

**DEPARTMENT OF LOCAL GOVERNMENT, PUNJAB
(CHIEF TOWN PLANNER)**

To

1. Principal Secretary,
Department of Housing and Urban Development,
Punjab.
2. Director-cum-Secretary,
Department of Information and Technology, Punjab.
3. Chief Administrator,
PUDA.
4. Chief Town Planner,
Town and Country Planning Wing,
Department of Housing and Urban Development,
Punjab.
5. Commissioner,
Municipal Corporation.
Amritsar, Jalandhar, Ludhiana & Patiala.

Memo No CTP – (LG) – ATP-(G)-2007/35
Dated, Chandigarh, the 19th January, 2007\

Subject: Regarding amendment of Building Byelaws/Norms of Group Housing and Multiplex.

Please find enclosed herewith a copy of the minutes of the meeting held on 20.11.2006 under the Chairmanship of Principal Secretary, Deptt of Local Govt. Punjab regarding amendment of Building Byelaws/Norms of Group Housing and Multiplex for information and necessary action.

Asstt. Town Planner
For Chief Town Planner (LG)

Endst. No. CTP –(LG)-ATP (G)-2007 Dated, Chandigarh, the:

A copy is forwarded to

1. PS/PSLG for kind information of PSLG.
2. PS/DLG SIG for kind information of DLG SLG.
3. Joint Director (Legal) for kind information.

Asstt. Town Planner
For Chief Town Planner (LG)

Minutes of the meeting held under the Chairmanship of Sh. B.R Bajaj, IAS Principal Secretary Local Govt., Deptt. Punjab on 20.11.2006 at 11:30 AM in Pb. Civil Sectt. Chandigarh regarding amendment of Building Byelaws/ Norms of Group Housing and Multiplex.

The following attended the meeting.

1. Sh. A.R. Talwar, IAS, Principal Secretary, Department of Housing & Urban Department.
2. Sh. M.P. Singh, IAS Director-cum-Secretary, Department of Local Government.
3. Sh. K.S.Kang, IAS, Commissioner, Municipal Corporation, Amritsar.
4. Sh. S.S.Johal, IAS, Commissioner, Municipal Corporation, Jalandhar.
5. Sh. Pawan Sharma, Architect, Punjab Urban Development Authority.

6. Sh. Rajinder Sharma, Chief Coordinator Planner, Department of Housing & Urban Department.
7. Sh. M.S. Aujla, Chief Town Planner, Department of Local Government.

At the outset of the meeting of PSLG apprised the members that as per existing Municipal Building Byelaws a Group Housing project can be sanctioned on a minimum plot of 1000 square yards, with maximum 50% ground coverage maximum FAR 1:2.00 and maximum height upto 70 feet 6 inches. PSHUD brought to the notice of PSLG that as per PUDA norms a Group Housing project can be sanctioned on a minimum plot of 4840 square yards with maximum 40% ground coverage, maximum FAR 1:1.50, minimum road width of 45 feet and density of dwelling units ranging from 40 to 80 dwelling units per acre.

CTP (LG) informed that as per National Building Code'2005 the minimum plot size prescribed for Group Housing is 3000 square meters (3586.67 square yards) ground coverage ranges from 30% to 35% and FAR ranges from 1:0.50 to 1:1.75 depending upon the net residential density in dwelling units per acre which ranges from 10 DUs per acre to 70 DUs per acre, maximum height equal to 1.5 times, the width of the road abutting plus the front open space subject to Air Safety Regulations. Traffic circulation and Fire Safety Norms and the minimum road width prescribed is 30 feet for building height up to 50 feet and minimum 40 feet wide road for building height more than 50 feet.

After detailed deliberations, it was decided that no Group Housing shall be permitted on road width less than 40 feet and the minimum plot size shall be 3500 square yards. Regarding the other norms, the following decisions were taken:

Road Width	Ground Coverage	FAR	Maximum Height	Density of Dwelling Units per acre inclusive of mandatory 10% DUs to be reserved for EWS.
40 feet to less than 60 feet	40%	1:1.20	50 feet (maximum four Stories)	60
60 feet and above	35%	1:1.50	1.5 times the width of the road abutting plus the front open space subject to Air Safety Regulations, Traffic Circulation and Fire Safety Norms	60

Regarding minimum set backs, parking and other provisions like distance between blocks community spaces it was decided that the same would be worked out keeping in view the NBC provisions and would be specified accordingly.

Thereafter, the norms pertaining to Multiplexes and Commercial buildings were discussed. CTP (LG) apprised that at present the norms of parking for multiplexes are @ 1ECS for 40 Sq. Yds. Of covered area on all floors whereas as per NBC the norms for parking work out to be 1 ECS for 44 Square Yards assuming that in a multiplex 60% area is used for commercial, 25% for cinema and 15% for food courts. After detailed deliberations considering the road network available in the towns of Punjab and NBC provisions, it was decided that the existing norms in the Municipal Building Byelaws for parking and other provisions of Multiplexes are in order and should be retained as such.

PSHUD informed that as per PUDA Rules maximum FAR being permitted for commercial Buildings is 1:1.5 whereas Local Government is permitting FAR of 1:3.00 which is on a very higher side and is not sustainable in view of the available infrastructure. It was decided that the

norms for commercial buildings should also be worked out as per NBC Norms and the same be discussed separately.

CMC, Amritsar pointed out that due to large variation in plot sizes, the front building line in cases where change of land use has been permitted is becoming irregular which requires to be maintained. After deliberations, it was decided that the front building line in the cases where change of land use is permitted may be kept in accordance with house line as prescribed in the sanctioned scheme or the front parking space required as per Building Byelaws which ever is higher.

The meeting ended with a vote of thanks to the chair.