

Notifications and Orders

(140) Direction regarding construction of buildings (Marla Houses) - In partial modification of the Chief Administrator's Order dated 15th October, 2003 issued,— *vide* Endst.No. IW7OTH (4>2C08/6835--6837, dated 16th October, 2008 and in exercise Of the powers conferred under Section 4 of the Capital of Punjab (Development and Regulation) Act, 1952,1, Saajay Kumar, I.A.S., Chief Administrator, Union Territory, Chandigarh, issue the following orders regarding the construction of buildings (Marla Houses) in the Chandigarh ;—

1. Clause 2 of Order issued by the Chief Administrator, U.T, Chandigarh, - *vide* Endst.No. 11Z2/70-UTFi(4)-2008/683 5—6837, dated 16th October, 2008 may be read as under >

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 increased area will be first adjusted within the existing footprints of building, if need be, increased coverage can be adjusted on the rear side or either sides of the existing building. Only in such cases where permissible coverage can not be achieved after increase in rear and either side of the existing foot prints, the same shall be allowed to be adjusted on the front side of the existing footprint as per the amended zoning plan.

2. To achieve FAR 2.0 in Marla houses, permitted,—*vide* orders dated 16th October, 2008, ground coverage of 70% (65% + 5%) shall be allowed and coverage of 65% on the first and second floor each shall be allowed. Ground coverage of 65%+5% has been allowed to maintain the building line and should only be insisted in case of full demolition of house/building for construction of new building/house, However, for example if existing houses constructed up to 62% ground coverage there is no need to demolish the house/building if the building is constructed within the limit of 5%.

3. Wherever the owner of the house has constructed the green house which may be little bigger than permissible green house and the constructed green house in size fits into permissible ground coverage of 65%+5%, that shall be allowed subject to the condition that whenever owner wants to fully demolish the house and re-construct fresh building/house, then green house which has been permissible shall not be allowed and only the allowable building line with 65%+5% ground coverage, as the case may be, shall be permissible at that stage.

4. The owners who do not wish to extend the existing building line of their old houses/structures applicable prior to order dated 16th October, 2008, shall be allowed to retain the green house/additional covered area up to 150 sq.ft. (13.94 sq.m.) as already permitted in the past, in the rear courtyard on ground floor.

5. The coverage of the cut out/terrace on the upper floors within the existing/old building line of Frame Controlled/Architectural Controlled Marla houses in Phase-II sectors shall be allowed. However, if the owner subsequently desires to extend the building line as shown in the revised zoning plan in order to achieve FAR 2.0, the revised zoning shall be applicable.

6. Cantilever shall be allowed beyond the zoning line of residential buildings and the size of the same will vary depending on the size of the plot, to be determined by the Chief Architect, with the maximum limit of 3 ft. (0.9 m). The projection at second floor level shall be allowed at the height of 2.52m (8'—3") measured from second floor level. This cantilever shall be allowed 3'—0" away from the common wall on either side.

7. The glazing or sliding grills in verandas of a standard door opening and a window, which is not smaller than 1.22m x 1.22m (4'x4') for proper light and ventilation shall be allowed.

8. The terrace/rooftop of all Marla houses shall be allowed to be accessed through a cat-ladder with provision of minimum cut out in roof of one sq.mt. with flap door so that essential services on the roof top can be attended to and no mummy shall be permitted.

9. The water tank on the terrace of green house can be allowed at a distance of not less than 4'—6" (1.37m) from the outer edge of rear boundary wall.

10. The other relaxations granted,—*vide* order dated 16th October, 2008 shall continue to apply and no violations or unauthorized constructions, in contravention of the directions given in the said order shall be regularized. (*Published in Chandigarh Administration Gazette, (Extra), dated 25-9-2009 at page 1765*)