

Notifications and Orders

(109) Directions regarding construction of buildings - In exercise of the powers conferred under Section 5 and 22 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) One basement shall be mandatory in the following categories of buildings in the oily, Twin basement shall be provided if the requirement of parking as per covered area provided in the building is not met through **one basement**:

(a) Cinemas converted into Multiplexes.

(b) industrial sites in Industrial Area, Phase-1 & II converted into commercial usage after payment of conversion charges. The plot area of such sites should be minimum one acre and above.

(c) Shopping Malls

(d) Hotel Sites on independent plots.

(e) Sites in the Chandigarh Technology Park.

(f) Special sites such as the proposed 11 storeyed tower in City Centre; Sector 17.

(g) Commercial sites. Offices and Institutional sites (except educational & residential) comprising independent plots of one acre and above plot area.

(2) These basements shall be constructed within the prescribed coverage norms and area of the basements shall not be counted towards F.A.R.

(3) The use of twin level basements shall be restricted to the provisions given under rule 28-C (Use of Basement Storey) of the Punjab Capital (Development and Regulation) Building Rules, 1952 75% of the area of the twin level basements shall be used exclusively for the purpose of parking.

(4) The lighting and ventilation of the basements shall be provided according to Rule 28 -D (Lighting and ventilation of Basement Storey) of the Punjab Capital (Development & Regulation) Building rules, 1952. However, in case of lower basement where natural light and ventilation may not be possible, it shall be ensured through artificial light and mechanical ventilation through ducts or other suitable means. 100% power back-up shall be essentially provided.

(5) The maximum height of the twin level basement shall not exceed 27-0 from the floor of the lower basement to the ceiling of the upper basement. For all such cases where twin level basement is permitted, the Rule 28-F (Height of Basement Storey) of the aforesaid building rules shall deem to be amended to this extent. In no case, the number of basement levels shall exceed two and no mezzanine floors and lofts shall be allowed.

(6) The structural stability of the basements shall be certified by a qualified registered structural engineer.

(7) Adequate arrangement shall be made so that surface drainage does not enter the basements for which public health clearance shall be mandatory. All provisions of Rule 28-H (Drainage of Basement Storey) of building rules shall be ensured in this regard.

(8) The twin level basement shall be provided in accordance to the provisions of National Building Code of India 2005, Delhi Fire Prevention Safety Act, 1986, extended to U.T. Chandigarh, 1991.

(See Chandigarh Administration Gaz. (Extra) dated 12.5.2006 at page 601)

