

GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(Town Planning Wing)

NOTIFICATION

The 26 July, 2021

No. LG/CTP(LG)/ 2530 In exercise of the powers conferred by sub-section (1) of section 201 of the Punjab Municipal Act, 1911 (Punjab Act No. 3 of 1911) and sub-section (2) of section 399 of the Punjab Municipal Corporation Act, 1976 (Act No. 42 of 1976), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make following amendments/additions/modifications in the clauses of the Bye-Laws called "Punjab Municipal Building Bye-Laws 2018" notified vide No. CTP(LG)/2018/3548 on 22.11.2018. These shall come into effect from the date of notification.

In Chapter 11, clause 11.3 (Various Guidelines for Green Rating) shall be substituted as under:

- (i) The provisions of the Punjab Energy Conservation Building Code shall be applicable to the buildings/ areas in accordance with the notification issued by the Government vide no. DTP(LG)-2016/2895 on dt. 19/12/2016, as amended from time to time.
- (ii) The applicant/ owner shall submit a certificate from an architect/ Civil Engineer confirming that the building plans conform to the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency (PEDA) along with the application approval of building plan.
- (iii) The completion and occupation certificate of buildings shall be issued by the competent authority only after the applicant/ owner shall submit a certificate from an architect / Civil Engineer (who has supervised the construction of building) that building has been constructed in accordance with the provision of the Punjab Energy Conservation Building Code and is duly verified by Punjab Energy Development Agency.
- (iv) An incentive of additional Floor Area Ratio of five percent for Three Star or Bronze or Silver rated building, seven and half percent for Four Star or Gold rated building and ten percent for Five Star or Platinum rated building free of cost with hundred percent exemption of building scrutiny fee shall be permissible on submission of Green Building Certificate from the following agencies with rating duly verified by rating agencies, namely:-
 - a) Buildings granted Three Star or Four Star or Five Star rating by Green Rating for Integrated Habitat (GRIHA) or;
 - b) Buildings granted Bronze or Silver or Gold or Platinum rating by Leadership in Energy and Environmental Design (LEED) or;
 - c) Buildings granted Bronze or Silver or Gold or Platinum rating by Indian Green Building Council (IGBC).

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

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, Government shall be competent to issue such clarification or remove such difficulties by way of notification.

Chandigarh

Dated: 22-7-2021.

Ajoy Kumar Sinha, IAS

Principal Secretary to Government of Punjab,
Department of Local Government, Punjab

Endst.No. LG/CTP(LG) -2021/ 2531

Dated Chandigarh: 26-07-2021

A copy is forwarded to the Controller, Printing & Stationary Department, Punjab, SAS Nagar (Mohali) with a request to get this notification published in the Punjab Government Gazette Extra ordinary and supply ten spare copies for record.

Majid Sar

Under Secretary, Local Government

Dant

Endst.No.LG/CTP(LG) - 2021/ 2532-2536 Dated Chandigarh: 26-7-2021

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

1. Mayors/Commissioners of All Municipal Corporations in Punjab.
2. All Additional Deputy Commissioners of Urban Development in Punjab.
3. All Branch Heads in the Department of Local Government.
4. All Superintendents in the Local Government Secretariat / Directorate.
5. EOs of All Municipal Councils / Nagar Panchayats in Punjab.

Majid Sar

Under Secretary, Local Government

Dant