

Notifications and Orders

(46) Directions regarding construction of buildings - (In exercise of the powers conferred under Section 4 of the Capital of the 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 : —

RESIDENTIAL BUILDINGS

1. Barsati floor in Marla and Kanal type houses in all Sectors shall be allowed for habitat use, subject to availability of habitable height. The Department of Urban Planning, Chandigarh Administration, shall amend the zoning plans and frame controls for this purpose.

2. Full coverage of 2nd floor in Marla type houses in Phase 1, Sectors shall be allowed. In Marla type houses of Phase II sectors, an equivalent additional covered area corresponding to the coverage as permitted in Marla type houses of Phase I Sectors shall be allowed by covering of compulsory terraces on 1st and 2nd floors.

In Kanal and above houses, both in Phase I and II Sectors, full coverage of second floor shall be allowed. In all above categories, a compulsory cut out of one square metre area with flap shutter/sky light shall be provided in roof slab on 2nd Floor to facilitate access to services on terrace floor through cat ladder, subject to the condition that the flap door/sky light on the roof of the 2nd floor is within the parapet height and the water tank on terrace is also provided at least 4'6" away from the front building line and end wall of the corner house.

The above additions should conform to Building Bye-laws. The Architectural controls/frame controls/zoning plans shall be amended by the Department of Urban Planning, Union Territory, Chandigarh, accordingly.

The additional covered area shall be permitted, subject to payment of composition fee to be decided by the Chandigarh Administration,

3. Maximum permissible covered area provided in Architectural Controlled on Kanal houses in all Phase 1 Sectors shall be increased to be equal to similar category of houses governed by zoning plans in other Phase I Sectors with a view to bring parity, at no extra cost.

4. In the case of Group Co operative House Building Societies Schemes, areas under stairs with height of 7-6" from floor to the soffit of the beam shall be permitted for parking which shall not be counted towards FAR, subject to the condition that this additional area shall not be sub-divided/ enclosed and utilised for increasing the number/area of the Dwelling units.

5. Kitchenette shall be allowed along with servant quarters in Kanal category houses. There shall be no restriction on the size of the servant's quarters but it shall be within the maximum covered area permitted for the house.

6. For Cheap houses, a ground coverage of 75% of plot area shall be allowed * within the allotted plot area, subject to the provisions of Building Bye-

laws. A 1st floor with equivalent covered area shall also be permitted but no 2nd floor shall be permitted in such houses, subject to the condition that (if existing sewer lines are not coming below the building portion and the permission will be given on payment of composition fee to be fixed by the Administration, and further subject to structural feasibility of the existing structure to be certified by a qualified structural Engineer. The standard designs will be amended by the Department of Urban Planning, Union Territory, Chandigarh.

COMMERCIAL BUILDINGS

1. In the case of internal planning in SCOs/SCFs, such as number and size of columns and beams and locations and designs of stairs, it shall be left at the direction of the owner of the building, subject to the provisions of Building bye-laws; whereas outer controls shall not be altered.

2. In basement (+)/(-) 9" variations in height from floor to soffit of the slab shall be compounded, whereas the floor to soffit of the beam height shall be compounded only up to a variation of (+)(-)The rate of composition fee shall be decided by the Chandigarh Administration.

See Chandigarh Admn. Gaz. (Extra) dated 5-72-2000 published on 7000 at page 1457
[Note . See also Chandigarh Admn.