

F.No. 15-291/NMA/HBL-2024
Government of India
Ministry of Culture
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument "**Tomb of Mohammad Momin and Haji Jamal, Nakodar, Jalandar**" has been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

- a. National Monuments Authority www.nma.gov.in
- b. Archaeological Survey of India www.asi.nic.in

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID i.e. arch-section@nma.gov.in latest by **20th April, 2024**. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. **20th April, 2024**, in consultation with Competent Authority and other Stakeholders.



(Bhaskar Verma)
Member Secretary
20th March, 2024



भारत सरकार
संस्कृति मंत्रालय
राष्ट्रीय संस्मारक प्राधिकरण

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**



**Draft Heritage Bye-Laws for
Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab**

**GOVERNMENT OF INDIA
MINISTRY OF CULTURE
NATIONAL MONUMENTS AUTHORITY**

In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Centrally Protected Monument “**Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab**”, prepared by the Competent Authority in consultation with Indian Institute of Technology (BHU) Varanasi, U.P., are hereby published as required by sub-rule (2) of Rule 18 of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

The objections/suggestions received before the specified date have duly been considered by the National Monuments Authority in consultation with the Competent Authority.

Now, therefore, in the exercise of the powers conferred by sub-section (5) of Section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958, the National Monuments Authority hereby makes the following bye-laws, namely: -

**Draft Heritage Bye-Laws for Tomb of Muhammad Momin and Haji Jamal,
Nakodar, District Jalandhar, Punjab**

CHAPTER I

Preliminary

1.1 Short title, extent and commencements:

- (i) These bye-laws may be called the National Monument Authority Heritage bye-laws, 2024 of Centrally Protected Monument “**Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab**”.
- (ii) They shall extend to the entire prohibited and regulated area of the monuments.
- (iii) The provisions of these bye-laws shall have effect notwithstanding anything inconsistent therewith contained in any other bye-laws, whether made before or after the commencement of these bye-laws, or in any instrument having effect by virtue of any bye-laws. It shall not be obligatory to carry out amendments in these bye-laws to make them consistent with any other bye-laws.
- (iv) They shall come into force with effect from the date of their publication.

1.2 Definitions:

- (a) In these bye-laws, unless the context otherwise requires, the definitions as given in the Act or the rules made thereunder have been reproduced hereunder for the sake of convenience:-
 - (a) “ancient monument” means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is

of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes:-

- (i) the remains of an ancient monument,
 - (ii) the site of an ancient monument,
 - (iii) such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
 - (iv) the means of access to, and convenient inspection of an ancient monument;
- (b) “archaeological site and remains” means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes:
- (i) such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
 - (ii) the means of access to, and convenient inspection of the area;
- (c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);
- (d) “archaeological officer” means an officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;
- (e) “Authority” means the National Monuments Authority constituted under Section 20 F of the Act;
- (f) “competent authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent Authority by the Central Government to perform functions under this Act:

Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;

- (g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
- (h) “Floor Area Ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

$$\text{FAR} = \text{Total covered area of all floors divided by plot area};$$

- (i) “Government” means the Government of India;

- (j) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of a protected monument, and the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;
- (k) “owner” includes-
 - (i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and
 - (ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;
- (l) “prescribed” means prescribed by rules made under this Act;
- (m) “prohibited area” means any area specified or declared to be a prohibited area under section 20A;
- (n) “protected area” means any archaeological site and remains which is declared to be of national importance by or under this Act;
- (o) “protected monument” means any ancient monument which is declared to be of national importance by or under this Act;
- (p) “regulated area” means any area specified or declared to be a regulated area under section 20B of this Act;
- (q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
- (r) “repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;
- (b) The words and expressions used herein and not defined shall have the same meaning as assigned in the Act or the rules made thereunder.

CHAPTER II

Background of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958

2.1 Background of the Act:

The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Centrally Protected Monuments. The three hundred meters area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the Area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before June 16, 1992, or which had been subsequently constructed with the approval of D.G., ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.

2.2 Provision of the Act related to Heritage Bye-laws:

Section 20E of AMASR Act, 1958 and Rule 22 of Ancient Monument and Archaeological Sites and Remains (Framing of Heritage Bye-Laws and other functions of the Competent Authority) Rules, 2011, specifies framing of Heritage Bye-Laws for Centrally Protected Monuments. The rule provides parameters for the preparation of Heritage Bye-Laws. Rule 18 of National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, specifies the process of approval of Heritage Bye-laws by the Authority.

2.3 Rights and Responsibilities of the Applicant:

Section 20C of AMASR Act, 1958 specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

- a) Any person, who owns any building or structure, which existed in a Prohibited Area before June 16, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.
- b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, may make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.
- c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.

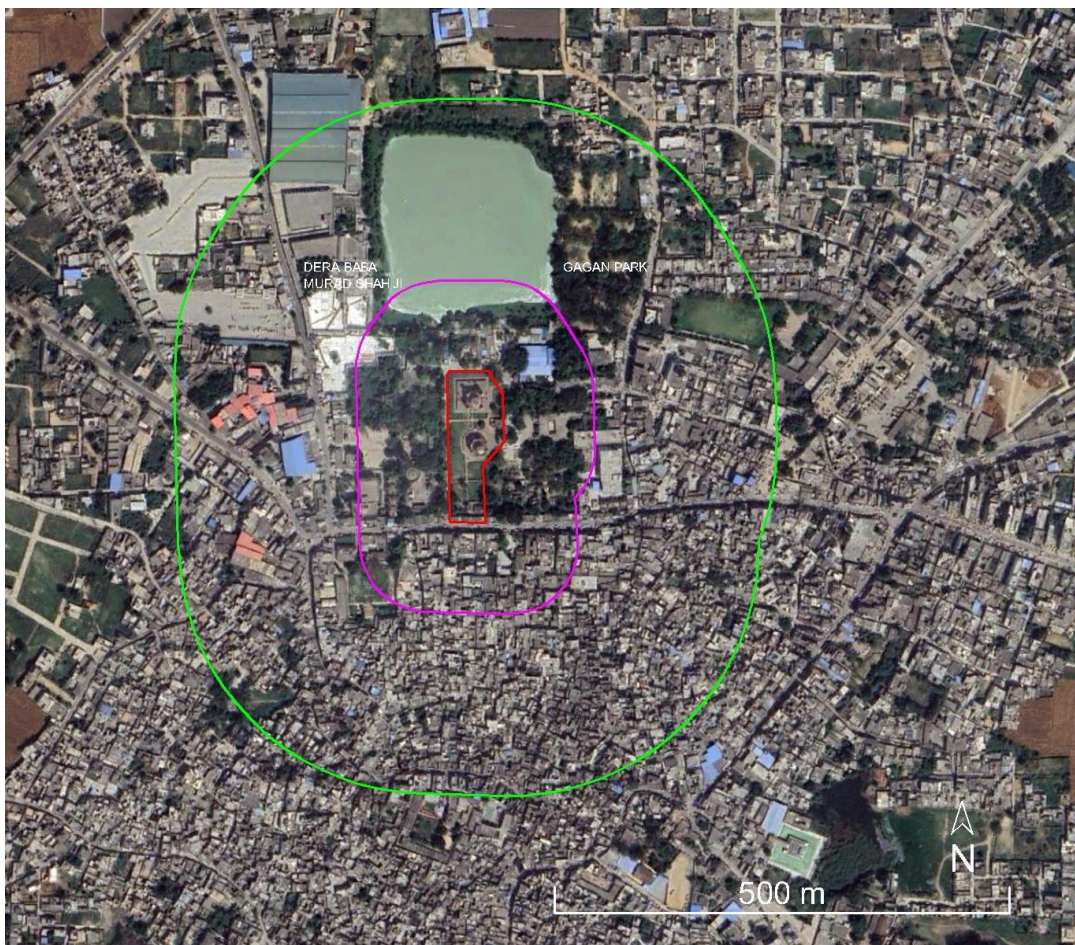
CHAPTER III

Location and Setting of Centrally Protected Monument - Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab

3.1 Location and Setting of the Monument:

The Tomb of Muhammad Momin and Haji Jamal is situated at GPS Coordinates:
Lat. 31°07'41.09" N; Long. 75°28'28.93" E.

The site is adjacent to the Civil Hospital in the Nakodar town of Jalandhar district in Punjab. The nearest railway station to the monument is the Nakodar Junction Railway Station, which is 2.6 km away. One can reach the monument from the Nakodar Junction Railway Station by driving or hiring a local taxi and taking the Nakodar - Jagraon Road to the Nakodar – Nurmahal Road to the Goindwal – Nakodar Road which leads to the monument. The nearest major railway station is in Jalandhar, and the Jalandhar City Railway Station is 29 km from the site. The nearest airport to the monument is Sri Guru Ram Das Ji International Airport, Amritsar, which is 101 km from the monument.



Legend: Protected Area Prohibited Area Regulated Area

Figure 1: Google Satellite Imagery of Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab.

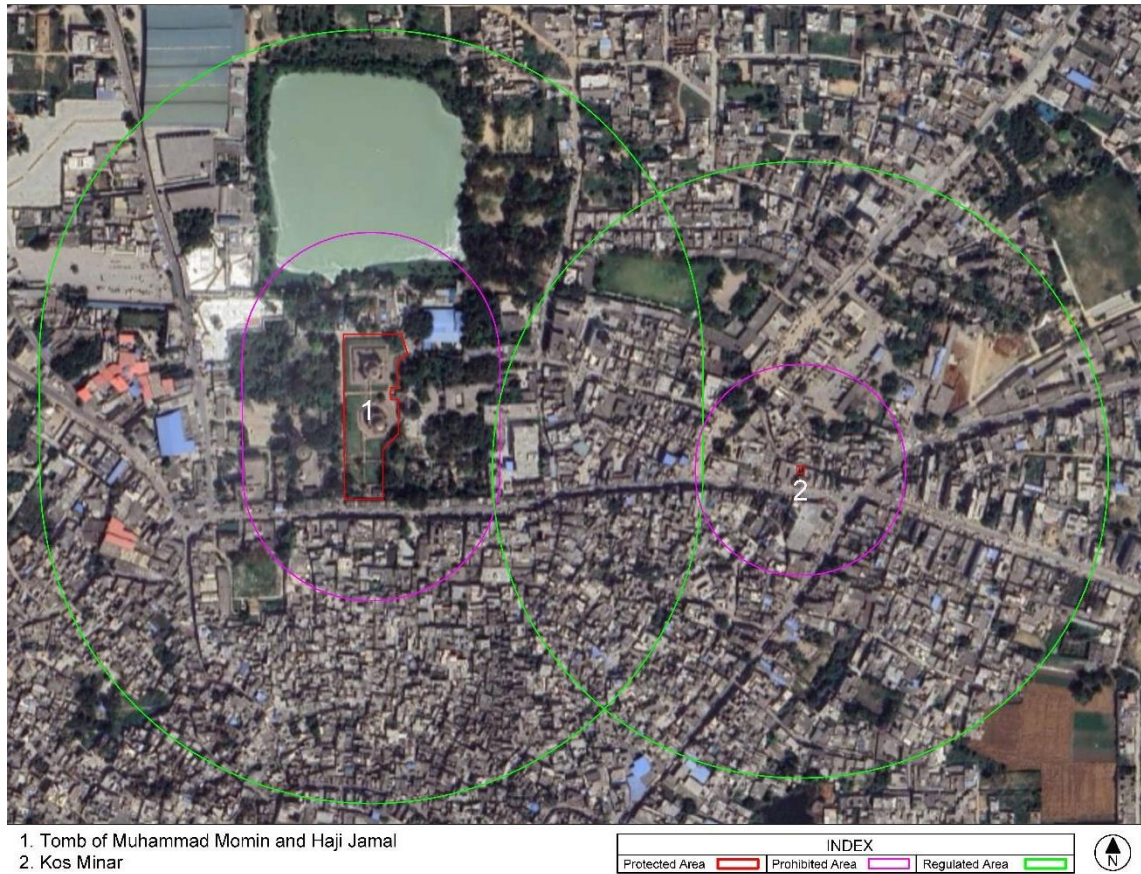


Figure 2: Satellite Image showing the other centrally protected monument in close vicinity.

The Tomb of Muhammad Momin and Haji Jamal is located in close vicinity with other Centrally Protected Monument namely Kos Minar, hence, the Prohibited and Regulated boundaries of these monuments overlap with the buffer zones of each other.

Additionally, the renowned Dera Baba Murad Shah ji is in the northwest of the monument, a shrine fostering spiritual introspection and interfaith unity. Twice a year, the Dera erupts in celebration with vibrant fairs. The shrine becomes a stage for acclaimed Qawwals who come to perform, recite sacred hymns, and seek blessings from their spiritual guide. Other than this and the Civil Hospital, the monuments are flanked by residential and commercial buildings from the southern direction.

3.2 Protected boundary of the monument:

Refer to **Annexure I** to see the location and Site Plans with the protected boundaries of the Centrally Protected Monument - Tomb of Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab.

3.2.1 Notification Map/ Plan as per ASI records:

Original and typed notification of the monument can be seen in **Annexure II**.

3.3 History of the Monument:

Nakodar is a historical town in Punjab that the Hindu Kamboh founded. It is also believed that an Afghan named Nakodar Khan established the city. Another belief is that Malik Nakodar Khan, a brother of Rae Izzat, founded the town when Manj Rajputs crossed the Sutlej. A fourth account reveals that the Nikudari legion of the Mughals founded it. It is mentioned in the Ain-i-Akbari that it was once occupied by 'Main' (the term used for Manj Rajputs), who formed it as a subdivision of their territory.

During the Sikh period, Sardar Tara Singh captured it and built a fort. He also made it the center of a considerable territory. Maharaja Ranjit Singh seized it in the year 1816. It also functioned as a cantonment up to 1854 during the British period. This led to the town's amalgamated architecture, with 20 mosques, 16 temples, and eight gurudwaras.¹

Lordship of the town was passed over to the Khanzadas from the Kamboh tribe in 1570 AD with the arrival of Nawab Qutub Khan, who came with an army from Indore near Nuh. Within two generations, the Rajputs acquired the town of Jagir from Emperor Jahangir in the later sixteenth century, apparently displacing the Khanzadachs. During the Sikh period, Sardar Tara Singh captured it and built a fort. Maharaja Ranjit Singh seized it in 1816.

The town is famous for its two historic tombs, the Tomb of Muhammad Momin and the Tomb of Haji Jamal. The two magnificent tombs, popularly known as that of the Ustad and that of his Shagird, are fringed by the residential and commercial buildings from the southern direction. At the same time, the famous Dera Baba Murad Shah ji, along with Baba Murad Shah Pond, flank it in the northern direction.

Muhammad Momin built the Tomb of Muhammad Momin during his lifetime in 1612 A.D. at the beginning of the reign of Jahangir. Ustad Muhammad Momin was a tambura player in the service of Khan-I-Khanan, one of the Navaratnas in the court of Emperor Akbar². The Tomb of Haji Jamal was built for Haji Jamal, a pupil of Ustad Muhammad Husseini, the tambura player, towards the end of Emperor Shah Jahan's reign in AH 1067 (1657 A.D.).

3.4 Description of Monument (architectural features, elements, materials, etc.):

Tomb of Muhammad Momin: The tomb stands on an octagonal platform approached by a flight of steps on two sides. It is square from the inside and octagonal on the outside, with a pinnacle surmounting it. The hemispherical dome sits over a low cylindrical drum and is relieved by four cupolas. Deep recesses pierce each of the longer faces, while the shorter faces have half-octagonal recesses placed one over the other, all covered by pointed arches. The entrances are located in the northern and southern recesses, while the other recesses are blocked with pierced tracery screens. Geometric designs, such as star and octagon shapes, adorn the middle portions of the panels on the exterior, as well as the arch spandrels, parapets, and corner structures, done in glazed tile work. The upper and lower panels, framed

¹ Jalandhar Development Authority. Report-Master Plan-Nakodar. Jalandhar Development Authority. Retrieved from <https://www.jda.gov.in/sites/default/files/documents/Report-Master-Plan-Nakodar.pdf>

² Kumar, R. (2017) 'Conservation & Restoration of Heritage Structures: Case of Tombs of Nakodar', *International Journal of Civil Engineering and Technology*, 9 (5), pp. 1390-1400.

in lines of red plastered bricks, feature painted designs depicting guldastas. Initially, the burial chamber housed two elegant sarcophagi made of sienna-colored marble inlaid with white marble inscriptions, but they are now lost. The second sarcophagus might have been that of Muhammad Momin's wife.

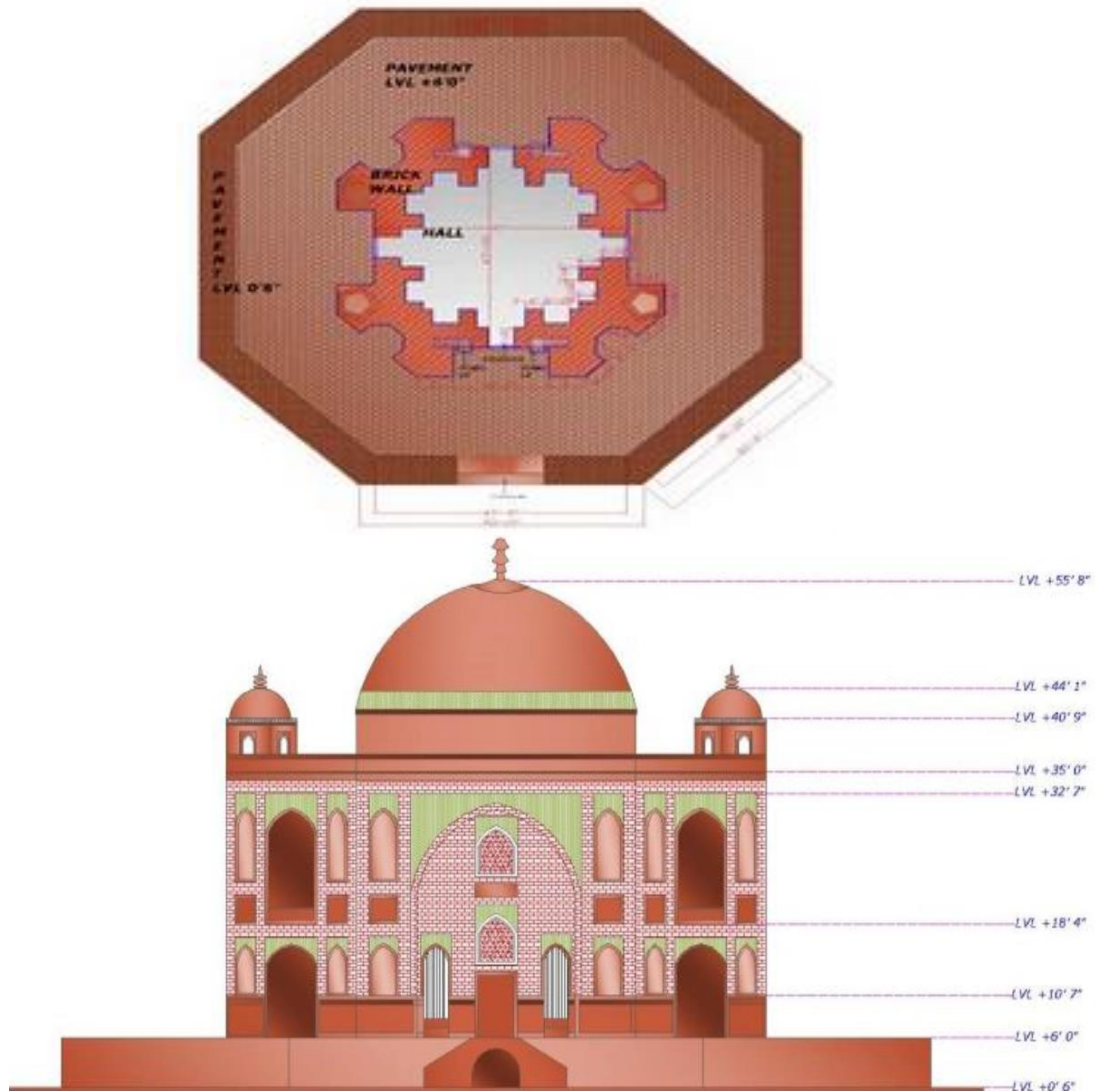


Figure 3: Plan and Elevation of the Tomb of Muhammad Momin. Source: Kumar, 2017³.

- i. **Tomb of Haji Jamal:** It stands in the middle of the 32.5m square and 2.4m high platform, paneled on all sides, with deep recesses concealing two flights of steps on each side. Each of the four faces has octagonal recesses covered by pointed arches. The building has an area of 16.2 square meters, with an octagonal turret at each corner. A bulbous dome crowned with a pinnacle sits over a high drum balanced by the four cupolas crowning the turrets.

The interior of the tomb is covered with excellent plaster. The façade is divided into red stucco-covered brick framed panels and painted with white lines. The larger panels are filled with flowerpots, and the smaller ones have geometrical designs. The broad belts between the

³ Ibid, 1394.

panels are ornamented with diaper designs in tiles of different colors. The octagonal towers and the battlements, as well as the pinnacles of the domes, are ornamented with glazed tiles.

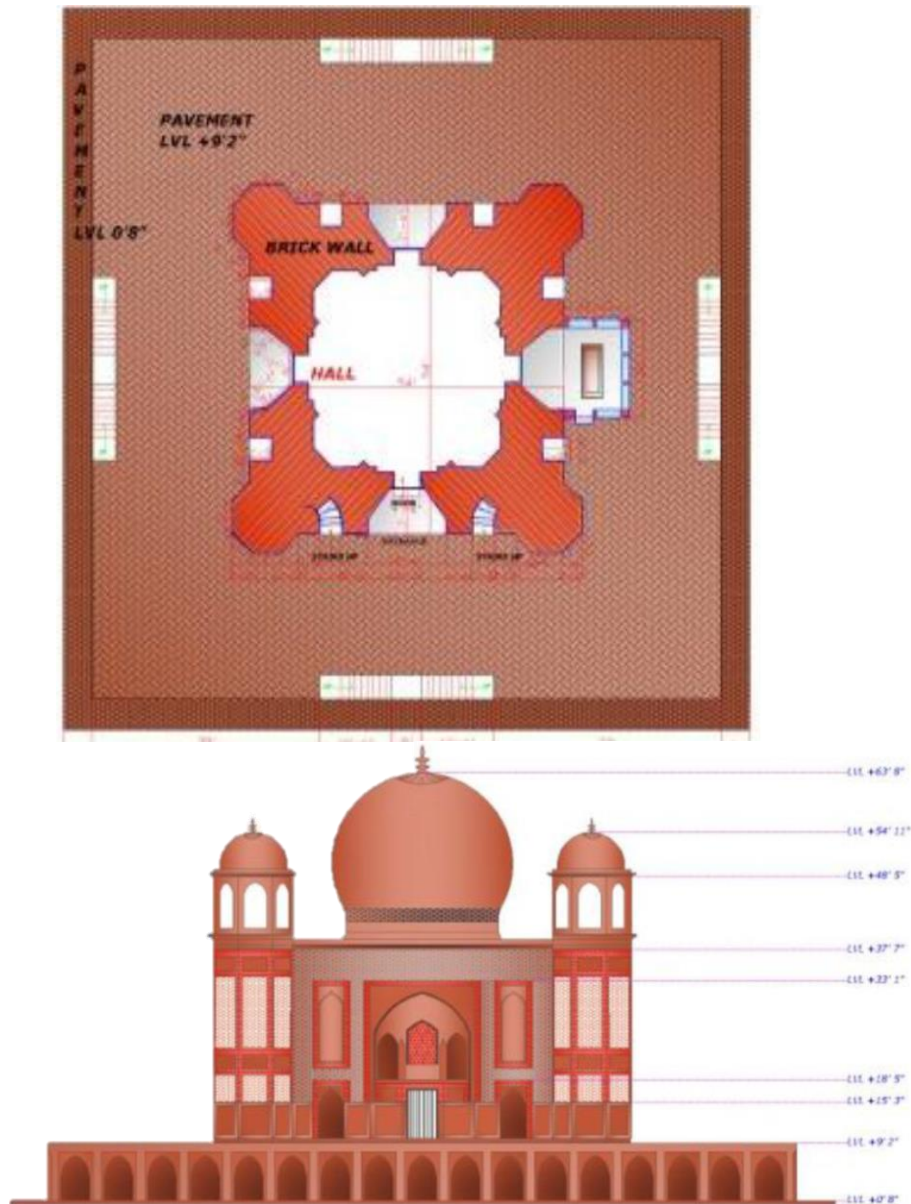


Figure 4: Plan and Elevation of the Tomb of Haji Jamal. Source: Kumar, 2017⁴.

3.5 Current Status:

3.5.1 Condition of the Monument- condition assessment:

The maintenance and preservation of the Centrally Protected Monument and its protected areas is the exclusive domain of ASI. The photographs depicting the present condition of the monument are appended in **Annexure V**.

3.5.2 Daily footfalls and occasional gathering numbers:

The monument is non-ticketed and often overlooked by visitors, with only an average of 25-30 persons visiting per day due to limited awareness.

⁴ Ibid, 1396.

CHAPTER IV

Existing Zoning, if any, in the Local Area Development Plans

4.1 Existing Zoning:

The Protected, Prohibited, and Regulated Areas of the Monument are in the Town of Nakodar, District Jalandhar, Punjab, which falls within the confines of the Nakodar Municipal boundary. As per Master Plan, Local Planning Area (LPA) Nakodar – 2031, the monument falls under proposed land use – ‘Protected Monuments and No Construction Zone’, **refer to Annexure IV (a)**. No zoning is provided in the Master Plan, Local Planning Area (LPA) Nakodar – 2031.

4.2 Existing Guidelines of the Local Bodies:

The Punjab Urban Planning and Development Building Rules, 2021 states that they shall be applicable to the whole of the State of Punjab except within Municipal Limit of towns or cities, Lal Lakir of village abadi, Cantonment Board and the sites and area falling under the jurisdiction of the Archaeological Survey of India (ASI). In Part II (page no 2297) of Punjab Government Gazette (September 10, 2021) defines Planning and Architectural Controls where heights, FAR, etc for residential are mentioned **refer to Annexure IV (b)**.

CHAPTER V

Information as per First Schedule, Rule 21(1)/ Total Station Survey of the Prohibited and the Regulated Areas on the basis of Boundaries defined in Archaeological Survey of India records.

5.1 Contour Plan of the Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab:

It may be seen in **Annexure I**.

5.2 Analysis of Surveyed Data:

5.2.1 Prohibited Area and Regulated Area details and their salient features:

- Total Protected Area of the monument: 8130.13 sq.m. (2.009 Acre) approx.
- Total Prohibited Area of the monument: 72717.96 sq.m. (17.969 Acre) approx.
- Total Regulated Area of the monument: 332505.91 sq.m. (82.164 Acre) approx.

Salient features:

The tomb of Muhammad Momin and Haji Jamal, located in the town of Nakodar in District Jalandhar, provides an ancient aspect to the town. It gives the visitors a view of the enriching and complex history of the town.

5.2.2 Description of Built-up Area:

Prohibited Area:

- **North:** An old Shiva temple, and an old court building currently abandoned with a bunch of commercial structures all around it. Towards the northwest side of the monument lies the PWD Guest house.
- **East:** Majorly structures of the Civil Hospital in this direction. There are few commercial buildings along the road towards the northeast.
- **South:** Majorly residential and commercial buildings, the commercial buildings are mainly along the Goindwal Nakodar Road and Government Primary Smart School.
- **West:** Residential buildings with a few commercial buildings. Buildings like the previously mentioned PWD Office towards the northwest and BSNL Office along with one overhead water tank.

Regulated Area:

- **North:** Buildings under the Dera Baba Murad Shah Ji complex and a few residential and commercial buildings, Pruthi Dental Hospital, Dera Bittu Sarkar, and Dargah Khawaja Peer.
- **East:** Residential, commercial, and public buildings with few prominent buildings such as the Gurudwara Singh Sabha, Dera Bapu Brahm Jogi ji, Chhabra Hospital, Anand Hospital, and a part of the Civil Hospital.
- **South:** Residential buildings along with a few commercial buildings and Darbar Peer Mouju Shah Ji.
- **West:** A combination of a residential and commercial building.

5.2.3 Description of Green/Open Spaces:

- **North:** Various open spaces between different clusters of buildings and the large green space around the Baba Murad Shah Pond like the Sudesh Tandon Municipal Park in the Northeastern direction.
- **East:** A few small pockets of open spaces in the form of either green areas or parking spaces.
- **South:** Few small open spaces between buildings along with a patch of vacant land towards the southwest direction of the monument, surrounded by different buildings.
- **West:** Small patches of green spaces and a large open space for parking for visitors of Dera Baba Murad Shah Ji.

5.2.4 Area covered under Circulation – Roads, Footpaths etc.:

In the protected area of the monuments, there are designated brick footpaths provided throughout the complex for visitors. The road approaching the monument is made of interlocking tiles.

The monument is directly accessible via Hospital Road from two directions, the west and northeast. This road connects to Goindwal Nakodar Road to the south and Malri Road towards the east.

5.2.5 Heights of Buildings (Zone wise):

In Prohibited Area:

- **North:** The heights of the buildings range from G to G+3 with one structure in the Old Shiva Mandir complex standing at a towering height of 13.48 m.
- **East:** The heights of the buildings range from G to G+3 m
-
- with one structure standing at a towering height of 10.98 m falling under the Civil Hospital campus.
- **South:** The heights of the buildings range from G to G+3 m, with one commercial building standing at a towering height of 16.55 m.
- **West:** The heights of the buildings range from G to G+3 m, with one BSNL office building standing at a towering height of 14.75 m

In Regulated Area:

- **North:** The heights of the buildings range from G to G+3 m with one homeopathic clinic standing at a towering height of 12.13 m
- **East:** The heights of the buildings range from G to G+3 m with one commercial building standing at a towering height of 16.12 m.
- **South:** The heights of the buildings range from G to G+3 m with one residential building standing at a towering height of 14.30 m.
- **West:** The heights of the buildings range from G to G+3 m with one commercial building standing at a towering height of 12.11 m

5.2.6 State Protected Monuments and Listed Heritage Buildings by Local Authorities, if available, within the Prohibited/Regulated Area:

There is one Centrally Protected Monument towards the east of the site namely, one of the Seven Kos Minar on the old Badshahi Highway from Delhi to Lahore. There are no state-protected and listed Heritage monuments are present in the Prohibited and Regulated area.

5.2.7 Public Amenities:

Public toilets and drinking water have been provided within the monument's boundary. Signages like the Protection Notice Board and Cultural Notice Board are also present.

5.2.8 Access to Monument:

The monument is directly accessible via Hospital Road from two directions, the west and northeast. This road connects to Goindwal Nakodar Road to the south and Malri Road towards the east. The Goindwal Nakodar Road further connects to Nakodar - Phagwara Road to the east and Moga - Jalandhar Road via Kapurthala Road towards the northwest. The road approaching the monument is made of interlocking tiles.

5.2.9 Infrastructure Services (water supply, stormwater drainage, sewage, solid waste management, parking etc.):

Water supply and sewage systems are provided within the protected boundary of the monument, but there are no proper parking provisions inside the protected boundary.

5.2.10 Proposed Zoning of the Area as per guidelines of the Local Bodies:

As per the **Master Plan, Local Planning Area (LPA) Nakodar – 2031**, the monument falls under proposed land use – **‘Protected Monuments and No Construction Zone’** (Refer to **Annexure IV (a)**).

CHAPTER VI

Architectural, Historical and Archaeological Value of the Monument

6.1 Architectural, historical and archaeological value:

Tomb of Muhammad Momin: The tomb exemplifies Mughal Architecture at the time of the 17th century. It rests on a distinctive platform which is octagonal on the outside and unexpectedly square within. A low, cylindrical base supports a grand, hemispherical dome, further highlighted by four smaller domes at its corners. The façade itself is a captivating interplay of light and shadow, with deep recesses on the longer sides and half-octagonal ones on the shorter sides, all framed by pointed arches. The originality extends beyond form – the exterior is a canvas adorned with geometric designs in glazed tiles, colorful floral decorations (guldastas), and intricately patterned panels. Inside the monument, the burial chamber once held two exquisite sarcophagi crafted from sienna-colored marble, their surfaces inlaid with elegant white marble inscriptions from the origin era.

Tomb of Haji Jamal: Following a similar style of architecture as its neighbor, the tomb offers a visual expel of Mughal Architecture. The tomb stands humbly in the center of a square platform. On each side, captivating octagonal alcoves are framed by elegant pointed arches. The corners boast magnificent octagonal turrets and a bulbous dome with smaller cupolas completes the impressive silhouette. Inside, smooth and finely-applied plaster creates a serene atmosphere. The exterior is a masterpiece of contrasting colors and textures. Panels of red stucco, framed by red bricks and outlined in white paint, adorn the façade, showcasing intricate designs. For an extra touch of brilliance, glazed tiles decorate the octagonal towers, the battlements, and the peaks of the domes.

Historical Value: Nakodar is a historical town founded by the Hindu Kamboh, who later passed to the Khanzadaas in 1570 AD. The tombs were built during the Mughal period, with Muhammad Momin's tomb constructed in 1612 AD during the reign of Jahangir. Haji Jamal's tomb was built toward the end of Emperor Shah Jahan's reign in 1657 AD.

The town saw changes in rulership during the Sikh and British periods, leading to a diverse architectural landscape with mosques, temples, and gurudwaras. Muhammad Momin, a tambura player in Akbar's court, built his tomb during his lifetime. Haji Jamal, a pupil of Ustad Muhammed Husseini, also a tambura player, had his tomb constructed.

Archaeological Value: More than just historical landmarks, the Tombs of Muhammad Momin and Haji Jamal in Nakodar, Punjab, are archaeological treasures. Their 17th-century origins offer a glimpse into Mughal funerary practices, architectural styles, and the materials used during that era. The inscriptions and decorative elements act as a whisper from the past, potentially revealing details about Muhammad Momin and Haji Jamal's lives and the artistic trends that flourished then. These tombs stand as a testament to cultural exchange, showcasing a unique blend of Mughal and Hindu architectural influences, reflecting the integration that occurred in Punjab during the Mughal period. Remarkably well-preserved, they serve as a valuable resource for archaeologists studying Mughal construction techniques and materials. By examining these structures, we can gain insights into how the Mughals built and how their creations have withstood the passage of time. In essence, the Tombs of Muhammad Momin and Haji Jamal stand as silent storytellers, offering a wealth of knowledge about Mughal art, architecture, and funerary customs in Punjab.

6.2 Sensitivity of the monument (e.g. developmental pressure, urbanisation, population pressure etc.):

Surrounded by a mix of residential and commercial buildings, the monument finds itself amidst increasingly dense urbanization, with prohibited and regulated areas now teeming with structures. It is crucial to strictly enforce construction regulations to shield the monument from the pressures of development, urban expansion, and population growth.

6.3 Visibility from the Protected Monument or Area and visibility from Regulated Area:

From the Monument towards the Prohibited and Regulated Area:

- Dera Baba Murad Shah Ji towards the northwestern direction and Bada Murad Shah Pond to the northern direction.
- Residential and commercial buildings along with Sudesh Tandon Municipal Park on the northeast side.
- Residential and commercial buildings on the southern side.

From the Prohibited and Regulated Area towards the Monument:

- The site is visible from the Northern side due to the presence of Bada Murad Shah Pond and open green spaces.
- The site is hidden from the western, southern, and eastern sides due to the presence of residential and commercial buildings.

6.4 Land-use to be identified:

According to the Master Plan, LPA Nakodar 2031, the protected and prohibited zone around the monument falls under the land use of Utilities and Services under the subsection of Protected Monuments and no Construction Zone. The Regulated zone has different land uses like Residential (Residential Area), Commercial (Local/Retail Shopping, Shopping Mall, Multiplex & Marriage Palace), Public and Semi-Public (Social and Cultural, Cremation And Burial Ground, Post And Telegraph/Telephone Exchange), Recreational (Parks / Open Spaces / Green Belt), Industrial (Industry) (See ANNEXURE-IV (a)).

6.5 Archaeological heritage remains other than protected monument:

No known archaeological remains and sites are present in the protected monument's prohibited and regulated areas. Further investigation may be done to ascertain any archaeological remains. There are few heritage structures found within the Prohibited and Regulated Areas such as the old Kacheri building, tomb structure, and Old Gateway inside the PWD Guest House complex.

6.6 Cultural landscapes:

The monument is surrounded by a variety of cultural and natural landscapes. The northern side of the monument boasts the lush green surroundings of Baba Murad Shah Pond along with the Sudesh Tandon Municipal Park. The Baba Murad Shah Pond itself offers a serene environment. The main cultural and tourist attraction of the area is the Dera Baba Murad Shah ji, which is northwest of the monument. It offers vast open spaces in its complex that provide a peaceful environment for visitors. Twice a year, the Dera erupts in celebration with vibrant fairs where

different Qawwalis are performed. There is also the presence of dense green space on the west of the monument under the PWD Guest House and its complex and on the east of the monument on the campus of Civil Hospital. In the other directions, there are a few patches of open spaces in the form of either parks or just vacant land. Aside from the places mentioned before, no other cultural landscapes are nearby. The site is also losing its cultural landscape due to the continuous construction of houses and commercial buildings.

6.7 Significant natural landscapes that form part of cultural landscape and help in protecting monuments from environmental pollution:

While the cultural landscape around the monument is significant, the presence of the natural landscape cannot be ignored. There is the presence of Baba Murad Shah Pond on the northern side of the monument, along with its surrounding green patch and Sudesh Tandon Municipal Park. The green patches towards the east of the Monument fall under the Civil Hospital campus, and the west of the monument falls under the PWD Guest House Complex. These are the only significant natural landscapes near the monument.

6.8 Usage of open space and constructions:

Open spaces, such as parks and ponds, are primarily located on the northern side of the monument. Small pockets of green and open areas can also be interspersed between other residential buildings. Additionally, there is a designated open space for parking at Dera Bada Murad Shah towards the northwest of the monument. There are also spaces for parking in the Civil Hospital towards the east of the monument.

6.9 Traditional, historical and cultural activities:

The presence of Dera Baba Murad Shah Ji near the monument has led to an influx of cultural activities. The shrine is popular in Nakodar due to its religious significance, hosting a weekly langar in the complex along with an annual Mela.

6.10 Skyline as visible from the monument and from Regulated Areas:

In the prohibited area from the monument, there are visible residential, healthcare, and commercial buildings, along with a pond, temples, a gurudwara, a market square, and trees. Conversely, there is no visibility from the regulated area to the monument (**refer to Annexure V for visuals**).

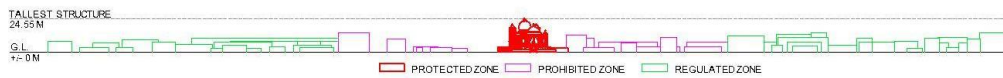


Figure 5: Schematic diagram of building heights looking towards North of the Protected, Prohibited and Regulated Zone of Tombs of Muhammad Momin and Haji Jamal.



Figure 6: Schematic diagram of building heights looking towards West of the Protected, Prohibited and Regulated Zone of Tombs of Muhammad Momin and Haji Jamal.

6.11 Traditional Architecture

The monument lacks a prevalence of vernacular and traditional architecture in its surroundings. The only exception is a single building in the northern direction, which exhibits traditional architectural features, the old Kacheri building (Figure 6.16). This old building, now abandoned, showcases exemplary character with a terracotta roof on the verandah, a curved *chajja* just below the parapet, traditional curved arches on openings and wall niches, and a small Islamic bulbous dome on the top as a *chattri*. The light beige color of the building represents the formal character of the building. The dilapidated building beside the Kachery building (Figure 6.17) also showcases some old architectural features of the area.

6.12 Developmental plan, as available, by the local authorities:

The Detailed Master Plan for LPA Nakodar, prepared by the Local Authorities, may be seen at **Annexure IV(a)**.

6.13 Building related parameters:

Prohibited Area: - As per AMASR Act, no new construction shall be permissible within the prohibited area of the Centrally Protected Monument.

Repair and Renovation: Internal changes and adaptive reuse may be generally allowed; however, external changes shall be subject to scrutiny and permission from the National Monuments Authority. Changes may include retrofitting/renovation that may be permitted when the building is structurally weak or unsafe or when it has been affected by any natural calamity and renovation is necessary.

Original building vocabulary and layout along with built/open relationships are to be adhered to. General repair and upkeep of buildings will be permitted, subject to permission from the Competent Authority.

The repair and renovation in structures should be sympathetic and congruous with the heritage character of the surrounding areas. New cladding materials like Aluminium composite panels (ACP), High Pressure Laminates (HPL), tiling etc or glazing will not be permitted.

Reconstruction: Reconstruction is defined in Section 2(k) of the AMASR Act, 1958, Permission for reconstruction in Regulated Areas is accorded as per Section 20 C (2) of the AMASR Act, 1958 and Rule 6(IV) and Rule 7 of AMASR Rules, 2011. In case of damage due to natural calamities, the permission for reconstruction is accorded as per Rule 16 of the AMASR Rule, 2011. The new structure or building as a replacement to the older building in case of reconstruction shall follow the same horizontal and vertical limits as per the pre-existing structure. The use of incongruous materials in the façade such as glazing, metal cladding, Aluminium Composite Panels (ACP), High-Pressure Laminates (HPL), tiles, laminates, etc. is not permitted. The new structure should be sympathetic and congruous with the heritage character of the surrounding area.

Regulated Area: -

a. Height of the construction on the site: All buildings in the Regulated Area of the monument will be restricted to:

- Residential Plots or Villas; (Except Affordable and Economical Weaker Section Housing): 11m from the plinth level of the building.
- Residential Independent Floor: Below 15m including stilt.

Maximum number of Storeys allowed:

- Residential Plots or Villas; (Except Affordable and Economical Weaker Section Housing): Ground + 2 Floors (excluding basement).
- Residential Independent Floor: Four Floors excluding stilt.

b. Floor Area: FAR and open space requirements will follow the Punjab Urban Planning and Development Building Rules, 2021(**ANNEXURE IV (b)**).

c. Usage: The building's use should align with the designated land use specified in the detailed Master Plan for LPA Nakodar, prepared by the Local Authorities. Any proposed changes within the prohibited or regulated areas must undergo a formal approval process. Necessary approvals will be granted by the Commissioner/CEO, Municipal Corporation / Municipal Council / Nagar Panchayat or Vice-Chairman, Development Authority or District Collector, following the advice of the Heritage Conservation Committee.

d. Façade design: The monument boasts iconic and significant architectural characteristics. Therefore, any new construction's facade design should adopt a minimalist approach to ensure harmony with the monument's character. It is advised to refrain from using tile cladding, aluminum composite panels, High-Pressure Laminates (HPL), laminates, tiling, etc., on the exterior facade. Plumbing and electrical services should be concealed within the building, and the use of excessive glazing on the facade should be avoided. Incorporating architectural elements and symbolic motifs from the monument is encouraged in new constructions, subject to approval by a conservation architect. **Refer to Annexure V** for illustrations of notable features.

e. Roof design: Only a flat roof design should be followed in the construction of buildings. Additionally, strict regulations prohibit the use of temporary materials, including but not limited to aluminum, fiberglass, polycarbonate, or similar substances, for any structures built on the roof. All essential services, such as large air conditioning units, water tanks, or generator sets on the roof, must be effectively screened off using brick or cement sheets and screen walls to maintain a visually unobtrusive aesthetic. Importantly, these screened services should be factored into the overall calculation of the maximum permissible height for the structures.

f. Building material: To maintain a cohesive and visually harmonious appearance, it is imperative to uphold consistency in materials across all street facades of the monument. Using materials commonly found, such as masonry, to establish a visual connection with the monument away from modern materials like aluminum cladding, glass bricks, and synthetic tiles is essential, as they are not permitted for exterior finishes.

g. Colour: Choose a color palette that complements the natural tones found in the monument, such as beige or other earthy tones.

h. Signs and Outdoor Display Structures/including Street Furniture:

- The display or advertising signs and outdoor display structures on buildings and land shall be in accordance with Part-10, Signs and Outdoor Display Structures, National Building Code of India (as mentioned in Annexure III (a), Part-10 Section 2).
- In addition to sub-bye-law (A) above, the following provisions shall apply to advertising signs in different land use zones:-
 - i. Residential Zone: The following non-flashing neon signs with illumination not exceeding 40 watt light:-
 - (a) one nameplate with an area not exceeding 0.1 sqm. for each dwelling unit;
 - (b) for other uses permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sqm. provided the height does not exceed 1.5 m.
 - (c) "For sale" or "for rent" signs for real estate, not exceeding 2 sqm. in area provided they are located on the premises offered for sale or rent.
 - ii. Residential Zones with Shops: Not flashing business signs placed parallel to the wall not exceeding 1.0 m. in height per establishment.
 - iii. Commercial Zones: Flashing or non-flashing business signs parallel to the wall not exceeding 1.0 m. in height provided such signs do not face residential buildings.
- Prohibition of advertising signs and outdoor display structures in certain cases: The placement of advertising signs and outdoor display structures is prohibited on buildings of architectural, aesthetic, historical, or heritage importance, as determined by the Authority based on the advice of the Heritage Conservation Committee. Similarly, such structures are not allowed on Government buildings, except in cases where advertising signs or outdoor display structures directly pertain to the activities for the building's own purposes or related programs, subject to approval.

6.14 Visitors facilities and amenities:

The site currently offers basic facilities and amenities such as illumination, pathways, toilet blocks, and drinking water.

CHAPTER VII

Site Specific Recommendations

7.1 Site Specific Recommendations:

- Install informative signages and plaques at key locations around the monument, providing historical context, architectural details, and the significance of Muhammad Momin and Haji Jamal.
- Implement architectural lighting to highlight the intricate design elements, enhancing the visual appeal of the tombs during evening hours.
- Enhance the surrounding green spaces to create a serene environment, encouraging visitors to appreciate the historical and architectural significance of the site.
- Establish a visitor center near the monument to provide additional information, guided tours, and exhibition space showcasing the history and architectural evolution of the Tomb of Muhammad Momin and Haji Jamal.
- Introduce interactive exhibits or multimedia displays within the visitor center, allowing visitors to engage with the history and architectural features of the tombs.
- Install modern security measures to ensure the safety of the monument and its visitors without compromising the aesthetic and historical integrity.
- Foster collaboration with local educational institutions to involve students in research, documentation, and preservation efforts, creating a symbiotic relationship between academia and heritage conservation.
- Launch public awareness campaigns to promote the historical and architectural significance of the Tomb of Muhammad Momin and Haji Jamal, encouraging increased visitation and support for conservation initiatives.
- Future enhancements should include amenities like a light and sound show, an interpretation center, a cafeteria, a souvenir shop, an audio-visual center, Wi-Fi, and braille facilities.

7.2 Other Recommendations:

- Ensure the monument is accessible to all visitors, including those with disabilities, by incorporating ramps and other accessibility features.
- Avoid using LED or digital signs, plastic fiberglass, or any highly reflective synthetic material for signage in the heritage area.
- Banners, except for special events/fairs, may not be permitted and should not be displayed for more than three days. Additionally, no advertisements in the form of hoarding bills within the heritage zone will be permitted.
- Consider implementing rainwater harvesting or sustainable irrigation methods to maintain green spaces.
- Allow only underground cabling for electric, telecom, and internet lines.
- Refer to the National Disaster Management Guidelines for Cultural Heritage Sites and Precincts at <https://ndma.gov.in/images/guidelines/Guidelines-Cultural-Heritage.pdf>.

Notification of the Tomb Muhammad Momin and Haji Jamal, Nakodar, District Jalandhar, Punjab as per ASI records-definition of Protection Boundaries

Original Notification

Nakodar Tomb
Final Notification 18/2/19

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Extract from Punjab Gazette Part I

86 PUNJAB GAZETTE, FEBRUARY 21, 1919. [PART I.

PART I.
Punjab Government Notifications and Orders.
REVENUE AND AGRICULTURAL DEPARTMENT.
GENERAL.

The 18th February 1919.

No. 4687.—In exercise of the powers conferred by section 3 (3) of the Ancient Monuments Preservation Act, 1904, the Lieutenant-Governor is pleased to confirm notification No. 13912, dated 15th July 1918, declaring the undermentioned monuments to be protected monuments within the meaning of the Act :—

District.	Locality.	Name and description of monument.
	Dakhni in Nakodar Tahsil ...	Sarai, including gateway.
	Normahal in Phillaur Tahsil ...	Ditto ditto.
✓ Jullandar	Nakodar ...	Two tombs, viz., the first octagonal and known as the tomb of Muhammad Momin, the 'Ustad,' now empty, and the other square and known as the tomb of Haji Jamal, his pupil; the latter contains 5 graves inside and one on a platform outside.

The 19th February 1919.

No. 4757.—In exercise of the powers conferred by section 3 (3) of the Ancient Monuments Preservation Act, 1904, the Lieutenant-Governor is pleased to confirm notification No. 8773, dated 17th April 1918, declaring the undermentioned monument to be protected monument within the meaning of the Act :—

Name of building.	Locality.	Boundaries.	Description.
Fort of Rohtas	Jhelum Tahsil, about 5 miles from Pina Railway Station.	North.—Rakh Rohtas ... South.—Rakh Rohtas ... East.—Rakh Rohtas ... West.—Kahan Nalla ...	Five Jhelum District Gazetteer (edition of 1906), page 80.

E. JOSEPH,
Offg. Revenue Secretary to Government, Punjab.

FOREST DEPARTMENT.
The 12th February 1919.

No. 4147.—The following posting is made with effect from the date specified :—

Name.	Rank.	Appointed.	Posted to	With effect from	REMARKS.
Mr. M. R. K. Jerram	Deputy Conservator of Forests.	...	Conservator's Office, Eastern Circle.	28rd January 1919 (afternoon.)	On release from military service as Lieutenant in the I. A. R. O. attached to 2-11th Gurkhas, Nowshera.

Certified to be true copy.
Asstt. Archivist, Punjab State Archives, Chandigarh. 3/2/19

Typed copy of notification: -

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PUNJAB GAZETTE, FEBRUARY 21, 1919.

PART I

PUNJAB GOVERNMENT NOTIFICATION AND ORDERS

REVENUE AND AGRICULTURAL DEPARTMENT

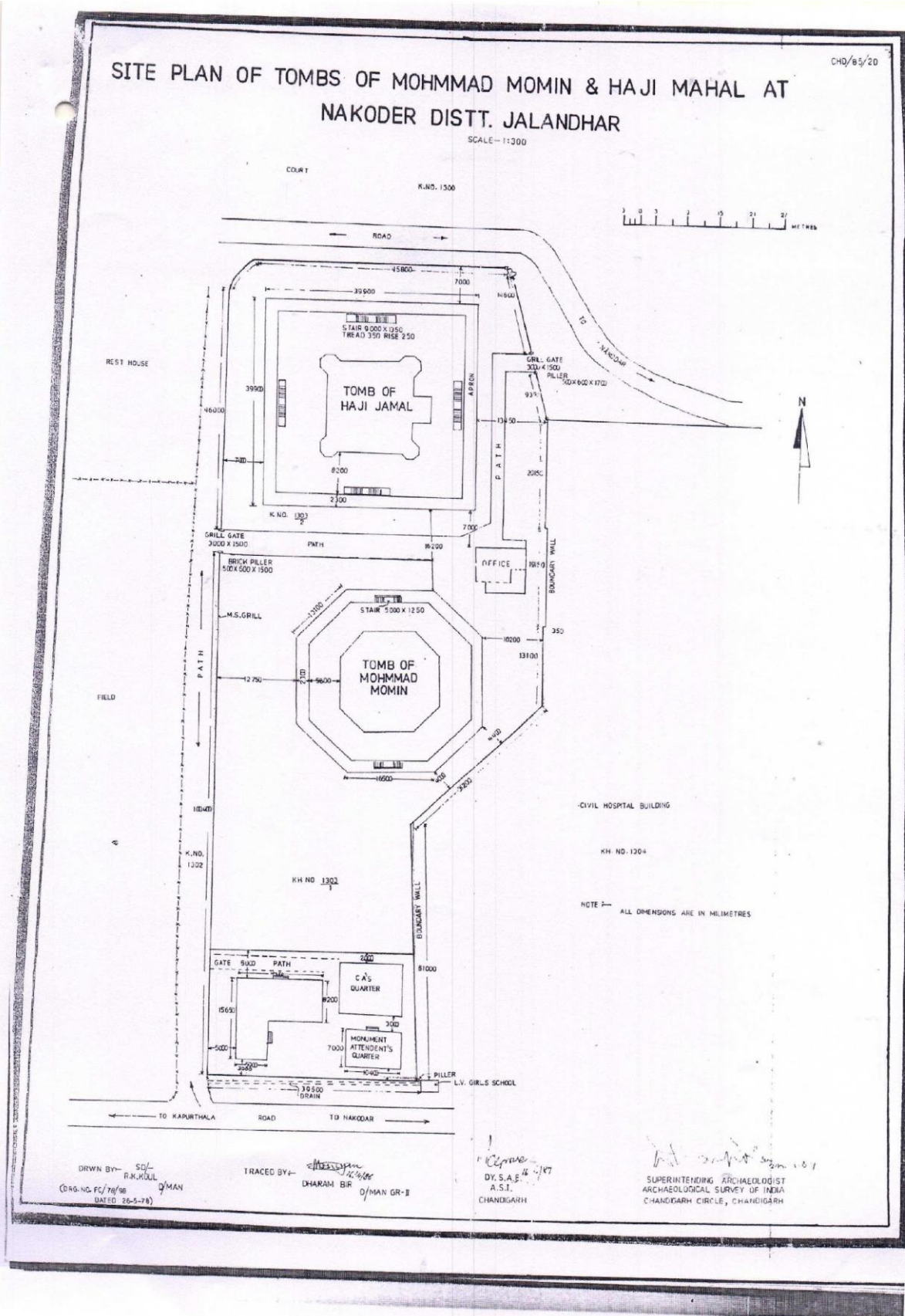
General

The February 18 1919

No. 4687 – In exercise of the powers conferred by the section 3 (3) of the Ancient Monuments Preservation Act, 1904, the Lieutenant Governor is pleased to confirm notification No. 13912, dated July 15 1918, declaring the undermentioned monuments to be protected monuments within the meaning of the Act :-

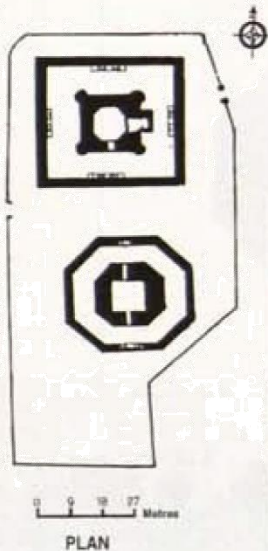
District	Locality	Name and description of the monument
Jullundur	Dakhni in Nakodar Tahsil	Sarai, Including gateway.
	Nurmahal in Phillaur Tahsil	Ditto
	Nakodar	Two tombs, viz., the first octagonal and known as the tomb of Muhammad Momin, the 'Ustad', now empty, and the other square and known as the tomb of Haji Jamal, his pupil ; the latter contains 5 graves inside and one on a platform outside.

Archival Map showing the protected boundary of the Tomb Muhammad Momin and
Haji Jamal, Nakodar, District Jalandhar, Punjab

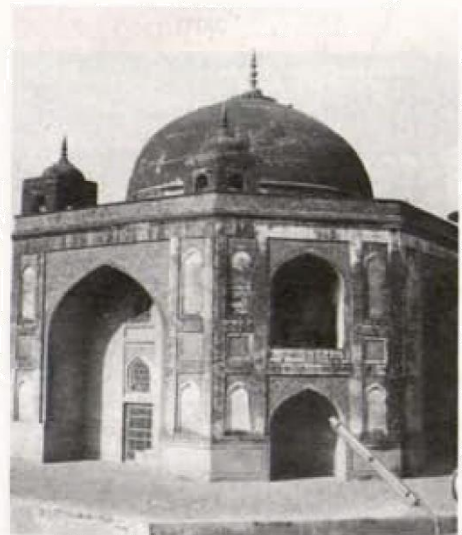


137 TOMB OF MUHAMMAD MOMIN AND HAJI JAMAL (NAKODAR)

1. **DISTRICT** : Jalandhar; **TEHSIL** : Nakodar
2. **LOCALITY** : Nakodar (Lat. 31° 08' N; Long. 75° 29' E)
3. **NOTIFICATION NO.** : PN, 4687 dated 18.02.1919
4. **APPROACH** : **AIRPORT** : Ludhiana; **RAILWAY STATION** : Nakodar; **BUS STATION** : Nakodar
5. **BRIEF HISTORY** : (a) **Tomb of Muhammad Momin** : The tomb was erected over the mortal remains of Ustad Muhammad Momin, a *Tambura* player. The tomb stands on an octagonal platform, approached by flights of steps from two sides. The plan of the tomb conforms to the *Baghdadi* square principle. Its octagonal exterior has four long and four short sides, while its interior is square. It is centrally surmounted by a hemispherical dome which sits over low cylindrical neck, balanced by four cupolas.
- (b) **Tomb of Haji Jamal** : This beautiful tomb, adorned with fine glazed tiles, was raised over the mortal remains of Haji Jamal, Ustad of Muhammad Husaini. The tomb standing on platform is internally square having octagonal turrets surmounted by domed cupolas. A bulbous dome crowned with a pinnacle sits over a high drum and is balanced by the four cupolas crowning the corner turrets. The octagonal towers and battlements as well as the pinnacles of the domes are ornamented with glazed tiles. The tomb was constructed during the Shah Jahan's period (A.D 1628-58).
6. **TOPOGRAPHICAL FEATURES** : Plain terrain
7. **OWNERSHIP** : Central Government
8. **IS IT UNDER RELIGIOUS USE ?** : No
9. **ADMINISTRATIVE CONTROL** : Archaeological Survey of India, Chandigarh Circle, Chandigarh
10. **PUBLISHED REFERENCES, IF ANY** : (1) Alexander Cunningham, *Archaeological Survey of India, Report of a Tour in the Punjab 1878-79*, Vol. XIV (reprint, Varanasi 1966), (2) Subhas Parihar, *The Mughal Monuments in the Punjab and Haryana* (Delhi 1985).



(b) Tomb of Haji Jamal, Nakodar



(a) Tomb of Muhammad Momin, Nakodar

The Punjab Urban Planning and Development Building Rules, 2021

PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021 2297
(BHDR 19, 1943 SAKA)

PART II

PLANNING AND ARCHITECTURAL CONTROLS

Section 3 (A) **RESIDENTIAL**.- For planning and architectural control of residential
180(2) buildings, the norms shall be specified in the following tables, namely:-

(1) Residential Plots or Villas; (Except Affordable and Economical Weaker Section Housing)

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m)					
		Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
1.	Minimum Set back required:-	As per Uniform Zoning Plan Drawing no. 01/2020 CTP(Pb) Dated 28.07.2020 issued vide letter no. 2910-42 CTP (Pb)/ SP-28 Dated 17.08.2020					
2.	Ground Coverage (Max. Permissible)	0.70 x Plot Area	0.70 x Plot Area	0.65 x (Plot Area-150) + 105	0.60 x (Plot Area-250) + 170	0.50 x (Plot Area-350) + 230	0.40 x (Plot Area-450) + 280
3.	Maximum Permissible Floor Area Ratio	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area	2.1 x Plot Area
4.	Plinth Level	900mm (from the crown of adjoining road in front)					
5.	Height (maximum Permissible)	11m from the plinth level of the building.					
6.	Maximum numbers of Storeys allowed	Ground + 2 Floors (excluding basement)					
7.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height(M)		
		Habitable room	9.5	2.4	2.75		
		Kitchen					
		• where separate dining	5	1.8			

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m)					
		Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
		area is provided					
		• where separate store is provided	4.5	1.8	2.75		
		• where dining included	7.5	2.1			
	Bathroom		1.8	1.2	2.1		
	Water Closet (W.C.)		1.2	0.9	2.1		
	Combined Bath and W.C.		2.8	1.2	2.1		
	Store		3.0	1.2	2.2		
	Garage		18.0	3.0	2.4		
	Single Occupancy Servant Room		7.5	2.1	2.75		
8.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.					
		(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.					
9.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:					
		Height of building	Size	Min. one dimension			
		10m	1.2 sq.m	0.9 m			
		Above 10m	2.8 sq.m	1.2 m			
10.	Interior Courtyard	Minimum area:	9 sq.m				
		Minimum width:	2.4m or 1/5 of the average height of the building, whichever is more.				
11.	Verandah for Light & Ventilation	Minimum width 2.4 m					

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m)					
		Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
12.	Staircase requirement: Minimum Width Minimum Tread Maximum Riser Minimum Clear Head Height	900mm		1000mm			
		250mm		250mm			
		190mm		190mm			
		2200mm		2200mm			
13.	Construction in Back courtyard	Not allowed					
14.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.					
15.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.					
16.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.					
17.	Gate	Allowed as per zoning plan					
18.	Boundary wall	Maximum height allowed: - <ul style="list-style-type: none"> • Front: upto 0.9m solid wall with 0.9m high perforated Grill/Jali. • Side & Rear: upto 1.83m. Minimum Turning Radius for corner plot: -5'-0".					
19.	Basement	Single story basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:					

2300 PUNJAB GOVT. GAZ., SEPTEMBER 10, 2021
(BHDR 19, 1943 SAKA)

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m)					
		Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450	Above 450
<p>Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line.</p> <p>The area of the basement should not be more than the ground coverage.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 							
20.	Ramp	Not required					
21.	Minimum Parking Space required	2 numbers Two-wheeler	1 Car and 2 numbers Two-wheeler	1 Car and 2 numbers Two-wheeler	2 Car and 2 numbers Two-wheeler	2 Car and 2 numbers Two-wheeler	upto 500 sq.m: 2 Car and 2 numbers Two-wheeler above plot size 500 sq.m: 3 Car and 2 numbers Two-wheeler
22.	Allowable Projection	0.91m or 1/3 corresponding depth of front or rear setback whichever is less			1.83 m wide		
23.	Allowable Balcony	1.22 m or 1/3 corresponding depth of front or rear setback whichever is less			1.83 m wide		
24.	Rain Water Harvesting System	Not required			Required		

Serial Number	Parameter Category of Plots	Permissible Limits as per Plot Size (sq.m)				
		Minimum 60 to 100	Above 100 to 150	Above 150 to 250	Above 250 to 350	Above 350 to 450
25.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible				
26.	Solar Photo Voltaic	Plot size			Minimum requirement	
		400 yd ² (334 m ²) to 499 yd ² (417 m ²):			1 KW _p SPV	
		500 yd ² (418 m ²) to 999 yd ² (835 m ²):			2 KW _p SPV	
		1000 yd ² (836 m ²) to 1999 yd ² (1671 m ²):			3 KW _p SPV	
		2000 yd ² (1672 m ²) and above :			5 KW _p SPV	
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.				
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level				
29.	Minimum passage or corridor	1050 mm.				
30.	Amalgamation or Fragmentation	Amalgamation allowed. Fragmentation not allowed.				

NOTES:-

- a) Basement, if constructed, may be used for parking, household storage, habitable and consultancy service purposes. Basement shall be counted towards Floor Area Ratio, if used for habitable purposes.
- b) Front boundary wall shall be optional for providing easy access for parking in front setback within plot area for which approval from the concerned Competent Authority shall be obtained.
- c) No opening is allowed on party wall of properties.
- d) The maximum permissible ground coverage and Floor Area Ratio is subjected to the fulfilment of the setback, height and parking norms, and
- e) In small size plot upto 105 sq.m (125 sq.yd) area, front setback may be relaxed upto 1.5m irrespective of building height.

(2) Residential Independent Floor

Serial Number	Parameter	Permissible Limits as per Plot Size (sq.m)					
		Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450	
1.	Minimum set back required:-	As per Uniform Zoning Plan Drawing no. 01/2020 CTP(Pb) Dated 28.07.2020 issued vide letter no. 2910-42 CTP (Pb)/ SP-28 Dated 17.08.2020.					
2.	Maximum Permissible Ground Coverage	0.65x Plot Area	0.65x Plot Area	0.60 x (Plot Area- 250) + 162.5	0.50 x (Plot Area- 350) + 222.5	0.40 x (Plot Area- 450) + 272.5	
3.	Maximum Permissible Floor Ratio	2.6 x Plot Area	2.6 x Plot Area	2.4 x (Plot Area- 250) + 650	2.0 x (Plot Area- 350) + 890	1.6 x (Plot Area- 450) + 1090	
4.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front)					
5.	Maximum Permissible Height	Below 15m including stilt.					
6.	Maximum numbers of Storeys allowed	Four Floors excluding stilt					
7.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)		
		Habitable room	9.5	2.4	2.75		
		Kitchen					
		• where separate dining area is provided	5	1.8			
		• where separate store is provided	4.5	1.8	2.75		
• where dining included	7.5	2.1					

Serial Number	Parameter	Permissible Limits as per Plot Size (sq.m)			
		Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450
	Bathroom		1.8	1.2	2.1
	Water Closet (W.C.)		1.2	0.9	2.1
	combined bath and w.c		2.8	1.2	2.1
	Store		3.0	1.2	2.2
	Garage		18.0	3.0	2.4
	Single occupancy Servant		7.5	2.1	2.75
8.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
9.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:			
		Height of building	Size	Min. one dimension	
		10m	1.2 sq.m	0.9 m	
		Above 10m	2.8 sq.m	1.2 m	
10.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.			
11.	Staircase requirement:-				
	Minimum Width	900mm	1000mm		
	Minimum Tread	250mm	250mm		
	Maximum Riser	190mm	190mm		
	Minimum Clear Head Height	2200mm	2200mm		

Serial Number	Parameter	Permissible Limits as per Plot Size (sq.m)				
		Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450
12.	Construction in Back courtyard	Not allowed				
13.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.				
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.				
15.	Services in terrace	Allowed as specified in the National Building Code of India, 2016				
16.	Gate	Maximum height shall not more than 1.83 m				
17.	Boundary wall	<p>Maximum height allowed: -</p> <ul style="list-style-type: none"> • Front: upto 0.9m with 0.9m high perforated Grill/Jali. • Side & Rear: upto 1.83m. <p>Minimum Turning Radius for corner plot: - 5'-0".</p>				
18.	Basement	<p>Single story basement is allowed if plot area is 800 sq.m or more, upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:</p> <p>Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line.</p> <p>The area of the basement should not be more than the ground coverage.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 				
19.	Ramp	Not required				
20.	Stilt, if provided (Non-habitable height)	<ul style="list-style-type: none"> • Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio but shall be counted toward height of building. 				

Serial Number	Parameter	Permissible Limits as per Plot Size (sq.m)				
		Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450
21.	Minimum Parking required as per dwelling unit size	1.5 Equivalent Car Spaces per Dwelling Unit	upto D/U size 120 sq.m: 1.5 Equivalent Car Spaces per Dwelling Unit above D/U size 120 upto 300 sq.m: 2 Equivalent Car Spaces per D/U	above D/U size 120 upto 300 sq.m: 3 Equivalent Car Spaces per Dwelling Unit per D/U	3 Equivalent Car Spaces per Dwelling Unit	3 Equivalent Car Spaces per Dwelling Unit
22.	Allowable Projection	0.91m or 1/3 corresponding depth of front or rear setback whichever is less		1.83 m wide		
23.	Allowable Balcony	1.22 m or 1/3 corresponding depth of front or rear setback whichever is less		1.83 m wide		
24.	Rain Water Harvesting System	Not required		Required		
25.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible				

Serial Number	Parameter	Permissible Limits as per Plot Size (sq.m)				
		Up to 120	Above 120 to 250	Above 250 to 350	Above 350 to 450	Above 450
26.	Solar Photo Voltaic	Plot size			Minimum requirement	
		400 yd ² (334 m ²) to 499 yd ² (417 m ²):			1 KWp SPV	
		500 yd ² (418 m ²) to 999 yd ² (835 m ²):			2 KWp SPV	
		1000 yd ² (836 m ²) to 1999 yd ² (1671 m ²):			3 KWp SPV	
		2000 yd ² (1672 m ²) and above:			5 KWp SPV	
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.				
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level				
29.	Minimum passage or corridor	1050 mm for single loaded and 1500 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code of India, 2016.				
30.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed				

NOTES:-

- a) Basement, if constructed, may be used for parking, household storage, habitable and consultancy service purposes. Basement shall be counted towards Floor Area Ratio if used for habitable purposes.
- b) Front boundary wall shall be optional for providing easy access for parking in front setback within plot area for which approval from the concerned Competent Authority shall be obtained.
- c) No opening is allowed on party wall of properties.
- d) The maximum permissible ground coverage and Floor Area Ratio is subjected to the fulfillment of the setback, height and parking norms.
- e) *Maximum height is excluding mummy, parapet, and architectural features.
- f) The stilts shall be compulsory and shall be counted towards height of the building.
- g) In case of Independent floors, plots shall be in a block of row housing and earmarked for independent floors in the Layout Plan or Zoning Plan.

- h) No individual plot in any block which is not earmarked in the Layout Plan or Zoning Plan for independent floors shall be allowed to be constructed as an independent floor unless the building is detached having minimum plot area 800 square meters.
- i) The parking required in case of independent floors shall compulsorily be under stilts. However, in case of an independent plot having minimum area of 800 square meters used for independent floors, the parking under stilts shall be optional, provided that the promoter provides surface/ basement parking as per norms within the plot.
- j) Clear height of Stilt from the finished level of the ground floor to the under surface of the beam, joint girders or any other horizontal structure member shall be 7'-6".
- k) In case of independent floor, common staircase or common elevator is permissible maximum for two plots subject to the condition that the minimum clear width of staircases shall be 1350 mm.
- l) Parking in independent floors under stilts shall be permissible beyond stilts within the plot area, if the parking under stilts is not sufficient as per norms, and
- m) For calculation of infrastructure required for the project, the population of independent floors having S+4 or G+3 it shall be @ 20 persons per plot, where basement is used for habitable purpose then the density of five person per basement shall be added to the permissible density of the plot.

(3) **Group Housing**

Serial Number	Parameter	Permissible Limits								
1.	Minimum Set back around building required	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.								
2.	Maximum Permissible Ground Coverage	30 percent of Site area								
3.	Maximum Permissible Floor Area Ratio	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Minimum approach road 18 m</td> <td style="width: 50%;">1:2.0</td> </tr> <tr> <td>Minimum approach road 24 m</td> <td>1:2.5</td> </tr> <tr> <td>Minimum approach road 30 m</td> <td>1:3.0</td> </tr> <tr> <td>Minimum approach road 45 m & above</td> <td>Unlimited*</td> </tr> </table>	Minimum approach road 18 m	1:2.0	Minimum approach road 24 m	1:2.5	Minimum approach road 30 m	1:3.0	Minimum approach road 45 m & above	Unlimited*
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Minimum approach road 45 m & above	Unlimited*									
4.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.								

Serial Number	Parameter	Permissible Limits																																																
		However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.																																																
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.																																																
6.	Minimum requirements of different component of a building	<table border="1"> <thead> <tr> <th>Component of Building</th> <th>Min. area (SQ.M)</th> <th>Min. Width (M)</th> <th>Min. Clear Height (M)</th> </tr> </thead> <tbody> <tr> <td>Habitable room</td> <td>9.5</td> <td>2.4</td> <td>2.75</td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• where separate dining area is provided</td> <td>5</td> <td>1.8</td> <td></td> </tr> <tr> <td>• where separate store is provided</td> <td>4.5</td> <td>1.8</td> <td>2.75</td> </tr> <tr> <td>• where dinning included</td> <td>7.5</td> <td>2.1</td> <td></td> </tr> <tr> <td>Bathroom</td> <td>1.8</td> <td>1.2</td> <td>2.1</td> </tr> <tr> <td>Water Closet (W.C.)</td> <td>1.2</td> <td>0.9</td> <td>2.1</td> </tr> <tr> <td>combined bath and w.c</td> <td>2.8</td> <td>1.2</td> <td>2.1</td> </tr> <tr> <td>Store</td> <td>3</td> <td>1.2</td> <td>2.2</td> </tr> <tr> <td>Single occupancy</td> <td>7.5</td> <td>2.1</td> <td>2.75</td> </tr> <tr> <td>Servant Room</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)	Habitable room	9.5	2.4	2.75	Kitchen				• where separate dining area is provided	5	1.8		• where separate store is provided	4.5	1.8	2.75	• where dinning included	7.5	2.1		Bathroom	1.8	1.2	2.1	Water Closet (W.C.)	1.2	0.9	2.1	combined bath and w.c	2.8	1.2	2.1	Store	3	1.2	2.2	Single occupancy	7.5	2.1	2.75	Servant Room			
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7.	Light and Ventilation	<p>(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.</p> <p>(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																					
8.	Ventilation Shaft	<p>the size of ventilation shaft shall not be less than the values given below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Height of building</th> <th style="text-align: center;">Size (sq.m)</th> <th style="text-align: center;">Min. one dimension</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10m</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">0.9 m</td> </tr> <tr> <td style="text-align: center;">12m</td> <td style="text-align: center;">2.8</td> <td style="text-align: center;">1.2 m</td> </tr> <tr> <td style="text-align: center;">18m</td> <td style="text-align: center;">4.0</td> <td style="text-align: center;">1.5 m</td> </tr> <tr> <td style="text-align: center;">24m</td> <td style="text-align: center;">5.4</td> <td style="text-align: center;">1.8 m</td> </tr> <tr> <td style="text-align: center;">30m</td> <td style="text-align: center;">8.0</td> <td style="text-align: center;">2.4 m</td> </tr> <tr> <td style="text-align: center;">Above 30m</td> <td style="text-align: center;">9.0</td> <td style="text-align: center;">3.0 m</td> </tr> </tbody> </table> <p>Notes:</p> <p>(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</p> <p>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>	Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m	30m	8.0	2.4 m	Above 30m	9.0	3.0 m
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9.	Interior Courtyard for Light and Ventilation	<p>Minimum area: 9 sq.m</p> <p>Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.</p>																					
10.	Staircase requirement:	<p>Minimum Width: 1350 mm</p> <p>Minimum Tread: 300 mm</p> <p>Maximum Riser: 150 mm</p> <p>Minimum Clear Head Height: 2200 mm</p>																					

Serial Number	Parameter	Permissible Limits
11.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
12.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
13.	Services in terrace	Solar Photo Voltaic installation, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
15.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
16.	Basement	The multi-level basement in plots of an area above 2025 sq.m shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of No construction Zone/Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.

Serial Number	Parameter	Permissible Limits
25.	Flushing System	Provision of dual button type flushing cistern in each water closet.
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level
27.	Minimum passage or corridor	1350 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code Of India, 2016.
28.	Economically Weaker Section (EWS)	As per the government policy dated 24.05.2016 or as amended from time to time.
29.	Green Area requirement	Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.
30.	Convenient Shopping	Maximum upto 1 percent of the total Floor Area Ratio area shall be allowable for convenient shopping such as grocery shop, vegetable shop, laundry and dry cleaning, medical store, confectionery, bakery, hair cutting saloon, stationery shop, milk booth excluding Club Building.
31.	Amalgamation or Fragmentation	Amalgamation not allowed Fragmentation not allowed

Notes:-

- a) The Floor Area Ratio above 1:2 in case of Group Housing will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- b) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.
- c) Access to commercial building in group housing may be allowed from external road subject to the fulfillment of parking, setback and road width etc.
- d) The Net Residential Density shall be permissible as per the provisions of the respective Master Plans, government notifications as amended from time to time whichever is applicable.
- e) For calculation of infrastructure required for the project, the population for group housing shall be @ 4.5 persons per Dwelling Unit.

(4) Studio Apartment

Serial Number	Parameter	Permissible Limits																
1.	Minimum Site Area	2000 sq.m																
2.	Maximum size of Unit	50 sq.m																
3.	Minimum Set back	6m minimum from site boundary and as per sub rule around building required (1) of rule 26 of these building rules.																
4.	Maximum Permissible Ground Coverage	30 percent of Site area																
5.	Maximum Permissible Floor Area Ratio	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Minimum approach road 18 m</td> <td style="width: 40%; text-align: right;">1:2.0</td> </tr> <tr> <td>Minimum approach road 24 m</td> <td style="text-align: right;">1:2.5</td> </tr> <tr> <td>Minimum approach road 30 m</td> <td style="text-align: right;">1:3.0</td> </tr> <tr> <td>Minimum approach road 45 m & above</td> <td style="text-align: right;">Unlimited*</td> </tr> </table>	Minimum approach road 18 m	1:2.0	Minimum approach road 24 m	1:2.5	Minimum approach road 30 m	1:3.0	Minimum approach road 45 m & above	Unlimited*								
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6.	Maximum Permissible Height	<p>No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.</p> <p>However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.</p>																
7.	Plinth Level	<p>450mm or as specified by competent authority (from the crown of adjoining road in front).</p> <p>Provided that for a detached building, the plinth level may be more than 450mm:</p> <p>Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.</p>																
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		<ul style="list-style-type: none"> where separate store is provided 4.5 1.8 2.75 where dining included 7.5 2.1 																					
	Bathroom	1.8 1.2 2.1																					
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9.	Light and Ventilation	<p>(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah</p> <p>(b) such openings, excluding doors, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																					
10.	Ventilation Shaft	<p>the size of ventilation shaft shall not be less than the values given below:-</p> <table border="1"> <thead> <tr> <th>Height of building</th> <th>Size (sq.m)</th> <th>Min. one dimension</th> </tr> </thead> <tbody> <tr> <td>10m</td> <td>1.2</td> <td>0.9 m</td> </tr> <tr> <td>12m</td> <td>2.8</td> <td>1.2 m</td> </tr> <tr> <td>18m</td> <td>4.0</td> <td>1.5 m</td> </tr> <tr> <td>24m</td> <td>5.4</td> <td>1.8 m</td> </tr> <tr> <td>30m</td> <td>8.0</td> <td>2.4 m</td> </tr> <tr> <td>Above 30m</td> <td>9.0</td> <td>3.0 m</td> </tr> </tbody> </table> <p>Notes:</p> <p>(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</p> <p>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p>	Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m	30m	8.0	2.4 m	Above 30m	9.0	3.0 m
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Serial Number	Parameter	Permissible Limits
		(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.
11.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.
12.	Staircase requirement:	Minimum Width: 1350 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm
13.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services in terrace	Solar Photo Voltaic installation, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall. Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".

Serial Number	Parameter	Permissible Limits
18.	Basement	<p>Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.</p> <p>Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.</p> <p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
19.	Stilt, if provided (Non-habitable height)	<ul style="list-style-type: none"> • Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height.
20.	Vehicular Ramp	<p>Ramps are mandatory.</p> <p>Minimum width: 7.2m for two way traffic 4m for one way traffic</p> <p>Slope: (i) Cars not less than 1:8 and at curve 1:12 (ii) Heavy vehicles not less than 1:15</p>
21.	Minimum Parking Space required	2 Equivalent Car Space per 100 sq.m of total Floor Area Ratio area
22.	Projection (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide

Serial Number	Parameter	Permissible Limits										
23.	Balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide										
24.	Rain Water Harvesting System	Mandatory requirement										
25.	Solar Water Heating System	Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible										
26.	Solar Photo Voltaic required as per plot size	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Plot size</th> <th style="text-align: left;">Requirement</th> </tr> </thead> <tbody> <tr> <td>(a) 0.5 acre to 1 acre</td> <td>Minimum 10 Kilo Watt (KWp)</td> </tr> <tr> <td>(b) Above 1 acre to 2 acres</td> <td>Minimum 20 Kilo Watt (KWp)</td> </tr> <tr> <td>(c) Above 2 acre to 5 acres</td> <td>Minimum 30 Kilo Watt (KWp)</td> </tr> <tr> <td>(d) Above 5 acre</td> <td>Minimum 40 Kilo Watt (KWp)</td> </tr> </tbody> </table>	Plot size	Requirement	(a) 0.5 acre to 1 acre	Minimum 10 Kilo Watt (KWp)	(b) Above 1 acre to 2 acres	Minimum 20 Kilo Watt (KWp)	(c) Above 2 acre to 5 acres	Minimum 30 Kilo Watt (KWp)	(d) Above 5 acre	Minimum 40 Kilo Watt (KWp)
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(a) 0.5 acre to 1 acre	Minimum 10 Kilo Watt (KWp)											
(b) Above 1 acre to 2 acres	Minimum 20 Kilo Watt (KWp)											
(c) Above 2 acre to 5 acres	Minimum 30 Kilo Watt (KWp)											
(d) Above 5 acre	Minimum 40 Kilo Watt (KWp)											
27.	Flushing System	Provision of dual button type flushing cistern in each water closet.										
28.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level										
29.	Minimum passage or corridor	1350 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per National Building Code of India, 2016.										
30.	Economically Weaker Section (EWS)	As per the government policy dated 24.05.2016 or as amended from time to time.										
31.	Green Area requirement	Minimum 25 percent of site area in which 15 percent of site area shall be in the form of organized park or playground with minimum width of 15m.										
32.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed										

Notes:-

- a) The population density of Studio Apartments shall be counted as two persons per unit.
- b) The Floor Area Ratio above 1:2 in case of Studio Apartments will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

- c) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.
- d) The Net Residential Density shall be permissible as per the provisions of the respective Master Plans, government notifications as amended from time to time whichever is applicable.

(5) Farm House

Serial Number	Parameters	Permissible Limits												
1.	Permissible or Minimum Site Area	2.5 Acres												
2.	Minimum setbacks required	Front: 15m Side and Rear: 6m												
3.	Maximum Floor Area Ratio	1:0.05												
4.	Maximum Ground Coverage	5 percent of Site area												
5.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.												
6.	Maximum Height of Building	9 m												
7.	Maximum numbers of Floors allowed	G+1												
8.	Minimum requirements of different component of a building	<table border="1"> <thead> <tr> <th>Component of Building</th> <th>Min. area (SQ.M)</th> <th>Min. Width (M)</th> <th>Min. Clear Height (M)</th> </tr> </thead> <tbody> <tr> <td>Habitable room</td> <td>9.5</td> <td>2.4</td> <td>2.75</td> </tr> <tr> <td>Kitchen where separate dining area is provided</td> <td>5</td> <td>1.8</td> <td></td> </tr> </tbody> </table>	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)	Habitable room	9.5	2.4	2.75	Kitchen where separate dining area is provided	5	1.8	
Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)											
Habitable room	9.5	2.4	2.75											
Kitchen where separate dining area is provided	5	1.8												

Serial Number	Parameter	Permissible Limits																												
		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">where separate store is provided</td> <td style="width: 10%; text-align: center;">4.5</td> <td style="width: 10%; text-align: center;">1.8</td> <td style="width: 10%; text-align: center;">2.75</td> </tr> <tr> <td>where dinning included</td> <td style="text-align: center;">7.5</td> <td style="text-align: center;">2.1</td> <td></td> </tr> <tr> <td>Bathroom</td> <td style="text-align: center;">1.8</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">2.1</td> </tr> <tr> <td>Water Closet (W.C.)</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">0.9</td> <td style="text-align: center;">2.1</td> </tr> <tr> <td>combined bath and w.c</td> <td style="text-align: center;">2.8</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">2.1</td> </tr> <tr> <td>Store</td> <td style="text-align: center;">3</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">2.2</td> </tr> <tr> <td>Single occupancy</td> <td style="text-align: center;">7.5</td> <td style="text-align: center;">2.1</td> <td style="text-align: center;">2.75</td> </tr> </table>	where separate store is provided	4.5	1.8	2.75	where dinning included	7.5	2.1		Bathroom	1.8	1.2	2.1	Water Closet (W.C.)	1.2	0.9	2.1	combined bath and w.c	2.8	1.2	2.1	Store	3	1.2	2.2	Single occupancy	7.5	2.1	2.75
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Store	3	1.2	2.2																											
Single occupancy	7.5	2.1	2.75																											
		Servant Room																												
9.	Light and Ventilation	<p>(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.</p> <p>(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																												
10.	Ventilation Shaft	<p>the size of ventilation shaft shall not be less than the values given below:-</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Height of building</th> <th style="text-align: left;">Size (sq.m)</th> <th style="text-align: left;">Min. one dimension</th> </tr> </thead> <tbody> <tr> <td>10m</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">0.9 m</td> </tr> </tbody> </table> <p>Notes:-</p> <p>(a) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(b) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>	Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m																						
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Serial Number	Parameter	Permissible Limits
11.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.
12.	Staircase	Minimum Clear Width: 1000 mm Minimum Tread: 250 mm Maximum Riser: 190 mm Minimum Headroom Height: 2200 mm
13.	Lift	Allowed as per the provisions of the National Building Code of India, 2016.
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road whichever is more and maximum upto 20'-0".
18.	Basement	Basement shall be permitted to the maximum extent of building footprint. Minimum clear height for basement shall be as below: Non-Habitable use: 2.40 m Habitable Use: 2.75 m

Serial Number	Parameter	Permissible Limits
19.	Vehicular Ramp	Ramp is not mandatory. Parking in basement can be permitted through car lift.
20.	Parking	1.5 Equivalent Car Space / 100 sq.m of the total Floor Area Ratio area.
21.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area
22.	Rainwater Harvesting	Compulsory
23.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.
24.	Solar Photo Voltaic	5KWp SPV
25.	Flushing System	Dual button type flushing cistern in each water closet.
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.
27.	Minimum Passage or Corridor	1050 mm for single loaded and 1500 mm for double loaded

Notes:-

- (a) The ground coverage and Floor Area Ratio is inclusive of ancillary buildings such as labour/ servant quarters which shall not be more than 25 percent of the Floor Area Ratio area of the site.
- (b) The temporary structure or building like Cattle Shed, Motor Room, covered parking etc. shall be exempted from ground coverage and floor area ratio.
- (c) No sub-division of plot shall be allowed.

(B) Other general control for residential buildings.-

- (i) For calculation of infrastructure required for the project, the population of villa shall be counted @ five persons per villa and plotted development shall be counted @ fifteen persons per plot, whereas in case of independent floors having S+4 or G+3 it shall be @ twenty persons per plot and for group housing it shall be @ five persons per Dwelling Unit. where basement is used for habitable purpose then the density of five persons per basement shall be added to the permissible density of the plot.

- (ii) Floating population shall be taken as minimum one hundred person per acre for calculation of infrastructural or services requirements only and shall not be counted towards the regular density of the project or sector.
- (iii) The population density of Studio Apartments shall be counted as two persons per unit.
- (iv) The Population density of Rental housing shall be counted as one person per 12.5 sq.m of total covered area of the building or as per actual, whichever is more.
- (v) The density for each category of flats in case of Group Housing or Apartments or Studio Apartments shall be calculated separately. The promoter has to clearly indicate the area under each category of flats.
- (vi) The clubbing of two or more plots or plots earmarked for independent floors in row housing may be allowed. The promoter or owner has to get a revised Zoning Plan approved from the Competent Authority.
- (vii) In case of residential plot, it is mandatory to provide indigenous or fruit tree in the premises of plot as per criteria described in Part IX of these rules.
- (viii) In case of Low Density Country Homes Residential Development Projects, Economical Weaker Section housing, Affordable housing, housing for all, Pardhan Mantri Awas Yojna (PMAY), Punjab Shehri Awas Yojana (PSAY) and any other policy relating to housing issued by State or Central Government, the physical and development norms as prescribed in the said policy as amended from time to time shall be applicable.
- (ix) Professional activity shall be allowed in residential plot and flats on any floor on the following condition:-

Part of the premises shall be permitted to be used upto a maximum of 25 percent of Floor Area Ratio or 100 sq.m, whichever is less, for non-nuisance, non service, non-teaching, non-commercial, or non trading activities for rendering consulting based on professional skills such as chartered accountant, architect, planner, advocates, doctors (only consultancy) or other similar activities.

Section 180(2) **4 (A) COMMERCIAL.-** The commercial buildings of various types shall be governed by the following norms, namely:-

(1) Convenient Shopping/Neighbourhood Shopping Plotted within approved layout plan.

Serial Num-ber	Parameter Category	Permissible Limits as per Plot Size (sq.m)		
		Booth	Shops/ shop cum offices	Shops/ shop cum offices
1.	Set backs	Setbacks of booths/Shops/shop cum offices shall be governed by the permissible ground coverage and architectural control sheets/zoning plan.		
2.	Width of Plot	Upto 3m	Above 3m to 5m	Above 5m
3.	Maximum permissible Floor Area Ratio	1:1.0	1:2.0	1:3.0
4.	Maximum Permissible Ground Coverage	100 percent	Depth of plot upto 12m : 100 percent Depth of plot more than 12m : 80 percent	Depth of plot upto 12m : 100 percent Depth of plot more than 12m : 75 percent
5.	Maximum Permissible Height	Height of booths/ Shops/ shop cum offices shall be governed by control sheets/zoning plan.		
6.	Maximum numbers of Storeys allowed	1 (Ground Floor)	2 (G+1)	4 (G+3)
7.	Minimum width of corridor/ Canopy/ Projection etc. for weather protection	2.2 m	2.5 m	2.5 m

Serial Num- ber	Parameter Category	Permissible Limits as per Plot Size (sq.m)			
		Booth	Shops/ shop cum offices	Shops/ shop cum offices	Shops/ shop cum offices
8.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
9.	Light and Ventilation	(a)	one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.		
		(b)	such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.		
10.	Ventilation shaft	the size of ventilation shaft shall not be less than the values given below:			
		Height of building	Size	Min. one dimension	
		10m	1.2 sq.m	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
11.	Staircase requirement: Minimum Width- For Plot width:	upto 7.5m	Not required	900 mm	900 mm
		Above 7.5m		-	1500 mm
		Minimum Tread		300 mm	300mm
		Maximum Riser		150 mm	150 mm
		Minimum Clear Head Height		2200mm	2200mm
12.	Lift	Allowed as per the provisions of the National Building Code Of India, 2016.			

Serial Num-ber	Parameter Category	Permissible Limits as per Plot Size (sq,m)		
		Booth	Shops/ shop cum offices	Shops/ shop cum offices
13.	Ramp	Ramp is mandatory for plinth <ul style="list-style-type: none"> • Minimum width: 1800mm • Slope: Not less than 1:12 		
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
15.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.		
16.	Basement	<p>Single story basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot:</p> <p>Provided that the above condition of 2.44 m (8'-0") setback from the adjoining plot shall not be mandatory if adjoining plot does not have a building upto 2.44m from the plot line.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 		
17.	Minimum Parking Space required	<p>2 Equivalent Car Spaces per 100 sq.m of total Floor Area Ratio area.</p> <p><i>In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading and unloading activities for each 1000 m² of floor area or fraction thereof.</i></p>		
18.	Rain Water Harvesting System	Not required	Required	
19.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible		
20.	Solar Photo Voltaic	Not Mandatory		
21.	Flushing System	Provision of dual button type flushing cistern in each water closet.		

Serial Num- ber	Parameter Category	Permissible Limits as per Plot Size (sq,m)		
		Booth	Shops/ shop cum offices	Shops/ shop cum offices
22.	Diesel Generator Set	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.		
23.	Parapet or Railing	Minimum Height: 1.0 m	Maximum Height: 1.4 m from the finished floor level	
24.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:-

- (a) The plotted convenient shopping or neighbourhood shopping development shall be permissible on 18m (60'-0") wide road subject to the condition that the maximum area of the site shall not be more than 8000 sq.mt. The minimum approach road for area more than 8000 sq. mt. shall be 24m (80'-0").
- (b) The Floor Area Ratio above 1:1.75 in case of commercial building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- (c) In case of commercial plot having openings on both sides- front and rear, then the ground coverage to be permitted in such cases shall be upto 100 percent of the plot area carved out shops, shop-cum-offices, shop-cum-flat etc. subject to the conditions that corridors of appropriate width, as specified above shall be provided in front of each opening. The basement shall be restricted under the building excluding the area under corridors. Floor Area Ratio, height, number of storeys, clear width of the corridor shall be governed by the width of the plot and stipulation made under these rules. However, the total coverage shall continue to be governed by the parking requirements mentioned above with adequate provision, made both in front and rear of the site.
- (d) Approach to upper floors in case of double storeyed shops, shop-cum-offices or shops can also be permitted from the public corridor.
- (e) Approach to basement floors shall be permitted only from within the booth or shops or shop-cum-offices.
- (f) All Government commercial site planned for Retail outlet shall be governed by approved layout plan or zoning plan or standard architectural control sheets prepared by the concerned Development Authorities.

- (g) In case of Shop-cum-Offices (SCO), common staircase or common elevator is permissible maximum for two Shop-cum-Offices subject to the condition that the minimum clear width of staircase shall be 1500 mm:

Provided that if common lift is given, then the minimum clear width of staircase shall not be less than 1220 mm (4'-0").

- (2) **Commercials such as Shopping Mall or Shopping Complex or a Building primarily used for Display and Sale of Merchandise or any Similar Purpose; Miniplex; Multiplex**

Serial Number	Parameter Category	Permissible Limits					
		Shopping Mall or Shopping Complex		Miniplex		Multiplex	
1.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.					
2.	Maximum permissible Floor Area Ratio (FAR) as per approach road.	Road width	FAR	Road width	FAR	Road width	FAR
		24m	1:2.5	18m	1:2.0	24m	1:2.0
		30m	1:3.0	30m	1:2.5	30m	1:2.5
		45m	Unlimited			45m	Unlimited
3.	Maximum Permissible Ground Coverage	45 percent of plot area		40 percent of plot area		40 percent of plot area	
4.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.					
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.					

Serial Num- ber	Parameter Category	Permissible Limits			
		Shopping Mall or Shopping Complex	Miniplex	Multiplex	
6.	Habitable Rooms	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
7.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			
		(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
8.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-			
		Height of building	Size (sq.m)	Min. one dimension	
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
		24m	5.4	1.8 m	
		30m	8.0	2.4 m	
		Above 30m	9.0	3.0 m	
		Notes:-			
		(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.			
		(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.			

Serial Num- ber	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
<i>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</i>				
9.	Interior Courtyard	Minimum area: 9 sq.m Minimum width: 2.4m or 1/5 of the average height of the building, whichever is more.		
10.	Staircase requirement:			
	Minimum Width	1500mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more
	Minimum Tread	300 mm	300 mm	300 mm
	Maximum Riser	150 mm	150 mm	150 mm
	Minimum Clear Head Height	2200 mm	2200 mm	2200 mm
11.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
12.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		

Serial Num- ber	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
15.	Boundary wall	<p>Maximum height allowed: -</p> <p><u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali.</p> <p><u>Facing other property:</u> upto 1.83m solid wall</p> <p>Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".</p>		
16.	Basement	<p>Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.</p> <p>Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.</p> <p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 		

Serial Number	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15		
18.	Minimum Parking Space required	2 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area	Miniplex component: 3 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area Commercial component: 2 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area	Multiplex component: 3 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area + 30 percent of the FAR that area Commercial component: 2 Equivalent Car Spaces / 100sq.m. of total Floor Area Ratio area
In buildings of mercantile (commercial), in addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000m ² of Floor Area Ratio area or fraction thereof.				
19.	Minimum width	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more	2000 mm or as per occupant load whichever is more	2000 mm or as per occupant load whichever is more

Serial Num- ber	Parameter Category	Permissible Limits		
		Shopping Mall or Shopping Complex	Miniplex	Multiplex
20.	Rain Water Harvesting System	Required		
21.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible		
22.	Solar Photo Voltaic	Connected Load	Minimum requirement	
		a) 50 KWp to 1000 KWp:	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher	
		b) Above 1000 KWp:	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.		
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
25.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:

- (a) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.
- (b) The Floor Area Ratio above 1:1.75 in case of commercial building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- (c) In case of Multiplex/ Miniplex or Cinema the physical and development norms as specified in the multiplex/ Miniplex policy or the Punjab Cinemas (Regulation) Act, 1952, as amended from time to time, shall be applicable, however, for any provision not specified /covered under above policies, these rules shall be applicable.
- (d) In case any provision is not specified /covered under these rules then the physical and development norms as specified in the multiplex/ Miniplex policy or the Punjab Cinemas (Regulation) Act, 1952, as the case may be, shall be applicable.
- (e) Commercial component such as retail, shopping restaurant, food courts etc. are permissible in miniplex/ multiplex.

(3) Hotel or Motel; Club and Guest House/ Lodging & Boarding/ Service Apartments

Serial Number	Parameter Category	Permissible Limits						
		Hotel or Motel			Club		Guest House/ Lodging & Boarding/ Service Apartments	
1.	Minimum Approach Road	12m	18m	24m	18m	24m	12m	18m
2.	Permissible/ Minimum Plot size	1000 upto 2000 sq.yd	2000 upto 4000 sq.yd	Above 4000 sq.yd	1000 upto 2000 sq.mt	Above 2000 sq.yd	1000 upto 2000 sq.mt	Above 2000 sq. mt
3.	Minimum Set back required:-	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules. <i>However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</i>						
4.	Maximum Permissible Floor Area Ratio(FAR) as per approach road	Minimum Road width FAR 24m 1:2.0 30m 1:2.5 45m Unlimited			Minimum Road width FAR 18m 1:1.0 24m 1:1.0		Minimum Road width FAR 12m 1:1.0 18m 1:2.0	
5.	Maximum Permissible Ground Coverage	40 percent of plot area		40 percent of plot area		40 percent of plot area		

Serial Num-	Parameter Category	Permissible Limits			
		Hotel or Motel	Club	Guest ber House/ Lodging & Boarding/ Service Apartments	
6.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
7.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
8.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Kitchen			
		• where separate dining area is provided	5	1.8	
		• where separate store is provide	4.5	1.8	2.75
		• where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4

Serial Num- ber	Parameter Category	Permissible Limits		
		Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.		
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-		
		Height of building	Size (sq.m)	Min. one dimension
		10m	1.2	0.9 m
		12m	2.8	1.2 m
		18m	4.0	1.5 m
		24m	5.4	1.8 m
		30m	8.0	2.4 m
		Above 30m	9.0	3.0 m
		Notes:-		
		<i>(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</i>		
		<i>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</i>		
		<i>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</i>		

Serial Num- ber	Parameter Category	Permissible Limits		
		Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments
11.	Staircase requirement: Minimum Width Minimum Tread Maximum Riser Minimum Clear Head Height	1500 mm or as per occupant load whichever is more 300 mm 150mm 2200mm	2000 mm or per occupant load whichever is more 300 mm 150mm 2200mm	1500 mm or per occupant load whichever is more 300 mm 150mm 2200mm
12.	Lift and Ramp Requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of National Building Code-2016.		
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
15.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali.		

Serial Num- ber	Parameter Category	Permissible Limits		
		Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments
18.	Minimum Parking Space required	2 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area	3 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area	1.5 Equivalent Car Spaces /100sq.m. of total Floor Area Ratio area
19.	Projection/ balcony (Free from Ground Coverage and Floor area ratio)	1.83 m wide		
20.	Rain Water Harvesting System	Required		
21.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible		
22.	Solar Photo Voltaic	Connected Load a) 50 KWp to 1000 KWp b) Above 1000 KWp	Minimum requirement Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.		
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
25.	Minimum width of corridor or Passage	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more	2000 mm or as per occupant load whichever is more	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more

Serial Number	Parameter Category	Permissible Limits		
		Hotel or Motel	Club	Guest House/ Lodging & Boarding/ Service Apartments
26.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:

- a) *In rural areas outside Master Plans, the Hotel activity upto one acre area shall be permissible on link roads having minimum width of 22'-0" (4 karam). However, the developer has to widen the road to minimum 40 feet or as specified in the Master Plan whichever is more, by leaving proportionate area from his own land.
 - b) Commercial use within the Hotel Building envelope shall be permissible as per the policy of State Government, as amended from time to time.
 - c) **Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.
 - d) The Floor Area Ratio above 1:3 in case of hotel building, will be chargeable on pro-rata basis. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- (4) **Wholesale Trade or Integrated Freight Complex (Standalone); Warehouse or Godown (Standalone)**

Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
1.	Minimum Plot size	1 Hectare	2000 sq. mt
2.	Minimum Set back around building	6m minimum from site boundary and as per sub rule (1) of these building rules. <i>However, for the plots upto 2025 sq.m area where width of the required plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height,</i>	

Serial Number	Parameter Category	Permissible Limits			
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)		
<i>then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</i>					
3.	Maximum Permissible Floor Area Ratio	1:1.0	1:1.0		
4.	Maximum Permissible Ground Coverage	40 percent of Site area	65 percent of Site area		
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
6.	Maximum Permissible Height	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
7.	Number of storey	Subject to the fulfilment of the setbacks around the building as per the height of the building.			
8.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1

Serial Number	Parameter Category	Permissible Limits			
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)		
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:-			
		Height of building	Size (sq,m)	Min. one dimension	
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
		24m	5.4	1.8 m	
		30m	8.0	2.4 m	
		Above 30m	9.0	3.0 m	
		Notes:-			
		<i>(a) For buildings having height 30 m or above, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</i>			
		<i>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</i>			
		<i>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</i>			
11.	Staircase requirement: -	Minimum Width: 2000 mm	Minimum Width: 1500 mm		
		Minimum Tread: 300 mm	Minimum Tread: 300 mm		
		Maximum Riser: 150 mm	Maximum Riser: 150 mm		
		Minimum Clear	Minimum Clear		
		Head Height: 2200 mm	Head Height: 2200 mm		

Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
12.	Lift and Ramp Requirement	<p>Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016.</p> <p>Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :-</p> <p>Min. Width - 1800mm</p> <p>Min. Slope - 1:12</p>	
13.	Services in terrace	<p>Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.</p>	
14.	Gate and post check	<p>Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).</p>	
15.	Boundary wall	<p>Maximum height allowed: -</p> <p><u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali.</p> <p><u>Facing other property:</u> upto 1.83m solid wall.</p> <p>Minimum Turning Radius for corner plot: -</p> <p>5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"</p>	
16.	Basement	<p>Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.</p> <p>Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground</p>	

Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
		level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.	
		Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/ policy of the State or Central Government.	
		Minimum clear height for basement shall be as below:	
		<ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 	
	Stilt, if provided (Non-habitable height)	<ul style="list-style-type: none"> • Clear Height shall be 7'-6". • Parking provided under stilts shall not be counted towards Floor Area Ratio and height. 	
17.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width: 7.2m for two way traffic 4m for one way traffic Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15	
18.	Minimum Parking Space	2 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio	1 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio area.
		<i>In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000 m² of floor area or fraction thereof.</i>	
19.	Projection or balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide	
20.	Rain Water Harvesting System	Required	

Serial Number	Parameter Category	Permissible Limits	
		Wholesale Trade or Integrated Freight Complex (Standalone)	Warehouse or Godown (Standalone)
21.	Solar Water Heating System	Recommended to meet its hot water demand from solar water heaters, as far as possible	
22.	Solar Photo Voltaic required as per plot size	Connected Load a) 50 KWp to 1000 KWp b) Above 1000 KWp	Minimum requirement Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
23.	Flushing System	Provision of dual button type flushing cistern in each water closet.	
24.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level	
25.	Minimum passage or corridor	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.	
26.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed	

Notes:-

- a) For Risk based approval of types of Warehouses or Integrated Freight complex (IFC) refer sub-rule (1) of rule 46.

(B) Petrol pumps or Filling -cum- service stations.-

Petrol Pump or filling-cum-service stations or two-three wheelers petrol pump shall be governed as per instructions or guidelines of Indian Roads Congress (IRC) or Ministry of Road Transport and Highways (MORTH) or Town and Country Planning Organisation (TCPO) or Department of Housing and Urban Development, Government of Punjab.

However, every Petrol Pump or Filling-cum-Service Stations shall have a charging station for electric drive vehicle.

Section 5 (A) **INDUSTRIAL.**- The industrial buildings of various types shall be governed by the following norms, namely:-

(1) **Low Rise Industry**

Serial Number	Parameter Category	Permissible Limits	
		General Industry	Information Technology
1.	Minimum Approach Road	15 m (Minimum 16'-6" widen to 50'0") or as per master plan whichever is more	15 m (Minimum 16'-6" widen to 50'0") or as per master plan whichever is more
2.	Minimum Set back around building required	Open spaces around the building shall not be less than 4.5m.	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.
<p>However, for industrial plots (including I.T Buildings) upto 2025 sq.m area where width of the plot is less than 30.50 m (100'-0"), the front and rear set back shall be ¼ of the height or 2m whichever is more are mandatory. The side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</p>			
3.	Maximum Permissible Floor Area Ratio	Unlimited	Unlimited
4.	Maximum Permissible Ground Coverage	65 percent of Site area **5 percent additional ground coverage shall be permitted in case of retail service industry	65 percent of Site area
5.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.	

Serial Number	Parameter Category	Permissible Limits			
		General Industry	Information Technology		
6.	Maximum Permissible Height	Below 15 m (Excluding equipment, machinery such as chimney, boiler, plant, hammer, silos, etc. irrespective of its height) However, clearance from Airport Authority of India or Indian Air Force is required in case site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
7.	Minimum Clear Ceiling Height for industrial area	3.6m, except when air-conditioned where it is 3m.			
8.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4
9.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
10.	Ventilation Shaft	the size of ventilation shaft shall not be less than the values given below:			
		Height of building	Size (sq.m)	Min. one dimension	
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	
		Notes: (a) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.			

Serial Number	Parameter Category	Permissible Limits	
		General Industry	Information Technology
<i>(b) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</i>			
11.	Staircase requirement:	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm	Minimum Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Clear Head Height: 2200 mm
12.	Lift and Ramp Requirement	Lift is mandatory if basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12	
13.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mummy, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.	
14.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).	
15.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall. Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"	
16.	Basement	Plot size upto 2025 sq.m: single storey basement is allowed upto zoned area subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the boundary wall of the plot. Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.	

Serial Number	Parameter Category	Permissible Limits	
		General Industry	Information Technology
		<p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/ policy of the State or Central Government.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 	
17.	Vehicular Ramp	<p>Ramps are mandatory for plot size above 3000 sq.m.</p> <p>Minimum width: 7.2m for two way traffic 4m for one way traffic</p> <p>Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15</p>	
18.	Minimum Parking required	<p>1 Equivalent Car Space /100 sq.m of total Floor Area Ratio area.</p> <p><i>In addition to the parking spaces provided, a space at the rate of 3.5m x 7.5m, shall be provided for loading unloading activities for each 1000 m² of floor area or fraction thereof.</i></p>	<p>2 Equivalent Car Spaces/100 sq.m of total Floor Area Ratio area.</p>
19.	Projection (Free from Ground Coverage and Floor Area Ratio)	<p>Size of Plot</p> <p>a) Upto 250 sq.m rear</p> <p>b) Above 250 sq.m</p>	<p>Maximum allowable projection</p> <p>1/3 of the corresponding depth of front or setback or 0.91m (3'-0"), whichever is less.</p> <p>1.83 meter (6'-0")</p>
20.	Balcony (Free from Ground Coverage and Floor Area Ratio)	<p>Size of Plot</p> <p>a) Upto 250 sq.m rear</p> <p>b) Above 250 sq.m</p>	<p>Maximum allowable Balcony</p> <p>1/3 of the corresponding depth of front or setback or 1.22m (4'-0"), whichever is less.</p> <p>1.83 meter (6'-0")</p>
21.	Rain Water Harvesting System	Required	

Serial Number	Parameter Category	Permissible Limits	
		General Industry	Information Technology
22.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible	
23.	Solar Photo Voltaic required as per plot size	Connected Load	Minimum requirement
		a) 50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.
		b) Above 1000 KWp	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
24.	Flushing System	Provision of dual button type flushing cistern in each water closet.	
25.	Parapet or Railing	Minimum Height: 1.0 m	
		Maximum Height: 1.4 m from the finished floor level	
26.	Minimum passage or corridor	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.	
27.	Residential	Upto 15 percent of the total Floor Area Ratio area in industrial buildings shall be permissible for the housing of staff or workers.	

Notes:-

- a) 5 percent additional ground coverage shall be permitted in case of retail service industry.
- b) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation, height, fire and structural safety.
- c) In case of Industrial Estate/Private Industrial Areas or Conglomeration of Industries opt for central parking then:
 - (i) Minimum 20 percent parking shall be within the premises of the industry.
 - (ii) The parking requirement if provided in mechanical/common pool area shall be duly certified by the concerned association by whom it is being maintained.
 - (iii) The share of common parking shall be calculated as per the total area of the industrial plot duly certified by the concerned agency maintaining that parking.
 - (iv) In case any false claim regarding common parking is observed then the industrial plot holder has to provide parking in his own premises.

Section 180(2) **6 EDUCATIONAL.-** The educational buildings of various types shall be governed by the following norms, namely:-

(1) **Pre Nursery/Nursery/Creche; Primary School (Class 1 To 5); High/ Senior Secondary School/ College or Educational Institute/ Universities**

Serial Number	Parameter Category	Permissible Limits		
		PreNursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
1.	Minimum Plot Size	1000 sq.m	5000 sq.m or as per affiliation authority norms whichever is more.	As per the norms of the affiliation authority.
2.	Minimum approach road	12m	12 m	<p>Within Master Plan</p> <p>School : 18m College/ : 24m University</p> <p>Outside Master Plan</p> <p>School : 12m College/ : 18m University</p>
3.	Minimum Set back required: -	<p>Front side: 6m or 1/3 of the height of building, whichever is more</p> <p>Other Sides: 4.5m or 1/3 of the height of building, whichever is more</p>	6m minimum from site boundary and as per table sub rule (1) of rule 26 of these building rules.	<p>However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setback may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</p>

Serial Number	Parameter Category	Permissible Limits		
		PreNursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
4.	Maximum Permissible Floor Area Ratio as per approach road	1:1.0	1:1.2	1:1.5
5.	Maximum Permissible Ground Coverage	40 percent of plot area	40 percent of plot area	40 percent of plot area
6.	Plinth Level	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.		
7.	Maximum number of Floors/height of the Building	G+1 and upto 9m However, clearance from Airport Authority of India or Indian Air Force is required in case the site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force. <i>Note: only ground floor shall be used for academics however first floor may be used for</i>	Below 15m However, clearance from Airport Authority of India or Indian Air Force is required in case the site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in

Serial Number	Parameter Category	Permissible Limits			
		Pre Nursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities	
		<i>residential, office, storage etc.</i>			the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.
8.	Minimum Clear Ceiling Height for academic area		3.6m		
9.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Garage	18	3	2.4
10.	Light and Ventilation	(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah. (b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.			
11.	Ventilation Shaft	The size of ventilation shaft shall not be less than the values given below:-			
		Height of building		Size (sq.m)	Min. one dimension
		10m	1.2	0.9 m	
		12m	2.8	1.2 m	
		18m	4.0	1.5 m	

Serial Number	Parameter Category	Permissible Limits		
		Pre Nursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
		Height of building		Size (sq.m) Min. one dimension
		24m	5.4	1.8 m
		30m	8.0	2.4 m
		Above 30m	9.0	3.0 m
		<i>Notes:-</i>		
		<i>(a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</i>		
		<i>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</i>		
		<i>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</i>		
12.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.		
13.	Staircase requirement:-			
	Minimum Width	1500 mm or as per occupants load whichever is more.		
	Minimum Tread	300 mm		
	Maximum Riser	150 mm		
	Minimum Clear Head Height	2200mm		
14.	Minimum width of corridor or Passage	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.		
15.	Lift and Ramp Requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp is compulsory in educational building (upto high/ secondary school level) and shall go up to the highest floor. However, it		

Serial Number	Parameter Category	Permissible Limits		
		Pre Nursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
		shall not be mandatory for higher level educational institute building. Ramp requirement for pedestrians, differently-abled, elderly and children: (a) Minimum width: (i) upto Plinth Level - 1800mm (ii) For Higher Floors-1500mm or as per the occupant load whichever is more (b) Slope: Not less than 1:12		
16.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.		
17.	Services in terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		
18.	Gate	Maximum height shall not more than 1.83 m		
19.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall. Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0"		
20.	Basement	Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side		

Serial Number	Parameter Category	Permissible Limits		
		Pre Nursery/ Nursery/Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
		<p>and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.</p> <p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m 		
21.	Vehicular Ramp	<p>Ramps are mandatory for plot size above 3000 sq.m.</p> <p>Minimum width: 7.2m for two way traffic 4m for one way traffic</p> <p>Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15</p>		
22.	Minimum Parking required	1.5 Equivalent Car Spaces / 100sq.m of total Floor Area Ratio	1.5 Equivalent Car Spaces / 100sq.m of total Floor Area Ratio.	<p>School, College: 1.5 Equivalent Car Spaces /100 sq.m of the total Floor Area Ratio area</p> <p>University Campus: 1.0 Equivalent Car Space/ 100 sq.m of the total Floor Area Ratio area</p>
23.	Allowable Projection (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide		
24.	Balcony (Free from Ground Coverage and Floor Area Ratio)	1.83 m wide		

Serial Num- ber	Parameter Category	Permissible Limits		
		Pre Nursery/ Nursery/ Creche	Primary School (Class 1 To 5)	High/ Sr. Sec. School/ College or Edu. Institute/ Universities
25.	Rain Water Harvesting System	Required		
26.	Solar Water Heating System	Not mandatory but recommended to meet its hot water demand from solar water heaters, as far as possible.		
27.	Solar Photo Voltaic	Having Connected Load 30 KWp and above	Minimum requirement Minimum 2 Kilo Watt peak or 5 percent of whichever is higher	
28.	Flushing System	Provision of dual button type flushing cistern in each water closet.		
29.	DG Set	The location of the Diesel Generator (DG) set and exhaust pipe height shall be as per the provisions of the CPCB norms.		
30.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level		
31.	Amalgamation or Fragmentation	Amalgamation allowed Fragmentation not allowed		

Notes:-

- a) In case of new school area of 1 acre or above, the front boundary wall shall be recessed by 6m to accommodate visitors parking within setback area.
- b) Minimum 15 percent of site area shall be kept/developed as playground with minimum width of 15 m.
- c) Upto 15 percent of the total Floor Area Ratio area in educational buildings shall be permissible for the housing of staff or workers.
- d) In case of large Campus/Universities/Indian Institute of Technology (IIT)/ Indian Institute of Management (IIM), upto 30 percent of the total Floor Area Ratio area can be utilized for residential use for essential staff and fellow accommodations by providing housing for staff, dormitories, guest houses or crèche.
- e) Student Hostel shall not be counted in residential component.
- f) Area requirements of each type of educational institutions wherever not specified shall be as per the norms or guidelines issued by the affiliating.

Section
180(2)

7 INSTITUTIONAL.- The institutional buildings of various types shall be governed by the following norms, namely:-

(1) **Hospital or Nursing Home or Medical Laboratory; Orphanage Home; Old Age Home; Children's Centre or Care Centre or School or Institute for Mentally Challenged or Physically Handicapped Persons**

Serial Num- ber	PARAMETERS Category	Permissible Limits			Orphanage Home, Old Age Home, Children's Centre/ Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person
		Hospital/Nursing Home/ Medical Laboratory			
1.	Minimum Approach Road	12 m (40'-0")	18 m (60'-0")	24 m (80'-0")	12m (40'-0")
2.	Permissible/ Minimum Site Area	1000 upto 2000 sq.yd	2000 upto 4000 sq.yd	Above 4000 sq.yd	1000 sq.m
3.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of these building rules. <i>However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</i>			
4.	Maximum Floor Area Ratio	1:1.50	1:1.75	1:2.25	1:1.5
5.	Maximum Ground Coverage	40 percent of plot area			50 percent of plot area
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front). Provided that for a detached building, the plinth level may be more than 450mm:			

Serial Number	PARAMETERS	Permissible Limits			
		Hospital/ Nursing Home/ Medical	Orphanage Home, Old Age Home, Children's Centre/ Laboratory Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person		
<p>Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.</p>					
7.	Maximum Height of Building	<p>No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.</p> <p>However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.</p>			
8.	Minimum requirements of different component of a building	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Kitchen			
		• where separate dining area is provided	5	1.8	
		• where separate store is provided	4.5	1.8	2.75
		• where dinning included	7.5	2.1	
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
		Single occupancy	7.5	2.1	2.75
		Servant Room			

Serial Number	PARAMETERS	Permissible Limits																						
		Hospital/ Nursing Home/ Medical	Orphanage Home, Old Age Home, Children's Centre/ Laboratory Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person																					
9.	Light and Ventilation	<p>(a) one or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.</p> <p>(b) such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																						
10.	Ventilation Shaft	<p>the size of ventilation shaft shall not be less than the values given below:-</p> <table border="1"> <thead> <tr> <th>Height of building</th> <th>Size (sq.m)</th> <th>Min. one dimension</th> </tr> </thead> <tbody> <tr> <td>10m</td> <td>1.2</td> <td>0.9 m</td> </tr> <tr> <td>12m</td> <td>2.8</td> <td>1.2 m</td> </tr> <tr> <td>18m</td> <td>4.0</td> <td>1.5 m</td> </tr> <tr> <td>24m</td> <td>5.4</td> <td>1.8 m</td> </tr> <tr> <td>30m</td> <td>8.0</td> <td>2.4 m</td> </tr> <tr> <td>Above 30m</td> <td>9.0</td> <td>3.0 m</td> </tr> </tbody> </table> <p>Notes:-</p> <p>(a) For buildings of height above 30m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</p> <p>(b) For fully air conditioned the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>		Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m	30m	8.0	2.4 m	Above 30m	9.0	3.0 m
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30m	8.0	2.4 m																						
Above 30m	9.0	3.0 m																						

Serial Number	PARAMETERS	Permissible Limits	
		Hospital/ Nursing Home/ Medical	Orphanage Home, Old Age Home, Children's Centre/ Laboratory Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person
11.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.	
12.	Staircase	Minimum Clear Width: 2000 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm	Minimum Clear Width: 1500 mm Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm
13.	Lift and Ramp requirement for pedestrians, differently-abled, elderly and children	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. upto Plinth Level Min. Width - 2400mm Min. Slope - 1:12 Only for In-patient Medical Facilities upto Higher Floors – Minimum Width - 2400mm or as per the occupant load whichever is more Minimum Slope - 1:12	upto Plinth Level Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.	
15.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code Of India, 2016.	

Serial Number	PARAMETERS	Permissible Limits
		Hospital/ Nursing Home/ Medical
		Orphanage Home, Old Age Home, Children's Centre/ Laboratory Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	<p>Maximum height allowed: -</p> <p><u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali.</p> <p><u>Facing other property:</u> upto 1.83m solid wall.</p> <p>Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".</p>
18.	Basement	<p>Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line.</p> <p>Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.</p> <p>Basement shall not be allowed in the case of No construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government.</p> <p>Minimum clear height for basement shall be as below:</p> <ul style="list-style-type: none"> • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m
19.	Vehicular Ramp	<p>Ramps are mandatory for plot size above 3000 sq.m.</p> <p>Minimum width: 7.2m for two way traffic 4m for one way traffic</p> <p>Slope: i) Cars not less than 1:8 and at curve 1:12 ii) Heavy vehicles not less than 1:15</p>

Serial Number	PARAMETERS	Permissible Limits	
		Hospital/ Nursing Home/ Medical	Orphanage Home, Old Age Home, Children's Centre/ Laboratory Care Centre/ School/Institute for Mentally Challenged or Physically Handicapped Person
20.	Parking	2 Equivalent Car Spaces/ 100 sq.m of the total Floor Area Ratio	1 Equivalent Car Space / 100 sq.m of the total Floor Area Ratio
21.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area	
22.	Rainwater Harvesting	Compulsory	
23.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.	
24.	Solar Photo Voltaic	<u>Connected Load</u> (a) 50 KWp to 1000 KWp (b) Above 1000 KWp	<u>Minimum Requirement</u> Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher. Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.
25.	Flushing System	Dual button type flushing cistern in each water closet.	
26.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.	
27.	Minimum Passage or Corridor	Hospital, Nursing Homes, etc.: 2400 mm Orphanage Home: 1500 mm for single loaded and 1800 mm for double loaded. This width shall increase with increase in the occupant load of the building and shall provide as per the National Building Code Of India, 2016.	

Notes:-

- a) Maximum up to 2 percent of Floor Area Ratio area shall be allowed to be used for community space / creche / chemist shop/ bank counter on Hospital sites and also Medical College/ Nursing and Paramedic institute sites.
- b) In case of hospitals, 25 percent of the total Floor Area Ratio area may be utilized for residential use for staff, dormitory/ hostels for attendants of the patients, creche etc.

- c) Adequate arrangements for disposal of hospital waste have to be made as per the Bio- Medical Waste (Management and Handling) Rules, 1998, as amended from time to time along with the instructions/ guidelines issued by the Punjab Pollution Control Board from time to time.
- d) Floor Area Ratio above 1:1.50 will be chargeable on pro-rata basis in Hospital, Nursing Home and Medical Laboratory sites. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- e) For sites of Orphanage Home, Old age home, Children's centre/ care centre/ school/ Institute of Mentally challenged or Physically Handicapped Person: Minimum 15percent of site area shall be kept/ developed as playground/green with minimum width of 15 m.
- f) In case of school for mentally/differently able persons, 25 percent of the total Floor Area Ratio area can be utilized for residential use for essential staff and student accommodations.

Section 8 **PUBLIC BUILDINGS.-** The public buildings of various types shall be governed by the following norms, namely:-

(1) **Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition; Religious Building; Public Offices**

Serial	PARAMETERS	Permissible Limits			
Num-ber		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building		Public Offices
1.	Minimum Approach Road	Within Master Plan: 18 m (60'-0") Outside Master Plan: 12m (40'-0")	12 m (40'-0")	18m (60'-0")	18 m (60'-0")
2.	Permissible or Minimum Site Area	2000 sq.m	1000 upto 2000 sq.m	Above 2000 sq.m	1000 sq.m
3.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.			
	<i>However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.</i>				
4.	Maximum permissible Floor Area Ratio (FAR)	1:1.0	1:1.0	Minimum approach Road width:	FAR
				18m:	1:2.0
				30m:	1:2.5
				45m:	Unlimited
5.	Maximum Ground Coverage	40 percent of plot area	40 percent of plot area		40 percent of plot area

Serial Number	PARAMETERS	Permissible Limits			
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building	Public Offices	
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front), Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
7.	Maximum Height of Building	No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
8.	Minimum Clear Ceiling Height for religious gathering area	3.6m			
9.	Minimum requirements of different component of a building	Component of Building	Min. (SQ.M)	Min. Width (M)	Min. Clear Height (M)
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
10.	Light and Ventilation	(a) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			

Serial Number	PARAMETERS	Permissible Limits																							
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building	Public Offices																					
		<p>(b) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																							
11.	Ventilation Shaft	<p>The size of ventilation shaft shall not be less than the values given below:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Height of building</th> <th style="text-align: center;">Size (sq.m)</th> <th style="text-align: center;">Min. one dimension</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10m</td> <td style="text-align: center;">1.2</td> <td style="text-align: center;">0.9 m</td> </tr> <tr> <td style="text-align: center;">12m</td> <td style="text-align: center;">2.8</td> <td style="text-align: center;">1.2 m</td> </tr> <tr> <td style="text-align: center;">18m</td> <td style="text-align: center;">4.0</td> <td style="text-align: center;">1.5 m</td> </tr> <tr> <td style="text-align: center;">24m</td> <td style="text-align: center;">5.4</td> <td style="text-align: center;">1.8 m</td> </tr> <tr> <td style="text-align: center;">30m</td> <td style="text-align: center;">8.0</td> <td style="text-align: center;">2.4 m</td> </tr> <tr> <td style="text-align: center;">Above 30m</td> <td style="text-align: center;">9.0</td> <td style="text-align: center;">3.0 m</td> </tr> </tbody> </table> <p>Notes:-</p> <p>(a) For buildings of height above 30m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</p> <p>(b) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>			Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m	30m	8.0	2.4 m	Above 30m	9.0	3.0 m
Height of building	Size (sq.m)	Min. one dimension																							
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24m	5.4	1.8 m																							
30m	8.0	2.4 m																							
Above 30m	9.0	3.0 m																							
12.	Interior courtyard for Light and Ventilation	<p>Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.</p>																							
13.	Staircase	Minimum Clear Width:	2000 mm or as per occupants load whichever is more	Min. Width: 1500 mm or as per occupants load whichever is more																					

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building	Public Offices
		Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm		Min. Tread: 300 mm Max. Riser: 150 mm Min. Headroom Height: 2200 mm
14.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
15.	Mumty	Allowed upto 2.75 m otherwise counted in calculating the height of the building as well as covered area.		
16.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		
17.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
18.	Boundary wall	Maximum height allowed: - <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".		
19.	Basement	Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front		

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	Religious Building	Public Offices
24.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.		
25.	Solar Photo Voltaic	Connected Load	Minimum Requirement	
	i) Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	(a) 50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
		(b) Above 1000 KWp	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
	ii) Public Offices	(a) 30KWp and above	Minimum 2 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
26.	Flushing System	Dual button type flushing cistern in each water closet.		
27.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.		
28.	Minimum Passage or Corridor	2000mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.

Notes:-

- (a) In case of Community Centre, it shall only have banquet hall, kitchen, library, office

and reading room, except these, if any, other activity is proposed then it shall be considered as club.

- (b) Upto 1.0 percent of the total Floor Area Ratio area of Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition shall be allowable for commercial activity.
- (c) *Unlimited Floor Area Ratio shall be subject to fulfilment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.
- (d) Floor Area Ratio above 1:1.75, shall be chargeable on pro-rata basis except State or Central Government offices. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.
- (e) Upto 15 percent of the total Floor Area Ratio area in Public buildings shall be permissible for the housing of staff or workers.

(2) **Convention Centre**

Serial PARAMETERS Permissible Limits

Number

1.	Minimum Approach Road	Within Master Plan: 18 m (60'-0") Outside Master Plan: 12m (40'-0")
2.	Minimum Site Area	2000 sq.m
3.	Minimum Set back required	6m minimum from site boundary and as per table of sub rule (1) of rule 26 of these building rules.

However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.

4.	Maximum Floor Area Ratio	1:2.0
5.	Maximum Ground Coverage	50 percent of plot area

Serial Number	PARAMETERS	Permissible Limits																																												
6.	Plinth	<p>450mm or as specified by competent authority (from the crown of adjoining road in front).</p> <p>Provided that for a detached building, the plinth level may be more than 450mm:</p> <p>Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.</p>																																												
7.	Maximum Height of Building	<p>No Restriction subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms.</p> <p>However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.</p>																																												
8.	Minimum requirements of different component of a building	<table border="1"> <thead> <tr> <th>Component of Building</th> <th>Min. area (SQ.M)</th> <th>Min. Width (M)</th> <th>Min. Clear Height (M)</th> </tr> </thead> <tbody> <tr> <td>Habitable room</td> <td>9.5</td> <td>2.4</td> <td>2.75</td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td></td> </tr> <tr> <td>• where separate dining area is provided</td> <td>5</td> <td>1.8</td> <td></td> </tr> <tr> <td>• where separate store is provided</td> <td>4.5</td> <td>1.8</td> <td>2.75</td> </tr> <tr> <td>• where dining included</td> <td>7.5</td> <td>2.1</td> <td></td> </tr> <tr> <td>Bathroom</td> <td>1.8</td> <td>1.2</td> <td>2.1</td> </tr> <tr> <td>Water Closet (W.C.)</td> <td>1.2</td> <td>0.9</td> <td>2.1</td> </tr> <tr> <td>combined bath and w.c</td> <td>2.8</td> <td>1.2</td> <td>2.1</td> </tr> <tr> <td>Store</td> <td>3</td> <td>1.2</td> <td>2.2</td> </tr> <tr> <td>Single occupancy Servant Room</td> <td>7.5</td> <td>2.1</td> <td>2.75</td> </tr> </tbody> </table>	Component of Building	Min. area (SQ.M)	Min. Width (M)	Min. Clear Height (M)	Habitable room	9.5	2.4	2.75	Kitchen				• where separate dining area is provided	5	1.8		• where separate store is provided	4.5	1.8	2.75	• where dining included	7.5	2.1		Bathroom	1.8	1.2	2.1	Water Closet (W.C.)	1.2	0.9	2.1	combined bath and w.c	2.8	1.2	2.1	Store	3	1.2	2.2	Single occupancy Servant Room	7.5	2.1	2.75
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Serial Number	PARAMETERS	Permissible Limits																					
9.	Light and Ventilation	<p>(a) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.</p> <p>(b) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.</p>																					
10.	Ventilation Shaft	<p>The size of ventilation shaft shall not be less than the values given below:-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Height of building</th> <th style="text-align: left;">Size (sq.m)</th> <th style="text-align: left;">Min. one dimension</th> </tr> </thead> <tbody> <tr> <td>10m</td> <td>1.2</td> <td>0.9 m</td> </tr> <tr> <td>12m</td> <td>2.8</td> <td>1.2 m</td> </tr> <tr> <td>18m</td> <td>4.0</td> <td>1.5 m</td> </tr> <tr> <td>24m</td> <td>5.4</td> <td>1.8 m</td> </tr> <tr> <td>30m</td> <td>8.0</td> <td>2.4 m</td> </tr> <tr> <td>Above 30m</td> <td>9.0</td> <td>3.0 m</td> </tr> </tbody> </table> <p>Notes:</p> <p>(a) For buildings of height above 30m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.</p> <p>(b) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply.</p> <p>(c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.</p>	Height of building	Size (sq.m)	Min. one dimension	10m	1.2	0.9 m	12m	2.8	1.2 m	18m	4.0	1.5 m	24m	5.4	1.8 m	30m	8.0	2.4 m	Above 30m	9.0	3.0 m
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Above 30m	9.0	3.0 m																					
11.	Interior courtyard for Light and Ventilation	<p>Minimum area 9 sq.m</p> <p>Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.</p>																					
12.	Staircase	<p>Minimum Clear Width: 2000 mm or as per occupant load whichever is more</p> <p>Minimum Tread: 300 mm</p> <p>Maximum Riser: 150 mm</p> <p>Minimum Headroom Height: 2200 mm</p>																					

Serial Number	PARAMETERS	Permissible Limits
13.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12
14.	Mumty	Allowed upto 2.75 m, otherwise counted towards the height of the building as well as Floor Area Ratio.
15.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.
16.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).
17.	Boundary wall	Maximum height allowed:- <u>Facing road or open area:</u> upto 0.9m solid wall with 0.9m high perforated Grill/Jali. <u>Facing other property:</u> upto 1.83m solid wall. Minimum Turning Radius for corner plot: - 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".
18.	Basement	Plot size upto 2025 sq.m: single story basement is allowed upto zoned area or upto the boundary of the plot except front and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. Plot size above 2025 sq.m: The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage.

Notes:-

- (a) Upto 30 percent of the total Floor Area Ratio area of Convention Centre shall be allowable for hotel activity.
- (b) Upto 1.0 percent of the total Floor Area Ratio area of Convention Centre shall be allowable for commercial activity.

Images of the Monument and its Surroundings



Figure 6.1: Northeastern Perspective View of the Monument.



Figure 6.2: A visual representation of the monument from a viewpoint situated in the western, northern, and eastern directions



Figure 6.3: Eastern direction of the monument.



Figure 6.4: Northern direction of the monument.



Figure 6.5: Western direction of the monument.



Figure 6.6: South-Eastern direction of the monument.



Figure 6.7: Captivating view of the monument as seen from the eastern direction just outside the protected boundary in the prohibited area.



Figure 6.8: View of the monument as seen from the market square on the southern direction of the prohibited area.



Figure 6.9: View of the monument from the western direction of the prohibited area.



Figure 6.10: View of the monument from the Nakodar road.

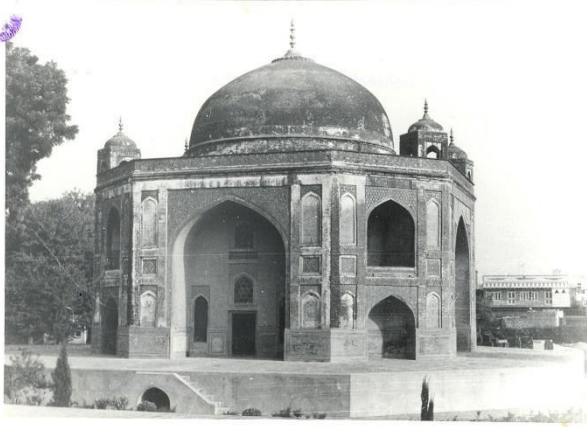


Figure 6.11: Old Photos of the Tomb of Muhammad Momin.

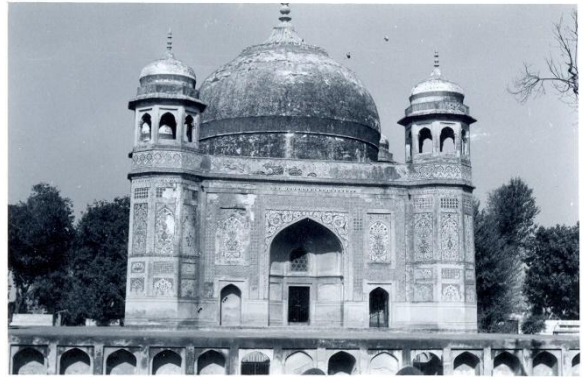


Figure 6.12: Old Photos of the Tomb of Haji Jamal.



Figure 6.13: Current Photos of the Tombs of Muhammad Momin and Haji Jamal.



Figure 6.14: Current Condition of the Tomb of Muhammad Momin.

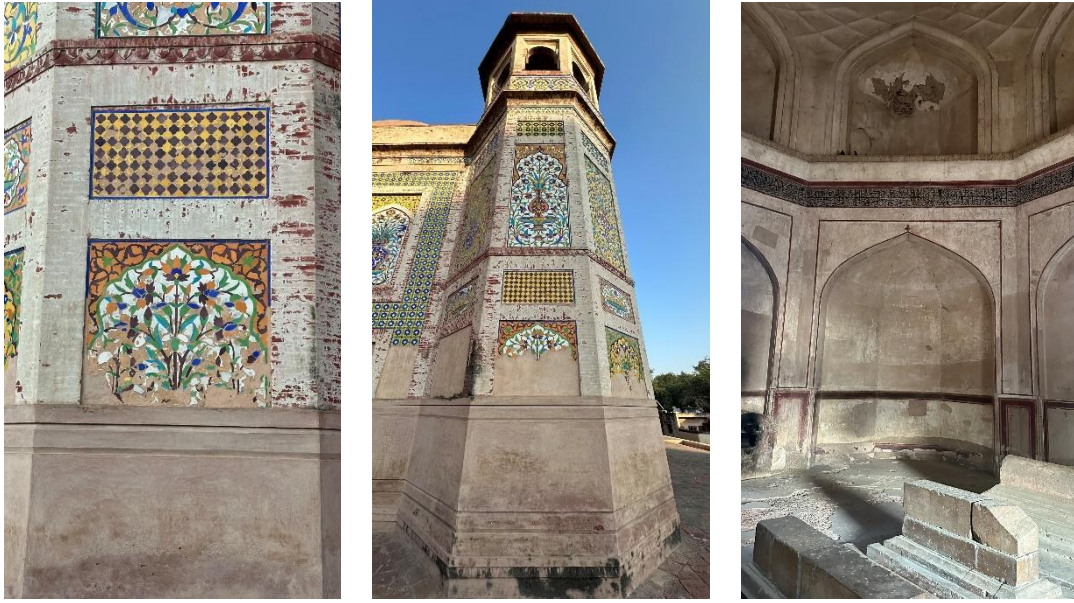


Figure 6.15: Current Condition of the Tomb of Haji Jamal.



Figure 6.16: Old Tehsil (cutcherry) Building in the Northern direction of the Prohibited Area.



Figure 6.17: Old Tehsil (cutcherry) Building and an old dipudated building beside it in the Northern direction of the Prohibited Area.



Figure 6.18: Park in the Northeast direction of the Regulated Area.



Figure 6.19: BSNL Office in the Western Direction of the Regulated Area.



Figure 6.20: Gurudwara in the N-E Direction of E the Regulated Area.



Figure 6.21: Commercial Building with G+3 in the N-Direction of the Regulated Area.



Figure 6.22: Row of Commercial shops along the protected boundary coming into the Prohibited Area.



Figure 6.23: Row of medical shops coming into the Prohibited Area in front of the civil hospital.



Figure 6.24: Street food market square in the S-W direction of the monument falling in the Prohibited Area.



Figure 6.25: Waterbody in the North Direction of the monument falling in the Prohibited and Regulated Area.



Figure 6.26: Dargah on the N-W direction of the Regulated Area.