

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

Notification

The 09 March, 2019

No. CTP(LG)/2019/ 727 The following amendments in the clause 3.11.1 and Annexure-IV of the Bye-Laws "Punjab Municipal Building Bye-Laws 2018" notified vide no. CTP(LG)/2018/3548 on 22.11.2018, which the Governor of Punjab proposes to make 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) & 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, are notified.

3.11.1 Signing the Building Plans:

All plans before submission to the Authority shall be signed the owner(s) and by-

- a. A person holding a graduate degree in Bachelor of Architecture from any institute recognized by the Council of Architecture (COA) and has his/her name entered in the register of COA for the time being, with a valid COA Registration number, under the Architect's Act 1972; Or
 - b. A person holding a graduate degree in Civil Engineering from a recognized Indian university, or the valid member of the statutory body governing such profession, as and when established. (In case of plots upto 500 Sq.mt. Only).
 - c. A Building Designer and Supervisor (In case of plots upto 200 Sq.yds. Only) who is having :-
 - Three years Diploma in Civil Engineering / Architecture from recognized Institute making eligible for recruitment in the Punjab Engineering / Architecture Service Class – III and having 3 years minimum experience in Building Design / Supervision. OR
 - Qualification as a Draftsman / Surveyor from recognized Polytechnic / ITI having 5 years experience in building Design and Supervision.
2. The Annexure-IV is amended in reference to the above as enclosed.
- These shall come into force on date of its notification.


Chandigarh
Dated-09.03.2019

A.Venu Prasad, IAS
Principal Secretary to Government of Punjab,
Department of Local Government, Punjab

Endst.No. CTP(LG) -2019 / 728

Dated Chandigarh the 09.03.2019

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.


Special Secretary Local Government

Endst.No. CTP(LG) - 2019 / 729

Dated Chandigarh the 09.03.2019

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 Regional Deputy Directors, of Local Government Department in Punjab.
3. EOs of All Municipal Councils/Nagar Panchayats in Punjab.
4. All Officers in the Local Government Department.
5. All Superintendents in the Local Government Secretariat / Directorate.


Special Secretary Local Government

Qualification and Competence of Technical Personnel for Preparations of Schemes for Building Permit and Supervision

1.0 General

Building/Development work for which permission is sought, shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be:

Architect, Engineer, Structural engineer, Town planner, Landscape architect, Urban designer, Supervisor, Building Designer and Supervisor. Requirements of registration/license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in items 1 to 7 of the following table:

(items 7-9 *Plumber, Electrician and Fire Consultant* may not need registration)

Sl No	Professional	Qualifications	Competence / Functions
1	Architect	A person holding a graduate degree in Bachelor of Architecture from any institute recognized by the Council of Architecture (COA) and has his/her name entered in the register of COA for the time being, with a valid COA Registration number, under the Architect's Act 1972.	The registered architect shall be competent to carry out the work related to the building/development permit as given below: a. Prepare and sign all plans, sub-division/layout plans and information connected with building permit. b. Layout Plans of plots measuring upto 1 Ha. in size. c. Issuing certificate of supervision and completion of all buildings. d. Issuing certificate of supervision for development permit of Layout Plans of plots measuring upto 1 Ha. in size.
2	Engineer	A person holding a graduate degree in Civil Engineering from a recognized Indian university, or the valid member of the statutory body governing such profession, as and when established. (In case of plots upto 500 Sq.mt. Only).	The registered engineer shall be competent to carry out the work related to the building/development permit as given below: a. Prepare and sign building plans of plots up to 500 sq.m.(for all types of Buildings), structural drawings and service plans and information connected with building permit; Preparation of structural drawings, details and calculations of buildings on plot up to 500 m ² and up to 5 storeys or 16 m in height, all service plans and related information. Issuing certificate of supervision and completion of of plots upto 500 sq.m.(for all types of Buildings) pertaining including structure and building services.

3	Structural Engineer	<p>Graduate in Civil engineering from recognized Indian or foreign university, or Corporate Member (Civil) of Institution of Engineers (India), minimum 3 years experience in structural Engineering practice with designing and field work.</p> <p>NOTE — The 3 years experience shall be relaxed to 2 years in the case of post-graduate degree of Recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.</p>	<p>The registered structural engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision.</p> <p>In case of buildings having special structural features, as decided by the Authority, they shall be designed only by Structural engineers.</p>
4	Town Planner	<p>Graduate or Post graduate degree in Town and country planning with valid Associate Membership of the Institute of Town Planners, India.</p>	<p>The registered town planner shall be competent to carry out the work related to the development permit as given below:</p> <ol style="list-style-type: none"> Preparation of plans for land sub-division/ layout and related info development permit for all areas more than 1 Hectare. Issuing of certificate of supervision development of land of all areas. Prepare and sign building plans of plots up to 500 sq.m.(for all types of Buildings), structural drawings connected with building permit; Issuing certificate of supervision and completion of of plots upto 500 sq.m.(for all types of Buildings). <p>NOTE — However, for land layouts for development permit above 5 hectare in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage / drainage, electrification, etc, the registered engineers for utility services shall be associated.</p>
5	Landscape Architect	<p>Bachelor or Master's degree in landscape architecture or equivalent from recognized Indian or foreign university.</p>	<p>The registered landscape architect shall be competent to carry out the work related to landscape design for building/development permit for land areas 5 hectares and above. In case of metro-cities, this limit of land area shall be 2 hectares and above.</p> <p>NOTE — For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.</p>

6	Urban Designer	Master's degree in Urban Design or equivalent from recognized Indian or foreign university.	The registered urban designer shall be competent to carry out the work related to urban design for city areas more than 5 hectares and campus area more than 2 hectares. He/She shall also be competent to carry out the work of urban renewal for all blighted/congested areas. NOTE — For smaller areas below the limits indicated above, association of urban designer may be considered from the point of view of desired urban design.
7	Building Designer and Supervisor	<ul style="list-style-type: none"> Three years Diploma in Civil Engineering / Architecture from recognized Institute making eligible for recruitment in the Punjab Engineering / Architecture Service Class – III and having 3 years minimum experience in Building Design / Supervision. Qualification as a Draftsman / Surveyor from recognized Polytechnic / ITI having 5 years experience in building Design and Supervision. 	The Registered Building Designer and Supervisor shall be competent to carry out the work related to the building / development permit as defined in clause 4.4.4 given below: <ul style="list-style-type: none"> a. Prepare and Sign (In case of plots upto 200 Sq.yds. Only) plans, sub division/layout plans and information connected with building permit. b. Issuing certificate of supervision and completion of (In case of plots upto 200 Sq.yds. Only) buildings.
8	Plumber	licensed by the concerned Authority through examination of candidates - Certificate of training from ITI, with min. 2yrs experience of execution of sanitary and plumbing works under any govt. Dept./ Local body or a qualified Architect / Engineer. Knowledge of working drawings and dimensioned sketches.	A plumber shall be competent to do the following jobs: <ul style="list-style-type: none"> a. Execution / supervision of sanitary works up to 500 sq mt plot size and 4 storeyed buildings.
9	Electrician	As prescribed by the concerned electricity company	
10	Fire Consultant	As prescribed by Local Fire Officer, Town/City Fire Service.	