

Notifications and Orders

(61) Directions regarding Construction of Buildings - In exercise of the powers conferred under Section 4 of the Capital of Punjab Capital (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: —

1. Architectural Control sheets shall apply only to the external facade. On the external facade, need-based variations shall be allowed, provided that the norms for circulation, light ventilation etc. are met. The Architectural Control Sheets with reference to Rule 19 of the Punjab Capital (Development and Regulation) Building Rules, 1952 and Schedule I therein shall be prepared/amended accordingly. Examples of need-based variations to external facades include doorways of greater than the minimum size, separate/security entrance for Automatic teller machine, C.C. wall in a Show-window for a high-security zone, chimney/exhaust for a kitchen, ducts for a split/central air conditioning unit, full length show window, where feasible.

2. Internal need based requirements for a particular trade or office (e.g. partitions for offices, reception, kitchen, pantry, store, air conditioning elevator etc.) shall be allowed. The internal plan of rooms, corridors, etc. shall be at the discretion of the transferee/applicant. It is clarified that the partition of ground floor SCO/SCF which is not need based for use as a single premises, but is for the purpose of use as separate premises shall be subject to payment of composition fees as notified separately.

3. Internal design of the institutional buildings shall be at the discretion of the transferee/applicant.

4. No Architectural control sheets shall henceforth be applicable to the Institutional buildings on Dakshin Marg and Vikas Marg, for all constructions and these would be replaced by Volumetric Controls which would include the zoning plan, the maximum height, the maximum footprint within the building zone and the maximum covered area/FAR. No. external facade controls or. internal controls will be imposed in such cases. Conditions as regards minimum parking space and vehicular circulation will apply. The zoning plans shall be amended accordingly.

5. The zoning plans for presently vacant institutional sites/plots shall contain provisions restricting the footprint of the building and shall provide for more parking area on the ground. A sufficient provision for parking, whether open or covered, shall be made after assessing the vehicle load, given the size and proposed usage of the building.

6. Where the external facade of an entire row of SCO/SCF's is sought to be changed by a majority of transferees in that row, Chief Architect shall examine and may recommend the changes after giving a notice and an opportunity of being heard to all transferees in that row.

7. The non-residential habitable use of basements shall be allowed in conformity with the Building Bye-Laws (Rule 28 D (iii)) and the National Building Code. In this case the ground floor shall have to be higher than the average ground level as prescribed in the code. Since a habitable basement is to be counted in the FAR, if it leads to excess FAR composition fee shall be payable as fixed by the Administration from time to time. It is clarified that partitions in a basement shall be allowed, provided it is used as a single premises or as a service area for upper floors, in accordance with the Building Bye - Laws, National Building Code and Fire Safety Regulations. *(Published in Chandigarh Administration Gazette (Extra) dated May 15, 2002 Pages 1448-49).*