

Notifications and Orders

(100) Directions regarding construction of building - In exercise of the powers conferred under Section 4 of the Capital of Punjab (Development and Regulation) Act, 1952, the Chief Administrator, Union Territory, Chandigarh, hereby issues the following directions regarding construction of buildings in the Union Territory, Chandigarh namely:-

1. Additional height shall be allowed to provide minimum habitable height on 2nd floor in those SCFs which are converted into SCOs/Guest Houses in Shopping Centres as V4 streets in various sectors with the condition that the present facade is not disturbed for which height increase may be allowed with a set back of 3-9 from front faga.
2. A concept plan for facade control shall be submitted to the Department of Urban Planning, Chandigarh Administration by the owners of the full row/block of shape and changes in front facade shall be made collectively by the owners of all the SCOs in that row/block.
3. All other violations of architectural control in the SCOs should be removed before allowing this facility and both front and rear facades shall be restored to as per the architectural control.
4. In the existing architectural controls, the staircase from rear side has been allowed only for access to the residential unit on upper floors. However, no staircases access from rear side courtyard to the second floor shall be allowed where commercial habitable use alongwith additional insight is availed as per this relaxation.
5. A uniform colour scheme as approved in the concept plan shall be followed by all the owners.
6. This relaxation regard! rig increase hi Height shall be allowed subject to payment of composition fees as decided by Chandigarh Administration. This fee shall be in addition to the Conversion charges being realized for conversion of SCF Into SCO/Guest House as the case may be and fees for additional covered area through coverage of courtyard on 2nd floor.
7. This relaxation shall be allowed subject to approval of revised Building Plans by the PAC and the Estate Officer, U.T., shall ensure the compliance of architectural controls at site after completion.
8. All the relevant architectural controls applicable to the aforesaid sites where these relaxations are allowed, shall be deemed to be amended to this extent.

(See Chandigarh Administration Gaz. (Extra) dated 4.8.2005 at page 554)