

ਪੰਜਾਬ ਸਰਕਾਰ
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ
(ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ)

ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਭਵਨ, ਪਲਾਟ ਨੰ: 3, ਦੱਖਣ ਮਾਰਗ, ਸੈਕਟਰ-35-ਏ, ਚੰਡੀਗੜ੍ਹ
ਪਬਲਿਕ ਨੋਟਿਸ

ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਵੱਲੋਂ ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਦੇ ਵਿੱਚ ਮੋਜੂਦ ਕੁੱਝ ਨੋਰਮਜ਼ ਵਿੱਚ ਸੋਧ ਤਜਵੀਜ ਕਰਦੇ ਹੋਏ ਸੋਧੇ ਹੋਏ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਦਾ ਖਰੜਾ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਵਿੱਚ ਗਰੁੱਪ ਹਾਊਸਿੰਗ, ਕਮਰਸ਼ੀਅਲ, ਹੋਟਲ, ਮਲਟੀਪਲੇਕਸ, ਹਸਪਤਾਲ ਦੇ ਨੋਰਮਜ਼ ਵਿੱਚ ਸੋਧ ਦੇ ਨਾਲ ਨਾਲ ਬੇਸਮੈਂਟ ਦੀ ਵਰਤੋਂ, ਪੇੜੀਆਂ ਅਤੇ ਬੇਸਮੈਂਟ ਵਿੱਚ ਜਾਣ ਲਈ ਰੈੱਪ ਦੀ ਚੋੜਾਈ, ਸੈਟਬੇਕਸ ਆਦਿ ਵਿੱਚ ਸੋਧ ਤਜਵੀਜ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਸਬੰਧੀ ਵਿਸਥਾਰਪੂਰਵਕ ਖਰੜਾ ਪੰਜਾਬ ਰਾਜ ਦੀਆਂ ਸਮੂਹ ਨਗਰ ਨਿਗਮਾਂ, ਸਮੂਹ ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, (ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਤੇ ਜਨਰਲ), ਨਗਰ ਕੌਂਸਲਾਂ, ਨਗਰ ਪੰਚਾਇਤਾਂ, ਡਾਇਰੈਕਟਰ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਪੰਜਾਬ (ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਭਵਨ, ਦੱਖਣ ਮਾਰਗ, ਸੈਕਟਰ-35ਏ, ਚੰਡੀਗੜ੍ਹ) ਦੇ ਦਫਤਰਾਂ ਅਤੇ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਦੀ ਵੈਬਸਾਈਟ <https://lgpunjab.gov.in/> ਤੇ ਵੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ 1911 ਦੀ ਧਾਰਾ 200 ਅਤੇ ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਕਾਰਪੋਰੇਸ਼ਨ ਐਕਟ 1976 ਦੀ ਧਾਰਾ 101 ਅਧੀਨ ਹਰ ਆਮ ਅਤੇ ਖਾਸ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਜੇਕਰ ਕਿਸੇ ਨੂੰ ਇਹਨਾਂ ਡਰਾਫਟ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ ਸਬੰਧੀ ਕੋਈ ਇਤਰਾਜ਼/ਸੁਝਾਅ ਦੇਣਾ ਹੋਵੇ ਤਾਂ ਉਹ ਵਿਅਕਤੀ/ਅਦਾਰਾ/ਸੰਸਥਾ ਇਸ ਪਬਲਿਕ ਨੋਟਿਸ ਦੇ ਪ੍ਰਕਾਸ਼ਿਤ ਹੋਣ ਦੇ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ, ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਭਵਨ ਦੱਖਣ ਮਾਰਗ, ਸੈਕਟਰ-35ਏ. ਚੰਡੀਗੜ੍ਹ ਦੇ ਦਫਤਰ ਦਸਤੀ/ਪੋਸਟ ਰਾਹੀਂ ਜਾਂ ਈ-ਮੇਲ feedbackpw35@gmail.com ਤੇ ਭੇਜੇ ਜਾ ਸਕਦੇ ਹਨ।


ਡਾਇਰੈਕਟਰ,

ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ

PROPOSED AMENDMENT IN THE PUNJAB MUNICIPAL BUILDING BYELAWS

(Punjab Municipal Building Byelaws notified vide notification dated 18.10.2018 and amended vide notifications dated 09.03.2019, 31.12.2019, 03.06.2020, 20.07.2020, 12.10.2020, 16.11.2020 and 30.04.2021)

Existing Provision	Amendment / Insertion / Substitution										
4.6 (Maximum FAR) and 4.1.2	<p>Provision of relevant clauses are amended as under:-</p> <p>Group Housing Maximum FAR permissible for Group Housing shall be as below:-</p> <table border="1" data-bbox="456 666 1289 854"> <thead> <tr> <th>Min. approach road</th> <th>FAR</th> </tr> </thead> <tbody> <tr> <td>18 m (60 feet)</td> <td>1:2.0</td> </tr> <tr> <td>24 m (80 feet)</td> <td>1:2.5</td> </tr> <tr> <td>30 m (100 feet)</td> <td>1:3.0</td> </tr> <tr> <td>45 m (150 feet) & above</td> <td>Unlimited</td> </tr> </tbody> </table> <p>Note:-</p> <ol style="list-style-type: none"> FAR above 1:2.00 shall be purchasable on such rates as decided by the Government from time to time. The permissible / purchasable FAR shall be allowed on all sizes of plots subject to fulfilment of all other building norms such as ground coverage, setbacks, parking, fire and structural safety or any permission required from any Department / Agency. The purchasable FAR may be allowed on all proposed, existing and ongoing projects subject to structural stability certificate, NOC from Fire Department and fulfilment of parking requirements, irrespective of the area of the site. Further such addition / alteration shall be subject to fulfilment of all liabilities created due to prior permission, on payment of such charges and such fee and on such terms and conditions, as may be specified after giving due notice to the apartment holders, who have taken apartments in such building, as on date of application. Written consent of at least two-thirds of the allottees in case additional FAR is being availed in vacant plot, other than the promoter, who have taken apartments in such building and consent of 100% allottees in the block being affected by such addition/alteration in case additional FAR is being availed in already built-up structure. 	Min. approach road	FAR	18 m (60 feet)	1:2.0	24 m (80 feet)	1:2.5	30 m (100 feet)	1:3.0	45 m (150 feet) & above	Unlimited
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Purchasable FAR for Commercial / Multiplex	The terms and conditions for purchasable FAR for Commercial / Multiplex buildings shall also be as per above.										
4.6 (ii) (Other Uses)	<p>Provision of relevant clauses are amended as under:-</p> <ul style="list-style-type: none"> Upto 1.0 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 excluding Club Building. 										
4.6 (9), 4.7.3 (Note) and 6.5.10 (h) (Stilt height)	<p>Provision of relevant clauses are amended as under:-</p> <p>Height of stilts for parking in all cases shall be minimum 7 feet 6 inches (2.3 meters) and shall be measured from the soffit of the beam or bottom of any duct provided for services.</p>										
4.7.4 (Front Setback)	<p>Provision of relevant clauses are amended as under:-</p> <p>Minimum front setback required for commercial in case of plot size above 500 square yards will be 20% or 20 meters, whichever is less.</p>										

4.9, 4.10, 4.21.8 and Schedule – IV (Front Setback)	<p>Provision of relevant clauses are amended as under:-</p> <p>Front Setback: The other non-residential uses (Hotel, Multiplex and Hospital, where front setback is 25%), also a cap of maximum 20 meters is fixed.</p>
4.7.3 –I, 5.15.2, 6.4.3 (Table 6.1) (Staircase width)	<p>Provision of relevant clauses are replaced as under:-</p> <p>Minimum clear width for commercial – The following minimum width shall be provided for staircases in commercial buildings:-</p> <ul style="list-style-type: none"> • Upto 125 square yards 1.0 meters (3 feet 3 inches) • Above 125 square yards up to 250 square yards 1.2 meters (4 feet) • Above 250 square yards 1.5 meters (5 feet) • In case of common staircase, width of staircase shall be provided as per the total plot area of the clubbed plots for which the same is being put to use. • Approach to upper floors can also be permitted from the public corridor.
4.23 (ix) (Basement)	<p>Provision of relevant clauses are amended as under:-</p> <p>Usage of Basement for storage in residential buildings and storage / parking / services in non-residential building shall not be taken into account for F.A.R. In case the same is used for non-habitable purpose i.e., storage / services then the approach to non-habitable basement(s) shall be permitted only from inside the building.</p>
4.23 (xvi), 5.19.7(a) and 6.4.7 (a) (Ramp)	<p>Provision of relevant clauses are amended as under:-</p> <p>For plots having area less than half-acre wherein the requirement of width of ramp is as below:-</p> <ol style="list-style-type: none"> a) In case of single basement single ramp of minimum width 3.0 meters (10 feet) for both way vehicular movement is required. b) In case of multiple basements - 3.0 meters (10 feet) wide ramp for one way movement and 4.5 meters (15 feet) wide ramp for two-way movement is required. c) The gradient of slope may be kept as 1:7 and the ramp shall not be provided in the mandatory setback area (minimum 6 meters).
4.7.4 (Note) (Commercial in Core Area)	<p>Provision of relevant clauses are amended as under:-</p> <p>Note: Single depth properties up to plot area 125 square yards (In Core City Areas) can be considered for erection / re – erection of single depth shop / showroom with 100% coverage and F.A.R. 1:2 by the Authority subject to fire and structural safety with certain charges as decided by the Government from time to time.</p>
4.10 (Hotels and Motels)	<p>Provision of relevant clauses are amended by adding the below note:-</p> <p>Note:-</p> <ul style="list-style-type: none"> • Earlier in case the plot size was of category where more FAR was permissible but the frontage was of lower FAR category then Building Plan was not approved. e.g. plot with site area 836.43 square meters to 3345.72 square meters but with frontage of 12 meters was not approved. • In case plot size which is admissible for more FAR but has less frontage then Building Plan will be sanctioned but FAR as permissible for that frontage will be permitted.

4.21.8 (Ground coverage)	Provision of relevant clauses are amended as below:- The permissible ground coverage in case of hospital building upto 1000 square yards shall be 50%.																														
5.22.1 along with 4.6, 4.7.4, 4.9, 4.21.8 (Setbacks around the building)	The Clauses 4.7.4 (Schedule of Commercial Building), 4.6 (Commercial), 4.9 (Multiplex), 4.21.8 (Nursing Home/Hospital) and all other clauses for buildings above 15 meters, are amended to the extent and table 5.4 of Clause 5.22.1 is substituted by the following:- Table 5.4 Provision of Exterior Open Spaces around the Buildings:																														
	<table border="1" data-bbox="365 593 1385 1994"> <thead> <tr> <th data-bbox="365 593 527 775">Height of Building (in meters)</th> <th data-bbox="527 593 711 775">Minimum Setbacks required to be left (in meters)</th> <th data-bbox="711 593 1385 775">Notes</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 775 527 815">Above 15</td> <td data-bbox="527 775 711 815">6</td> <td data-bbox="711 775 1385 815" rowspan="13">a) Up to a height of 24 m, with one set-back, the open spaces at the ground level, shall be not less than 6 m; b) For heights between 24 m and 37.5 m with one set-back, the open spaces at the ground level, shall be not less than 9 m; c) For heights between 37.5 m and 70 m with two set-backs, the open spaces at the ground level, shall be not less than 12 m; d) For heights between 70 m and 120 m with two set-backs, the open spaces at the ground level, shall be not less than 14 m; e) For heights above 120 m and above with two set-backs, the open spaces at the ground level, shall be not less than 16 m and f) The deficiency in the open spaces shall be made good to satisfy required setbacks by providing further setbacks at the upper levels; these set-backs shall not be accessible from individual rooms/flats at these levels; and g) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as given in col 2 may be reduced by 1 m subject to a minimum of 3 m and a maximum of 8 m. No further projections shall be permitted. h) If the length or depth of a building exceeds 40 m, add to col. 2 ten percent of length or depth of building minus 4 m subject to a maximum requirement of 20 m.</td> </tr> <tr> <td data-bbox="365 815 527 854">21</td> <td data-bbox="527 815 711 854">7</td> </tr> <tr> <td data-bbox="365 854 527 893">24</td> <td data-bbox="527 854 711 893">8</td> </tr> <tr> <td data-bbox="365 893 527 932">27</td> <td data-bbox="527 893 711 932">9</td> </tr> <tr> <td data-bbox="365 932 527 971">30</td> <td data-bbox="527 932 711 971">10</td> </tr> <tr> <td data-bbox="365 971 527 1010">35</td> <td data-bbox="527 971 711 1010">11</td> </tr> <tr> <td data-bbox="365 1010 527 1049">40</td> <td data-bbox="527 1010 711 1049">12</td> </tr> <tr> <td data-bbox="365 1049 527 1088">45</td> <td data-bbox="527 1049 711 1088">13</td> </tr> <tr> <td data-bbox="365 1088 527 1127">50</td> <td data-bbox="527 1088 711 1127">14</td> </tr> <tr> <td data-bbox="365 1127 527 1166">55</td> <td data-bbox="527 1127 711 1166">16</td> </tr> <tr> <td data-bbox="365 1166 527 1205">70</td> <td data-bbox="527 1166 711 1205">17</td> </tr> <tr> <td data-bbox="365 1205 527 1244">120</td> <td data-bbox="527 1205 711 1244">18</td> </tr> <tr> <td data-bbox="365 1244 527 1322">Above 120</td> <td data-bbox="527 1244 711 1322">20</td> </tr> </tbody> </table>	Height of Building (in meters)	Minimum Setbacks required to be left (in meters)	Notes	Above 15	6	a) Up to a height of 24 m, with one set-back, the open spaces at the ground level, shall be not less than 6 m; b) For heights between 24 m and 37.5 m with one set-back, the open spaces at the ground level, shall be not less than 9 m; c) For heights between 37.5 m and 70 m with two set-backs, the open spaces at the ground level, shall be not less than 12 m; d) For heights between 70 m and 120 m with two set-backs, the open spaces at the ground level, shall be not less than 14 m; e) For heights above 120 m and above with two set-backs, the open spaces at the ground level, shall be not less than 16 m and f) The deficiency in the open spaces shall be made good to satisfy required setbacks by providing further setbacks at the upper levels; these set-backs shall not be accessible from individual rooms/flats at these levels; and g) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as given in col 2 may be reduced by 1 m subject to a minimum of 3 m and a maximum of 8 m. No further projections shall be permitted. h) If the length or depth of a building exceeds 40 m, add to col. 2 ten percent of length or depth of building minus 4 m subject to a maximum requirement of 20 m.	21	7	24	8	27	9	30	10	35	11	40	12	45	13	50	14	55	16	70	17	120	18	Above 120	20
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5.1 (General)	In Clause 5.1 (General), following clause is added:- This part is only applicable, where no specific norms are available in Chapter-IV (Development Codes).																														
Miscellaneous proposals	If any difficulties arise in implementation of Punjab Municipal Building Bye Laws 2018 including these amendments or if any clarification or interpretation of these Bye Laws is required, Director, Local Government shall be competent to issue such clarification.																														