

## Notifications and Orders

**(62) Directions regarding Construction of Buildings** - In supersession of Chief Administrator's Office, Union Territory, Chandigarh's Order dated 21<sup>st</sup> November, 2001 issued, vide Endorsement No. 11/2/64-UTFI(4)-2001/963 1-32, dated 12th December, 2001 and 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, namely:—

1. In all residential buildings governed by zoning plans in Phase-II Sectors, cantilever projections up to 6-0" depth beyond building line on front and rear sides shall be allowed. The zoning plans in Phase-II sectors shall accordingly be amended by the Department of Urban Planning, Chandigarh Administration.

2. Provision of Solar Water Heating System shall be compulsory in the following categories of buildings:—

(a) Hospitals and Nursing Homes.

(b) Hotels, Lodges and Guest Houses; and

(c) Hotels of Schools, Colleges, Training Centres.

However, the Solar Water Heating Devices shall be installed in the 'service zone' on the terrace within the prescribed height.

3. In the case of Residential and Institutional buildings a partial completion certificate may be granted. However, it shall not be granted in perpetuity in the case of Commercial Buildings. A partial completion certificate for a commercial building including those already granted, shall be valid for one year only. Within this period completion certificate shall have to be applied for and obtained, failing which extension fees shall be payable.

, 4. Maximum ground coverage in Timber sites shall be increased from 50% to 60% of the site/p lot area on payment of composition fee, the quantum of which shall be equivalent to at least one year rent at the rate existing at the relevant time for the additional covered area in the market as determined by the Estate Officer. No basement in these sites shall be allowed. No deviation in the outer facade shall be allowed. Additional construction, if any, shall be within the existing 12-9" height Of the boundary wall. Further, the building shall not be used for fabrication of any items other than those notified.

5. Basements in Booths shall be allowed excluding the public corridor, subject to technical and structural feasibility at site, and payment of charges as determined by the Administration. Light and ventilation for basement in the form of skylight under show window in booths shall be compulsory. The use of basement in booths shall be strictly for storage purpose of only such material, which is permissible under tire safety norms, and direct access from outside shall not be provided. Moreover the height of the basement shall be restricted to 9,-0" from basement floor to ground floor level.

6. In phase-II sectors in 2 Kanal houses zoning for servant quarters shall be allowed as in the case of zoning in Phased sectors except in houses abutting V3 road, where at least a minimum 15-9" wide space shall be left open between proposed servant blocks and the rear boundary wall to maintain a uniform street picture.

7. The cost per cubic foot of brick work shall be followed as per common schedule of rates with prevailing premium rates as being followed in the Engineering Department, Union Territory, Chandigarh for setting disputes of compensation between house owners for the cost of common walls. The rate to be charged for brick masonry shall be determined and notified by the Estate Officer in consultation with the Engineering Department, Union Territory, Chandigarh on January 1, every year, in case of common brick wall,

8. The D.P.C. certificate shall be issued within 15 days by the Competent Authority from the date of submission of application for the same, failing which D.P.C. certificate would be deemed to have been issued.

9. An increase in basement height from 12'-0" to 14'-6" shall be allowed in the case of Bradlaugh Hall, Sector 15-A, Madhya Marg, Chandigarh and also in other buildings of a similar nature in Chandigarh.

10. The height of gates and gate pillars in residential buildings shall be allowed up to a maximum height of 5'-11.5" on payment of composition fee as determined by Chandigarh Administration. There shall be no change in the width of gate pillars as shown in the standard design.

11. Violations of zoning in residential buildings on all sides within the plot up to 3" (including cladding) shall be allowed on payment of composition fee @ Rs. 400 per sq. ft. However, if the violation is more than 3" then it shall be allowed on payment of composition fee @ Rs. 800 per sq. ft. of excess coverage up to a maximum of 6". This relaxation shall be only in case of houses governed by zoning plan and subject to the condition that the construction beyond zoning conforms to the Punjab Capital (Development and Regulation) Building Rules, 1952.

12. Excess covered area beyond permissible limit but within zoning line in residential building governed by zoning plans shall be allowed up to a maximum limit of 2% of permissible covered area on payment of composition fee @ Rs. 300 per sq. ft. subject to the condition that construction conforms to the Punjab Capital (Development and Regulation) Building Rules, 1952.

13. Up to 2% variation in the minimum permissible area of a habitable Room/ W.C., Toilet, Kitchen etc. within the zoned area shall be allowed on payment of composition fee at rates prescribed by Chandigarh Administration. However, the minimum width of the area as prescribed in the holding byelaws cannot be reduced.

14. In residential building, winders in staircase shall be allowed on payment of composition fee prescribed by Chandigarh Administration. Maximum 3 number treads in winders (i.e. 2 number risers in winders) shall be allowed. A reduction in the width of Staircase up to a maximum limit of 3' shall be allowed on payment of composition fee as prescribed by Chandigarh Administration and subject to Fire safety norms, .

15. The excess coverage in frame control Maria House No. 319E, Sector 40- Ds Chandigarh, shall be allowed on payment of composition fee as prescribed by Chandigarh Administration.

16. In partial modification of directions\* No. 9 of Chief Administrator's Office. Union Territory, Chandigarh Order bearing No. I I/2/64-UTFI(2)-2000/3'156, dated 30th March, 2000, a change in the flooring of the public corridor of a individual shop shall be allowed (at the lessee's/owner's cost) on payment of composition fee as prescribed by the Chandigarh Administration. However, if the change in the flooring of public corridors of an entire row of shops is done on a uniform pattern simultaneously with prior approval of the Competent Authority, then no composition fee shall be levied. All charges shall be subject to the conditions that the same level of the floor shall be maintained and the material used for the new flooring shall be non-slippery/non-skidding and shall be laid flush with the level of surrounding corridor floors.

17. K.C.C. projections over lights on advertisement panels in booths, if not provided, shall be compounded on payment of composition fee as prescribed by the Chandigarh Administration.

18. Bifurcation of the front rolling shutter in the entrance door/show window of SCO/SCF by extending the central brick column towards public corridor (but without protruding in the public Corridor) or unification of the rolling shutters by removing the central column shall be compounded on payment of composition Fee as prescribed by Chandigarh Administration.

19. Flexibility in internal planning of levels/floors of SCO/SCF buildings shall be allowed provided the ground floor of the building is not depressed. However, if the owner of the building wants to depress the floor slab at ground floor up to the allowed limit after paying the prescribed charges, the height of any other floors shall not exceed 13'-0". In all the cases, the external facade of the building as shown in the Architectural Control Sheets shall not be altered and the total covered areas and the total number of floors shall remain same. This facility shall also be allowed to those SCOs/SCFs where basements are allowed provided the basement height and use as per Architectural Controls. This facility shall be allowed on payment of composition fee as prescribed by the Chandigarh Administration.

Where adjoining SCO/SCF has already been constructed, independent structural arrangements shall have to be made by the owner so that the structure of the adjoining building is not affected. However, where adjoining SCO/SCF has not been constructed, the owner shall have to make a provision for supporting columns/beams/slabs for the adjoining structure at the level as indicated in The Architectural Control

20. Alternate exterior efface treatment instead of brick tile facade in the front elevation and above the rear side rolling shutters and above slit windows in Showrooms shall not be allowed.

21. The rates and charges prescribed in this order or in pursuance of this order, are subject to review and revision from time to time (Published in *Chd. admn. Gazette (Extra) dated 26.2.2002 at Page 89-82*)

