

## Notifications and Orders

**(79) Directions 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, namely: -

The courtyard within the building line on 1st and 2nd floor of the shop-cum- offices all over "the city shall be allowed to be covered subject to the payment of charges as fixed by the Chandigarh Administration from time to time. Till further orders, the charges shall lie the same as specified in para 2 of Order dated 6th June, 2002, issued, vide Endorsement No. 11/2/64-UTFI(4)-2002/ 5500-5501, dated 13th June, 2002. This will be further subject to the conditions and directions regarding light and ventilation, minimum habitable height, maintaining the external facade and overall heights and other mandatory conditions as per provisions of the Punjab Capital (Development and Regulation) Building Rules, 1952.

in the case of Shop-cum-flats coverage of courtyard on 1st and 2nd floor is subject to the condition that the owner has obtained permission for converting the S.C.F. to S.C.O, (i.e, commercial use of upper floors) and has paid the required conversion charges.

It is Verified that in the case of Shop-cum-Flats/Shop-cum- offices, which have a roof above the covered ground floor courtyard as allowed, this shall not constitute courtyard, since it falls outside the building line, and no coverage on first and subsequent floors, shall be allowed on top of any terrace/roof outside the budding line.

*[See Chandigarh Admn. Gaz. (Extra) dated 21.5.2003 at page 1071]*