

# Notifications and Orders

**(44) Instructions regarding construction of buildings -** 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;

## COMMERCIAL

1. Coverage of courtyard of size 12'-0" x 20'-1-1/2" on second floor of Shop-cum-Flats of Sector 35-C & D (internal V4 Market) shall be allowed subject to the payment of charges to be decided by the Chandigarh Administration, provided the owner has converted his Shop-cum-Flat to Shop-cum-office after completing due formalities. This will be subject to light and ventilation being provided as per the provisions of the Punjab Capital (Development and Regulation) Building Rules, 1952

2. Separate\* architectural controls for Shop-cum-Offices No. 177-197 in ■Sector 7-C (internal V4 Market) shall be prepared by Department of Urban Planning, Chandigarh Administration. Such a revised control shall be applicable to the allottees of the Shop-cum-Offices only.

## INDUSTRIAL

3. In 2 kanal Industrial plots, in front Show room wherever external staircase has been approved for approaching first floor, a cantilever of one meter width all along the length of show room on first floor towards courtyard side shall be allowed enabling two exists from the hall. Department of Urban Planning, Chandigarh Administration shall amend the relevant architectural controls, accordingly.

4. Increase in covered area/F.S.I. of Industrial Buildings in Phase 1 and II, Industrial Area, Chandigarh shall be permitted only upto maximum 1.00 F.S.I. for plot area upto 1 acre instead of 0.75 allowed earlier. For plot area in excess of 1 acre, maximum F.S.I. shall be allowed upto 0.75 instead of 0.50. The ground coverage in both the case shall remain same as hereto before.

In addition, 10% of the permissible ground coverage shall be allowed within the zoned area for the purpose of single storeyed shed for storage of material, generator set, parking and pollution control devices subject to the condition that light and ventilation of the building is not affected and approval of the Chief Administrator is obtained in advance.

In case, it is not possible to provide the said additional coverage in the form of single storeyed shed within zoned area, the same, shall be allowed outside the zoned area subject to the condition that it is at least 6'-0" away from the boundary wall.

The Department of Urban Planning, Chandigarh Administration shall suitably amend all the relevant architectural controls/zoning plans as applicable to various categories of Industrial Plots in industrial Area, Phase-I and II, Chandigarh.

The additional covered area, including increase on account of F.S.I. will be permitted subject to the payment of such fee as decided by the Chandigarh Administration.

## INSTITUTIONAL BUILDINGS

5. The height of basement in the Institutional buildings below stepped auditoriums and stepped lecture theater located at ground floor shall be allowed to be increased. However, such relaxation will be applied for at the concept plan approval stage for the Institutional buildings.

6. The permissible height of solar water tanks in institutional buildings shall be increased to 10'-0" from the terrace (Rooftop) level subject to the condition that it is placed 10'-0" away from the front and rear wall and end walls and 4'-0" away from the common party walls. ■

7. Provisions of two main gates and two wicket gates In School building shall be allowed with the stipulation that their location will be determined by the Department of Urban Planning, Chandigarh Administration on zoning considerations.

8. A part of the administrative block belonging to an institution shall be permitted for running commercial activities such as Banks, on product sale counter,

S.T.D. Booth, Photostat etc. provided the activity of the business is in consonance with the main function/programme of the institution, subject to a maximum of 2% of the covered area.

9. All Architects who have valid registration with Council of Architectures, New Delhi shall be allowed to submit the building plans for sanctioning purpose alongwith the photo copy of the registration. In case, he/she is registered with

Chandigarh Administration, the requirement of furnishing photo copy of the registration with Council of Architecture will not be essential. In such cases, the registration of the Architect shall be valid till the validity of his/her certificate issued by the Council of Architecture.

10. A small portable Generating Set upto 10 K.V. shall be allowed on terraces of SCOs within service zone meant for other services such as cooling towers etc, subject to the conditions that no air pollution and structure born noise is caused and no additional access and shed shall be allowed thereto.

11. The initial sanctioning of the building plans for institutional buildings for fresh construction shall remain mandatory as at present. If any realignment/ readjustment of internal temporary partitions in the existing institutional buildings is required at a later stage, then the registered Architect, supervising the construction of the building will ensure that the said changes conform to the provisions of the Punjab Capital (Development and Regulation) Building Rules, 1952 and the Architectural Controls/Zoning Plans as applicable to that building. The registered Architect will submit a copy of the revised plan prior to the execution of work at site to the Estate Officer, Union Territory, Chandigarh, for record and reference alongwith a certificate conforming to the above conditions. In this case, resanctioning will not be required. However, any change in structure, stairs, toilets and ducts will not be permitted. The Sub Divisional Officer (Building), Estate Office, (J.T., Chandigarh will visit/inspect the premises within a period of three months to ensure that the construction is done as per the revised building plans. If the construction is not as per revised building plan submitted by the Architect or any violation of the said Building Rules of 1952, is detected or in other words certificate submitted by the Architect is found to be wrong, the Architect will be held responsible and action will be initiated against him/her as per rules.

[See Chandigarh Admn. Gaz, (Extra) dated 24-8-2000 published on 25-8-2000 at page 775]