

Notifications and Orders

(132) Directions regarding building Plan - In exercise of the powers conferred under section 4 of the Capital of Punjab (Development and Regulation) Act, 1952,1, Sanjay Kumar, IAS, Chief Administrator, Union Territory, Chandigarh issue following orders. These orders shall come into effect from the date they are notified in the official gazette:—

1 .All the buildings/sites, except residential, in Sectors 1 to 30 shall continue to be governed by architectural control. AH buildings/sites in Sector 31 and beyond in sectoral grid and other locations shall be governed by such volumetric controls duly approved and prescribed.

2. All sites/plots in Chandigarh shall have a zoning plan duly approved by the Chief Administrator. Due to increase in ground coverage area, consequent to these orders, the front building line will not change. The increased area will be first adjusted within the existing footprint of building. If need be, increased coverage can be adjusted on the rear side or on either sides of the existing building.

3. Owners/Lessee of those buildings who want changes in accordance with these orders, they will require a fresh clearance and approval of the building plans.

4. All changes/extra space etc. which shah now be available as per these orders shall be allowed on payment of such fee as determined by the Department of Finance, Chandigarh Administration from time to time. Those buildings which have committed violations and, now, if those violations are permissible as per these orders, can get the violations compounded by paying compounding fee, penal charges, etc. which are payable at such rates as determined by Department of Finance from time to time within one year from the date these orders are notified in the Official Gazette.

5. Any owner/lessee of the building who wants changes in the approved architectural control and/or building plans as per these notifications will have to resubmit a revised plan for approval. While submitting the plans for approval following documents/details shall also be attached in addition to those attachments which are already prescribed under the building Rules:—

(a) Stability of the structure especially keeping in view the safety from point of view of high intensity earth quake.

(b) Adequate provision s o flight ventilation, circulation, air circulation and safety as per building rules and norms in this regard.

(c) All fire safety norms and requirements are met with,

(d) Adequate provisions for different services including public health, electricity, air, fire services etc. are provided.

6. The terraces of all buildings in Chandigarh shall be allowed to be Accessed by staircase mumty to be located within the service zone to create refuge area in case of fire. The service zone on the terrace shall be allowed to have 3 feet high parapet wall all around, which shall not be used for any other purpose except for specified services. For this purpose standard design of munity shall be issued.

7. Machine Room-less Lift (Monospace lift) shall be allowed to be installed also in SCO/SCF buildings in Chandigarh and for this purpose extra height up to one meter above terrace level 3shall be allowed.

8. The wide glazing in place of traditional brick jali/brick wall on first and second floors of Shop-cum-Offices(SCOs) and Shop-cum Flats (SCFs) or similar buildings in all Sectors in Chandigarh shall be allowed without any change in architectural control/frame control subject to the condition that all the

owners/ allottees/lessees/occupiers in a row of a given block shall make a joint request for this purpose to maintain the homogenous character, The permissible wide glazing shall be allowed only on 70% of surface area of brick jali/brick wall,

9. Covering of back courtyard of the Bay shops in Chandigarh shall be allowed in conformity with building rules. If the bay shop is also having/going to have basement, while covering of back, F, set back of 2.25 mtrs. shall be left.

10. There shall be no bar henceforth on providing additional staircase in commercial buildings (including SCOs/SCFs) to meet with the fire safety requirements as per National Building Code.

11. The ground floor of existing commercial buildings shall be allowed to have depression up to 2-1/2" feet subject to structural stability at site and provision of mezzanine floor shall be allowed subject to provision of minimum permissible height in conformity with building rules.

12. The back courtyard wall in Shop-cum-Office (SCOs)/Shop-cum-Flat (SCFs) shall be of 12'-0" height from centre line of road.

13. The out out in roof slab on top floor of all the non-residential buildings shall be allowed subject to the provisions of adequate light, ventilation, circulation, air circulation and safety requirements.

14. There shall be no restriction on having only square and rectangular shaped doors and windows in residential buildings.

15. Lift shall be allowed to open in basement of buildings in Chandigarh.

16. Projection/cantilever on first and second floor of all *maria* houses and one *kanal* houses governed by Frame control/Architectural control, not exceeding three feet from the building line in the front and rear courtyard and at least three feet away from either side of the building line from the center line of the common wall subject to structural feasibility, shall also be allowed. However, no projection shall be allowed on terrace level.

17. Basement can be allowed up to the entire zoned area for exclusive purpose of parking (minimum or R0%) and services/storage (maximum of 20%) in non-residential buildings. In residential buildings, basement can be allowed only below built up space. Basement can be allowed only below the built up area, of ground floor including the rear courtyard in Show Rooms, SCOs, SCFs, Bayshops and similar buildings. In show-rooms, SCOs, SCFs, bay-shops and similar buildings the same can also be used for habitable purposes (without toilet, kitchen or any hazardous activity) provided they meet other requirements of building rules and further provided that they meet the requirement of circulation, safety, air circulation, ventilation, light and requirement of two separate staircases.

18. Multi level parking above tire ground level shall also be allowed which shall be free from FAR. However, the footprint of the separate parking building block shall be counted upto 50% of the ground coverage permissible. In this block, no other use except parking, driver's rest room with toilet, toll center and any other facility which is essential for parking facility shall be allowed subject to condition that these facilities shall not exceed 150 sq. mtrs, per 1009 ECS (Equivalent Car Space) of parking space or in multiple of that. Other parameters such as ground coverage, height etc. for such parking shall be governed by the existing rules for any other multi level building, Multi level mechanical parking shall also be permissible for which the norms shall be decided on case-to-case basis.

19. A Silent Generating set of any capacity and Dry Type Transformer/Sub Station equipments shall be allowed on the terrace/roof top of all Commercial, Industrial, Public and Apartment Buildings in Chandigarh within service zone subject the following conditions:—

- (i) that the structural stability is certified by a Structural Engineer;
- (ii) that the Chief Fire Officer, Municipal Corporation, Chandigarh issues a No Objection Certificate for thy purpose;
- (iii) that consent/clearance is obtained from the Chandigarh Pollution Control Committee, Chandigarh;
- (iv) the applicant shall apply to the Electricity Department Chandigarh Administration for clearance and electricity connection.

20. These (sic-There) shall be no objection in installing of a Silent Generating Set of capacity beyond 25 KVA in the basement or ground floor of the premises of Commercial, Industrial, Public and Apartment buildings in Chandigarh within the covered area norms subject to the clearance by the Chandigarh Pollution Control Committee) and the Electricity Department of Chandigarh Administration as per their norms.

21. A Silent Generating set up to 25 KVA capacity shall be allowed on the lowest level of the residential building subject to mootng the norms of the air pollution and structure born noise levels being as approved by the Chandigarh Pollution Control Committee and the Electricity Department of Chandigarh Administration as per their norms.

22. Following areas in various buildings in Chandigarh shall not be counted towards FAR:—

- (I) Mumty or stair cover loading to terrace where no habitable use is proposed.
- (ii) A watchman shelter at every entry/exist (*sic-exit*) point each not exceeding 10 Sq. meter in area.
- (iii) Mezzanine floor which shall be only 25% of the total area in the hall where such facility is being proposed.
- (iv) Machine room for lift on top Floor as required for lift installation.
- (v) Open to sky ramp/staircase for emergency exit
- (vi) Service chutes, service ducts for essential services.
- (vii) Service floor
- (viii) Non habitable stilt floor for parking.
- (ix) Basement For parking and services/s to rage (minimum of 80% area for parking and maximum of 20% urea for services/storage).

23 There shall be no restriction in the number of storeys in all buildings having volumetric controls in Chandigarh where height, FAR and ground coverage are already restricted subject to the condition that clear height shall be maintained as per rules.

24. Following shall be volumetric controls for residential buildings/sites.

(a) Marla houses of less than one Kanal:

FAR	... 2.0
Ground Coverage	...70%

Height ... As permissible under the rules.

(b) One Kuna I and above but less than two Kanals:

FAR ... 1.50
Ground Coverage ...50%
Height ... As permissible under the rules.

(c) Two Kanals:

FAR ... 1.25
Ground Coverage ...45%
Height ... As permissible under the rules.

(d) Above two kanals:

FAR ... 1.0
Ground Coverage ...25%
Height ... As permissible under the rules.

25. Following volumetric controls shall be allowed in Rajiv Gandhi Chandigarh Technology Park for Building to Suit, Main Campus and Small campus sites:—

Site	Site Coverage	Allosed FSI	Height
BTS	40%	1.50	74'-3''
Main Campus	40%	1.50	74'-3''
Small Campus	40%	1.50	74'-3''

The existing allottees, who have already built up their buildings in the IT Park will only be allowed extra space/additional volumetric control, as above, provided that they shall upgrade the parking facility as per new parameters in these orders for the entire built up space including the existing built up space and proposed built up space.

26. There shall be following volumetric controls for all integrated residential housing schemes outside Sectoral grid of Chandigarh;—

(i) Campus having population of 6250 persons approximately (4.5 persons per dwelling unit) shall be termed as Integrated Housing.

(ii) Minimum area 25 acres

(iii) Ground coverage 40%

(iv) FAR 2.0

(v) Height 62'-3" upto top of parapet

(vi) Commercial area Upto 2.5% of the entire area of the site can be allowed for commercial use to meet day-to-day requirements of the residents living in the integrated scheme. For commercial area, permissible ground coverage shall be 30%, FAR 2 and height upto 62'-3" upto parapet level.

27. There shall be following volumetric controls for the construction of educational buildings in Education. City in Chandigarh;—

Ground Coverage	...45%
FAR	... 1.5
Height	... 57'-6'' upto top of parapet

28. The following shall be the volumetric control for construction of stand alone Banquet Halls specifically earmarked in Chandigarh:—

Ground Coverage	...40%
FAR	... 1.0
Height	... 48'-9'' upto top of parapet
Parking Facility	... Atleast 130 cars per acre of gross area and further on prorata basis.

29. The following volumetric controls shall be followed in construction of building in Medicity or other such dedicated/integrated projects in Chandigarh:—

Distribution of various covered area uses	Ground coverage in% age	Height	FAR
Institutional/dedicated Zone-70% of the total urea of the site	35%	83'-7''	2.0
Residential zone-25% of the total area of the site	40%	75'-0''	2.0
Commercial zone-5% of the total area of the site.	35%	75'-0M	2.0

30. Parking Norms:

Following parking norms shall be applicable in U.T. of Chandigarh: (ECS means Equivalent Car Space)

(i) Commercial Plots/Sites:—

(a) 2 *kanals* and 4 *kanals* plots - 2 ECS per 100 sq. mtrs. of built up area.

(b) 1 *acre* and above plots-4 ECS per 100 sq. mtrs. of built up area.

(ii) **School Sites:**

20% of the total plot area shall be devoted to parking on the surface. In addition, parking space for 33 ECS per acre of plot shall be created in basement and on pro-rata basis further, **(iii) Nursing Home Sites:** 3 ECS per 1 *kanal* of plot area and on pro-rata basis further.

(iv) Integrated/dedicated projects like Medicity etc.

- (a) On Educational/Institutional part of it, norms of educational/ institutional sites shall be applicable.
- (b) On the Hospital part of it norm of 3 ECS per 100 sq. mtrs. of built up hospital area shall be applicable.
- (c) On residential part of it norm of 1.8 ECS per 100 sq. mtrs. of built up area shall be applicable.
- (d) On commercial part of it a norm of 4 ECS per 100 sq. mtrs. of built up commercial area shall be applicable.

(yj) Stand alone Marriage Palaces / Banquet halls specifically, earmarked:

For every *acre* of plot, a minimum of parking space equivalent to 130 ECS per acre shall be provided.

(vi) Multiplexes/Matls:

4 ECS for 100 sq. mtrs, of built up area,

(vii) Cinema Halls converted into Multiplexes:

For sites more than *1 acre* and above 4 ECS per 100 sq. mtrs. of built up area and for sites (less than 1 acre) 2 ECS per 100 sq. mtrs. of built up area.

(viii) Industrial Plots:

2 ECS per 100 sq. mtrs. of built up area.

(ix) Institutional Sites and IT Park:

- (a) Less than *1 acre*-2 ECS per 100 sq. mtrs. of built up area.
- (b) One acre and above-4 ECS per 100 sq. mtrs. of built up area.

(x) Hotel Sites:

- (a) 1 ECS for every 3 bed rooms in the Hotel.
- (b) For entire commercial area including restaurant, banquet, Conference hall, commercial sites etc. 4 ECS per 100 sq. mtrs. of built up area under commercial use.
- (c) For rest of the area, 2 ECS per 100 sq. mtrs. of built up area.
- (xi) For any other projects not mentioned above parking rooms shall be decided on case to case basis keeping in view the area which is to be built up, (the nature of use of area and expected gathering at the peak level.
- (xii) As regards to residential buildings, all buildings located on site of one *kanal* or above shall have parking facilities equivalent to 1 ECS per floor of the building and further subject to the condition that adequate parking is planned to ensure that no vehicle of the owner/occupier of any such building is parked outside the premises.

31. All commercial, institutional and hotel buildings which have use of hot water shall have solar water heating system of adequate capacity installed. The existing buildings which do not have those facilities shall provide this facility within one year from the date these orders are notified in the official gazette.

32. As regards to residential buildings, all houses on a site of one *kanal* will make provisions for solar water heating system having capacity of atleast 100 ltrs, and on a site of two *kanals* and above that of atleast 200 ltrs. The existing houses will provide these facilities within two years from the date these orders are notified in the official gazette.

33. In all the buildings having toilets/washrooms, henceforth dual flushing system of not more than 7 ltrs, capacity per W.C. shall be mandatory in order to take care of water conservation. All the commercial institutions and non-residential buildings will install the requisite flushing system within two years from the of issuance of this notification.

34. As per new fire safety norms, minimum of two staircases are to be provided in buildings above 15 mtrs. height. In old buildings which already stand constructed with one staircase as per the approved plan and architectural control, it shall be mandatory to have more staircases as fire safety staircases. If the fire staircase cannot be provided within die existing building it can be allowed beyond the architectural control of the building and beyond the zoned area. These stair-cases shall be open to sky and hence shall not be counted towards FAR. While providing the extra staircase the uniformity shall be maintained.

35. All the buildings which are or will be located on plot of one *kanal* and above shall have rain harvesting system to recharge ground water installed as per the specifications given by the Administration. All the existing buildings shall install rain water harvesting system to recharge the ground water within two years from the date of issuance of this notification.

36. The owner/lessee of any existing building, who may like to avail the benefits) of additional volumetric control being granted through these orders shall only be granted the benefit if they upgrade the parking facilities as per norms given in this order (wherever applicable), set up the solar water heating system, dual flushing system and rain water harvesting system to recharge ground water in the respective buildings.

37. All the new public buildings which shall be approved after issuance of these orders shall conform to requirements of Persons with Disabilities Act, 1995 and Rules made thereunder. The owners/lessee/occupier of Existing Public Buildings shall make their building as friendly as possible to persons with disabilities.

(Published in Chandigarh Administration Gazette (Extra) dated 16-10-2008)

38. In case of any contradiction between these order(s) and any order issued in past by Chief Administrator, the provisions of these order(s) shall prevail. Before these orders are made part of Budding Rules, they shall be reviewed a flor 60 days.

