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## EXTRAORDINARY

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### LEGISLATIVE SUPPLEMENT

	<b>Contents</b>	<b>Pages</b>
<b>Part I</b>	<b>Acts</b> <i>Nil</i>	
<b>Part II</b>	<b>Ordinances</b> <i>Nil</i>	
<b>Part III</b>	<b>Delegated Legislation</b> Notification No. G.S.R.43/P.A.11/1995/ Ss.43 and 180/2018, dated the 12th June, 2018, containing the Punjab Urban Planning and Development Building Rules, 2018.	1385-1551
<b>Part IV</b>	<b>Correction Slips, Republications and Replacements</b> <i>Nil</i> *****	

qualifications mentioned in Annexure 13, or as the case may be, who has supervised the construction, in the Performa given in Form- F and G respectively (Annexure 6 and Annexure 7), accompanied by three copies of completion plan and the following documents along with the prescribed fee, namely:-

- (i) Copy of all inspection reports of the Authority e.g. Fire Safety, Structural Safety, Green Building (if applicable) etc;
- (ii) Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer along with demand draft of the due payment for compounding charges of such violations at the rates specified by the competent authority shall be submitted;
- (iii) Complete Completion drawings or as-built drawings - certified by the Architect and Engineer;
- (iv) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted;
- (v) Structural stability certificate duly signed by the Structural Engineer;
- (vi) Certificate of fitness of the lift from concerned Department wherever required;
- (vii) Certificate from the Punjab Energy Development Agency (PEDA) for installation of Rooftop Solar Photo Voltaic Power Plant in accordance to orders/ policies issued by the Renewable Energy Department from time to time;
- (viii) Completion Certificate / Final Certificate/ No Objection Certificate from the rating agencies (GRIHA/LEED/IGBC) for green building or Bureau of Energy Efficiency (BEE), Certified Energy Auditor for Green Building or constructing building in accordance to the provision of PECBC, wherever applicable;
- (ix) No Objection Certificate (NOC) of fire safety of building from concerned Fire Officer or an officer authorized for the purpose;
- (x) Any other information/document that the Authority may deem fit.

**(2) The 'Completion Certificate' or 'Partial Completion Certificate' shall**

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**Management**    Low Water  
                         Consumption  
                         Plumbing  
                         Fixtures

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**Energy Efficiency & Solar**    Provisions of notification no. 18/4/16 HG 1/  
**Energy Utilization**            1856 dated: 24-6-2016 of Department of  
   New & Renewable Energy shall be  
   applicable or as amended from time to time.

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**Note:**

*The shaded boxes indicate that the provision is applicable for a plot.*

- 38 Energy efficiency.-** (i) The provisions of the Punjab Energy Conservation Building Code shall be applicable to the buildings/areas in accordance with the notification issued by the Government vide no. 18/4/16 HG 1/1856, dated the 24th June 2016, as amended from time to time. Section 180(2)(i)
- (ii) The applicant/owner shall submit a certificate from an architect/Civil Engineer confirming that the building plans conform to the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency (PEDA) along with the application approval of building plan.
- (iii) The completion and occupation certificate of buildings shall be issued by the competent authority only after the applicant/owner shall submit a certificate from an architect / Civil Engineer (who has supervised the construction of building) that building has been constructed in accordance with the provision of the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency.
- (iv) An incentive of additional 5 percent Floor Area Ratio free of charges and 100 % exemption of building scrutiny fee shall be permissible on submission of Green building Certificate from the following agencies with rating duly verified by rating agencies, namely :-
- (a) Buildings granted 4 or 5 star rating by Green Rating for

Integrated Habitat (GRIHA) or;

- (b) Buildings granted Gold/ Platinum rating by Leadership in Energy and Environmental Design (LEED) or;
- (c) Buildings granted Gold/Platinum rating by Indian Green Building Council (IGBC).

However, in case the owner/ applicant fails to submit maintenance certificate after a period of every three years from the rating agencies (GRIHA/LEED/IGBC), the defaulter can be penalized equivalent to 5 times the collector rate of land proportional to the 5% additional Floor Area Ratio availed and Building scrutiny fee shall be recovered along with 12% rate of interest from the date of the approval of building plans.

Section 180(2)(i) **39 Provisions for tree plantation in new building sites.-** The building plan shall only be approved, if the provision for planting trees of indigenous species is shown on the building plans as given below:

- (i) One tree for every 225 sq.m covered area of building(s) shall be planted. While calculating the number of trees, if there is a fraction less than 0.5, it shall be rounded down to the nearest whole digit and if there is a fraction equal to or greater than 0.5, it shall be rounded up to the nearest whole digit.
- (ii) The occupancy certificate shall only be granted if the owner has planted the requisite number of trees as per the sanctioned plans.

Section 180(2)(i) **40 Roof Top Solar Photovoltaic Installation.-** For rooftop solar photovoltaic installation and generation, the following provisions shall be applicable , as amended from time to time, namely :-

**Table 52 Norms for Roof Top Solar Photovoltaic Installation**

S. No.	Category of buildings/area	Generation requirement
I.	Residential building	All residential buildings (new construction/ reconstruction) 400 yd <sup>2</sup> (334 m <sup>2</sup> ) to 499 yd <sup>2</sup> (417 m <sup>2</sup> )- 1KWp SPV 500 yd <sup>2</sup> (418 m <sup>2</sup> ) to 999 yd <sup>2</sup> (835 m <sup>2</sup> )- 2KWp SPV