



Punjab Government Gazette

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No. 34] CHANDIGARH, FRIDAY AUGUST 21, 2026 (SRAVANA 30, 1948 SAKA)

CONTENTS

	<i>Pages</i>
PART I —Punjab Government Notifications and Orders	.. 1639-1716
PART I-A —Notifications by Local Government	.. Nil
PART I-B —Notifications by Commissioners and Deputy Commissioners	.. Nil
PART II —Statutory Notifications and Republications from Gazette of India/Punjab	.. Nil
PART III —Notification by High Court, Labour Commissioner ; Advertisements ; Director of Lotteries, Punjab and Notices etc.	.. 1501-1538
PART III-A —Notifications by Universities	.. Nil
PART III-B —Court Notices	.. Nil
PART IV —Acts and Bills	.. Nil
PART V —Notification by Punjab State Legislature	.. Nil
SUPPLEMENT PART I —Statistical	.. Nil
SUPPLEMENT PART II —General	.. Nil
LEGISLATIVE SUPPLEMENT —Contents	.. Nil
Ditto PART I —Acts	.. Nil
Ditto PART II —Ordinances	.. Nil
Ditto PART III —Delegated Legislation	.. Nil
Ditto PART IV —Correction slips, Republications and Replacements	.. Nil



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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF LOCAL GOVERNMENT

(Town Planning Wing)

NOTIFICATION

The 11th November, 2024

No.LG/CTP(LG)/2024/2636.- The Governor of Punjab proposes to make the following amendments in the Punjab Municipal Building Bye-Laws 2018 in exercise of the powers conferred by sub-section (1) of section 201 of the Punjab Municipal Act, 1911 and sub-section (2) of section 399 of the Punjab Municipal Corporation Act, 1976 and all other powers enabling him in this behalf. The draft is published as required under the provisions of Punjab Municipal Act, 1911 and Punjab Municipal Corporation Act, 1976 for the information of the persons likely to be affected thereby.

2. The draft will be taken into consideration by the Government on or after the expiry of a period of thirty days from the date of publication of this notification in Official Gazette, together with any objection or suggestion with regard to the said Bye-laws, which may be received by the Department of Local Government from any person, before the expiry of the period so specified.

PROPOSED AMENDMENT IN PUNJAB MUNICIPAL BUILDING BYE-LAWS

Existing Clause	Amendment / Insertion / Substitution
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4.6 (Maximum FAR) and 4.1.2	Provision of clauses are amended as under:- Group Housing Maximum FAR permissible for Group Housing shall be as below:-
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Min. approach road	FAR
18 m (60 feet)	1:2.0

24 m (80 feet)	1:2.5
30 m (100 feet)	1:3.0
45 m (150 feet) & above	Unlimited

Note:-

- a) FAR above 1:2.00 shall be purchasable on such rates as decided by the Government from time to time.
- b) The permissible / purchasable FAR shall be allowed on all sizes of plots subject to fulfilment of all other building norms such as ground coverage, setbacks, parking, fire and structural safety or any permission required from any Department / Agency.
- c) The purchasable FAR may be allowed on all proposed, existing and ongoing projects subject to structural stability certificate, NOC from Fire Department and fulfilment of parking requirements, irrespective of the area of the site. Further such addition / alteration shall be subject to fulfillment of all liabilities created due to prior permission, on payment of such charges and such fee and on such terms and conditions, as may be specified after giving due notice to the apartment holders, who have taken apartments in such building, as on date of application.
- d) Written consent of at least two-thirds of the allottees in case additional FAR is being availed in vacant plot, other than the promoter, who have taken apartments in such building and consent of 100% allottees in the block being affected by such addition/ alteration in case additional FAR is being availed in already built-up structure.

Purchasable FAR for Commercial / Multiplex	The terms and conditions for purchasable FAR for Commercial / Multiplex buildings shall also be as per above.
4.6 (ii) (Other Uses)	Provision of clauses are amended as under:- Upto 1.0 percent of the total covered area of group housing project 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.
4.6 (9), 4.7.3 (Note) and 6.5.10 (h) (Stilt height)	Provision of clauses are amended as under:- Height of stilts for parking in all cases shall be minimum 7 feet 6 inches (2.3 meters) and shall be measured from the soffit of the beam or bottom of any duct provided for services.
4.7.4 (Front Setback)	Provision of clauses are amended as under:- Minimum front setback required for commercial in case of plot size above 500 square yards will be 20% or 20 meters, whichever is less.
4.9, 4.10, 4.21.8 and	Provision of clauses are amended as under:-

Schedule – IV (Front Setback)	Front Setback: The other non-residential uses (Hotel, Multiplex and Hospital, where front setback is 25%), also a cap of maximum 20 meters is fixed.
4.7.3 –I, 5.15.2, 6.4.3 (Table 6.1) (Staircase width)	Provision of clauses are replaced as under:- Minimum clear width for commercial – The following minimum width shall be provided for staircases in commercial buildings:- . Upto 125 square yards 1.0 meters (3 feet 3 inches) . Above 125 square yards 1.2 meters (4 feet) up to 250 square yards . Above 250 square yards 1.5 meters (5 feet) . In case of common staircase, width of staircase shall be provided as per the total plot area of the clubbed plots for which the same is being put to use. . Approach to upper floors can also be permitted from the public corridor.
4.23 (ix) (Basement)	Provision of clauses are amended as under:- Usage of Basement for storage in residential buildings and storage / parking/ services in non-residential building shall not be taken into account for F.A.R. In case the same is used for non-habitable purpose i.e., storage / services then the approach to non-habitable basement(s) shall be permitted only from inside the building.
4.23 (xvi), 5.19.7(a) and 6.4.7 (a) (Ramp)	Provision of clauses are amended as under:- For plots having area less than half-acre wherein the requirement of width of ramp is as below:- a) In case of single basement single ramp of minimum width 3.0 meters (10 feet) for both way vehicular movement is required. b) In case of multiple basements - 3.0 meters (10 feet) wide ramp for one way movement and 4.5 meters (15 feet) wide ramp for two-way movement is required. c) The gradient of slope may be kept as 1:7 and the ramp shall not be provided in the mandatory setback area (minimum 6 meters).
4.7.4 (Note) (Commercial in Core Area)	Provision of clauses are amended as under:- Note: Single depth properties up to plot area 125 square yards (In Core City Areas) can be considered for erection / re – erection of single depth shop /showroom with 100% coverage and F.A.R. 1:2 by the Authority subject to fire and structural safety with certain charges as decided by the Government from time to time.
4.10 (Hotels and Motels)	Provision of clauses are amended by adding the below note:- Note:- . Earlier in case the plot size was of category where more FAR was permissible but the frontage was of lower FAR category then Building Plan was not approved. e.g. plot with site area 836.43 square meters to 3345.72 square meters but with frontage of 12 meters was not approved.

- In case plot size which is admissible for more FAR but has less frontage then Building Plan will be sanctioned but FAR as permissible for that frontage will be permitted.

4.13

Provision of clauses are amended as below:-

(Industrial Building)

Table 1 (Plot area upto 300 sq.m)

- Maximum Ground coverage – 70% of the plot area.
- Front and Rear setback- 1/4th of the height of the building or 2m whichever is more.
- Side Setback – If left at any point of the building shall be 1/5th.
- Parking should be 0.5 ECS/ 100 sq.m of total covered area in case of General Textile, Knitwear and sports industry

Table 2 (Plot area above 300 sq.m)

- Maximum Ground coverage – 70% of the plot area.
- Parking should be 0.5 ECS/ 100 sq.m of total covered area in case of General Textile, Knitwear and sports industry.
- For plots above 1000 sq.m, a loading unloading space of 3.5m x 7.5m shall be provided at the rate of 1 space per 1000 sq.m of plot area.

4.21.8

Provision of clauses are amended as below:-

(Ground coverage)

The permissible ground coverage in case of hospital building upto 1000 square yards shall be 50%.

5.22.1 along with 4.6, 4.7.4, 4.9, 4.21.8

The Clauses 4.7.4 (Schedule of Commercial Building), 4.6 (Commercial), 4.9 (Multiplex), 4.21.8 (Nursing Home/Hospital) and all other clauses for buildings above 15 meters, are amended to the extent and table 5.4 of Clause 5.22.1 is substituted by the following:

(Setbacks around the building)

Table 5.4 Provision of Exterior Open Spaces around the Buildings:

Height of Building (in meters)	Minimum Setbacks required to be left (in meters)	Notes
Above 15	6	a) Up to a height of 24 m, with one set-back, the open spaces at the ground level, shall be not less than 6 m;
21	7	
24	8	
27	9	b) For heights between 24 m and 37.5 m with one set-back, the open spaces at the ground level, shall be not less than 9 m;
30	10	
35	11	
40	12	c) For heights between 37.5 m and 70 m with two set-backs, the open spaces at the ground level, shall be not less than 12 m;
45	13	
50	14	

55	16
70	17
120	18
Above 120	20

- d) For heights between 70 m and 120 m with two set-backs, the open spaces at the ground level, shall be not less than 14 m;
- e) For heights above 120 m and above with two set-backs, the open spaces at the ground level, shall be not less than 16 m and
- f) The deficiency in the open spaces shall be made good to satisfy required setbacks by providing further setbacks at the upper levels; these set-backs shall not be accessible from individual rooms/flats at these levels; and
- g) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as given in col 2 may be reduced by 1 m subject to a minimum of 3 m and a maximum of 8 m. No further projections shall be permitted.
- h) If the length or depth of a building exceeds 40 m, add to col. 2 ten percent of length or depth of building minus 4 m subject to a maximum requirement of 20 m.

5.1 (General)	In Clause 5.1 (General), following clause is added:- This part is only applicable, where no specific norms are available in Chapter-IV (Development Codes).
FAR on plots abutting 45m road.	Provision has been proposed for building categories mentioned in clause 2.23 (a) of PMBBL, 2018 amended from time to time upto the extent that <i>“Unlimited Floor Area Ratio may be allowed on 45 m. road width (above 1:3.00 chargeable on pro-rata basis) subject to fulfillment of building controls such as ground coverage, setbacks around building, parking norms, light and ventilation , height, fire and structural safety.”</i>
Miscellaneous proposals	If any difficulties arise in implementation of Punjab Municipal Building Bye Laws 2018 including these amendments or if any clarification or interpretation of these Bye Laws is required, Director, Local Government shall be competent to issue such clarification.

Chandigarh
The 8th November, 2024

TEJVEER SINGH, IAS
Additional Chief Secretary to Government of Punjab
Department of Local Government