

Notifications and Orders

(48) Direction regarding construction of building-No. 11/2/64-UTFI(2)2000/3496- 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:

(1) In the City Centre, Sector 17, maximum 4 sub-divisions of two bay shops of size 34'-6" x 17'-0" shall be allowed at ground floor only. Any size of the shop can be taken up by the owner in the module of 17'-3" x 17'-3". In three bay shops, maximum number of sub-divided shops shall be 6.

(2) Regarding the specifications of the building material to be provided on front facade of the common wall and jambs, the front facade of common wall should have a material as per architectural controls applicable to the SCOs, the side jambs may be provided with building material as per the discretion of the owner. The Department of Urban Planning shall prepare a standard detail for the same and incorporate it in the Architectural control after approval.

(3) The provision of a cutout of the maximum size of 1 square meter. With a flap door on top of it along with the provision of Cat-ladder may be allowed in all SCOs/SCFs, subject to the approval of the Chief Administrator and that the opening so created shall remain within the parapet height.

(4) In case where sub-division of the shop is allowed by the Chandigarh Administration on payment of prescribed fees determined by the Estate Officer, Union Territory, Chandigarh, the following will be permitted:- (i) An additional entry with door shutter opening inside the shop may be provided subject to the condition that ventilation for the basement floor in the remaining part of the glazing is not disturbed. However, the size of the additional entry shall be of the same size as that of existing entry.

(B) An additional door in the rear side of the building of the same width height and design as that of the existing door on the rear side will be allowed as shown in the Architectural Control Site etc.

(c) The party wall between the two sub-divided shops may be constructed up to ceiling height. The party wall shall be of fire retardant material.

(5) The shop owner shall have a choice regarding location of door subject to the condition that only one entrance is provided and proper light and ventilation is duly ensured.

(6) The initial sanctioning of the building plans for fresh construction shall remain mandatory as at present. But, if any realignment/readjustment of internal temporary partitions in the existing building is required at a later stage, the registered architect, supervising the same shall ensure that the said changes are within building and architectural control as applicable to the building and he shall submit a copy of the revised plan prior to the execution of work at site to the Estate Officer for record and reference along with a certificate conforming to the above conditions. In this case, re-sanctioning shall not be required.

However, any change in structure or permanent features such as toilet, stairs, lifts, public health ducts shall not be permitted. The SDO(B) shall visit/inspect the premises within a period of 3 months and verify the same. If the construction is not as per revised building plan submitted by the architect or any infringement of Building Rules is detected or in other words certificate submitted by the Architect is found to be wrong, the architect shall be held responsible for all consequences and action shall be initiated against him/her as per rules. The facility shall be available only on the upper floors of SCOs and not to the SCFs, as the same are meant for residential purposes.

(7) A zone for all services on terrace shall be fixed instead of fixing individual zones for each service. The provision of solar water tanks and cooling towers for air conditioning shall be made on roof top subject to the condition that its height is restricted to 10'-0" and it is placed 10'-0" away from front and rear wall and end walls and 4'-0" away from common party walls.

(8) In view of new joinery materials flooding the market, relaxation shall be given regarding choice of specifications for external glazing. Any material except timber shall be allowed for glazing on external

facades of commercial buildings. The use of timber shall, however, be allowed on show windows in the public verandahs of the building. All glazing/ doors/windows or openings within the enclosed courtyards or external surfaces which are behind parapets/jallis/walls etc. may be of any size as per the requirements of the owner subject to the condition that the Lintel-Soffit of such glazing/windows/door/openings is not higher than 6-9". This is subject to prior approval of building plans.

(9) The shop owners shall be free to adopt any design and material for flooring in public corridor in order to make shop entrance more attractive. The shop owners shall be at liberty to adopt any material /design within the area earmarked as laid down in the design prepared by the Department of Urban Planning, Chandigarh Administration. However, the material used in public corridor shall not be glazed and slippery and same level is maintained as existing. The architectural control of all SCOs and SCFs shall be amended accordingly after obtaining approval of the Chief Administrator.

(10) The sky-light on roof top of commercial buildings which are not visible from the street shall not be compulsory, provided minimum light and ventilation as stipulated in building rules is ensured. Sky-lights shall also not be compulsory in all those commercial buildings where deficiency of natural light and ventilation is compensated by artificial lighting, ventilation and air-conditioning etc. as stipulated in the building bye-laws. [See *Chandigarh Admn. Gaz. (Extra) dated 30-3-2000 published on 30-3-2000 at page 323J*