

PTD (M)  
23/8/16  
PA/CTP

**GOVERNMENT OF PUNJAB**  
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**(HOUSING II BRANCH)**

**NOTIFICATION**

Dated August 17, 2016

No.17/8/2016-5Hg2/

821009/1

An Iconic Building is a building having usually a design that is 'ground breaking' and one that sets new standards in its field. It is a design that other designers follow, as it becomes a bench mark for other similar buildings. Furthermore, an iconic building is one that stands up to the test of time, remaining good in design, despite the passing of years, decades and even centuries. These buildings are the most beautiful and aesthetically pleasing structures with innovative designs. Such buildings not only give residents a feeling of pride but also enhance the economic status of the settlement.

Whereas the Government of Punjab has recognized the importance of these buildings in urban development of the State and intends to promote such buildings for which a practicable, flexible and people friendly policy is required to be framed in which certain incentives are offered to the promoters of such buildings. These buildings not only enhance the urban landscape of a city but also contribute towards economic upliftment of the area by providing employment to the people and also by inviting other ancillary activities like hotel, restaurant, tourism etc.

Therefore, the Governor of Punjab is pleased to frame the following policy for the promotion of iconic buildings in the State of Punjab:

**1. Applicability:**

This policy shall be applicable in the entire State of Punjab including Municipal limits.

**2. Parameters for construction of Iconic Buildings:**

- 1) Such buildings can be constructed within Master Plan areas in compatible land use zones only.
- 2) Such buildings shall be allowed with minimum height of 130 meters.
- 3) Maximum ground coverage shall be 25%.
- 4) Such buildings shall be permissible on roads having minimum width of 200'-0".
- 5) Such buildings shall be free from FAR subject to fulfillment of PUDA building rules such as parking, setbacks and other public safety norms, Air Force restrictions.
- 6) Such buildings should be Eco-friendly with Five Star rating, provision of water harvesting, energy efficient with carbon foot print as per 5 star rating and should have certification from Bureau of Energy Efficiency or from \_\_\_\_\_

GRIHA (Green Rating Integrated Habitat Assessment) of Ministry of Non Renewable Energy Source and Energy, Government of India or any other recognized central/ State level agency for certification of green buildings.

- 7) Mixed land use shall also be permissible in such buildings.
- 8) Land use wise parking norms shall be applicable to different land uses proposed in the building.

### 3. Incentives for Iconic Buildings:

Only those buildings shall be eligible for incentives which are recommended as iconic building by the committee constituted under this policy:

- 1) CLU, EDC, LF/ PF shall be charged at the rate of 50% of the charges applicable in the respective zone. These charges shall be charged in proportion to the land use proposed in the building.
- 2) Such buildings shall be allowed on the basis of self certification issued by a qualified architect\* and structural engineer to sanction building plans for erection and re-erection of such buildings after the basic concept is approved by the Committee constituted under this policy. The prior approval of the building plans from the Competent Authority shall not be mandatory but the architect shall submit a copy of self certified building plans to the Competent Authority for scrutiny along with mandatory fees/ charges.
- 3) The density of an Iconic building shall be calculated at the rate of 100 persons per acre for calculating infrastructure requirements only irrespective of the use of such building and the density so calculated shall not be included in the overall density of the project of which such building is a part.

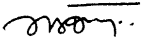
#### Note:

\* **Qualified Architect means a person who is registered with Council of Architecture under the Architects Act, 1972.**

### 4. Committee for determining Iconic Buildings:

#### a) For areas outside MC Limits:

The following State Level Committee under the chairmanship of the Principal Secretary/ Secretary Housing and Urban Development, Department, Punjab will determine an Iconic Building:

- a) Principal Secretary/ Secretary Department of Housing and Urban Development, Punjab .....Chairman
- b) Chief Administrator of the concerned Development Authority
- c) Director Town and Country Planning, Punjab
- d) Chief Architect, Punjab
- e) Chief Town Planner, Punjab
- f) Chief Engineer of the concerned Development Authority
- g) Representative of PPCB (Member Secretary) 

- h) Representative of PEDDA (Executive Director)
- i) Representative of Fire Department (Head of Department)
- j) Special invitee with the permission of the Chairman

**b) For areas within MC Limits:**

The following Committee under the chairmanship of the Principal Secretary/ Secretary Local Government Department, Punjab will determine an Iconic Building:

- a) Principal Secretary/ Secretary, Department of Local Government, Punjab  
...Chairman
- b) Commissioner/ Deputy Director Local Government of the concerned Municipal Corporation/ Municipal Council (as the case may be)
- c) Director/ Chief Town Planner, Local Government (Town Planning)
- d) Chief Architect, Punjab
- e) Chief Engineer/ SE of the concerned Municipal Corporation/ Committee
- f) Representative of PPCB (Member Secretary)
- g) Representative of PEDDA (Executive Director)
- h) Representative of Fire Department (Head of Department)
- i) Special invitee with the permission of the Chairman

Dated: 11-08-2016  
Chandigarh

Viswajeet Khanna, IAS  
Principal Secretary to Government, Punjab,  
Housing & Urban Development Department

Endst. No. 1718/2016-5Hgl// 821009/2 Dated: 17/8/16

A copy along with a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, SAS Nagar with request to publish this notification in the Punjab Govt. Gazette (Ordinary) and send 200 copies of the same.

  
Special Secretary  
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Endst. No. 17/08/2016-5Hg2/ 21009/ 3-19 Dated, Chandigarh: 17/8/16

A copy is forwarded to the following for information and necessary action:

1. Additional Chief Secretary, Local Govt., Punjab.
2. Principal Secretary, Industries and Commerce, Punjab.
3. Principal Secretary, Science & Technology, Punjab.
4. Principal Secretary, Power, Punjab.
5. Chief Administrator, PUDA, SAS Nagar.
6. Chief Administrator, GMADA, SAS Nagar.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, PDA, Patiala.
9. Chief Administrator, ADA, Amritsar.
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Director, Industries and Commerce, Punjab.
13. Director, Town and Country Planning, Punjab.
14. Director, Local Govt., Punjab.
15. Chief Town Planner, Punjab.
16. Superintendent, Cabinet Affair Branch, Punjab Civil Sectt. Chandigarh w.r.t. ID No.1/205/2016 - 1cabinet/811475/1 dated 03-08-2016 for information and necessary action.
17. G.M. (I.T.), PUDA, SAS Nagar.

  
Superintendent

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ  
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 110 111-1112-ਸੀਟੀਪੀ(ਪਬ)/ 11111111 ਮਿਤੀ: 23-8-2016

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ  
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, (ਸ.ਮੁ)/ ਐਸ.ਏ.ਐਸ.ਨਗਰ/ ਪਟਿਆਲਾ/ ਲੁਧਿਆਣਾ/  
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ/ ਪਟਿਆਲਾ/ ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਸੰਗਰੂਰ/  
ਬਠਿੰਡਾ/ ਫਰੀਦਕੋਟ/ ਫਿਰੋਜ਼ਪੁਰ/ ਲੁਧਿਆਣਾ/ ਅੰਮ੍ਰਿਤਸਰ/ ਗੁਰਦਾਸਪੁਰ/ ਜਲੰਧਰ/  
ਕਪੂਰਥਲਾ/ ਹੁਸ਼ਿਆਰਪੁਰ/ ਰੂਪਨਗਰ/ ਸਦਰ ਮੁਕਾਮ।
3. ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੀ/ਐਚ)/ ਸਮੂਹ ਪਲੈਨਿੰਗ ਅਫਸਰ (ਮੁ.ਦ)।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,  
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।