

DIPP Point 69		
69	Area 4a. Construction Permit Enablers	Define mandatory qualifications for architects, structural engineers and contractors

S.No.	Description	Notification	URL
1	Define mandatory qualifications for architects, structural engineers	Mandatory qualification for architects and structural engineers has been clearly mentioned in the Punjab Urban Development Authority Building Rules, 2013, (Notification No. G.S.R.54/P.A.11/1995/Ss.43 and 180/2013 Dated 25th October 2013)	http://www.puda.gov.in/img/circular_files/ACTION_POINT_69.pdf
2	Define mandatory qualifications for contractors	The Contractors are hired by various Departments of Punjab Government through the website:https://etender.punjabgovt.gov.in	https://etender.punjabgovt.gov.in/ROOTAPP/Help/Instruction%20to%20the%20Bidder.pdf

ABSTRACT OF PUDA BUILDING RULES 2013

PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NOTIFICATION

The 25th October, 2013

No. G.S.R.54/P.A.11/1995/Ss.43 and 180/2013.-*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 No.11 of 1995), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules namely:-*

RULES

1. Short title, commencement and application.-(1) These rules may be called the Punjab Urban Planning and Development Authority Building Rules, 2013

(2) *They shall come into force on and with effect from the date of their publication in the Official Gazette.*

(3) *They shall apply to-*

- (i) the areas of the urban estates set up by the Authority in terms of provisions of section 28 of the Act or by the State Government under the Punjab Urban Estates (Development and Regulations) Act, 1964;
- (ii) the planning areas in respect of which town development schemes have been made by the Authority under the Act or which are to be developed otherwise by the Authority under the Act;
- (iii) the controlled areas declared as such under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963; and
- (iv) such other areas which the State Government may, by notification, specify from time to time.

PART I

PRELIMINARY

2. Definitions- (1) **In these rules, unless the context otherwise requires-**

Section 180 (1)

- (a) **“abut”** a building shall be said to **abut** a street / road where the outer face of any of its external walls is on the street / road boundary;

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- (b) **“Act”** means the Punjab Regional and Town Planning and Development Act, 1995;
- (c) **“alteration”** means a change to the structure of building, such as an addition to the area or height, or removal of part of a building or any change to the structure such as construction of cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipments;
- (d) **“ancillary zone”** in relation to any area means the land use zone ancillary or serving the dominant land use and includes all the conforming uses of the dominant land use but excludes all the non-conforming uses, whether existing or proposed;
- (e) **“applicant”** means a person who gives notice to the Competent Authority to erect or re-erect a building and also includes his legal representatives and authorized agent;
- (f) **“authorized officer”** means an officer of the Authority specifically authorized by the Authority to perform functions of the authorized officer under these rules;
- (g) **“Architect”** shall have the same meaning as has been assigned to it in the Architects Act, 1972;
- (h) **“architectural control sheets”** means the sheets of drawing with directions approved by the Competent Authority and kept in its office showing the measures of architectural control;
- (i) **“assembly buildings”** means any building or part of a building , where number of persons not less than fifty congregate or gather for amusement, recreation, social ,religious, patriotic, civil, travel and similar purposes, for example, theatres ,motion picture houses, assembly halls, auditoria ,exhibition halls, museums, skating rinks, gymnasiums, restaurants, places of worship, dance halls, club rooms, passenger stations and terminal of air ,surface and marine public transportation services, recreation piers and stadia;
- (j) **“balcony”** means a horizontal projection, cantilevered or otherwise including a parapet handrail, balustrade, to serve as a passage or sit out place;
- (k) **“basement”** means,-
- (i) storey just below the ground storey which has any part, more

ABSTRACT OF PUDA BUILDING RULES 2013

level within or adjacent to the building which is permanently open to sky and is enclosed or partially enclosed by the building, boundary walls or railings;

- (l) **“detached building”** means a building detached on all sides;
- (m) **“Engineer”** means a person holding any of the qualification eligible to Associate Member of the Institution of Engineers;
- (n) **“exit”** means a passage, channel or means of egress from any building, to a street or other open space of safety;
- (o) **“floor area ratio”** means the ratio derived by dividing, the total covered area of all floors, (excluding the area of basement storey used for storage, services and parking, stilts used for parking and separate multi level parking block) by the area of plot;
- (p) **“ground floor”** means the storey which has floor surface nearest to the ground;
- (q) **“group housing”** means a building constructed or to be constructed with more than one floors consisting of more than one *dwelling units and having common service facilities*;
- (r) **“habitable room”** means a room having windows and doors of the size of not less than one-tenth of the floor area of the room and designed for use of study, living, sleeping, eating, kitchen excluding bath rooms, water closets compartments, laundries, serving and storage pantries, corridors, attics and spaces which are not used frequently for extended period;
- (s) **“height”** height in relation to a building means the vertical measurement of the building measured from the plinth level upto the highest level of the building *roof* excluding parapet, flues, ducts, water storage tank and manties, domes, water cooling tanks, lift towers, lift rooms, *architectural features* not exceeding 2.25 meters in height, and in relation to a room means the vertical measurement from finished surface of the floor to the under surface of the ceiling of the room and in the case of sloping ceiling, the height shall be the minimum height of any room;
- (t) **“independent floors”** means a building used or intended to be used for residential purpose, where every floor of the building is a separate and independent dwelling unit;
- (za) **“industrial building”** means a building used or constructed or adapted to be used either ordinarily or occasionally for fabrication,

Comprehensive PUDA Building Rules 2013 can be accessed
at

http://www.puda.gov.in/img/notification_files/not_building.pdf

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING-1 BRANCH

~~Act~~
20/6/13

NOTIFICATION

No. 2/27/98-4hg1 (PF)/ 1497

Dated: 20.6.13 P.M.

In exercise of the powers conferred under section 2 (m) of the Punjab Regional & Town Planning & Development Act, 1995, (Punjab Act No. 11 of 1995) the Governor of Punjab is pleased to make further amendments in the notification No. 2/27/98-4hg1/ (PF) 2897 dated 28.07.2011 to facilitate the approval of building plans of plots, for residential/industrial sites measuring upto 1000 Sq.yards and commercial sites such as booths, single storey shops, SCO's SCF's (where standard designs have been approved by any Authority) in the Urban Estates of Punjab as under:-

<u>Rule No.</u>	<u>Power to be exercised</u>	<u>Officer declared as competent Authority</u>
Part-II 3.	To Sanction building plans for erection and re-erection of buildings.	1. Architects specifically empanelled by the Authority. 2. Estate Officer.
Part-III 11 (2)	For sanctioning the building plans in case it is in order.	1. Architects specifically empanelled by the concerned Authority. 2. Estate Officer.

These amendments shall come into force with immediate effect.

Dated, Chandigarh
07.06.2013

A. Venu Prasad
Secretary to Govt. of Punjab
Department of Housing and Urban Development

PROCEDURE FOR APPROVAL OF BUILDING PLANS OF RESIDENTIAL / INDUSTRIAL SITES UPTO 1000 SQ. YDS AND COMMERCIAL SITES WITH STANDARD DESIGNS BY THE EMPANELLED ARCHITECTS.

- (i) Empanelled Architect will submit the building plan one week prior to start construction (in Duplicate upto 10 marla and in Triplicate above 10 marla upto 1000 sq. yds.) duly signed with stamp of "sanctioned". The plan submitted should conform to the provisions of PUDA Building Rules-1996 as amended from time to time and approved zoning plan. A certificate regarding this will be given on the plan as under:-

**"Certified that the above building plan is as per the zoning plan Drg. No. _____ Dated:-
_____ and as per PUDA Building Rules- 1996 as amended from time to time.'**

**Empanelled Architect
Seal with signature.**

- (ii) The requisite amount of security & scrutiny fee will be deposited at the time of submission of building plan, as under in the shape of Bank Draft, in favour of Estate Officer, GMADA, Mohali :-

DETAIL OF SECURITY FEE (REFUNDABLE AFTER COMPLETION)

(i)	Plots upto 250 Sq. Yd.	Rs. 2750/-
(ii)	From 251 Sq yd -500 Sq Yd.	Rs. 5500/-
(iii)	Above 500 Sq Yd	Rs. 11000/-
(iv)	Booth/SSS	Rs. 5500/-
(v)	SCO/SCF	Rs. 44,000/-

DETAIL OF PLAN SCRUTINY FEE (NON – REFUNDABLE)

- (i) Residential @ Rs. 2.50 per sq. ft. of total covered area.
- (ii) Commercial / Industrial @ Rs. 5 per sq. ft. of total covered area.
- (iii) In case of Revised/Superceded plans, the fee charged shall be 50% (half) of the rates to be charged for fresh plans.
- (iv) **In case, it is found that a building plan approved by the empanelled architect is in contravention of PUDA Building Rules -1996 and zoning plan, his/her name shall be removed from the panel, apart from other legal action**