

Notifications and Orders

(21) Directions regarding construction of buildings - No. 2367 - UTFI(3) - 96/10235. - In exercise of the powers conferred under Section 4 of the Capital of Punjab (Development and Regulation) Act, 1952, the Chief Administrator, Chandigarh, is pleased to issue the following directions regarding construction of buildings in Chandigarh: -

1. The design of the buildings in Chandigarh shall be prepared only by a Registered Architect and the construction work shall also be undertaken under the supervision of the registered Architect. It shall be the prime responsibility of the Architect to ensure that the building is constructed as per approved building plans.

Due to negligence on the part of the Registered Architect, if any, building is constructed in deviation to the sanctioned plan, the Architect who designed and supervised the building shall be held responsible and his registration for undertaking his practice in Chandigarh shall be liable to be withdrawn and the Council of Architecture shall also be requested to initiate action against him.

2. As per Rule 112 of the Capital of Punjab (Development and Regulation) Building Rules, 1952, as amended by the Punjab Capital (Development and Regulation) Amendment Rules, 1993, made effective from 22nd January, 1993, no connection of any drain to any sewer or storm water drain is to be made unless the Chief Administrator grants permission to occupy the building.

Prior to this Amendment, those who have occupied their buildings after obtaining the sewer connection only, they shall not be liable to pay the extension fee, but shall have to obtain the Occupation Certificate.

3. The professionals/consultants viz. Doctors, Advocates and Architects etc. shall be permitted to use part of the area of their residence to the maximum extent of 50 square metres or 25% of the covered area, whichever is less, for offering professional consultancy only. However, provision of the Chandigarh Advertisement Control Order, 1954, as amended from time to time, shall be strictly observed.

4. The balcony shall be permitted upto full width of the plot where construction of the building is governed by the Frame Controls subject to condition that no part of the Balcony shall project beyond the outer line of the Frame Control. Respective clause of the various Frame Controls shall be deemed to be amended to that extent.

5. In the residential houses of standard design and any of the standard width as shown on standard Drg. No. S-1/8-5, shall be permitted along the side boundary wall abutting on the accessible street/road. No gate shall be allowed on V-3 roads, public open space, reserved space etc. The relevant clause of the respective Frame Controls and the Zoning Plans shall be deemed to that extent.

6. Dish antenna for personal use shall be permitted on the roof top of the buildings in Chandigarh. However, a detailed Scheme shall be submitted by the owner to the Chief Administrator for approval, in each case if dish antenna is used for commercial purposes.

7. The show windows in the commercial buildings may be omitted provided the owner makes alternate arrangements for the provisions of proper light and ventilation of the basement storey. For this purpose, the owner shall submit the detailed scheme to the Chief Administrator and seek his prior approval. The relevant clause of the respective Architectural Control shall be deemed to be amended to that extent.

8. The brick jali of any design shall be permitted in the residential houses governed by the Frame Controls subject to condition that no solid wall shall be constructed in any part of the jali as prescribed in the Frame Controls. The jali shall not violate the building lines prescribed in the Frame Controls. The relevant clause of the respective Frame Controls shall be deemed to be amended to that extent.

9. The water tank shall be permitted under the public corridor/public verandah of the commercial buildings where required. It shall be constructed in such a manner that it does not obstruct the free movement of the general public. A detailed scheme in this regard shall be submitted to the Chief Administrator by the owner to seek prior approval. The relevant clause of the respective Architectural Controls for commercial sites shall deem to be amended to that extent.

10. Under-ground water tank shall be permitted in the rear courtyard of the residential/commercial buildings. A detailed scheme for the construction of such under-ground water tank shall be submitted by the owner to the Chief Administrator, for approval.

11. To facilitate parking and movement of the vehicles, two gates shall be permitted along the accessible road in the front boundary wall of the residential buildings in Chandigarh. The relevant clause of the respective Zoning Plans, Architectural Controls, Frame Controls etc. shall deem to be amended to that extent.

12. Different types of building materials shall be permitted in the houses governed by the Frame Controls and the relevant clause of the Frame Controls shall deem to be amended to that extent.

13. Car parking/Porch covered with A. C. sheets or fibre glass roof shall be permitted in the front courtyard of the residential houses.

14. Wherever the road berms in front side or back of the buildings have been encroached, these shall be got vacated.

15. The dustbins, gate-pillars and jallies which are not in accordance with the standard design and paint of show window of the shop, doors and shutters which are not as per prescribed colour scheme, shall be ignored. •

16. Non-construction of sky lights where these already stand sanctioned in building plans shall be made non-compoundable violation.

17. In case the construction has been raised in violation of Rule 8 of the Punjab Capital (Development and Regulation) Buildings Rules, 1952, as amended from time to time i.e. construction without sanction but it conforms to the Zoning Regulations/Architectural Controls/Frame Controls and other Building Bye Laws, the composition fees shall be charged at the revised rates as under : -

(i) Residential building - @ Rs. 10 per square feet of covered areas including area under basement storey.

(ii) Industrial buildings - @ Rs.20/- per square feet of covered areas including area under basement storey.

(iii) Commercial buildings - @ Rs. 30/- per square feet of covered area including area under basement storey.

(iv) Institutional, religious - @ Rs. 20 per square feet including cultural and any other area under basement storey, building not covered under (i), (ii) and (iii) above.

18. Devices based on non-conventional energy sources shall be permitted at the roof tops provided they match with the standard I.S.L Specifications.

19. Maximum two kitchens per floor shall be permitted on the residential plots of 250 square yards or more in area. This facility shall not be permitted at the barsati floor. This facility shall also not be permitted at the top floor/barsati floor. In the duplex design houses only one kitchen per floor shall be permitted.

20. These orders shall come into effect from the date of notification. [*See *Chandigarh Administration Gazette (Extra) dated 14-8-1996*].