifty percent of the total site area.

(3) **Industrial** - In case of industrial buildings, the site coverage shall be as specified in the zonal plan. The residential component in these building shall not exceed five percent of the total built up area on all the 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 building shall not exceed five percent of the total built up area on all the floors.

“Provided that in case of hospitals, the residential component shall not exceed ten percent of the total built up area on all floors.”

16. 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 square meters in area | 1.65 |
| | (ii) For plots above 225 square meters but not exceeding 325 square metres – | 1.40 |
| | (iii) For plots above 325 square meters but not exceeding 430 square metres – | 1.25 |
| | (iv) For plots exceeding 430 square metres – | 1.00 |
- “Provided that the total covered area permissible under any of the categories specified above shall not be less than the maximum area*

- permissible in the next below category, for plots falling in the same row.”
- (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.
 - (g) In case of IT and IT&S, Electronic Industry, knowledge Park and Building Technology Units, the Floor Space Index (FSI)/Floor Area Ratio shall be further relaxed to the extent of 50 percent over and above the Floor Area Ratio as specified in the zoning plan referred in sub rule (f) above.

Provided that this benefit would be made available to such Industrial Units in this category which are issued eligibility certificate by Industries Deptt. in this regard.

16 (ii) Plot holders to whom allotments have been made before 30th June, 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.

17. Height of building and set back:-

(1) The maximum height upto which any building be built shall not exceed the width of abutting road or street plus the width of the set back.

(2) The width of front and rear set backs, if left at any point of the building, shall be equal to one forth of the height of the building subject to a height of two meters and the width of the side set back 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 meters.

18. Projection:- (1) Where there is an uncovered balcony or chhajja or cantilever from wall it shall not project more than two meters beyond the building line when measured at right angle to the outer face of the wall and it shall be within the boundaries of the site and in the case of row houses or buildings adjoining each other the projection shall not be more than one meter in case the area of the site is less than 250 square meters;

Provided that projection on door and window shall not exceed 0.45 meters.

(2) No projection shall be at a lesser height than 2.25 meters clear above the plinth level of the building.

(3) The width of the projection shall not exceed one forth of the width of the sites.

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

19. Parking:- The total area under parking is not to be less than ten percent of the area of site plus ten percent of the total covered area on all the floors;

Provided that this requirement shall be reduced by fifty percent for residential buildings these provisions shall not be applicable in the case of plotted residential development.

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 meters and the minimum width of every such courtyard in any direction shall not be less than 2.5 meters.

(2) Notwithstanding the provisions of sub rule (1), the width of the courtyard shall not be less than half the mean height of the abutting building or enclosing walls.

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

(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 more than one family such as a block of flats, the requirements specified in sub rule (1) shall be repeated for every family.

(3) Where community kitchen, bathrooms, latrines or water closets are provided in a public building the requirements 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 appropriate in accordance with the National Building code.

22. Minimum height of room, verandah and light ventilation:-

(1) The height of a habitable room shall not be less than 2.70 meters and the mean height of a water closet bathrooms, store room, gallery, verandah and mezzanine floor shall not be less than 2.25 and the clear headroom in any case shall not be less than 2.25 meters.

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

23. Provision of lift:- Every building having more than fourteen square meters height shall be provided with in a minimum of one lift and the total number of such lifts be calculated on the basis of one lift for every 900 square floor area above four storeys.

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 joint grinders or any other horizontal structural member and its covered area shall not exceed the area on the ground floor of the building and shall lie below it and further it shall satisfy public health structural requirements and shall not be used for habitable purpose.

25. Stair case:- (1) A building having more than one storey and intended to be used as a single family or two-family or two-family residential building shall be provided with atleast one stair case having minimum width of 0.70 meters.

(2) Every building intended to be used as a commercial or public building shall be provided with atleast one staircase extending from ground floor level to the highest floor having minimum clear width of 1.20 meters.

(3) No staircase in a building shall have a riser if more than 22 centimeters and a tread of less than 23 centimeters.

(4) The width of the landing shall not be less than the width of the staircase.

26. Set back of projected portion of roof level:- The projected portion of parapet, flues, ducts, water storage tanks, mamties, minarets, domes, water cooling tanks, lift rooms exceeding 2.25 meters 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.

27. Distance between buildings of adjoining sites:- Distance between buildings within the same site or between buildings of the adjoining sites, shall not be less than average height

of the facades of the adjoining buildings at any level.

Provided that light and ventilation is derived for these buildings from the space between them, falling which such a distance shall not be less than fifty percent of the average height of the building.

28. **Width of Street:-** Except as otherwise provided in any sanctioned scheme of the State Government or of a Local Authority, no building shall be erected re-erected unless it abuts on a street lane alley, passage, road or other wise, whether existing or proposed unless the same is clearly laid on the ground and is not less than six meters in width.

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 of her 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 B.I.S. Code of the National Buildings Code with latest amendments.

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

30. **Structural Design:-** The structural design of all buildings shall be in accordance with the relevant provisions of the B.I.S. Code and shall be certified by a registered engineer or a registered architect.
31. **Plinth Level:-** The plinth level shall be less than forty–five centimeters or as may be specified by the Competent Authority from time to time.
32. **Roof:-** The Construction of every roof shall conform to the materials and specifications as are specified in the Punjab Public Works Department specifications.

PART VI Public Health: Water Supply, Sewerage and Drainage.

33. **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.
34. **Material for water connection:-** Every applicant shall procure at his own cost at least a ferrule ISI mark, a stoop cock of ISI mark, water meter and surface box if the water meter and surface box is not supplied by the Competent Authority, medium size G.I. pipes and specials to be installed for the ground floor level.
35. **Sanction of Water Connection:-** On receipt of the application under rule 33 and subject to the fulfillment of the requirement 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.
36. **Release of Water Connection:-**
- (1) After the water connection is sanctioned under the rule 35 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 will be drilled and ferrule and connection pipe shall be laid.
- (2) (a) 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.

(b) 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 a registered plumber and shall conform to the standard and specifications laid down for such items in the Punjab Public Works Department specifications Book 1986 Edition and if no standards or specifications are laid down for any item it shall be as per standard and specifications of Indian Standard Institute and if no standard and specifications are laid down by the Indian Institute than that item shall be as per the Bureau of Indian Standards.

37. Notice and Certificate of Completion of work:- 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 in to 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 Form 'D' after satisfying that the sanitary installations and drainage have been satisfactorily completed in compliance with these rules.

(2) If no decision is communicated on the application for a certificate under the sub-rule (1) within twenty days of the receipt of the application, the certificate shall be deemed to have been granted.

38. Application before connection with public sewer:- After the grant of the certificate referred to in rule 37 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.

(2) The application under sub-rule (1) shall be accompanied by the certificate referred to in rule 37, along with a fee that the Chief Administrator may specify from time to time.

(3) On receipt of the application and subject to the requirements of the rule 37, the Competent Authority shall accept or reject the application.

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

39. Connection with public sewer:- Every drain or sewer discharging in to 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 man hole before the connection within the boundaries of the site.

40. Material for drain and construction:- The material and methods of construction for drain shall conform to the Punjab PWD Specifications, 1986 Edition, as amended from time to time, 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.

41. 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 prescribed in the Punjab PWD specifications or the National Building Code or in accordance with the instructions issued for time to time by the Competent Authority.

42. Waste Paper 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.
- (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.

43. 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) Whereas the diameter of a drain is increased, the crown of the pipes shall be fixed at

the same level and the necessary slope 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 shall be connected in such a manner that full supply sewer 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:-

- | | | |
|-----|---|--|
| (a) | For depths of 0.80 metre; | 0.75 x 0.75 metres |
| (b) | For depths of more than 0.80 metres but not exceeding 2.1 metres; and | 1.2 x 0.90 metres |
| (c) | For depths of more than 2.1 metres | Rectangular Chamber with minimum internal dimensions of 1.20 x 0.90 metres |

44. **Septic Tank:-** No septic tank shall be located within thirty meters of any percolation well, water forces or stream used or likely to be 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 .

(2) Every septic tank shall be constructed in to 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. Code No. IS 2470, Part –I-1968 and IS 2470 (Part-II-1971) Code of practice for design and construction of septic tank.

45. **Absorption pits:-**

(1) In the matter of location every absorption pit shall conform to same restrictions as are laid down for a specific tank under rule 44.

(2) No absorption 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 atleast 0.50 meter 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 pit 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. 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.

46. **Electrical Installations:-** The electrical installations in the building shall be carried out in conformity with the requirements of the Indian Electricity Act, 1910 and the Indian Electricity Rules, 1956, as amended from time to time.

(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.

PART VII – Registration of Architect Engineers and Plumbers

47. **Registration of Architects:-** An Architect 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 registration fee for a period of five years.
48. **Registration of Engineers:-** An engineer desirous of registration with the Authorized Officer shall make an application in Form 'I' along with such fee as is determined by the Chief Administrator as registration fee for a period of five years.
49. **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 'J' along with such fee as is determined by the Chief Administrator as a registration fee for a period of five years.
50. **Grant of registration:-** If an application made under rule 47 or rule 48 or rule 49 is found in order, the Authorized Officer may grant registration and issue a registration certificate in Form 'K' to the applicant for registering him as Architect or Engineer or Plumber, as the case may be.
51. **Renewal of registration:-** A registration certificate issued under rule 50 shall be renewable for a period of five years on the payment of such renewal fee as is determined by the Chief Administrator.
52. **Cancellation of registration certificate:-** A registration certificate granted under rule 50 or renewed under rule 51 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 canceling the registration certificate reasonable opportunity of being heard will be afforded to the holder of the registration certificate.

PART – VIII – Miscellaneous

53. **Relaxation:-** The Chief Administrator may relax any of the provisions of these rules for reasons to be recorded in writing in respect of any class or a category of cases.

SCHEDULE

(See rule 2 (xxvi))

QUALIFICATIONS FOR REGISTRATION OF PLUMBERS

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

- (i) A person having one year certificate course in plumbing from any Industrial Training Institute recognized by the State Government; or
- (i) A person registered as plumber with any local authority or statutory body of the Government of Punjab; or
- (ii) Ten years practical experience in sanitary installations with a firm or 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, 1996.
- (b) Plans, elevation and sections of the proposed buildings required by the Punjab Urban Planning and Development Authority (Building) Rules, 1996.
- (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 give 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 11 of the Punjab Urban Planning and Development Authority (Building) Rules, 1996.

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 thereunder 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 thereunder and no requisition made, condition prescribed or under issued thereunder 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 rule 10(2))
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

With Reference to 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 11 of the Punjab Urban Planning and Development Authority (Building) Rules, 1996;
- (ii) Rejected for reasons given hereunder:-

- (1)
- (2)

- (iii) Sanction subject to the following amendments:-

- (1)
- (2)

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

- (1)
- (2)

Enclosures;

Signature

Competent Authority

FORM F
(See rule 33)
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, 1996 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 is 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 38)
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, 1996 and do undertake to abide by them.

The particulars are given below:-

Name of Area _____ Road _____
Building/ Site/ House No . _____ Son of _____
Name of Applicant _____ Son of _____
Number of seat _____ Size of line _____

Name of the registered Plumber through whom the work will be 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 sewerage charges etc.

Date _____

Signature of applicant _____
Fathers name _____
Address _____

FORM H
(See rule 47)
FORM OF APPLICATION FOR REGISTRATION AS ARCHITECT

From

To

The Authorized Officer,
Punjab Urban Planning and Development Authority,

Sir,

I apply for registration to practice as architect to enable me to submit building plans and supervise building 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 favor of (indicate designation of Authorized Officer) is enclosed herewith as registration fee for the period of _____.

Yours faithfully,

Place:

Dated:

Name _____

Full Address _____

FORM I
(See rule 48)
FORM OF APPLICATION FOR REGISTRATION AS ENGINEERS

From

To

The Authorized Officer,
Punjab Urban Planning and Development Authority,

Sir,

I apply for registration to practice as engineer 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 favor of (indicate designation of Authorized Officer) is enclosed herewith as registration fee for the period of _____.

Yours faithfully,

Place:
Dated:

Name _____
Full Address _____

FORM J
(See rule 49)
FORM OF APPLICATION FOR REGISTRATION AS PLUMBER

From__

To

The Authorized Officer,
Punjab Urban Planning and Development Authority.

Sir,

I apply for registration to practice 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 favor of (indicate designation of Authorized Officer) is enclosed herewith as registration fee for the period of _____.

Yours faithfully,

Place:
Dated:

Name _____
Full Address _____

FORM K
(See rule 50)
FORM OF REGISTRATION CERTIFICATE OF ENGINEERS/ ARCHITECTS/ PLUMBERS

Registration No.

Dated:

The certificate of registration is hereby granted to (Name _____) son of _____ resident of _____ for performing the duties of an * Engineer/ Architect/ Plumber under the Punjab Urban Planning and Development Authority (Building) Rules, 1996.

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, 1996 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, 1996.
- (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 Engineer/ Architect / Plumber has given any wrong information in his application for registration;
 - (b) The * Engineer/ Architect/ 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 |
|------------|-----------------|-------------------------|---------------------------------|
|------------|-----------------|-------------------------|---------------------------------|

K.R. LAKHANPAL,
Secretary to Government of Punjab,
Department of Housing and Urban Development.

**AMENDMENTS
GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

NOTIFICATION

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

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 come 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.

Dated Chandigarh,
the 17.12.1998

Principal Secretary,
Government of Punjab,
Department of Housing and Urban Development, Chandigarh.

Endst. No. 1/14/96-4HGI/

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 to be supplied to this office for official use.

No.1/14/96-4HGI/

Dt.

Chd.

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

A copy is forwarded to the Chief Administrator, Punjab Urban Planning & Development Authority 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

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-II BRANCH)**

NOTIFICATION

No.18/16/2002-1HGII/2335

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.

RULES

1. (1) These Rules may be called the Punjab Urban Planning and Development Authority (Building) (Second Amendment) Rules, 2003.
(2) They shall come into force at once.

2. In the Punjab Urban Planning and Development Authority, (Building) Rules 1996, in Rule 16 in sub rule (i), after clause (f), the following shall be added, namely:-

(g) In case of Mohindra Knowledge Park as well as for any other new Information Technology Park with investment over Rs. 100 crores in Information Technology sector, the Floor Area Ratio shall be 2.0.

(h) In case of IT and ITES, Electronic Industry, Knowledge Park and Bio Technology units, the Floor Spacing Index (FSI)/ Floor Area Ratio shall be further relaxed to the extent of 50% over and above the Floor Area Ratio as specified in the zoning plan referred in Sub-Rule (f) above.

Provided that this benefit would be made available to such industrial units in this category which are issued eligibility certificate by Industries Department in this regard.

RAKESH SINGH
Secretary to Government of Punjab
Department of Housing and Urban Development, Chandigarh.

Endst.No. 18/16/2002-1HGII/

Dated:

A copy with a spare copy, is forwarded to the Controller, Printing and Stationery Department, Punjab, Chandigarh with the request to publish this notification in the Punjab Government Extra Ordinary Gazette.

Endst.No. 18/16/2002-1HGII/

Joint Secretary Housing.
Dated:

A copy is forwarded to the Chief Administrator, Punjab Urban Planning and Development Authority, Chandigarh with reference to his letter No: PUDA.CA/2003-04/1227 dated 27/3/2003 for information and necessary action.

Endst.No. 18/16/2002-1HGII/2338

Joint Secretary Housing.
Dated: 9-4-03
The April, 2003

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING BRANCH-I)**

NOTIFICATION

The 25 August, 2010

No. **2/1/2002-4HG1/Part-2/2805** - In exercise of the powers conferred by section 43 of The Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No.161 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.

Rules

1. (1) These rules may be called the Punjab Urban Planning and Development Authority (Building), Amendment Rules, 2010.
2. In the Punjab Urban Planning and Development Authority (Building) Rules, 1996, after Rule 45, the following rule shall be added, namely:- —

Rules 45(A):- Roof Top Rain Water Harvesting and Ground Water Recharging.

All the buildings located on plot area of 40 Square Meters and above, shall have Top Rain Water Harvesting System to recharge Ground Water as per the specific design to be provided by the concerned Development Authority.

Chandigarh
Dated:23/08/2010

Dr. S.S. Sandhu
Secretary to Govt. of Punjab
Department of Housing and Urban Dev.