

PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING I BRANCH)

NOTIFICATION

The 26th July, 2023

No. G.S.R. 78/P.A. 11/1995/Ss.43 and 180/Amd(3)/2023.- 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 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 Building Rules, 2021, namely:-

RULES

1. (1) These rules may be called the Punjab Urban Planning and Development Building (Amendment) Rules, 2023.
(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.
2. In the Punjab Urban Planning and Development Building Rules, 2021 (hereinafter referred to as the said rules), in rule 4(A), in sub-rule (1), after note (g), the following notes shall be inserted, namely: -
 - “(h) The Maximum floor to floor height of Booths or Shops or Shop-cum-Offices shall not be more than 14'-0”.
 - (i) Clear height of the basement shall not be more than 3 meter.
 - (j) 100% Ground Coverage for all types of Shop-cum-Offices' subject to fulfillment of the following conditions, namely:-
 - (i) the width of road, abutting the rear side of Shop-cum-Offices', shall be minimum 20 feet and maximum 80 feet;
 - (ii) no entry or exit shall be allowed on the service lane or road, abutting the rear side of the Shop cum-Offices';
 - (iii) there shall be no front of residential plots on the road at the rear side of Shop-cum-Offices';

- (iv) 100% ground coverage shall be mandatory in complete row of Shop-cum-Offices'.
- (v) any service or equipment of the building i.e. air conditioner or gas cylinder or diesel generator set shall not be installed on the road or plaza at the rear side of the Shop-cum-Offices'. An undertaking in this regard shall be obtained from the applicant to ensure the installation of these services or equipment on the roof.
- (vi) it is mandatory to provide the window at the rear side of the Shop-cum-Offices' to ensure the provision of light and ventilation and the sill level of this window shall be minimum 2.5 feet and this window shall not be used for any service; and
- (vii) if Shop-cum-Offices' are proposed back to back then the distance between the Shop-cum-Offices' must be at least 10 meters. Apart from this, if the applicant wants to propose entry or exit on both sides then the corridors must be proposed on both sides:

Provided that those commercial colonies or pockets or urban estates whose layout plans are already approved by the Competent Authority but no development has taken place on the site i.e. no Shop-cum-Office has been constructed on the site in that case, 100% ground coverage can be permitted in these commercial colonies or pockets or urban estates on the conditions mentioned above. However, the promoters or development authorities shall be bound to get the revised layout plans approved by the Competent Authority. However, a public notice in this regard shall be given in the public newspapers. Thereafter, the Competent Authority shall take appropriate decision and if layout plans are revised then 100% ground coverage can be permitted in those commercial colonies or pockets or urban estates. If the building plan of any Shop-cum-Office is already approved then the applicant shall be bound to get the building plans revised."

3. In the said rules, in rule 27, in clause (vi), the following shall be substituted, namely:-

"(xi) In cases of aerodromes where the Colour Coded Zoning Maps have been issued, the Competent Authority under these rules shall, as per the provisions of the Ministry of Civil Aviation (Height Restrictions for safeguarding of Aircraft Operations) Rules, 2015 notified vide Notification No. G.S.R. 751 (E), dated the 30th September, 2015 by the Ministry of Civil Aviation and in accordance with the height specifications provided in such Colour Coded Zoning Maps, approve the building plans up to the permissible elevation (AMSL), as per the prevailing building rules or any other law for the time being in force and certify on the sanction plan that the Floor Space Index or Floor Area Ratio and the related height of the building or structure is within the permissible elevation as indicated in the Colour Coded Zoning Maps for the given site:

Provided that no such approval shall be given by the Competent Authority for sites which lies in approach, take off and transitional areas of an airport or in any other area, marked in the Colour Coded Zoning Map for the compulsory obtaining of No Objection Certificate from the designated officer or authorized officer by Ministry of Civil Aviation:

Provided further that the applicant is to submit all documents as prescribed by the Airport Authority of India or Indian Air Force, in original to the building plan approval Competent Authority. The Competent Authority shall approve the plan without No Objection Certificate from the Airport Authority of India or Indian Air Force and forward copy of its approval letter along with application and all documents in original to the Competent Authority of the Airport Authority of India or Indian Air Force (as applicable) within a period of thirty days of approval. The Competent Authority is to ensure that the applicants exempted from seeking No Objection Certificate from Airport Authority of India or Indian Air Force furnish site coordinates and site elevation certificate issued by the Survey of India in original for all intended structures and all corners of the

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plot. The Indian Air Force or Airport Authority of India shall have power to disapprove the clearance in case of non submission of these documents or any discrepancy in the documents. The violations of the regulations shall be dealt under the Aircraft (Demolition of obstructions caused by Building and Trees etc.) Rules, 1994. The building plan approval competent authority shall adhere to all the guidelines issued by the Airport Authority of India or Indian Air Force in this regard from time to time."

AJOY KUMAR SINHA,

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