

**GOVERNMENT OF PUNJAB**  
**DEPARTMENT OF LOCAL GOVERNMENT**  
(Town Planning Wing)

**NOTIFICATION**

The 31st December, 2019

No. LG/CTP(LG)/2019/3977 In exercise of the powers conferred by sub-section (1) of section 201 of the Punjab Municipal Act, 1911 (Punjab Act No. 3 of 1911) and sub-section (2) of section 399 of the Punjab Municipal Corporation Act, 1976 (Act No. 42 of 1976), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make following amendments/additions/modifications in the clauses/schedules/Tables of the Bye-Laws called "Punjab Municipal Building Bye-Laws 2018" notified vide No. CTP(LG)/2018/3548 on 22.11.2018. These shall come into effect from the date of notification.

2.23 Following Amendments are made in Clause 2.23:

Types of Buildings based on use of premises or activity:

a) "Commercial Building" - Shall mean a building used or constructed or adopted to be used wholly or partially for shops, private offices, banks, hotels, restaurants/banquet halls, beauty parlours, boutiques, video parlours, auditoriums, mixed use buildings with predominant use as commercial building or any other building used for similar purpose engaged in trade and commerce, but shall not include nursing home, hospital, marriage palace, multiplex, Miniplex/Cinema.

However, Hotel, Motel, Lodge, guest house, service apartments shall be treated as sub-categories of Commercial building.

d) "Industrial Building"- Includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, factories including related storage facilities in godowns.

2.99 Following Amendments are made in Clause 2.99:

Miniplex: shall mean an integrated entertainment and shopping centre having maximum of four cinema halls with maximum seating capacity not exceeding 999 seats in all cinema halls.

2.100 Following Amendments are made in Clause 2.100:

Multiplex: Shall mean an integrated entertainment and shopping complex/centre having at least two cinema halls and may have theatres, auditorium, Retail Shops, Commercial Showroom, Restaurants, Food Plazas, Health Club, Fitness Centre, Club, Call Centre, Private Offices, Hotel, Service Apartments, Convention Hall, Bank, Cyber Café, Video Games Parlours, Pub, Bar, Bowling Allies and other Commercial and Recreational facilities. It is clarified that entire area/Building of Multiplex except Cinema Halls,

shall fall in the commercial category.

2.120 Following Amendments are made in Clause 2.120:

Prohibited area: Means any area specified or declared to be a prohibited area under section 20A of the Ancient Monuments and Archaeological sites and Remains Act, 2010.

2.124 (a) Following Clause 2.124(a) is added:

Restricted area:- Restricted area for building activity along NH/Schedule Road, Defense/Ammunition Depot restricted areas, High Tension wires restricted area, and any other restricted areas defined under various Acts or Notifications issued by the Government from time to time.

3.9.4 Following sub clauses are added after clause 3.9.4(vii):-

viii) Latitude and Longitude of the cardinal points of the site.

ix) Site details and location marked on the notified master plan, (if notified) of the town.

x) UID no. (Unique Identification no. of the site (if any) issued by Authority.

xi) Copy of Aadhaar cards of owner (Optional)

3.10.6 Following shall replace existing Clause 3.10.6:

Building Plans for Multi-Storeyed/Special Buildings:

For Multi-storied buildings, which are more than 4 storeyed (Ground + 3) and above 70 feet 6 inches in height or special buildings like Industrial or Storage or Hazardous as defined in Bye Laws the following additional informations shall be furnished/indicated while submitting the building plans, in addition to the items (a) to (l) of Clause 3.10.5 of Building Bye-Laws:

- a) Access to fire appliances/vehicles with details of vehicular turning circle/and clear motorable access way around the building.
- b) Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach.
- c) Location and details of lift enclosures.
- d) Location and size of fire lift.
- e) Smoke stop lobby/door where provided.
- f) Refuse chutes & chamber, services duct (sanitation, electric & telecommunication)
- g) Vehicular parking spaces.
- h) Refuge area if any.
- i) Details of building services-air conditioning system with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes.
- j) Details of exits including provision of ramps, for hospitals and special risks.
- k) Location of generator, transformer and switchgear room.
- l) Smoke exhaust system if any.
- m) Details of fire alarm system network.
- n) Location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public

address system.

- o) Location and dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation.
- q) Location and details of first aid firefighting equipment/installation.
- r) The proper signs/symbols and abbreviation of all fire fighting systems shall be shown as per the relevant B.I.S. Codes.

3.14.3 Following shall replace the existing Clause 3.14.3:

Duration of sanction/revalidation

Once a building plan is sanctioned, it shall remain valid for three years from the date of sanction for those Residential, Industrial and Commercial buildings which are up to 15 meters in height and for a period of 4 years for buildings above 15 meters in height. However, the validity period of sanction in case of addition /alteration in both the cases shall be 2 years from the date of sanction. The building plan shall be got re- validated in the prescribed form (Annexure III) if expired subsequently after deposit of 1/4th of the scrutiny/processing Fee of building plan prevailing at the time of submission of building plan. Re-validation shall be subject to the master Plan / Zonal Plan regulations and building Bye Laws, as in force for the area where construction has not been started and subject to condition that no deviation from the sanctioned plan has been made.

3.21 Following shall replace the existing clause 3.21:

Compounding of Deviations from Sanctioned Plan

- a) Residential Buildings
  - i) Violation of front setback shall not be compoundable
  - ii) Excess coverage up to 5% of the total permissible area shall be compoundable subject to norms of fire, safety, structural stability and parking.
- b) Commercial and other Buildings
  - i) Violation of front setback shall not be compoundable
  - ii) Excess FAR more than the sanctioned /Permissible FAR shall not be compoundable.
  - iii) Decrease in parking area shall not be compoundable. The surface parking of more than 50% of the open parking area shall not be compoundable.

4.1.1 Clause 4.1.1.(viii) shall be replaced by following:

- (viii) In case where purchasable FAR is allowed it shall be subject to structural and fire safety norms as prescribed in National Building Code (NBC)-2016 as amended from time to time.

4.1.2 Following provisions will replace Clause 4.1.2:  
Additional FAR in Group Housing, Hospital and other buildings:

I Group Housing

- a. Purchase of FAR shall be allowed on prescribed payment or through Transferable Development Rights as per the instructions issued by the Government from time to time, in proposed Group Housing projects having plot sizes above 2 acres or above and abutting Road having a width of 100 feet or above.
- b. After additional FAR granted, maximum density of 90 dwelling units per acre with ground coverage of 35% and FAR of 1:2.50 shall be permissible;
- c. Purchase of FAR shall be subject to the following conditions:
  - i Shall be applicable only on those ongoing projects / or part of the project or tower that is / are yet to be issued occupation certificate, on plot size of 2 acres and above, abutting on Road having width of 100 feet and above;
  - ii Shall be allowed only on fulfillment of the provisions of the Master Plan, norms fixed for parking area, green area, setbacks, fire and structure safety as per National Building Code (NBC)-2016 and Government instructions issued from time to time.
  - iii The approved layout/ building plan shall be amended after following due procedures as per Punjab Apartment and Property Regulation Act 1995 and Rules made there under.
- d. Purchase of FAR shall also be allowed in ongoing group housing projects sanctioned after 01.04.2014 in the vacant pockets of layout plan (in buildable zone only) available within the already approved project site subject to the approval of Real Estate Regulation Act and consent of 100% residents or flat / plot holders/purchasers as on date of application.

II Hospital Building/Nursing Homes:

For Hospital Building/Nursing Home, Purchase of FAR shall be allowed on prescribed payment or through Transferable Developmental Rights as per the instructions issued by the Government from time to time in following manner and with following norms:

- i) For plot sizes above 250 Sq. yds and upto 1000 Sq.yds. area: ground coverage upto 50% and FAR of 1:2.00;
- ii) For plot sizes above 1000 sq.yds. area; ground coverage upto 40% and FAR of 1:1.75;

### III Multiplex:

- a. Purchase of FAR shall be allowed on prescribed payment or through Transferable Developmental Rights as per the instructions issued by the Government from time to time, only for proposed building abutting road having 60 meters or above of width.
- b. FAR of 1:3.00 shall be permissible to those who have been already allowed an FAR of 1:2.50 and FAR of 1:2.25 shall be permissible to those who have already been allowed an FAR of 1:2.00 and FAR of 1:2.00 shall be permissible to those who have been already allowed an FAR of 1:1.75.

IV. Those seeking additional FAR in any category, the provisions of Punjab Municipal Building Byelaws/Rules with regard to Height, Parking, Setbacks, Structural Safety and Security, Environmental clearance, access and Barrier Free Environment, Rain Water Harvesting and requirements of National Building Code (NBC)-2016 shall apply and be strictly complied with.

V. Separate operational Rules for sale/purchase of Transferable Developmental Rights shall be notified.

4.1.3 Following Clause is inserted after 4.1.2:

#### Charges for Purchase of FAR:

The base FAR is the existing permissible FAR. Purchase of additional FAR shall be allowed on payment of External Development Charges, Change of Land Use and Processing Fee charges at current rate as on date of application for additional FAR on pro-rata basis i.e. on excess/additional FAR allowed.

- 4.2.1 a) Following words are omitted from this clause: "It can be changed in subsequent plan depending upon need based upon local vehicle ownership, mass transportation and consequent parking needs."
- b) Parking Standards for Residential plotted housing is amended and shall be as follows:-

S.No.	Land use	Parking Standards		Remark
1	Residential			-----
	Residential Plotted Housing	Upto 100 sq. meters	2 no of two wheeler parking space	
		Above 100 to 150 Sq.m	1 ECS	
		Above 150 to 200 Sq.m	1 ECS	
		Above 200 to 300 Sq.m	2 ECS	
		Above 300 to 500 Sq.m	3 ECS	
		Above 500 to 1000 Sq.m	3 ECS	
Above 1000 Sq.m	3 ECS			

4.4.3 Note 2 of this clause shall be read as 'Single basement is permissible subject to condition that provisions of Clause-4.23 shall be followed'.

4.4.4 a) In the table given under this clause showing Minimum setback for the Rear and side setback the same shall be governed by Clause 4.22 for plots of all sizes.

4.5 Following are included in Clause 4.5 above the table:

A) Independent Floors: Shall mean residential floors including stilted residential floors on plotted development and planned uniformly in the sanctioned layout plan at the time of approving a colony/ TP Scheme and shall also be subject to the following:

1. Minimum Approach Road shall be 45 feet for plot area up to 10 acres, 60 feet for plot area up to 25 acres and 80 feet for plot area above 25 acres.
2. Internal roads shall not be less than 40 feet in width.
3. Rear setback shall be 1/5th of the height of the building or 2 meter, whichever is higher.
4. Zoning and standard design shall be got approved from the competent authority.

B) In clause 4.5, following notes are inserted after note (d)

e) Maximum Density, green open areas, other common services and areas shall be permissible as per Group Housing norms and clause 4.6 of these Bye-Laws and their maintenance shall be governed as per the provisions of the Punjab Apartment and Property Regulation Act, 1995 and the Rules made there under.

f) The builder or seller of independent floors shall have to register as 'Builder Promoter' and obtain license under the Punjab Apartment and Property Regulation Act, 1995.

g) The External Development Charges, Change of Land Use and Processing Fee charges shall be same as applicable to the Group Housing projects.

4.6 GROUP HOUSING, MULTI-STOREYED BUILDING AND APARTMENTS:

SCHEDULE OF GROUP HOUSING:

Following are added in the table:

- i) After 'Minimum Plot Size' following is added:  
Minimum Frontage : 18 Meters in width.
- ii) Under 'Other Uses', existing provisions are to be replaced by following:
  - The provisions of organised community open space/parks shall be compulsory and shall be minimum 15% of the total plot area.
  - Convenience shopping shall be permissible within the site at the rate of One shop for having maximum area of 350 square feet for every 25 dwelling units subject to provision of parking as per norms of commercial use and payment of additional External Development Charges/Change of Land Use/Processing Fee charges applicable for commercial use. The shop(s) can be given on ground level or at first floor level.

- Plot frontage shall not be less than 18 meters. If shops are to be provided on the main approach road, the plot frontage shall have 18 meters clear circulation space for access to the apartments, required parking space and frontage.
- Provision of crèche, School, Community hall, Public toilets, Solid Waste Management and other such facilities like Sewerage Treat Plant shall be mandatory. For these following norms shall be followed:
  - 1) Crèche/Nursery School (1 for 2500 persons) having an area of 800 square meter
  - 2) Primary School (1 for 5000 persons) having an area of 4000 square meter
  - 3) Community Hall (1 for 15000 persons) having an area of 2000 square meter
  - 4) Public Toilets: Public toilets for visitors/customers shall be provided as per norms of National Building Code (NBC)-2016 separately for males, females and differently abled persons.
  - 5) Norms for other utilities/ facilities shall be as per Urban and Regional Development Plans Formulation and Implementation guidelines.
  - 6) Minimum number of staircases in a single cluster of units / tower shall be provided as per National Building Code-2016 norms. Fire staircase shall not be counted in FAR.
  - 7) One lift in the towered group housing buildings shall have the capacity for a stretcher to carry an ailing person.
  - 8) Parapet height for high rise buildings (30 meter and above) shall be at least 4 feet.
  - 9) Height of stilts in high rise buildings (30 meter and above) shall at least be 8 feet 6 inches and can be extended upto 10 feet only in 10% of the plot area at ground floor exclusively for the purpose of providing services only.
  - 10) A studio apartment means a self - contained apartment having, single bedroom with bathroom and kitchenette with or without living room.

4.7.2 In this Clause the clause 4.14 shall be read as clause 4.23

4.7.4 SCHEDULE OF COMMERCIAL BUILDINGS: The word SCHEDULE-I Schedule I is omitted and is numbered as 4.7.4. Further in this schedule following are added:

Road width shall be as under in Urban Local Bodies (ULBs) where Master Plan is not yet notified:

Plot area	Minimum Road width
Upto 500 sq. yds area	40 feet
500-1000 sq.yds	60 feet
above 1000 sq.yds.-	80 feet

In ULBs where Master Plan has been notified the road width will be as per the provisions of Master plan.

Note: In core areas or areas declared Commercial in Master Plan or by Local Government notification in any Urban Local Bodies if above restrictions are not applicable, those areas shall be subject to Fire and safety regulations.

4.8 MINIPLEX/CINEMA: The notified provisions of Building Bye-Laws 2018 are Amended to the extent that a MINIPLEX/CINEMA shall mean to have:

- a) Minimum plot size of 2000 sq. meter and upto 4054 square meter;
- b) Minimum Frontage 70 feet;
- c) Maximum Ground Coverage 50%;
- d) Setbacks shall be as per schedule 4.22.
- e) In case of existing cinema sites or sites falling in core areas, if road width is less than 60 feet then FAR will be as follows.  
Road width: 50 feet or more but less than 60 feet – FAR 1:2.00

f)	Maximum Floor area Ratio	Minimum approach Road width 60 feet	1:2.25
		Minimum approach road width 80 feet	1:2.50

- g) Following are substituted for (a) and (b) of note of Clause 4.8.
  - (a) In case of Miniplex or Cinema the physical and development norms as specified in the Punjab Cinemas (Regulation) Act, 1952, shall also be applicable. However, for the provisions not specified /covered under this Act, these rules shall be applicable.
  - (b) Commercial component such as retail, shopping restaurant, food courts are permissible in Miniplex.

4.9

MULTIPLEX

SCHEDULE V (MULTIPLEX) The schedule -V shall be read as clause 4.9.5 and the schedule is amended and followings are added:

Road width	FAR
Minimum 24 - 40 meters	1:1.75
40-60 meters	1.2.0
60 meters and above	1.2.5

Ground Coverage = 45%

Frontage: Minimum Frontage 24 meters

4.10

HOTELS & MOTELS:

Parameters are amended as follows:

Plot size	frontage	Road width	FAR
Minimum 200 sq. meters and up to 836.43 sq. meters	Minimum 12 meters	12 meters	1:2.00
836.43 sq. meters to 3345.72 sq. meters	Minimum 20 meters	18 meters	1:2.25
above 3345.72 sq. meters	Minimum 20 meters	24 meters	1:3.00

- Front setback shall be 25% of the plot area and rear and side setbacks shall be 35% of plot area.



4.12 This clause is substituted by following:

Parameter	Permissible Limits	
Minimum Site area	200 sq. meters	
Minimum Approach Road	Plot size from 200 sq. meters upto 836.43 sq. meters	12 meters
	Plot size above 836.43 square meters	18 meters
Maximum Ground Coverage	40% of Net Plot Area	
Maximum Floor Area Ratio	Plot size from 200 square meters upto 836.43 sq. meters	1:1.0
	Plot size above 836.43 square meters	1:2.0
Parking	2 ECS /100 square meters of the total covered area.	
Frontage	Plot size from 200 sq. meters upto 836.43 sq. meters	12 meters
	Plot size above 836.43 sq. meters	20 meters
Set Back	Front set back shall be 25% and rear and side setback will 35% of total plot area.	

4.13 In this clause 4.14 (a) and 4.14 (b) shall be read as 4.13 (a) and 4.13 (b).

4.14 Clause 4.14 is substituted by followings:

**INDUSTRIAL PLOTTED & GODOWNS/ STORAGE BUILDINGS**

INDUSTRIAL PLOTTED: Table 1

Parameter	Permissible Limits	
Minimum Approach Road	12 meters	
Minimum Plot Size	upto 300 Square meters	
Maximum Ground Coverage	65 % of the plot area	
Maximum Floor Area Ratio	1.1.50	
Maximum Height of Building	15 meters, In case of Information Technology and Textile & Knitwear it shall be 21 meter.	
	Note: Excluding mumty, parapet, lift room and architectural features	
Setbacks around buildings	Front setback	20% of plot area
	Rear and Side setback , if left at any point of the building,	15% of plot area
Parking	General Industry	1 ECS per 100 sq. meters of the total covered area.
	Information Technology	2 ECS per 100 sq. meters of the total covered area.
	Textile & Knitwear	1 ECS per 200 Sq. meters of the total covered area.

INDUSTRIAL PLOTTED: Table 2

Parameter	Permissible Limits	
Minimum Approach Road	12 meters	
Minimum Plot Size	Above 300 Sq. meters	
Maximum Ground Coverage	65 % of the plot area	
Maximum Floor Area Ratio	1.2.00 and in case of Information Technology and Textile & Knitwear 1:2.50	
Maximum Height of Building	15 meters and in case of Information Technology and Textile & Knitwear 21 meters	
	Note: Excluding mumty, parapet, lift room and architectural features	
Setbacks around buildings	Front setback	20% of plot area
	Rear and Side setback , if left at any point of the building,	15% of plot area
Parking	General Industry	1 ECS per 100 sq. meters of the total covered area.
	Information Technology	2 ECS per 100 sq. meters of the total covered area.
	Textile and Knitwear	1 ECS per 200 Sq. meters of the total covered area.

4.15 GENERAL INDUSTRY FLATTED:

Table is substituted by following:

Parameter	Permissible Limits
<b>Minimum Site area</b>	2000 sq. meters
<b>Minimum Approach Road</b>	18 meters
<b>Maximum Ground Coverage</b>	40 %
<b>Maximum Floor Area Ratio</b>	1:2.00, 1:2.50 in case of Textile and Knitwear
<b>Parking</b>	2.0 ECS /100 square meters of the total covered area.

## 4.17 Table is substituted by following:

**WHOLESALE TRADE/ WARE HOUSE/ INTEGRATED FREIGHT COMPLEX (STANDALONE)**

Parameter	Permissible Limits
Minimum Site area	1 Ha.
Minimum Approach Road	24 m (80'-0")
Maximum Ground Coverage	40% of Net Plot Area
Maximum Floor Area Ratio	1:1.50
<u>Maximum Height of Building</u>	No Restriction subject to clearance from Airport Authority and fulfillment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.
Parking	2 ECS /100 square meters of the total covered area.
Setback	Front setback 25% and rear and side setback 35% of the plot Area.

- 4.18(c), (d), (e) & (f): In clause 4.18(c), (d), (e) and (f) following is added:  
 (c) Educational (Pre Nursery/Nursery School) Minimum area 1000 sq. meters on min 40' road.  
 (d), (e) and (f): Minimum Area as per requirement of affiliation authority or 5000 sq. meters also whichever is more.
- 4.18(h) Omitted upto the extent: "For area per school, school building area, play field area and parking area, the provisions made under clause 5.5.1 of the National Building Code of India (Part-3) 2016 may be referred."
- 4.18(n) In clause 4.18 following clause 4.18(n) is added:  
 Medical college or Nursing college with Hospital, hostels, (i) With area of 5-10 acres: shall not exceed 40% of the total area of the plot with maximum FAR of 1:1.50.  
 (ii) Above 10 acres: 45 % of ground coverage with FAR of 1:2.00  
 (iii) Road Width and other norms: As per notified Uniform Zoning Regulations and Development Control issued by Town and Country Planning Department, Punjab.
- 4.19 Clause 4.19 (ii) is deleted.  
 Clause 4.19(iv) is substituted with the following clause:  
 iv) New Petrol Pump shall not be located on roads having less than 60 feet Right of Way. Anything not contained in Bye Laws shall be as per IRC/ MoRTH guidelines

SCHEDULE-IV SCHEDULE OF NURSING HOME/HOSPITAL :

Schedule IV shall be read as clause 4.21.8 and following is added:

(i) Minimum Plot size above 1000 Sq.Yds and above: Site Coverage 40% excluding 5% additional ground coverage for multi-level parking.

(ii) Other Controls (for all plot sizes of Nursing Homes/Hospitals)

1. Upto 25% of the permitted FAR can be utilized for residential use for essential staffs, dormitory/hostel for attendants of the patients, Crèche.
2. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety.

3. Common areas such as waiting halls, reception and fire stairs cases shall be allowed free from FAR.

4. Service floor upto 1.8 meters of height shall not be counted in FAR.

4.22 Clause 4.22 (ii) is substituted by following:

The width of front set back shall be regulated as per provisions indicated in respect of residential, commercial and industrial buildings and also in accordance with the provisions of ground coverage and F.A.R. restrictions in respect of group housing, institutional and other public buildings. For height of the building less than 15 meters (excluding parapet), side setbacks shall be optional if provided, it shall not be less than 2 meters or 1/6th of the height of the building whichever is more. The width of the rear set back, if provided at any point of building, it shall not be less than 3 meters or 1/5th of the height of the building whichever is more. If the height of the building is 15 meters or above, Table 5.4 of these Bye Laws shall be applicable.

4.23 Clause 4.23 (ii) is substituted by following:

The roof level of the basement shall not be less than 3 feet 6 inches from the adjoining ground level for adequate light and ventilation, if used for purpose listed at 4.23(iv)

4.25 Following is added to clause 4.25 after 4.25 (d):

e) Crèches/day care facilities for toddlers are allowed in Residential zones with minimum 40 feet road. Ground coverage and FAR as per Residential plotted category will be applicable.

f) Day care centers/ crèches which are above 1000 sq. meters shall be considered at par with nursery schools.

g) Play way schools shall attract norms of nursery schools.

4.26 Following clause 4.26 is added:

Other community facilities:

Development Controls for old age homes, religious facilities, shall be as follows:

S.No	Category	Max. Ground coverage	Max. FAR	Max. Height	Other controls
1.	Old Age Home/Care Centre for Differently Abled Persons /Mentally Challenged/ Working Women / Men Hostel / Adult Education Centre/ Orphanage/ Children's Centre/Night Shelter.	40%	1:2.00	26 m	Parking standard@ 1.8 ECS/100 sq. meter of floor area
2.	Religious	35%	1: 0.70	15 meters upto roof level and including shikhara 26 meters	
3.	Anganwari	30%	1:0.60	15 meters	

4.21.3 Clause 4.21.3(ii); 5.19.7(d); 6.4.7 (d) and 12. 8.3(f) are omitted and all of them are substituted by the following:

“The width of the ramp for movement shall not be less than 4’6”, gradient shall not be less than 1:8 and minimum width of the ramp in the Hospital shall be not less than 2.4 meters.”

Ramp for Basement for Parking: As per amended clause 4.23.

4.23 Clauses 4.23 (xvi), 5.19.7(a) and 6.4.7(a) are modified and shall be read as followings:

- In plots having area one acre or more the ramp to the basement for parking and parking floors shall not be less than 7.2 meters wide for two way traffic and 3 meters wide for one way traffic, provided with the Gradient of 1:7 for cars and 1:15 for heavy vehicles.
- At curved portions of the ramp for circular ramps the slope should not be more than 1:12.
- For plots having area less than 1 acre with one basement the width of ramp shall not be less than 4.5 m for two way traffic. In case of double basement same as clause (a) to be applicable.
- The ramp for basement parking should be provided in front set

back areas for better accessibility. Ramp should start after leaving 16 feet 6 inches areas from the plot boundary and same shall form part of the parking area.

5.24.1 Clause 5.24.1 (c) is replaced by following:-

- (c) i) In case of residential building only, a balcony or balconies at roof level of a width of 1.20 m. overhanging in set-backs within one's own land and courtyards shall be allowed provided that minimum area required shall not be reduced by more than 30% of such open spaces.
- ii) In case of group housing and Independent floors, the balconies upto maximum of 6 feet depth shall not be counted towards FAR. In case the depth of the balconies is more than 6 feet, then the area beyond 6 feet shall be counted towards ground coverage and FAR.

6.2 Clause 6.2 is omitted.

SCHEDULE – VI shall be read as SCHEDULE – I-INDEMNITY BOND FOR BASEMENT

SCHEDULE – VIII shall be read as SCHEDULE – II

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, Government shall be competent to issue such clarification or remove such difficulties by way of notification.

Chandigarh

**Sanjay Kumar, IAS**

Dated:31.12.2019

Additional Chief Secretary to Government of Punjab,  
Department of Local Government, Punjab

Endst.No. LG/CTP(LG) –2019 /3978

Dated Chandigarh the, 31.12.2019

A copy is forwarded to the Controller, Printing & Stationary Department, Punjab, SAS Nagar (Mohali) with a request to get this notification published in the Punjab Government Gazette Extra ordinary and supply ten spare copies for record.

Sd/-

Under Secretary Local Government

Endst.No.LG/CTP(LG) – 2019 /3979

Dated Chandigarh the,31.12.2019

A copy of the above is forwarded to the following for information and further necessary action:-

1. Mayors/Commissioners of All Municipal Corporations in Punjab.
2. All Regional Deputy Directors, of Local Government Department in Punjab.
3. EOs of All Municipal Councils/Nagar Panchayats in Punjab.
4. All Officers in the Local Government Department.
5. All Superintendents in the Local Government Secretariat / Directorate.

Sd/-

Under Secretary Local Government