



SANCTION OF BUILDING PLANS

There are two options for sanction of Building Plans of residential plots upto 500 sq. yards.

CHECK LIST

- (a) Self-certification of Architects empanelled by GLADA
- (b) Sanction by GLADA/PUDA

SELF CERTIFICATION

- (i) Application form
- (ii) Submission of building plans (in duplicate for plots upto 300 sq yards and in triplicate for plots more than 300 sq yards and upto 500 sq yards) one week prior to start of construction. These building plans should be cloth-mounted and must confirm to the zoning plan approved by GLADA and PUDA Building Rules 1996, as ammended from time to time. These plans should be stamped "Sanctioned" and signed by an Architect empanelled by GLADA along with the followign certificate on such building plan.

'Certified that the above building plan is as per the zoning plan drawing No. _____ dated _____ issued by GLADA and as per the PUDA Building Rules 1996 (as ammended till date).'

A list containing name and address of such Architects is attached.

- (iii) Security & Scrutiny fee in the form of a Demand Draft favouring 'Estate Officer, Ludhiana Urban Planning and Development Auhority' payable at Ludhiana, as per following details :-

Security Fee (Refundable after completion)

- (a) Plots upto 250 sq yards - Rs. 2500/-
- (b) Plots mor ethan 250 sq yards and upto 500 sq yards - Rs. 5000/-

Scrutiny Fee would be leviabale @Rs. 2.50 per sq feet of total covered area in case of fresh plan. In case of revised / super-seeded plans, the scrutiny fee would be leviabale @ Rs. 1.25 per sq. feet of the covered area.

In case of any additional covered area, which is resultant of any increase in the FAR subsequently to the allotment of plot, an additional fee @Rs. 36 per sq feet shall be levied.

- (iv) In case the cost of construction of the proposed building is more than Rs. 10,00,000/-, the owner is liable to pay Labour Cess levied under the Building & Other Construction Workers Welfare Cess Act, 1996 to the 'Punjab Labour Welfare Board' SCO 47-48, Sector 17-E, Chandigarh. The Labour Cess levied is 1% of the total cost of construction over and above the amount of Rs. 10,00,000/-. A receipt confirming the deposit of the said Labour Cess must be attached with the application.
- (v) Declaration



Greater Ludhiana Area Development Authority



RIGHT TO SERVICE

APPLICATION FORM

To

The Estate Officer
GLADA Complex,
Near Rajguru Nagar
Ferozpur Road
Ludhiana

Subject : Sanction of Building Plans for Plot/SCF/SSS/SCO/Booth site No. _____, Phase _____, Ludhiana.

Sir / Madam,

I/We are the owner of SCF / SCO / SSS / Booth / Indl. Site / House/ Plot No. _____ Phase _____, Ludhiana. I/We wish to seek sanction of Building Plan of the above mentioned property under the following option (Tick any one)

- (a) Self Certification by empanelled Architects
- (b) Sanction by GLADA

The requisite documents are attached. You are requested to process the application accordingly.

Date : _____

Signature _____
(Name & Address of Owner/(s))