

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-1 BRANCH)
Notification

Dated 9/2 2018

No.08/01/2018-4HG1/1162245/1) Whereas over the years the education sector has seen a sustained growth due to government initiatives on education for all and enabling the widespread participation of private sector in education infrastructure because of which a large number of colleges and universities have been established in the state of Punjab and


Whereas due to economic globalization corporate sector has also made a tremendous progress due to which a large number of national and multinational companies have set up their units and call centers etc. in the state and

Whereas due to economic development of the state during the post independence era, a number of industrial units has been set up in the state. Similarly, the state has experienced the construction of other real estate projects during the last few decades and

Whereas due to the breaking of the joint family system and the emergence of nuclear family system in the society, the living of senior people has become a problem from security, safety and social angle and

Whereas the government has clear norms/rules and policies for the control and development of educational, industrial, business and other buildings but the requirement of accommodation for students or for the professionals working in corporate offices/call centers or other public/ private establishments or the accommodation for industrial/construction labour or senior citizens has not been addressed adequately so far and

Whereas due to lack of in house accommodation in educational, business and industrial establishments etc., about 80% students or working professionals or labour class have to seek accommodation outside educational campuses or work/ industrial establishments respectively and

 Whereas, due to lack of clear policy on housing for students, working professionals, senior citizens and labour class a number of 'Paying Guest' facilities and old age homes have mushroomed in residential areas in an unorganized manner which do not provide a comprehensive solution to the large scale demand for proper housing for students, professionals and senior citizens. Due to shortage of proper in house accommodation for migrant labour, a number of slums have come up in and around working places without basic civic infrastructure. Therefore, in order to make available proper housing accommodation to students, working professionals, senior citizens and migrant labour in the state, the Governor of Punjab is pleased to formulate a policy on rental housing as given below:-

1. Applicability:- This policy shall be called 'Rental Housing Accommodation Policy' and it shall be applicable in the entire state of Punjab.
2. Enforcement:- It shall come into force from the date of its notification by the government.
3. The rental housing accommodation projects shall be permissible in existing residential areas/urban estates etc. and in residential and mixed land use zones of the Master Plans except Master Plan SAS Nagar and New Chandigarh where such projects shall be allowed in plots which are part of approved layout plan of a bigger project. In case of rental housing for workers/labour, the project shall also be permissible in industrial zone of the respective master plan except Master Plan SAS Nagar and New Chandigarh.
4. Physical Norms:-

S. No	Parameter		Permissible Limits	
I.	Minimum Site Area		800 sq.m	
II.	Minimum Approach Road		within Master plan- 18m (60'-0") Outside Master plan-12m (40'-0")	
III.	Maximum	Ground Coverage	60%	
IV.	Maximum Floor Area Ratio		Plot area upto 1600 sq.m.	1:2.5
			Plot area above 1600 sq.m.	1:3.0
V.	Maximum Height of Building	No Restriction subject to clearance from Airport Authority and fulfilment of norms such as setbacks around building, ground coverage, F.A.R., structural safety and fire safety norms.		
VI.	Setbacks around buildings	(i) If the height of the building below 15 m	Front & Rear setback	1/4th of the height of the building or 2 m whichever is more
			Side setback	1/5th of the height of the building or 1.5 m whichever is more
			Provided that if covered area on any floor is 500 sqm or above in that case the minimum setbacks around the building shall be 6 m.	

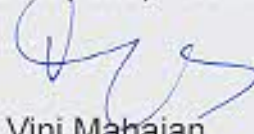
	(ii) If the height of the building is 15 m or above	The minimum setback shall be 6m or 1/3 rd of the height of the building whichever is more.
VII.	Parking	1.0 ECS per five persons.
VIII.	Permissible density	500 persons per acre

Notes:

- a) Rental housing building shall be a detached building.
- b) It may provide common kitchen with dining hall, common room for indoor games, First Aid room, Laundry and security guard room.
- c) In Rental housing upto 2% of the FAR availed, may be used for canteen/coffee shop, library, ATM, Grocery shop, Pharmacy, office, Mobile shop, Fruit/Vegetable shop, Barber shop or any other similar activities for self use of the occupants and shall be permissible within the building block.
- d) Basement shall be permissible as per extant building rules.
5. Fees applicable:
 - (i) CLU, EDC and permission fee etc. shall be levied @ 50% of as applicable in case of residential plotted development outside municipal limits.
 - (ii) Building Fee: @ Rs. 2.5/- Sq. ft. of covered area and boundary wall @ 2.5/ running ft.
6. The rental housing accommodation projects shall be exempted from the provisions of Punjab Apartment and Property Regulation Act 1995, if the plots exceed 1000 sq.mtr.
7. The owner/developer of the rental housing accommodation project can only rent out the accommodation and will have no right to sell/lease the accommodation to different buyers. However, there will be no restriction on the sale of the project as a whole.
If the promoter violates this condition he/she will be charged a lumpsum penalty @ 10 times the charges as applicable to a Group Housing Project in the respective zone. In case the promoter fails to pay the penalty, the penalty charges will be recovered as arrears of land revenue by the concerned authority.
8. Every owner/promoter of such project shall comply with the guidelines/instructions issued by the Department of Police or any other Govt Department for rental accommodation.
9. The fire fighting arrangements shall be provided to the satisfaction of the concerned Fire Deptt.
10. Since the Govt. has allowed concession of 50% on C.L.U, E.D.C charges etc. to the developers of these projects, therefore it will be

the responsibility of the developer to provide services such as water supply, sewerage etc. at his/her own cost, if it is not provided already in the area by the local authority.

11. The building structure shall conform to the norms stipulated in NBC-2016 or other relevant BIS-Codes.
12. The building shall also conform to the Punjab Energy Conservation Building Code-2016.
13. The provisions for Rain Water Harvesting Installation of Solar Photovoltaic Panels, Solar Assisted Water Heating System shall be made to the satisfaction of Punjab Energy Development Agency.
14. The promoters of such buildings shall make public health arrangements in the building such as water supply, sewerage and drainage as per provisions of extant building rules.
15. The owner/developer of the project shall not rent out the accommodation or allow the accommodation to be occupied without getting the completion and occupancy certificate from the competent authority.



Vini Mahajan

Additional Chief Secretary

Department of Housing and Urban Development

Dated: 16.01.2018
Chandigarh

Endst No. 08/01/2018-4HG1/1162245/2 Dated 9/2/2018

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.



Special Secretary

Endst No. 08/01/2018-4HG1/1162245/3-13 Dated 9/2/2018

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

1. Principal Secretary to Government of Punjab, Department of Local Government
2. Director, Town and Country Planning, Punjab, SAS Nagar
3. Chief Administrator, PUDA, SAS Nagar.
4. Additional Chief Administrator, GMADA, SAS Nagar.
5. Additional Chief Administrator, PDA, Patiala
6. Additional Chief Administrator, BDA, Bathinda.
7. Additional Chief Administrator, GLADA, Ludhiana.
8. Additional Chief Administrator, JDA, Jalandhar.
9. Additional Chief Administrator, ADA, Amritsar.
10. G.M(IT) PUDA SAS Nagar
11. Chief Town Planner, Punjab SAS Nagar.



Special Secretary