



16. DEVELOPMENT CONTROLS AND REGULATIONS

Development controls have been defined as the mechanism through which entire process of urban development is regulated to achieve the objective of promoting overall benefit of the society and creating a distinct image of the city. It includes guiding the development and use of land, curbing misuse of land and promoting rational and orderly development of built environment. Development controls are required to meet situations and contexts which are generally static. In this context they tend to become to rigid and complex. Looking at the far reaching impact and implications of the development controls on the growth and development, character, fabric and personality of a city, they need to be framed with great care and abundant caution. Considering the larger public interest and general welfare of the community, formulation of the development control should satisfy the basic requirements of the health, safety convenience, economy and amenity.

16.1 NEED AND PURPOSE OF DEVELOPMENT CONTROLS AND REGULATIONS:

Chandigarh has been widely acclaimed as a Mecca of planning and architecture in view of various innovations incorporated in the planning, designing, development and management of this capital city of the state of Punjab. The city today is valued universally for being the first realization of Le Corbusier's urban percepts and the site of his most elaborate architectural creation.

Chandigarh has been credited with extensively using mechanism of development controls for promoting state of art development and quality built environment.

In the absence of any statutory master plan, growth and development of Chandigarh has been exclusively regulated through various development controls, which have been put into operation as integral part of city planning and development process.

16.2 TYPES OF DEVELOPMENT CONTROLS AND REGULATIONS IN CHANDIGARH:

To control and regulate the development of the city in accordance with founding concept and ideas as envisaged by the Architect Planner, various Acts/Rules and Architectural and Urban Legislations were put in place, which are as follows:-

(i) The Punjab Capital (Development and Regulation) Act 1952

Development within the city is being managed through various kinds of development controls. Development controls within the city have its genesis in 'The Capital of Punjab (Development and Regulations) Act, 1952. Sections 4 of the said Act, empowers Chief Administrator to issue such directions, as may be considered appropriate in respect of any site or building for the proposes of proper planning or development of Chandigarh. Various rules enacted under said Act are as under:-

(ii) The Punjab Capital (Development and Regulation) Building Rules 1952

Under the provisions of above mentioned Act, The Punjab Capital (Development and Regulation) Building Rules 1952 have been formulated. These Building Rules, various administrative procedures were formulated such as procedure of submission of building



application, planning and architectural controls, materials and structural controls, drainage control etc. Building plans of all private buildings in the city are sanctioned in accordance to these Building rules. Occupancy certificates are issued only to buildings which are built as per sanctioned plans and various types of penalties are also imposed in accordance to these building Rules. These rules have been amended from time to time keeping pace with the advancements in building technology, genuine needs of the masses and various provisions in the referral publication such as NBC.

(iii) The Chandigarh (Sale of sites) Rules 1952

These rules govern the sale of various types of sites in Chandigarh either through auction or allotment.

(iv) Chandigarh Tree Preservation Order 1952

These rules were framed to preserve the protected trees, group of trees or woodland areas which form the green cover of the City. The rules prohibit cutting of trees in any part of the woodland area shown in the zoning plan.

(v) The Punjab New Capital (Periphery) Control Act 1952

Haphazard, unplanned substandard and ramshackle development around the city is regulated and controlled by 'The Punjab New Capital (periphery) Control Act, 1952, Act, which controls and regulates the area contained in 16 kms. belt, around the new capital of Chandigarh, declared as Periphery, under the provisions of the said law. This act was formulated to ensure regulated development of the Capital City and to eliminate emergence of slums and haphazard development around the new City.

The main aim of this Act is :

To freeze the landuse in the peripheral area (primarily agricultural) and to retain its basic character. This act extended up to 16 km. built around the city.

To prevent change in landuse except as permitted.

To provide ample area for future growth

To identify areas, which will provide agricultural, dairy, poultry products for day to day needs of the city.

To clearly demarcate the functions of the capital city and its periphery for evolving harmonious relationship between the two.

To provide a legal framework for achieving above objectives.

To channelize growth and development in identified areas only.

Regulations and controls

All the buildings are subjected to different development controls for regulating their design and construction. The application of the development controls have been largely dictated by the category of buildings, location of the site, size of the site and need to regulate the building design/architecture etc. Therefore, Chandigarh has put in operation following two distinct sets of development controls to regulate its growth and development both within and outside the city:

a. Zoning Regulations

b. Architectural Controls

a. Zoning Regulations

To control and regulate the development of the city in accordance with founding concept and ideas as envisaged by the Architect Planner, the Punjab Government formulated Punjab Act XXVII of 1952 under which the Capital of Punjab (Development and Regulation) Act 1952. This Act lays various mandatory rules and regulations in respect of erection of buildings in the Chandigarh Capitol Project and confers upon the Chief Administrator, Capital Project the power to frame and amend rules.



b. Architectural Control

The Edict of Chandigarh states that certain areas of Chandigarh are of special architectural interest where harmonized and unified composition of buildings is aimed at. In these areas, absolute architectural and zoning controls should remain operative. The planners of the city employed large scale aesthetic controls ranging from urban design measures to extensive architectural controls that prescribe volumes, outlines and skyline, forms, spatial setting, facades, materials, textures, colours, fenestrations and even boundary wall and gates. These architectural controls depict the architect's interpretation of available technology, climate, social order of the democratic nature placed in the context of modernism. These controls were framed to provide an egalitarian out look to the urban character of the city where the facades and profiles of the built environment do not depict the socio – economic conditions of the citizens.

Types of Architectural Controls

The relaxations have been provided in the controls based on case to case basis and the representations received from time to time from the plot owners. However, most of the relaxations are provided in such a manner that the basic architectural parameters of the related buildings are not altered. Following types of Architectural Controls were made applicable in various parts of Chandigarh:

- a) **Full Architectural controls**
- b) **Controls along major arterial roads**
- c) **Frame controls**
- d) **Architectural controls houses.**
- e) **Controls in Sector 17 and Sub City Centre Sector 34**
- f) **Gate and boundary walls**
- g) **Full Architectural Controls – Phase I of Chandigarh**

- a) **Full Architectural Controls:-** Full architectural controls were created primarily for the commercial and residential buildings abutting the shopping streets (V4 roads) wherein the entire external facades and internal planning was to compulsorily comply with the standard design provided by the Government.

Houses up to 1 kanal plot area were brought under architectural controls for which design was supplied by the Government. These architectural controlled houses were in phase I sectors such as 10, 11,18,19,27 etc. However, these architectural controls have been relaxed vide notification of Chandigarh Administration dated 16.10.2008 and presently in residential houses of all categories, zoning parameters have also been made applicable simultaneously.

The Shop-cum-Flats (SCFs) abutting the V4 streets in Phase I sectors are also covered under architectural controls from the very beginning and the controls provided for mixed land use pattern i.e. shops on ground floor and living units on first floor and barsati. However, the conversion of SCF to SCO has been permitted by the Chandigarh Administration. In Phase II sectors, the full architectural controls were restricted only to commercial buildings (shop-cum-offices and booths) on V4 streets and the plotted attached houses across the street were replaced by multi storied housing.

- b) **Controls along major arterial roads**

The architectural controls for commercial and institutional buildings were evolved for all the major arterial roads of the city - Madhya Marg (V2), Jan Marg (V2) Dakshin Marg (V2)Himalaya Marg (V2b) Shopping streets (V4) and varied from street to street in detailing but retained similar character and concept. The controls whether commercial or institutional can be classified either as brick structures or R.C.C structures or composite built forms. The commercial buildings built initially were mostly linear blocks abutting on parking spaces placed along major avenues, however subsequently the linear layout was changed to an M-shaped layout, creating parking enclosures on front and rear sides of these showrooms.



The service lane and rear courtyards were omitted. The institutional buildings of plotted development which are composed of multiple blocks of varying heights placed at angle to the avenues in order to facilitate north lights. While the tower blocks along Madhya Marg are four storied, those along Jan Marg are higher having six storeys. Incremental development of the complexes and subdivision of these plots was permitted within the architectural control. The architectural controls evolved on the basis of an economical structural grid, of 17'-3" c/c in most of the cases, the same was repeated to carve 2 bays or 3 bays site as per the requirements and optimum use of the space. In the case of SCFs in Phase-I sectors, the grids were of a smaller size, keeping in view the economic limitations and requirement for smaller size of neighbourhood shops.

c) Frame controls

Frame controls were essentially evolved for row type attached houses on plots varying from 5 marla to 14 marla category. Prior to the evolution of frame controls, the houses were designed keeping in view general building byelaws and zoning restrictions. Since the experiment of developing small plots attached to each other and sharing common walls on both sides according to zoning guidelines resulted in a haphazard street picture, the need for frame controls was felt. Frame control design comprises of fixing the extent and heights of the party walls and a top course and connecting them with a frame. The building portion which can be of any design stays behind this frame. Initially, the frame controls provide standard sizes of doors and windows which could be chosen and used in any manner. Further, the size and percentage of fenestrations on facades were also fixed. However, these stringent controls were relaxed subsequently allowing flexibility in the size and shape of the doors and windows.

There are separate frame controls for marla houses in both the phases of Chandigarh. The frame controls in phase I sectors provide for incremental construction in 3 phases up to a maximum height of 32'-3", wherein the final built form is cuboid in volume with equal areas on all floors. The frame controls in phase II sectors mandated compulsory stepped rear terraces, each provided with brick screen walls for outdoor sleeping. The maximum height of these houses is 32'-3".

However, later, the above mentioned maximum height was relaxation upto 33'-0" and coverage of compulsory rear open terraces was also made allowed. But, presently, the above mentioned category of houses is being governed by the Zoning Parameters vide notifications dated 16.10.2008. The description of the same is mentioned in annexure..

d) Architectural Control Houses/Building Height Restrictions:-

Architectural Control Houses are located in Ph-I Sectors along Uttar Marg, Leisure Valley and certain V3 roads. These controls restricted only the footprint, volume and the height of the house. The height of these houses was restricted to double storey in most of the cases to provide unhindered view of the distant Shivalik hills from the northern sectors, where most of the architectural controls houses are located. However, the said height restriction has also been relaxed vide notification dated 16.10.2008. In some of the phase-1 sectors i.e. 4, 5, 11, 19, 20, 27, 28 of Chandigarh, the building height controls were applicable with the maximum height of 24'-0" and 25'-6" respectively with the maximum number of storeyes two. The said controls were later replaced by the provisions of Zoning Plans, which are applicable presently also. The description of the same is mentioned in annexure.



e) Controls in City Centre & Sub City Centre

City Centre: Sector-17

Sector 17 designed as City-Centre of the city has cross-axial layout and rigid architectural controls. Various restrictions have been imposed on design elements like size and grid of columns, height of buildings, width and height of passages, size of show-windows and glazing, placement of core, ducts and staircases etc. Use of materials and system of construction to the extent of shuttering pattern has also been specified in Architectural Control Sheets of the City Centre. The material used for buildings is mainly concrete; brick having been used at some places. The urban form of the City Centre is an extended view of RCC structures which creates a sense of order. Depending on the façade controls, the buildings in the City-Centre can be divided into following three types:

- Exposed brick faced SCFs placed along V4 of the sector. A four storeyed structures planned on a grid of 11'-3", with 3-bays constituting a single plot having a courtyard at the back and a service core for each plot. The ground floor generally consists of shops; first and second floor has either shop or offices. Third floor was designed as the accommodation for the essential staff of the commercial establishment. There is no basement in these blocks, but there is a provision for mezzanine floor. The façade of the building is straight and uniform with exposed brick work; and rectangular concrete columns in the public corridor. The upper floors have recessed balconies on both the facades.
- Exposed concrete SCOs and other public buildings. Four storied structures planned on a RCC framed structural grid of 17'-3"x17'-3" to accommodate large showrooms and departmental stores. The controls permit a combination of two or more floors and also an additional floor provided that the external façade is not altered. On the first, second and third floors 6'-9" wide balcony has been made compulsory to provide shade from the summer sun, monsoon rains and inclement

weather. Repetitive use of concrete parapets on these balconies gives a specific architectural character to the City-Centre. A few public buildings like State Library, Gallery of Portraits, Estate Office, State Bank of India Building and Post & Telegraph Building are also built with slight variations within the framed façade. Undulatory modular glazing has been provided on upper floors.

- * **Schematic Design Controlled:** Special type of buildings such as cinema halls and petrol stations etc. located in architecturally controlled area of the City Centre, Sub City Centre and along important avenues – Madhya Marg, Jan Marg etc. were subject to Schematic Design Control. The controls evolved out of the functional requirements that dictate the architectural character of the building and defines the outer form, skyline, volume whereas the internal planning is left to the discretion of the owner.

Sub City Centre Sector 34

Although the architectural control of Sector 34 differs in detailing from that of Sec-17, but there is similarity of expression due to use of RCC and the modular structural grid adopted.

f) Gates and boundary wall: All gates and boundary walls are also to conform to standard designs in order to ensure a uniform street picture. Initially the front boundary wall of attached as well as detached / semi detached houses was 2'-5½" high but subsequently however the same was increased to 3'-8 ½" height. Further, the provisions regarding locations and number of gates have also been relaxed by Chandigarh Administration. The description of the same is mentioned in annexure.



NEW ADDITIONAL NORMS / REGULATIONS FOR AREAS

The norms, which are not covered in the existing norms already notified by the Chandigarh Administration and norms for the activities which have been freshly proposed in this Master Plan have also been finalized on the basis of the proposals given in the Master Plan as well as the recommendations of Master Plan Committee, which are as follows:-

a) Residential

i) Permissibility of landuses in proposed residential pockets:-

The social, educational and cultural facilities like school, community centre, religious buildings, parks, open spaces and other public facilities as provided in various sectors in Chandigarh shall compulsorily be provided in the proposed residential areas/pockets in Chandigarh.

Servant Quarters in Residences

The servant quarters in the houses having area of 1 Kanal and above has been made mandatory.

Development Controls/norms for buildings in Manimajra

The norms as prescribed by the Municipal Corporation, Chandigarh shall be applicable to the area falling within the limits of planning area of the Chandigarh Master Plan 2031, Manimajra, except the following areas, where the norms mentioned in their Zoning Plans/approved drawings shall be applicable:

Pocket 1 (commercial),

Pocket 6 (Motor Market and Commercial Complex),

61.21 acre residential-cum-commercial scheme on the east of Chandigarh – Kalka Road,

Group Housing in Pocket 2 & 3,

Modern Housing Complex in Pocket 4 & 5 and

Rehabilitation colonies developed by Chandigarh Administration.

On other Group Housing, Commercial, Government and semi government norms as approved by the Chandigarh Administration shall be applicable.

Development controls for abadi deh of Village falling in the limits of U.T., Chandigarh

The notified Rural Bye-laws of Chandigarh Administration shall be applicable on areas falling in abadi-deh/phirnis of the villages and areas proposed for expansion of various villages.

i) The draft of said notification has been submitted for approval before finalization of the same, the detail of the same is as given below:

Initially, the Chandigarh Administration (Erection & Re-erection of building) Rules, 2006 for the villages in the Municipal area of Municipal Corporation of Chandigarh were notified under Sub-Section 2 of the Section 5 (2) read with Section 22 of the Capital of Punjab (Development & Regulation) Act, 1952 vide Notification No.26/6/39/UTFI(3)-2006/7869 dated 27.12.2006.

The provisions of above mentioned notifications were found to have many limitations like limited definitions, not defining elaborated procedure for sanctioning of building plans, not having provisions for the private developers, energy conservation etc. and with limited volumetric controls having only details of site coverage only some categories of plots.



These rules were also deliberated under the Chairmanship of AA, UT on 21.12.2010 and accordingly the same were drafted by the Department Of Urban Planning, UT, Chandigarh. The feedback has been received from EO, UT, Additional Commissioner, MC and Director Rural Development and Panchayat and the same has been incorporated in the draft Rural Building Byelaws. The provisions of draft rules have been made with the following considerations:

- Exhaustive definitions given.
- Detailed provision given w.r.t. contents of the submission drawings - the site plan, floor plans, sections and elevations.
- Plan Approval Committee is defined.
- Provision of 60 days to approve the plans.
- Provision made for revalidation of building plans with prescribed fee as applicable.
- Provision made to give at least one week notice before erection or re-erection. Provision also made for DPC.
- Provision made for partial occupation.
- In addition to width minimum riser/tread for residential as well as commercial buildings defined.
- Provision made for Rain Water Harvesting & Solar Water Heating System.
- No provision for private developers.
- Maximum permissible height.
- Site coverage of commercial and institutional buildings has been defined.
- Siting norms for commercial, social facilities like school, community hall, dispensaries have also been defined.
- The guidelines for earthquake safe construction have been defined on the basis of the Model Rules forwarded by Government of India.

The parameters of volumetric controls of the residential building have been elaborately defined as below:

Plot size (in Sq.Yrds)	Ground Coverage	FAR	Set back
Upto 100	70%	2	5'
101-250	70%	2	10'
251-500	70%	2	10'
501-1000	50%	1.5	15'
Above 1001	separate zoning		



b) Institutional

- **IT Park, Phase-III**:-** For the site for IT Park, Phase-III as earmarked in the Master Plan, if decided to be developed for the said purpose by the Hon'ble Court as the matter is sub judicious, the norms shall be as follows:-

Volumetric Controls:- The following norms shall be applicable on the IT Park, Phase-III, Chandigarh:-

Sr. No.	Parameters	Norms
1	Maximum Plot Density	25 units per acre
2	FSI	1.00
3	Ground coverage	40%
4	Height	36'-0"
5	Other norm	Low density with lush green

(*As decided in the 51st Master Plan Committee meeting held on 17.8.2011)

(**As decided in the 53rd Master Plan Committee meeting held on 6.9.2011)

- **Institutional Area: Sarangpur**

In the institutional pockets in Sarangpur (except Educity), in village Dhanas and near Manimajra shall be developed with low density and low rise buildings with the following parameters:-

Sr. No.	Parameters	Norms
1.	Maximum Ground coverage	20%
2.	Maximum FAR	0.5
3.	Maximum Height	36'-0"
4.	Maximum No. of storey	3
5.	Parking norms	4 ECS for 100 sq. mt. of covered area. Surface parking - Minimum 20% of the site area.

c) Environment

The norms related to various environmental factors related to Chandigarh have been finalized by the Master Plan Committee and in the proposal part of Master Plan, which are given as below:-

i) Green buffer/ strips

The specified width of plantation as green buffer/strip shall be developed along various features/ landuse as described below:

Sr. no	Feature/area	Width of green buffer/ strip in meters	Condition
1.	Patiala-ki-Rao, Sukhna Choe and Natural choe	100	Shall be declared as Eco sensitive zone.
2.	Interstate border of Chandigarh with Punjab and Haryana	100	Wherever non compatible landuse exist on other side of interstate border.
3.	Along roads (on either side)	30	To give the feel of garden city Chandigarh.
4.	Railway Line (on either side)	30	

Note:- The owner of sites, wherein the above areas are falling shall be liable to maintain the specified width of buffer strip.



ii) Open Spaces:

- No further construction of community facilities in the planned open spaces is permitted which interfere with pedestrian movement, availability of green spaces and natural drainage.
- Large campuses like PGI, Panjab University, CSIO, IMTECH and housing societies shall be encouraged to improve their water, energy and resources use efficiencies and introduce waste water recycling.

iii) Securing the Lake's Catchment and Wildlife Sanctuary:-

- The entire catchment of Sukhna Lake must be protected from any activities that may threaten the lake's lifespan.
- No development in the immediate vicinity of the Wildlife Sanctuary should contravene the objectives of the Wildlife conservation.

iv) Eco sensitive Zone:

Chandigarh Administration has constituted a Committee to determine the extent of Eco-Sensitive Zone to be declared around the Sukhna Wildlife Sanctuary and the recommendations of the Committee shall be applicable accordingly. The norms shall be made applicable after approval of the competent authority.

d) Traffic transportation

- **Metro Act:-** Provision of Metro Act to be adopted by the Chandigarh Administration shall be followed.

e) Telecommunication

Provision of Mobile Tower Policy:-

Installation of Mobile Towers shall only be allowed as per the provisions of notified Mobile Tower Policy by the Chandigarh Administration.

- Earlier, Chandigarh Administration issued two policies/guidelines regarding installations of Mobile Towers in Chandigarh, one in 2004 and another in 2008. The features of these policies have been mainly procedural and similar to the Building Byelaws. Mainly the security and structural safety aspect of the buildings has been handled in the policy.
- As per 2008 Policy, these towers are allowed only on non-residential buildings in UT, Chandigarh. The mobile tower operators are required to seek prior permission from Chandigarh Administration before installing the tower. Since, in several parts of UT, Chandigarh adequate number of non-residential buildings are not available, large number of towers have come up on residential buildings in village area is supervised by the Municipal Corporation and some of them have come up in the developed sectoral grid area of Chandigarh. Hon'ble Punjab & Haryana High Court and even in the Hon'ble Supreme Court of India.
- While formulating the new Mobile Tower Policy, the policies/guidelines of the year 2004 and year 2008 and representation of the mobile operators, in addition to the related norms of all the concerned departments/organizations have been taken into account. In the new policy, for the interest of providing seamless uninterrupted mobile services which has become an essential service for any citizen, the area where adequate number of non-residential buildings are not available, it has been proposed that a small Micro Cell based pole be allowed on residential buildings also to provide continuous network availability.



- All the telecom operators are directed to get the EMF level checked from some third party at regular intervals for compliance of these guidelines. The applications for the same shall be submitted to the Estate Office of UT, Chandigarh and Commissioner, Municipal Corporation for their respective areas, which they are mandated to implement the building byelaws. If any applicant is not satisfied with the orders of the Estate officer/Commissioner, MC, then the concerned applicant can file an appeal before the Finance Secretary-cum-Chief Administrator, UT, Chandigarh in this regard. Further, the action regarding unauthorized Mobile towers shall be taken by the above mentioned organizations in their jurisdiction area.
 - The draft Mobile Tower Policy has already been notified by the Chandigarh Administration on 16/10/2012 for public objections/suggestions and the same is under consideration for publication of final policy.
- f) **Agriculture Zone:-** For the activities, which have been made permissible in the agriculture pockets of the Chandigarh Master Plan proposal, the norms have been descriptively evaluated to control and regulate the unauthorized and haphazard development within these pockets.



h) Powers for Development of Areas in Chandigarh:-

The proposed Residential, Commercial, Industrial, Transportation or public facility areas in Chandigarh Master Plan 2031 are reserved for development by the Chandigarh Administration or its undertakings/public authority, as per detailed Scheme Plan and Zoning Regulations as approved by the Chandigarh Administration.

i) Already approved projects

For the projects which have already been approved by Chandigarh Administration, the norms already approved for the same shall be applicable there upon.

Violations of Rule 5/Compoundable Items:-

- i) As per the Punjab Capital (Development and Regulation) Building Rules, 1952 if any change/alteration made by the owner at site during the course of construction these changes are permitted by paying the requisite fee under the provision of Rule 5 of above said Rule.
- ii) The essential services required for the buildings such as overhead water tanks, brick jalli, headway under staircase etc. made compoundable by the Chandigarh Administration at the time of granting the occupation certificate/sewer connection.
- iii) The penalties for not obtaining the DPC certificate and illegal sewer connection has also been imposed by the Chandigarh Administration.

The description of the same is mentioned in annexure.

Need based changes in architectural controls

In Residential Buildings:

The unprecedented and unforeseen growth of population of the city, their growing affluence and changing lifestyles. The emergence of the town as a major trading and service provider city in the present liberalized socio economic scenario have exerted , tremendous pressure on the city's vital infrastructure and the order of the built environment. Illegal construction through additional floors, coverage of balconies and courtyards which are essential for light and ventilation, construction beyond zoned areas, violation of frame controls are some of the major violations being witnessed. Taking cognizance of the situation, Chandigarh Administration has been undertaking periodic review to provide need based relief and address the genuine problems of the citizens.

In Commercial Buildings:

Chandigarh Administration has undertaken gradual and periodical review of various architectural controls to provide for more space. At the same time, an endeavour has been made to retain the architectural facades or make minimal external changes so that the street picture is preserved.



EXISTING DEVELOPMENT NORMS

1 . Residential: Development Controls applicable on various types of residential houses as per notification dated 16/10/2008 are as given below:

(A) Plotted Housing in Sectoral Grid in Chandigarh: Volumetric controls for plotted houses in sectoral grid are as below:-

Sr. No.	Type of houses	Maximum Ground coverage w.r.t. total plot area	Maximum * FAR	Height
1.	Marla houses of less than one Kanal governed by frame control / architectural control.	65% (in main building zone) + 5% (rear court yard) = (70%)	2.0	i) Phase-I: 31'-6" (without additional coverage) and 33'-0" (with additional) coverage. Height equivalent to ground floor height. ii) Phase-II: 32'-3" iii) The design of boundary walls of various sites shall be applicable as per the standard design available in the Department of Urban Planning., UT. In marla type houses a railing of 2'-3" high shall be allowed on the front boundary wall.
2.	One Kanal and above but less than two Kanals	50%	1.5	i) Phase-I : 35'-0", ancillary zone : 24'-9" ii) Phase-II-33'-0" ancillary zone : 24'-9" iii) Further height upto 3.0 mt. (except marla houses) shall be allowed for services for services like water tank, solar system, air cooling tower. Gen set & screen wall to enclose services etc.
3.	Two Kanals	45%	1.25	
4.	Above two Kanals	35%	1.0	

Note*: The parameters prescribed in the above table shall be applicable on those sites for which additional coverage is being sought. However, for sites without additional coverage, the norms of Chandigarh Administration prevailing before 16.10.2008 shall be applicable and Architectural Control/Frame Controls and Zoning Plans shall be continued to be applicable on the sites being governed by the same.



B .Group Housing Scheme in Sectoral Grid:- Volumetric Controls applicable on Group Housing Schemes in the sectoral grid of Chandigarh.

Sr. no.	Parameter	Norms									
1.	Minimum area of site	1 acre									
2	Maximum Ground coverage	40% of plot area.									
3	Maximum FAR *	1.2									
4	Maximum Height	46'-9'' inclusive of parapet of 3'-9''									
5	Maximum No. of Storeys	4 Nos.									
6	Boundary walls	Specification and design as shown in Drawing Number 1 & 2, Job No. 2507, prepared by Department of Urban Planning, U.T. Chandigarh.									
7	Parking	Total parking space equivalent to atleast 30% accumulated floor area of dwelling units.									
8	Density of dwelling units	<table><tr><td>Category</td><td>Density (units per acre)</td></tr><tr><td>A</td><td>25</td></tr><tr><td>B</td><td>35</td></tr><tr><td>C</td><td>45</td></tr></table>	Category	Density (units per acre)	A	25	B	35	C	45	
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9	Category wise area of dwelling units	<table><tr><td>Category</td><td>Area in sq. ft.</td></tr><tr><td>A</td><td>1400-1500</td></tr><tr><td>B</td><td>1000-1075</td></tr><tr><td>C</td><td>800-835</td></tr></table>	Category	Area in sq. ft.	A	1400-1500	B	1000-1075	C	800-835	
Category	Area in sq. ft.										
A	1400-1500										
B	1000-1075										
C	800-835										
10	Community facilities	Floor area upto 2.5% of the area of the site.									
11	Organized green Parks	a) 15% of total site area. b) Minimum size 600 sq. yds. c) Width not less than 45'-0''.									
12	Services	i) Height upto 3.0 mt. shall be allowed for services for services like water tank, solar system, air cooling tower. Gen set 7 & screen wall to enclose									

Note*: In the case of Group Co-operative House Building Societies Schemes, area under stilts 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 utilized for increasing the number/area of the dwelling units.



C. Integrated Residential Housing Scheme outside the sectoral grid:- The following volumetric controls shall be applicable for all integrated residential houses schemes **outside Sectoral Grid** of Chandigarh:

Sr. no.	Parameter	Norms
1.	Definition of Integrated Housing	Campus having population of 6250 persons approximately (4.5 persons per dwelling unit) shall be termed as Integrated Housing.
2.	Minimum area requirement	25 acre
3.	Maximum Ground coverage	40% of plot area.
4.	Maximum FAR	2.0
5.	Maximum Height	62'-3" upto top of the parapet except any exemption granted by Chandigarh Administration specifically.
6.	Maximum limits of Commercial area	For commercial area, permissible ground coverage shall be 30% of the total plot area, FAR 2 and height upto 62'-3" upto parapet level. Upto 2.5% of the entire area of the site can be allowed for commercial use to meet day to day requirements of the residents living in the integrated scheme.

D. Cheap Houses:- The norms applicable on the Cheap Houses, wherever proposed in the sectoral grid of Chandigarh, shall be as described below:

Sr. No.	Parameter	Norm/permissible
1.	Maximum Ground Coverage	75% of plot area
2.	Maximum Coverage on 1 st floor	Equivalent to the covered area on ground floor.
3.	Coverage of 2 nd floor	Not permitted.

Note: The above permission shall be subject to the following conditions:-

- I. That existing sewer lines are not coming below the building portion.
- II. Payment of composition fee as fixed by the Chandigarh Administration.
- III. Structural stability of the existing structure to be certified by a qualified structural engineer
- IV. The construction of such houses shall be governed by the Architectural Control Sheets available in the Department of Urban Planning, U.T. Chandigarh



E. Rehabilitation Colonies:- In addition to the norms approved in the plans prepared /got approved by Chandigarh Housing Board or Chandigarh Administration, the following norms shall be applicable to all rehabilitation colonies under the control/supervision of Chandigarh Administration, Municipal Corporation, Chandigarh and Chandigarh Housing Board:-

Sr. No.	Parameters	Norms	Conditions
1.	Maximum number of storeys	G+3 or as approved by Chandigarh Administration from case to case basis.	i) Subject to the condition that the building plans shall be got approved from PAC (Upper) on case to case basis and can be constructed with the prior approval after assessing the structural safety of the existing structure. ii) If the existing structure does not permit additional floor capacity, then the revised building plans have to be got sanctioned from competent authority and the structure with sufficient load bearing capacity for the structural safety and accordingly construction can be carried out.
2.	Permissibility of Trade uses.	i) Mobile repair shop. ii) Barber shop. iii) Beauty parlour. iv) TV/Radio repair shop v) Computer centre vi) Stationery shop vii) Electric shop	
3.	Relaxation in norms	In the houses constructed/ developed by Chandigarh Housing Board, Chandigarh as flats independent houses, duplex flats and other schemes, the relaxation/ amendments shall be allowed as per the provisions of the orders dated 23.3.2010.	



F. Development Controls/norms for buildings in Manimajra:- The norms as prescribed by the Municipal Corporation, Chandigarh shall be applicable on the area falling within the limits of planning area of Master Plan, Manimajra, except the following areas, where the norms mentioned in their Zoning Plans/approved drawings shall be applicable:

- i) Pocket No. 1 (commercial),
- ii) Pocket No. 6 (Motor Market and Commercial Complex),
- iii) 61.21 acre residential-cum-commercial scheme on the east of Chandigarh – Kalka road,
- iv) Group Housing in Pocket No. 2 & 3,
- v) Modern Housing Complex in Pocket No. 4 & 5 and
- vi) Rehabilitation colonies developed by Chandigarh Administration.
- vii) On other Group Housing, Commercial, Government and semi government norms as approved by the Chandigarh Administration shall be applicable.

G. Development controls of Villages: The notified Rural Bye-laws of Chandigarh Administration shall be applicable on area falling in Abadi-deh/phirnis of the villages and areas proposed for expansion of various villages falling in the limits of U.T., Chandigarh.

- i) The draft of said notification has been submitted for approval before finalization of the same, the detail of the same is as given below:
 - Initially, the Chandigarh Administration(Erection & Re-erection of building) Rules, 2006 for the villages in the Municipal area of Municipal Corporation of Chandigarh were notified under Sub-Section 2 of the Section 5 (2) read with Section 22 of the Capital of Punjab (Development & Regulation) Act, 1952 vide Notification No.26/6/39/UTFI(3)-2006/7869 dated 27.12.2006.
 - The provisions of above mentioned notifications were found to have many limitations like limited definitions, not defining elaborated procedure for sanctioning of building plans, not having provisions for the private developers, energy conservation etc. and with limited volumetric controls having only details of site coverage only some categories of plots.

- These rules were also deliberated under the Chairmanship of AA, UT on 21.12.2010 and accordingly the same were drafted by the Department Of Urban Planning
- The feedback has been received from EO, UT, Additional Commissioner, MC and Director Rural Development and Panchayat and the same has been incorporated in the draft Rural Building Byelaws.
- The provisions of draft rules are have been made with the following considerations:
 - a. Exhaustive definitions given.
 - b. Detailed provision given w.r.t. contents of the submission drawings - the site plan, floor plans, sections and elevations.
 - c. Plan Approval Committee is defined.
 - d. Provision of 60 days to approve the plans.
 - e. Provision made for revalidation of building plans with prescribed fee as applicable.
 - f. Provision made to give at least one week notice before erection or re-erection. Provision also made for DPC.
 - g. Provision made for partial occupation.
 - h. In addition to width minimum riser/tread for residential as well as commercial buildings defined.
 - i. Provision made for Rain Water Harvesting & Solar Water Heating System.
 - j. No provision for private developers.
 - k. The parameters of volumetric controls of the residential building have been elaborately defined as below:

Plot size (in Sq.Yrds)	Ground Coverage	FAR	Set- back
Upto 100	70%	2	5'
101-250	70%	2	10'
251-500	70%	2	10'
501-1000	50%	1.5	15'
Above 1001	separate zoning		

- l. Site coverage of commercial and institutional buildings has been defined.
- m. Citing norms for social facilities like school, community hall, dispensaries have also been defined.
- n. The guidelines for earthquake safe construction have been defined on the basis of the Model Rules forwarded by Government of India.



H Permissibility for various activities in Residential premises:

The following activities/services shall be allowed in the residential premises, subject to the fulfilment of certain conditions as described below:-

Sr. No.	Uses permissible	Permissible area for activities	Other conditions
1.	Professional services (Doctors, Advocates, Architects etc.)	25% of the covered area to the maximum extent of 50 sq. m, whichever is less.	<ul style="list-style-type: none"> • After prior approval of Chandigarh Administration • Provision of the Chandigarh Advertisement Control order, 1954 as amended from time to time, shall be strictly observed. • Payments/charges as prescribed by the Chandigarh Administration.
2.	Nursing Homes		<ul style="list-style-type: none"> i) The minimum size of residential premises shall be equal to 500 sq. yds. ii) Permission shall be granted only to those Nursing Homes functioning in the Residential Premises on the date of issue of the orders No. 31/1/294-UTFI(4)-2002/4522 Dated 14.7.2003 iii) Such building should have a parking space for vehicles equal to the number of indoor beds plus two. iv) If there are indoor beds there must be a parking space for atleast five cars/jeeps. v) The said parking space, may be inside and outside of the building or both. vi) The parking space outside the building will be public parking space, which will be maintained by the Municipal Corporation will be at liberty to charge fees from those who park their vehicles thereupon. vii) The fulfilment of other provisions of orders No. 31/1/294-UTFI(4)-2002/4522 Dated 14.7.2003 of Finance Department, Chandigarh Administration shall be mandatory.



Sr. No.	Uses permissible	Permissible area for activities	Other conditions
3.	Crèche	A portion of a residential building upto the maximum of 50 sq. mtrs. or 25% of the covered area, whichever is less.	<ul style="list-style-type: none"> • Shall be permissible with the prior approval of the Chandigarh Administration. • Shall also be subject to the fulfilment of conditions of notification dated 21.2.2003, subject to the approval by Department of Urban Planning, Chandigarh Administration.
4.	Paying Guest	The minimum usable area for one Paying Guest	<ul style="list-style-type: none"> i) Shall be 50 sq. m. shall be with adequate provisions of toilet as per norms of Public Health Department i.e. one WC for five persons. ii) The area of the house for Paying Guest Accommodation shall not be less than (7½) marla and part of it shall be used by the owner himself/herself. iii) The Paying Guest Accommodation shall be permitted only in those residential properties, which are sanctioned as per building byelaws, and no unauthorized construction has taken place after the grant of completion certificate. iv) No extras/new kitchen shall be erected beyond the approved building plans. v) Vehicle should be parked within the house premises as far as possible. vi) Fulfilment of the conditions of notification dated 16-11-2006.
5.	STD/PCO (Installation of a STD, PCO, Fax or Photostat machine).	Maximum of 15 sq. m or 20% of the residential area of the building, whichever is less.	<ul style="list-style-type: none"> i) Only a part of the sanctioned building can be used for such a purpose and no external structures shall be installed. ii) Only the sign boards approved by the Chief Architect, U.T. Chandigarh as per standard design shall be permitted to be installed. iii) No external changes in the building shall be allowed. iv) Fulfilment of conditions of notification dated 19.6.1998.



- I Servant quarters:** The servant quarters in the residential premises shall be provided, subject to the following conditions:-

Sr. No.	Parameter	Norms
1.	Condition of minimum size of plot	Owners of plots above 420 sqm. and above shall make provision of servant quarters for domestic servants.
2.	Permissible areas	Shall be permissible within the zoned area of the house as specified in the respective zoning plan.
3.	Proportion with dwelling units	Minimum one servant room for one dwelling unit.
4.	Construction area	If a servant room is built on ground floor, it shall have separate courtyard of not less than 10 sq. m. but shall be within the maximum permissible covered area.
5.	Provision of kitchen with servant quarter	Kitchenette shall be allowed alongwith servant quarters.
6.	Provision of water closet and bathroom	<ul style="list-style-type: none"> Separate servant room not built as part of the main house shall have a water closet and bathroom attached thereto.

J General norms of Residential

- Minimum size of habitable rooms:-** The parameters regarding size of habitable rooms shall be as follows:

Sr. No.	Parameters	Norms
1.	Minimum size of a habitable room excluding a kitchen	9.3 m floor space
2.	Minimum width of a habitable room	2.2 m.

Note: Subject to the fulfilment of norms of Chandigarh Administration related to light and ventilation

- Provision of Kitchen:** The provision of kitchen in the residential premises shall be made as mentioned below:-

Sr. No.	Type of floor/unit	Maximum no. of kitchens per floor
1.	On the residential plots of less than 250 sq. yds.	1
2.	On the residential plots of 250 sq. yds. or more in area.	1
3.	In the duplex design houses	1
4.	Minimum size of the kitchen	4.5 sq. m.
5.	Minimum width of kitchen	1.5 m.
6.	Minimum height	2.7 m.



- **Lobby, Corridor, Passage or Balcony:-** The minimum width of any lobby, corridor, passage or a balcony in a residential building shall be as given below:-

Sr. No.	No. of users	Minimum width in m.
1.	Upto 10	0.9
2.	11 to 20	1.1
3.	21-100	1.25
4.	For every additional 15 persons	Increase 25 cms. with a maximum of 2.5 m.

- **Minimum height of room, verandah etc.:-**

Sr. No.	Type of room/verandah	Norms
1.	Minimum height of habitable room from the surface of the floor to the lowest point of the finished ceiling.	2.75 m (9'-0").
2.	Minimum height of habitable room from the surface of the floor to the underside of the joists, beams or rafters, if joists, beams or rafters are provided.	2.29 mtrs. (7'-6")
3.	Air conditioned rooms	2.42 m (8') measured from the surface of the floor to the lowest point of the air conditioning duct or the false ceiling.
4.	Minimum height of a water closet, bath room, a store, a gallery, a verandah and mezzanine floor.	2.29 mtrs. (7'-6").

- **Minimum area of the courtyard:-** (a) Interior open space for light and ventilation, the whole or part of one side or one more room intended for human habitation and not abutting on either the front, rear or side open space shall abut on an interior open space whose minimum width in all directions shall be as per table below:

Sr. No.	Height of the building upto in Meters.	Interior open space to be left out on all site (front rear and sides in each plot in Meters.)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10

Note:

- No projection shall be allowed within the maximum width of the courtyard in any direction as mentioned in the table above.
- The Chief Administrator may permit 'Pergola' in the buildings if light and ventilation of the building is not affected due to pergola.
- The table shall also be applicable in case of exterior open spaces permitted within the zoning regulations.
- **Coffers/Pergola:-** Coffers/Pergola upto 9" below RCC slab of the projection at first and second floor level shall be allowed in Frame Control Marla houses provided it is sanctioned in the building plans.



- **Projection/Cantilever:-** the provisions of projection/cantilever in residential building shall be made as follows:-

Sr. No.	Area of construction/ cantilever	Norms
1.	First and second floor of all marla houses and one kanal houses governed by Frame Control/Architect ural control	Maximum upto 0.91 m. (3'-0") from the building line in the front and rear courtyard and at least 3' away from either side of the building line from the center line of the common wall, subject to structural stability, shall also be allowed.
2.	In kanal type buildings governed by zoning plans in all sectors.	Maximum upto 6'-0" depth from the face of the wall.
3.	On terrace level of all marla type houses	Not allowed.

- **Doors and Window:**
There shall be no restriction on having only square and rectangular shaped doors and windows in residential buildings.

- **Staircase:-**
➤ **In Residential building, single family or two families residential buildings:-** The norms for residential building, single family or two families as below:-

Sr. No.	Parameters	Norms
1.	Requirement of staircases	Every residential building more than one storey high shall be provided with atleast one staircase
2.	Minimum width of staircase	85 cms.
3.	Maximum number of risers in one flight	15
4.	Minimum height of risers	19 cms.
5.	Minimum width of tread	25 cms.

- **In Residential buildings for more than two families:-** Every residential building for more than two families shall be provided with atleast one staircase extending from ground floor level to be highest floor having minimum clear width.

The following width in accordance with the following table:-

Sr. No.	No. of users	Minimum clear width
1.	Number of users upto 10	0.85cm.
2.	Number of users upto 11 to 20	1.10 m.
3.	Number of users from 21 to 100	1.25 m.
4.	Increase 1" (2.5 cms) for every additional 15 persons until a maximum of 2.75 mtrs. is reached.	

Note:- The staircases shall be constructed of fire resisting materials.



- **Winders and treads in staircases in residential buildings:-**
In residential building, winders in staircases shall be allowed as follows:-

Sr. No.	Parameters	Norms
1.	Maximum number of risers in winder	2
2.	Maximum number of treads in winder	3
3.	Maximum reduction in width of staircase	3"

Note: Subject to the following conditions:-

- Fire safety norms
- Payment of composition fees
- **Boundary Wall:-**
 - **Front Boundary wall:-** The maximum height of the boundary wall shall be allowed as mentioned in the respective zoning plan, subject to the maximum of 3'-8 ½" (type-B).
 - **Rear boundary wall:-** The height of the boundary wall along rear boundary and along the portion of boundary which divides it from other sites in the rear and long side boundary wall form the front building line upto the rear boundary shall be allowed upto 5'-11 ½" in the side of all category of residential plots.
 - In case of marla/kanal type plot which are covered under frame controls, rear courtyards are already surrounded by 5'-11 ½" high boundary wall.

- **Glazing:-**
 - Provision of openable glazing in a sanctioned verandah in residential buildings shall be compoundable on the prescribed payment.
 - The glazing or sliding grills in verandahs of a standard door opening and a window, which is not smaller than 1.2 m x 1.2 m (4'x4') for proper light and ventilation shall be allowed in marla houses.
- **Brick Jali:-**
 - The brick jali of any design shall be permitted to the residential houses governed by the frame controls, subject to the condition that no solid wall shall be constructed in any part of the jali as prescribed in the frame control.
 - The jali shall not violate the building lines prescribed in the frame controls.
 - Brick jali at terrace of the houses in the second phase sectors, constructed upto the height of the frame line shall be allowed.
- **Railing:**
Railing of any type and design shall be allowed in houses governed by frame control upto 2'-3" high on front boundary wall.
- **Nitches:**
 - Nitches in the common wall shall be allowed with the consent of the owners.
 - In case where one owner has already constructed nitches and the occupation certificate has been obtained, the owner of the adjoining house shall be allowed to have the nitches in the common wall even without the consent of that house owner.



- **Garage:-**

- Where a garage adjoins a habitable room there shall be no opening in the common wall. However, a door connecting the garage with the main house shall be permitted.

- **Gates and Gate Pillars:-**

- In the residential houses the gate of the standard design and any of the standard width as shown on standard Drg. No. S-1/S-5, shall be permitted along the side boundary wall abutting on the accessible street/road. No gate shall be allowed on V-3 roads, public open space, reserved space etc.
- The height of gates and gate pillars in residential buildings shall be allowed upto a maximum height of 5'-11 ½" .
- There shall be no change in the width of gate pillars from that shown in the standard design.
- To facilitate parking and movement of vehicles, two gates shall be permitted along the accessible road in the front boundary wall of the residential buildings in Chandigarh.

- **Parking:-**

As regards to residential buildings, all buildings located on site of one kanal or above shall have parking facilities equivalent to 1 ECS per floor of the building and further subject to the condition that adequate parking is planned to ensure that no vehicle of the owner/occupier of any such building is parked outside the premises.

- **Building Material:-**

- Different types of building materials shall be permitted in the houses governed by the frame controls.
- Car parking/porch covered with A.C. sheets or fiber glass roof shall be permitted in the front courtyard of the residential houses.
- Walls and roofs of all the buildings shall be of fire resisting materials.

- **Underground water tank:-**

- Underground water tank shall be permitted in the rear courtyard of the residential buildings.
- It shall be 4'-0" away from the common walls of the site.
- It shall be constructed as per the satisfaction of public health U.T./ MC.

- **Solar Water Heating System:-**

- As regards to residential buildings, all houses including the existing houses on a site of one kanal will make provisions for solar water heating system having capacity of atleast 100 ltrs. and on a site of two kanals and above that of atleast 200 ltrs.



2. COMMERCIAL:-

The norms applicable on various commercial sites/area in Chandigarh are given below:-

(A)General: The following norms shall be applicable on all the commercial plots/sites:-

(a)Volumetric Control:- Following volumetric controls/other norms are applicable on the commercial plots/sites in Chandigarh:-

Sr. No.	Parameters	Norms	Condition
1	Permissible uses	Equivalent or lower intensity of use within the same trade category without payment of fees.	-
2.	Sub division	i. An additional entry with door shutter opening inside the shop shall be provided. ii. An additional door in the rear side of the building of same width height and design as that of the existing door will be allowed. iii. The party wall between the two sub divided shops can be constructed upto ceiling height.	<ul style="list-style-type: none"> • Ventilation for the basement floor in the remaining part of the glazing is not disturbed. • The size of the additional entry shall be of the same size as that of existing entry. • As shown in architectural control sheets. • The party wall shall be of any fire retardant material. • On the payment of prescribed fees.
3.	Depression in ground floor	1.21 m.	Structural stability at site
4.	Provision of Mezzanine floor	Allowed	Provision of minimum permissible height in conformity with building rules
5.	Provision of basement storey	Permitted	It shall not exceed the coverage as indicated in the Architectural Control Sheets.
6.	Printing Press	Printing press business with modern computerized machinery and equipment shall be allowed in the commercial buildings.	<ul style="list-style-type: none"> • Only on the ground floor • Provided that there is no structure borne and air borne noise and vibration • The operation does not affect the structural safety of the buildings



- **Change of trade of Ground Floors of Commercial Buildings:-**
- The allottees/lessee of commercial sites/premises in Chandigarh can pursue any trade mentioned in the schedule II i.e. (A) New General Trade and (B) New Special Trade without applying for conversion of trade and without paying conversion fee subject to the following conditions:-
 - I. Migration to 7 trades as mentioned in (B) i.e. New Special Trade from other trade of Category (A) i.e. New General Trade shall be allowed without prior permission of the Chief Administrator and subject to the examination and clearance from the environmental, health and traffic considerations and further subject to the condition that hygiene and sanitation laws are not violated.
 - II. The conversion of trade will be applicable to the ground floor of all commercial sites/premises only.
 - III. The allottee/transferee/occupier will, however, give an intimation to the Estate Office, U.T. Chandigarh in writing about the trade being pursued by him.
- **Parking Requirements:-** Parking requirements for the commercial sites shall be as below:-

Sr.No	Plot area	Norms (ECS per 100 sq. mtrs. of built up area.)
1.	2 kanals and upto one acre	2ECS
2.	1 acre and above plots	4 ECS

- * **Urinals/Water Closet/Toilets:-** Every commercial, warehousing and industrial buildings shall be provided with water closet in accordance with the requirements of the table given below:-

No. of persons working	Minimum number of water closets	Minimum number of urinals or sinks
1 to 9	1	1
10 to 24	2	2
25 to 49	3	3
50 to 100	5	5
Over 100	One water closet for each additional 30 persons	

Note:- Provision of toilets for specially challenged persons is mandatory as per the provisions of Chandigarh Administration.

- **Air Conditioners:-** All the shop owners desirous of installing air conditioners in the verandah for their shops shall fix the same above the false ceiling in the verandah as follows:-
 - I. The false ceiling shall be of any material/specification of their choice subject to minimum clear height to be fixed by the Department of Urban Planning, UT, Chandigarh.
 - II. Every shop owner who is having shop without air conditioner on one or both sides shall have to close the suspended ceiling from the sides, as the case may be.
 - III. As approved by the Department of Urban Planning, UT, shall vary in each case depending upon the height of public corridor.
 - IV. The design of the false ceiling in public verandah shall be based on the guidelines issued by the Department of Urban Planning, UT, Chandigarh.
- **Approach road in newly proposed commercial area:**
No commercial activities on roads entering in the city shall be allowed with direct approach. These roads shall have slip roads, commercial area is to be proposed here.



* **SCOs/SCFs:** (i) The norms applicable specifically on SCOs/SCFs in Chandigarh shall be as follows:-

Sr. No.	Parameters	Norms	Condition
1.	Fragmentation/Amalgamation	Permitted	Subject to the condition that the revised plans are approved by the competent authority, prior thereto.
2.	Internal Planning	Allowed	<ul style="list-style-type: none"> The minimum size of room, passage etc. shall not be violated. Provided the ground floor of the building is not depressed. However, if the ground floor is depressed after paying the prescribed charges, the height of any of the floors shall not exceed 13'-0".
3.	External Façade		<ul style="list-style-type: none"> Shall not be allowed to alter FAR and the total covered area. The total number of FAR and total covered area .
4.	External façade, where basement is permissible	Shall not be allowed to alter and the total covered area and the total numbers of floors shall remain same	<ul style="list-style-type: none"> Provided the basement height and use is as per Architectural Controls. Payment of composition fee as prescribed by the Chandigarh Administration. Where the external façade of an entire row of SCO/SCFs is sought to be changed by a majority of transferees in that row.
5.	Height of basement storey to be constructed in the city centre i.e. Sector 17.	Maximum 3.66 mtrs.	
6.	Structural stability	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.
7.	Courtyard	Shall be allowed on 1 st and 2 nd floor of the shop-cum-offices all over the city except the SCOs/SCF falling in Manimajra , where there is common wall in rear side.	<ul style="list-style-type: none"> Further subject to the prescribed payment. Payment of charges as fixed by the Chandigarh Administration from time to time. Conditions and directions regarding light and ventilation, minimum habitable height, maintaining the external façade and overall heights and other mandatory conditions as per provisions of the Punjab Capital (Development and Regulation) Building Rules, 1952.



8.	Coverage of courtyard of SCFs of Sector 35-C & D.	Coverage of courtyard of size 12'-0" x 20'-1½" on second floor of Shop-cum-Flats of Sector 35-C&D (internal V4 Market) shall be allowed	<ul style="list-style-type: none"> • Payment of charges to be decided by the Chandigarh Administration, • The owner has converted his shop-cum-office after completing due formalities. • Light and ventilation being provided as per the provisions of the Punjab Capital (Development And Regulation) Building Rules, 1952.
9.	Coverage of courtyard within the Building Line	Allowed in case of SCF/SCO, which have a roof above the covered ground floor courtyard .	<ul style="list-style-type: none"> • This shall not constitute a courtyard, since it falls outside the building line. • No coverage on first and subsequent floors shall be allowed on top of any terrace/roof, outside the building line.
10.	Staircase:	No bar henceforth on providing additional staircases in commercial buildings (including SCOs/SCFs)	To meet with the fire safety requirements as per National Building Code
11.	Machine Room/Lift	Permitted	Upto one meter above terrace level shall be allowed.
12.	Provision of Generator Set	Not allowed.	--
13.	Partitions in Basements	Low height partitions upto 1.37 mtrs (4'-6") shall be allowed in the basements.	<ul style="list-style-type: none"> • To be used for habitable purpose in Showrooms, SCOs. SCFs, Bay Shops and similar buildings • However, for full height partitions, prior approval of the Chief Administrator shall be necessary.
14.	Wide Glazing	Allowed only on 70% of surface area of brick jali/brick wall.	<ul style="list-style-type: none"> • Any change in architectural control/frame control except the buildings identified as heritage buildings identified by the Heritage Committee formulated by Chandigarh Administration. • All the owners/allottees/lessees/ occupiers in a row of a given block shall make a joint request for this purpose to maintain the homogenous character.



- **Conversion of SCF to SCO:-** Norms applicable on the SCF's converted to SCO in Chandigarh are as given below:-

Sr. No.	Parameters	Norms	Condition
1.	Permissibility of office Use	The first and second floor or the building constructed on the site are allowed to be used for the purpose of offices	Payment of prescribed conversion charges.
2.	Permissibility for intensive shopping/ restaurants	i. The upper floors of SCOs (including SCF's converted to SCOs under the rule) meant for office use shall be allowed. ii. Restaurant/ Dhabas is allowed in SCO	<ul style="list-style-type: none"> • On payment of charges to be used for the more intensive purpose of shopping (display and sale of goods) and restaurants (sale and serving of prepared foods and beverages including banquet facilities) provided that such use is allowed under the building rules, byelaws and zoning plan. • To the condition that owner has obtained permission for converting the SCF to SCO. • Fulfilment of conditions imposed by Chandigarh Administration. • On upper floors of commercial buildings (SCOs) which are designated as office space in architectural controls at present. • Other conditions as stipulated in building rules and fire safety norms shall be provided within the existing building lines.
3.	Staircases	Allowed	<ul style="list-style-type: none"> • In accordance with the prescribed architectural controls for shop-cum-Offices. • Otherwise, the lessee may submit revised plans indicating the proposed position of the staircase and other internal changes. In such cases, the conversion shall come into affect only on sanction of the revised plans. • Floor area of SCF/SCO is not increased. • 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. • The adjoining SCO/SCF has not been constructed, the owner shall have to made a provision for supporting columns/beams/slabs for the adjoin structure at the level as indicated in the Architectural Control.
4.	Change of trade of Ground Floors of Commercial Buildings	i. Allowed in Industrial Area, Ph-I & II, Chandigarh. ii. Change of trade of upper floors of SCOs and SCFs (converted into SCOs).	The conversion of trade will be applicable to the ground floor of all commercial sites/premises only.



- **Change of trade of upper floors of SCOs and SCFs (converted into SCOs):**

a) In Sector 17, Sector 34 V2 and V3 roads	I. For 1 st floor II. For 2 nd floor III. (For 3 rd and high floors)
b) Other locations in Chandigarh	I. For 1 st floor II. For 2 nd floor III. (For 3 rd and high floors)

*** Bay Shops:**

Note:- Provided that such use is allowed under the Building Rules and Zoning Plans. However, permission for conversion of trade will have to be obtained, where necessary.

Sr. No.	Type of shops	Maximum number of Sub division	Size of sub shops	Condition
1.	Two bay shops in Sector 17 34'-6" x 103'-0"	4	Any size (17'-3" x 17'-3)	-
2.	Three bay shops	6	Any size (17'-3" x 17'-3)	-
3.	Multi Bay	-	Any size (17'-3" x 17'-3)	<ul style="list-style-type: none"> • In accordance with the Building Bye-laws. • On payment of prescribed charges.

- **Urban Street Vendors:-**

The provision of National Policy on Urban Street 2009 by Government of India, Ministry of Housing and Urban Poverty Alleviation shall be applicable on the various zones/street/roads identified/earmarked by the Department of Urban Planning, UT, Chandigarh and subject to approval of Chandigarh Heritage Conservation committee.

- **Other Norms :**

Sr. No	Parameters	Norms	Condition
1.	Cut out	Maximum size of 1 sqm. with a flap door on top of it alongwith the provision of cat-ladder	<ul style="list-style-type: none"> • The approval of the Chief Administrator. • The opening so created shall remain within the parapet height.



- Lodging-cum-Restaurant sites:-**

The norms applicable on Lodging-cum-Restaurant sites are as follows:-

Sr. No.	Parameters	Norms	Condition
1.	Coverage of Courtyard on 2nd floor in LCR sites	Allowed	<ul style="list-style-type: none"> The courtyard shall be covered with transparent poly carbonate or fibre sheets in such a manner that allows in fresh air/ventilation from three sides. The design of the same shall be got sanctioned through Plan Approval Committee (PAC) prior to construction at site. The area covered with fibre sheets shall be used purely for the purpose of circulation at site only and shall not be put to commercial use in any manner.
2.	Conversion of basement storey	compounded	<ul style="list-style-type: none"> Prescribed by the Chandigarh Administration. The area of the basement shall be counted towards FAR. The composition shall be for the entire area of basement. Minimum of two staircases shall be constructed in the basement storey. Out of which one stair case shall be designed and constructed as a fire escape stair case and it must directly open to public corridor or in the public street in relaxation of the provisions of the Architectural Controls. No kitchen tandoor or any other fire catching appliances shall be allowed in the basement floor. Proper fire safety arrangement as per the National Building Code and as per Delhi Fire Prevention and Fire Safety Act, 1986, as extended to U.T. Chandigarh shall be made. The building material used in the construction of basement storey shall be strictly fire proof. Proper arrangement shall be made for the drainage of the sprinkler water for fire fighting purpose. No public health facilities such as toilets, water connection etc. shall be allowed in the basement storey. The ventilation of the basement storey shall not exceed the area as shown on the Architectural Controls/zoning controls and sanctioned building plans. The construction of the Hotel building shall conform to the sanctioned building plans.



- **Stand alone Marriage Palaces/Banquet halls specially earmarked:**

Volumetric Controls:- The following shall be the volumetric control for construction of standalone Banquet Halls specifically earmarked in Chandigarh:-

Sr.no.	Parameters	Norms
1.	Minimum plot area	1 acre
2.	Maximum Ground coverage	40%
3.	Maximum FAR	. 80
4.	Maximum Height	36'-0"
5.	No. of storey	3
6.	Parking Requirement	For every acre of plot, a minimum of parking equivalent to 130 ECS.

- **Hotel sites:**

Volumetric Controls:- The following shall be the volumetric control for construction of Hotel sites specifically earmarked in Chandigarh:-

Sr. No.	Parameters	Norms
1.	Max. Ground Coverage	35%
2.	Max. FAR	1.5
3.	Max. Height	60'-9" (18.52 mtrs.)
4.	Parking requirements	<ul style="list-style-type: none"> • 1 ECS for every 3 bed rooms in Hotel. • For entire commercial area including restaurant, banquet, conference hall, commercial sites etc., 4 ECS per 100 sq. mtrs. of built up area under commercial use. • For rest of the area, 2 ECS per 100 sq. mtrs. of built up area

- **Multiplex/Malls:**

Volumetric Controls:- The following shall be the volumetric control for construction of multiplex/malls specifically earmarked in Chandigarh:-

Sr. No.	Parameters	Norms
1.	Permissible FAR	1.25
2.	Max. Ground Coverage	40%
3.	Max. Height	22.63 m. (76'-3")
4.	Parking requirements for New multiplexes / malls.	4 ECS for per 100 sq mt. of built up area one acre and above 2ECSfor 100 sq.mt. of buit up area below one acre



- **Conversion of existing Cinema/Theatres into Multiplex Theatres:-** The norms applicable on the sites converted from cinema/theatre into Multiplexes in Chandigarh:-

Sr.no.	Parameters	Norms	Condition
1.	Option for conversion	Allowed	Subject to fulfilment of conditions of notification dated 17.11.2000, 5.4.2004, 10.12.2006 and 8.10.2008.
2.	Total seating capacity of the Multiplex Theatres	Not be more than that of existing Cinemas Theatres and it shall not be less than 75% of the sanctioned seating capacity	
3.	Additional FAR	50% of the existing FAR	subject to payment of conversion charges.
4.	Addition and alternation	Allowed	<ul style="list-style-type: none"> • Shall conform to the Building Rules. • Shall conform to Fire Safety Rules, the Punjab Cinemas Regulation Act and other relevant Acts/Rules.
5.	use of basement	Not allowed to be change	For parking and services
6.	Change in exterior	Allowed	<ul style="list-style-type: none"> • With the prior approval of the Department of Urban Planning Chandigarh Administration.
7.	Adequacy of services	conforming of Town Planning Norms	
8.	Commercial area	Allowed	<ul style="list-style-type: none"> • Allowed up to the area under the cinema halls and projection rooms. • If any existing cinema site has some commercial area as a part of the original plan, the same shall be allowed over and above the commercial area allowed under this rule.



- **Timber sites:-** The norms applicable on Timber sites in Chandigarh are as given below:-

Sr.no	Parameters	Norms	Condition
1.	Use of building	Not be used for fabrication of any items other than those notified.	
2.	Additional construction	Allowed	But within the existing 12'-9" height of the boundary wall.
3.	Permission of basement	Not allowed	
4.	Deviation in the outer façade	Not allowed	
5.	Maximum ground coverage	Increased from 50% to 60% of the site/plot area.	On Payment Of Composition Fee

- **Ware housing:-**

a. Basement

Sr. No.	Parameters	Norms
1.	Provision of basement storey	Allowed
2.	FAR of basement storey	Shall not exceed 100% of the area of the site coverage of the building of which it forms a part.

b. Lobby, Corridor, Passage or balcony:-

Sr. No.	Type of floor/unit	Maximum number of lobby, corridor, passage or balcony per floor
1.	Upto 20	1.4 m.
2.	20 to 100	1.8 M.
3.	101 onwards	2.3 M.



- **Bulk Material Shops:-** The following norms shall be applicable on Bulk Material shops in Chandigarh:-

Sr.no.	Parameters	Norms
1.	Ground Coverage	60%
2.	FAR	.6
3.	Max. Number of storeys	2
4.	Building Height	<ul style="list-style-type: none"> • Single storey zone 12'-9" • Double storey zone 24'-9"

- **Motor Market:** The construction of Motor Markets proposed in Chandigarh shall be governed by Architectural Controls prepared by the O/o Chief Architect, Department of Urban Planning, Chandigarh Administration.
- **Conversion of Coal Depot:** The conversion of coal depot site shall be permissible for the uses as follows:-
 - Godown & LPG godowns.
 - Storage and hiring of shuttering materials.
 - Storage and sale of bamboos, cane projects, ropes, ban, tokries, wooden ladders etc.
 - Painting and sign board, banners, printing glow signs etc.
 - Storage of tent, utensils, crockery, furniture etc.
 - Cement godowns/stores/
 - Offices of general nature
 - Printing press
 - Computer training and applications; type and shorthand training, or job work.
 - Laundry and dry cleaning.
 - Manufacturing and sale of furniture.
 - Book binding and embossing
 - Coal depot sites having an additions access from the V-4 roads can also be used for service stations, restaurant or banks.

- **Permissibility of commercial activity on Railway land:-** It is proposed to develop the Chandigarh railway station as a Transport hub as envisaged by Ministry of Railways, GOI. However, the commercial activities in the railway land shall be done in accordance with prevailing norms/regulations/policies of the Chandigarh Administration and as per other provisions contained in this Master Plan, subject to the fulfilment of conditions including any fee and development charges as stipulated by the Administration.
- **Solar Water Heating System:** All commercial as well as Hotels, Lodges and Guest Houses, which have use of hot water shall have solar water heating system of adequate capacity installed. The existing buildings which do not have those facilities shall provide this facility within one year from the date these orders are notified in the official gazette.



3. Industrial:

Various norms applicable to Industrial Areas/sites in Chandigarh are as given

Table 1:

Sr. No.	Parameter	Norms	Condition
1.	Amalgamation	Allowed	Subject to the condition that the revised plans are approved by the competent authority, prior thereto.
2.	Fragmentation	Not Allowed	
3.	Increase in covered area/FSI of industrial buildings in Phase-I&II, industrial area	Permitted	<ul style="list-style-type: none"> Only upto maximum 1.00 FSI for plot area upto 1 acre. For plot area in excess of 1 acre, maximum FSI shall be allowed upto 0.75
4.	Ground coverage i. For the plots having an area upto 1 acre. ii. Plots having an area above 1 acres. iii. Being governed by the Arch. Controls	60% 60% for 1 acre and area above 1 st one acre 40%. As provided in the respective architectural controls applicable.	
5.	Additional Coverage If it is not possible to provide the said additional coverage in the form of single storied shed within zoned area	10% of the permissible ground coverage.	<ul style="list-style-type: none"> Within the zoned area. For the purpose of single storeyed shed with unapproachable terrace. For storage of material, generator set, parking and pollution control devices. Light and ventilation of the building is not affected. Approval of the Chief Administrator is obtained in advance. Subject to the condition that it is atleast 6'-0" away from the boundary wall. The Department of Urban Planning, Chandigarh Administration shall suitably amend all the relevant architectural controls/zoning plans as applicable to various categories of industrial plots in Industrial Area, Phase-I& II, Chandigarh.
6.	Gate keeper/watchman office in Industrial Area, Phase-II	Permitted	<ul style="list-style-type: none"> With maximum covered area of 200 sq. ft. along the boundary wall. With internal height of 9'-0". Maximum height of 10'-6" from the adjoining road level. This area shall be within the permissible covered area of the site.



- **Lobby, Corridor, Passage or balcony:-** The parameters of Lobby, Corridor, Passage or Balcony shall be applicable on all industrial plots as given below:-

Sr. No.	Type of floor/unit	Minimum width
1.	Upto 20	1.4 M.
2.	20 to 100	8.M.
3.	101wards	23M.

- **Basement:-** The provision of basement in all industrial plots shall be made as below:-

Sr. No.	Parameters	Norms
1.	Provision of basement storey	Allowed
2.	FAR of basement storey	Shall not exceed 100% of the area of the site coverage of the building of which it forms a part

- Conversion of industrial plots into commercial activities:-



a) Volumetric Controls:

Sr.No.	Parameters	Norms	Condition
1.	Ground coverage	<ul style="list-style-type: none"> • 60% in case of plots governed by architectural controls. • 50% in case of plots governed by zoning plan 	
2.	FAR	<ul style="list-style-type: none"> • 2.0 for architectural controls. • 2.0 for zoning plan 	
3.	Height	30 m	However, height upto 7.0 mts required for services like water chiller plant, lift machine room, mumty, overhead water tanks, solar tanks & DG set shall be allowed subject to the NOCs from Civil Aviation and Air port authority shall be required.
4.	Parking	Minimum 15% of total plot area at surface level.	2kanal upto one acre 2 ECS per 100 sq.mt. builtup area One acre and above 4 ECS per 100 sq.mt. builtup area.
5	Basement	Twin level basement in the built up area is permissible in commercial plots of more than one acre. If the applicant wants to extend this basement beyond the building plan, the same can be considered for approval subject to the condition that the total car parking generated by commercial site is more than which could be accommodated in the twin level basement and the parking allowed at the surface further subject to the norms determined by the Town Planning and Architecture Department which are based on NBC, building bye laws and the Fire Act.	
6	Access	The access to the parking in the basement is as per the norms of the National Building Code in plot size of one acre and above. In the case of plots below one acre size, one ramp and a staircase preferably in opposite direction shall be scrutinized by the committee, in case the owner wants to avail the relaxation in clause 10.9 of part 3 of NBC and makes an application under 7.6 of part 2 of the said Code for the purpose.	

**b) Other Controls:**

Sr.No	Parameters	Norms	Condition
1.	Permissibility of conversion	Allowed either by converting the land use or by fresh construction in accordance with the guidelines of the architectural controls	After payment of conversion fee in the manner prescribed in the scheme.
2.	Lower Ground Floor	Allowed which is more than half of its height above the mean ground level and rest of the height below the mean ground level.	Subject to the mandatory setbacks as per provisions of Fire Safety Act and National Building Code guidelines.
3.	Basement	Twin level basement in the built up area is permissible in commercial plots of more than one acre. If the applicant wants to extend this basement beyond the building plan, the same can be considered for approval subject to the condition that the total car parking generated by commercial site is more than which could be accommodated in the twin level basement and the parking allowed at the surface further subject to the norms determined by the Town Planning and Architecture Department which are based on NBC, building bye laws and the Fire Act.	<ul style="list-style-type: none"> Subject to the mandatory setbacks as per provisions of Fire Safety Act and National Building Code guidelines.

4. INSTITUTIONAL:

The development controls/norms on various types of Institutional Buildings shall be applicable as given below:-

A. General

- Public buildings:-**

- i) Lobby, Corridor, Passage or balcony:-**

Sr. No.	Type of floor/unit	Minimum width in M.
1.	Upto 20	1.4
2.	20 to 100	1.8
3.	101 onwards	2.3

ii) Basement

Sr. No.	Parameters	Norms
1.	Provision of basement storey	Allowed
2.	FAR	Shall not counted towards FAR

- Staircase:-**

Sr. No.	No. of users	Minimum clear width
1.	Number of users upto 200	1.4ms.
2.	Number of users upto 200 to 300	1.8 m.
3.	Increase (2.5 cms) for every additional 15 persons until a maximum of 9' is reached.	



B. IT Park, Phase-I & II:

- i. Following volumetric controls shall be allowed in Rajiv Gandhi Chandigarh Technology Park for Built to Suite site, Main, Campus site and Small Campus sites:-

Sr.no	Site	Site coverage	FSI	Height
1.	BTS	40%	1.50	74'-3"
2.	Main Campus	40%	1.50	74'-3"
3.	Small campus	40%	1.50	74'-3"

- ii. Other parameters applicable on sites for IT Park, Phase-I & II are as follows:-

Sr. No.	Parameters	Norms	Conditions
1.	Minimum Site Area i.Main Campus ii.Small Campus iii.BTS	6 Acres 2-6 Acres Sites of any size may be earmarked as Built to suit sites	
2	Permissible Uses	Information services such as software development and IT enabled services, other related non-polluting activities.	<ul style="list-style-type: none"> Provisions of support facilities such as canteen, catering, sports, entertainment, etc. Upto 20% of the total built up area.



C) Educational Institutes:

•**Educity:-** There shall be following **volumetric controls** for the construction of educational buildings in Education city in Chandigarh:-

Sr. No	Parameters	Norms
1.	Maximum Ground coverage	40%
2.	Maximum FAR	1.5
3.	Maximum Height	57'-6" upto top of parapet.



- **Other Educational/Academic sites:**

- (a) **Volumetric Controls:-** The following volumetric controls shall be applicable on all the educational/ academic sites in the Sectoral Grid of Chandigarh:-

Sr.No.	Parameters	Norms	Condition
1.	Maximum Ground coverage	15% to 25%	
2.	Maximum FSI	0.25 to 0.5 (subject to the prescribed payment)	
3.	Maximum Height	48'-9"	
4.	Maximum No. of floors	4	
5.	Height of boundary wall	Upto 5'-11 ½" (solid) + 3'-0" (railing)	
6.	Parking Requirement	20% of the total plot area.	
7.	Gates and wicket gates	<ul style="list-style-type: none"> • Two main gates and two wicket gates in school building shall be allowed. 	<ul style="list-style-type: none"> • Their location will be determined by the Department of Urban Planning, Chandigarh Administration on Zoning consideration.
8.	Multipurpose sports hall in school sites	<ul style="list-style-type: none"> • Multipurpose sports hall of International Standard (minimum size of 44 m x 22 m) shall be allowed over and above the permissible ground coverage and FAR. 	<ul style="list-style-type: none"> • which have out-door facilities to cater to the size of the football ground, area as per norms, for parking and fire tender movement and still have sufficient open space
9.	Security Cabin/check post	<ul style="list-style-type: none"> • Maximum size of security cabin/check post shall be 14 sqm. On every entry and exit • Area of the security cabin/check post shall be free of FAR. 	

**(b) Basement:-**

Sr. No.	Norms	Condition
1.	i)Optional and it shall not be included in F.S.I. ii)Allowed only below the zoned area of the plot.	<ul style="list-style-type: none"> It flushes with the ground and is properly landscaped
2.	Uses	<ul style="list-style-type: none"> Storage, parking, air conditioning plant, lift well etc. in addition, limited use of basement for office space with proper arrangement of light and ventilation, fire safety norms, circulation etc. Fulfilment of other terms and conditions, which may be required for a basement to be used to habitable purpose. If sufficient parking space, as per norms, is available within the site.
3.	Toilets, pantry, labs etc. which require water, are not allowed in basement	The area of basement with habitable use shall be counted towards maximum permissible FAR of 0.5.

(C) Cultural and other non-academic institutional sites:- The following volumetric controls shall be applicable on all the cultural and other non academic institutional sites in Sectoral Grid of Chandigarh:-

Sr. No.	Parameters	Norms
1.	Maximum Ground coverage	40%
2.	Maximum FSI	1.25
3.	Maximum Height	48'-9"
4.	Maximum No. of floors	4

(D) Religious sites:- The following volumetric controls shall be applicable on all the religious sites in sectoral grid of Chandigarh:-

Sr. No.	Parameters	Norms
1.	Maximum Ground coverage	40%
2.	Maximum FSI	1.00
3.	Maximum Height	36'-0"
4.	Maximum Number of floors	3



- (E) **Integrated Hostel sites:-** The following volumetric controls shall be applicable on all the Integrated Hostels sites in sectoral grid of Chandigarh:-

Sr. No.	Parameters	Norms
1.	Maximum Ground coverage	40%
2.	Maximum FSI	1.25
3.	Maximum Height	48'-9"
4.	Maximum No. of floors	4

- (E) **Nursing Homes:-** The following relaxation for the use of basement by Nursing in public interest is as under:-

- Administrative office and accounts.
- Ultrasound machine with allied services.
- Lithotripsy machine.
- Physiotherapy Department.
- Radiology department.
- Any plant, machinery related to diagnostics and Nursing Home, which does not require consumption and disposal of water or use of chemicals or any such item which can generate fire or can cause fire or which can generate foul smell or gas injurious to human health. The area under such habitable use of basement would be counted towards permissible FAR and subject to provision of adequate parking, circulation, light and ventilation, fire protection as per norms.

- (F) **Parking on Integrated /dedicated projects:-**

Sr. No.	Parameters	Norms
1.	On Educational/ Institutional Part	Norms of educational/institutional sites shall be applicable
2.	On the hospital part	3 ECS per 100 sq. mtrs. of built up hospital area
3.	On residential part	1.8 ECS per 100 sq. mtrs. of built up area
4.	On commercial part	4 ECS per 100 sq. mtrs. of built up commercial area

- (G) **Solar Water Heating System:**

- All institutional buildings which have use of hot water shall have solar water heating system of adequate capacity installed. The existing buildings which do not have those facilities shall provide this facility within one year from the date these orders are notified in the official gazette.
- Provision of Solar Water Heating System shall be compulsory in the following categories of buildings:-
 - Hospitals and Nursing Homes
 - Hostels of schools, colleges, Training Centres.



5. Environment

(A) WATER CONSERVATION

Use of recycled water shall be compulsory for the following:-

- All buildings with an area of more than 2000 sq. m. in all new developments. If such water is not supplied by the MC, then the building should set up water treatment plant within its premises for reuse of waste water.
- All apartments or group housing complexes with more than 20 tenements and commercial, institutional and industrial complexes with an area of more than 2000 sq.m.
- Watering parks, gardens landscapes, golf courses, use for construction, laundry, industrial process, flushing, washing roads etc.

(B) STORM WATER MANAGEMENT

a. Zero Drainage of Storm water for the following shall be compulsory:

- All the housing and institutional campuses etc. with a total site area more than 30 acres.
- The Integrated campuses/sites like P.G.I., C.S.I.O., IMTECH, P.U., PEC, GMCH, Sector 17, Sector 34.

b) Integrated Implementation Of Sustainable Urban Drainage Systems (SUDS):

Techniques of Sustainable Drainage System (SUDS) like Pervious Paving, Green Roofs, Filter Drains, Filter Strips, Swales, Detention Basins & Retention Ponds, Infiltration Devices, Pipes and Accessories, Constructed Wetlands shall be compulsorily adopted for the following.

- Sites with area lesser than 10,000 sqm. shall implement Rain Water Harvesting and SUDS Source control and Infiltration instruments such as green roofs, permeable paving, infiltration trenches, infiltration basins, etc.
- Larger sites (area greater than 10000 sqm.) shall implement integrated SUDS techniques as feasible that would effectively reduce runoff.
- Still larger sites (with area greater than 20 acres) should go for Soil Infiltration rate testing before implementing SUDS Infiltration devices & passive treatment techniques to enable successful implementation of “zero” storm water drainage from the site.

(C) Sewerage System

There shall be zero sewerage discharge into the nallah/choe/river.

1. FAB Technology should be used.
2. Large campus should have decentralized sewerage treatment plants.
3. Tertiary treated water should be used intensively.



(D) Solid waste management

- All residences other than the apartments and small neighbourhood shops are required to store segregated waste (biodegradable and non-biodegradable) for collection by the Municipal Corporation
- Group Housing Societies with more than 20 households and apartments with similar strength in each sub -sector shall provide segregated Solid Waste Management facilities within the site.
- All commercial buildings shall have arrangement for storage of segregated waste
- Medical organizations shall be bound to segregate and dispose off the biomedical waste as per the municipal guidelines.
- The concerned organization shall follow the guidelines of the concerned department for the safe disposal of E-waste

(E) Air Pollution:

- 'Air Pollution Control Area' under Air (Prevention & Control of Pollution) Act, 1981 on 1st Feb. 1988 and the Act was implemented by the Central Pollution Control Board (CPCB)
- **Disposal of fallen trees leaves:-** Field workers not to burn any type of garbage or dry leaves.
- **Noise Pollution:-** The provision of **Noise Pollution Act 1986** shall be applicable.

(F) Water Pollution:

Water (Prevention and Control of Pollution) Act, 1974.

(6) Agricultural and forest areas:-

Size of Nurseries:- The building size for the proposed nurseries in the agricultural area shall be from 1 kanal to 1 acre.

(7) General:-

- **Volumetric Controls:** The volumetric controls on all the building/ sites except residential shall be as follows:

Sr. no.	Area	Parameters
1.	Sector 1 to 30	Governed by architectural control
2.	Sector 31 and beyond in sectoral grid	Governed by such volumetric controls duly approved and prescribed.
3.	All other sites/Plots	Shall be governed by a zoning plan duly approved by the Chief Administrator.



- **Exemption from FAR:**

Following areas in various buildings in Chandigarh shall not be counted towards FAR:-

- Mumty or stair covers leading to terrace where no habitable use is proposed.
- A watchman shelter at every entry/exit point each not exceeding upto 14 sqm. in area.
- Mezzanine floor which shall be only 25% of the total area in the hall where such facility is being proposed.
- Machine room for lift on top floor as required for lift installation.
- Open to sky ramp/staircase for emergency exit.
- Service chutes, service ducts for essential services.
- Service floor.
- Non habitable stilt floor for parking.
- Basement for parking and service/storage (minimum of 80% area for parking and maximum of 20% area of services storage in non residential buildings).
- **Height restrictions:-** To comply with the height restrictions in Air funnel zone imposed by Civil Aviation Authorities and Air port Authorities, NOC from these shall be mandatory.
- **Plinth height:-** The plinth height of all the buildings in Chandigarh shall be a minimum of 0.3 m. above the centre of finish level for the street abutting the boundary.
- **Number of storeys:-** There shall be no restriction in the number of storeys in all buildings having volumetric controls in Chandigarh, where height, FAR and ground coverage are already restricted, subject to the condition that clear height shall be maintained as per rules.

- **Gallery floor and mezzanine floors:** Where gallery floors and mezzanine floor are built, they shall comply with the following:-
 - i. They shall be built in any room the height of which is not less than 4.9 m.
 - ii. Gallery floor shall not cover more than one third, and mezzanine floor shall not cover more than one fourth of the floor area of the rooms in which they occur and
 - iii. They shall not be lower than 2.28 m. when measured from the surface of the floor to the under surface of the gallery or mezzanine floor.

Any building in Chandigarh shall be used only for the purposes mentioned in the allotment letter and the zoning plan of that particular site.
- **Annexe:-** The height of annexe of 1 kanal houses and above in Phase-I sectors shall be increased upto the maximum height of 24'-9" in the single storey zone for construction for double storey buildings.
- **Party Walls:** Party walls above roof at height of parapet: The party walls of all roof having access by means of staircase shall have party wall of minimum height of 1.8 m, throughout its length between the internal faces of outer parapet walls. Notwithstanding the above, terminal ends of these walls may be shaped for architectural considerations. In the case of multistoreyed flats this provision shall be optional. All parapet walls, balustrade or railings affording protection to roof terrace balconies or verandahs at or above first storey level and having access thereto by staircase door or other opening shall have a height of not less than 0.75 m.



- Basement:**

The major norms applicable to basements shall be as given in the table below:-

Sr.no	Parameters	Norms	Condition
1.	Permissibility of Basement Storey	(i) One basement shall be mandatory in the following categories of the buildings in the city:- <ul style="list-style-type: none"> • Cinemas converted into Multiplexes. • Industrial sites in Industrial area, Phase I & II converted into commercial usage after payment of conversion charges. • Shopping Malls. • Hotel sites on independent plots. • Sites In the Chandigarh Technology Park. • Special sites such as the proposed 11 storeyed tower in City Centre, Sector 17. • Commercial sites, offices and Industrial sites (except educational & residential) comprising independent plots of one acre and above plot area. ii The twin level basement shall be optional .	Provisions given under rule 28-C (Use of Basement Storey) of the Punjab Capital (Development and Regulation) Building Rules, 1952).



Sr.no	Parameters	Norms	Condition
2.	Use of Basement Storey	<p>The one floor of the basement (entrance floor) may be put to the following uses:</p> <p>(a)Storage of household or other goods of ordinarily incombustible material.</p> <p>(b)Storage rooms, bank-cellars etc.</p> <p>(c)Air conditioning equipment and other machines used for services and utilities of the building; and</p> <p>(d)Parking spaces.</p> <p>(e)Installation of printing press in respect of press sites.</p> <p>(f)Modern automatic laundry shall be allowed only in the basement of hospitals/nursing home sites,</p>	<p>Subject to the condition that the effluent of the laundry shall be properly pumped upto the ground floor inspection chambers and discharged to the main sewer.</p>
3.	Habitable use of basements	Non-residential habitable use of basements shall be allowed	<ul style="list-style-type: none"> • Allowed in conformity with the Building Byelaws (Rule 28D (iii))/ National Building Code, in this case the ground floor shall have to be higher than the average ground level as prescribed in the code. • Habitable basement is to be counted in the FAR. • Excess FAR composition fee shall be payable as fixed by the Administration from time to time.
4.	Partitions in a basement storey	Allowed	<ul style="list-style-type: none"> • Provided it is used as a single premise or as a service area for upper floors, • In accordance with the Building Byelaws, National building Code and Fire Safety Regulations.



Sr.no	Parameters	Norms	Condition
5.	Area for construction for basement	<ul style="list-style-type: none"> To be constructed within the prescribed set-back and prescribed building lines. In the case of basement meant for parking only, the basement shall be permitted to be extended by additional 10% of the plot area beyond the permissible built up zone in plots measuring 2 kanals upto one acre in case of commercial and institutional buildings, subject to the condition that the basement so extended shall be flushed with the ground and roof slab shall be designed to take the load of fire tender to be ensured by the registered structural engineer and other public safety/other emergency equipments as per the provisions of the National Building Code. Twin level basement in the built up area is permissible in commercial plots of more than one acre. If the applicant wants to extend this basement beyond the building plan, the same can be considered for approval subject to the condition that the total car parking generated by commercial site is more than which could be accommodated in the twin level basement and the parking allowed at the surface further subject to the norms determined by the Town Planning and Architecture Department which are based on NBC, building bye laws and the Fire Act. 	Provided that the services shall be so arranged that these do not affect the free flow of vehicles/fire tender and shall be properly encased within the basement.
6.	Height of Basement storey	The minimum clear height of a basement storey shall be 2.29 mts. (7'-6") and maximum height of basement storey shall be upto 3.66 mts.(12'-0") from floor to ceiling, subject to structure stability to be certified by registered structure engineer. However, in case of the services such as printing press, Lift, Ac Plant, Electrical panels, Filtration Plants, Laundry Plants or machines related with the services relating to the use of the site, the clear height upto 16'-6" shall be allowed by the competent authority subject to the condition that no mezzanine floor shall be permitted after ensuring the structure stability and provisions of fire safety rules.	However, the height for mechanical parking in basement shall be as approved by Chandigarh Administration on case to case basis.
7.	Access to Basement	The access to the basement shall be separate from the main and alternative staircase providing access and exit from height floors. Where the staircase is continuous in the case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement, floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of adequate surface drainage provisions.	
8.	Lighting and ventilation of basement storey	<ul style="list-style-type: none"> An open area of a minimum width of 1.8 mtrs. shall be provided across the full length and/or width of a basement storey. This area shall be within the limits of the site and shall be paved with impervious material above a concrete bed. It shall be completely unobstructed except that in this area steps may be allowed for access to it, if considered necessary. Basement storey shall be and ventilated by means of windows or a minimum area or 1/10th of the total floor area atleast half of which must open. The basement storey for any other purpose conforming to the land use of the site can be allowed. 	<ul style="list-style-type: none"> Provided that this provision shall not apply to the basement storey in city centre i.e. Sector 17 or in such other area as may be specified by the Chief Administrator. Where it may not be possible to provide open areas, the access to the basement storey in such case be provided through the ground of the building In case of buildings governed by architectural control, the provision of light and ventilation shall be as shown in the control sheets.



Sr.no	Parameters	Norms	Condition
		Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.	<ul style="list-style-type: none"> • Proper light and ventilation as required under the rule is provided or proper air conditioning is made. • The basement area of such uses shall be counted as part of the permissible covered area/floor space index of the site.
9.	Damp proofing of basement storey	The walls of the basement storey shall be properly damp proofed and if in contact with the soil, they must be effectually secured against dampness from the soil with vertical and horizontal damp proof course.	
10.	Structural requirements of Basement Storey	The wall of a basement storey shall have a thickness at the base or at any section and not less than 1/3 rd the height of the base or the section below the ground level, unless the thickness has been determined by calculations of the wall acting as a retaining wall.	
11.	Drainage of Basement	a) Open area adjoining a basement storey, if any, shall be effectually drained to the satisfaction of the Chief Administrator. b) The responsibility for draining a basement storey and for protecting it from rain and surface water shall be that of the owner.	



- **Site coverage of Basement Storey:**

Sr. No.	Extent/ area of construction	Norms	Other conditions
1.	Extent of construction of basement area	i) 100% of the total permissible ground coverage, subject to the provisions of the Punjab Capital (Development & Regulation) Building Rules, 1952 and technical feasibility at site. ii) In the case of basement meant for parking only, the basement shall be permitted to be extended by additional 10% of the plot area beyond the permissible built up zone in plots measuring 2 kanals upto one acre in case of commercial and institutional buildings.	1) Subject to the condition that the basement so extended shall be flushed with the ground and roof slab shall be designed to take the load of fire tender to be ensure by the registered structural engineer and other public safety/ other emergency equipments as per the provisions of the National Building Code. 2) Provided that the services shall be so arranged that these do not affect the free flow of vehicles/fire tender and shall be properly encased within the basement.
2.	Minimum 'no basement zone'	8' wide on the side of the plot where the adjoining building/house is already constructed without basement.	To maintain the structural stability.
3.	Maximum height of a basement storey	3.66 mtrs.	2.29 mts. under the soffit of beam.

b) **Other Requirements:-**

The requirements of basement shall be as following s:-

- Every basement shall be in every part at least 2.28 m. in height from the floor to the underside of the roof slab or ceiling.
- Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- Adequate arrangements shall be made such that surface drainage does not enter the basement.



- **Ramp:-**
- The clear width of the ramp leading to the basement shall be 4.00 m with an adequate slope not less than 1:10.
- Separate entry/exit of ramps in the basement should be provided and the ramp for basement parking shall be allowed outside the zoned area subject to fire tender movement.
- The ramp shall be on non slippery surface.
- **Barrier free approach:-** Barrier free approach shall be compulsory in all non-residential sites in Chandigarh to facilitate differently abled persons.
- **Toilets for especially abled person:-** Toilets for **especially abled person** shall be compulsory in all non-residential sites in Chandigarh to facilitate differently abled persons.
- **Courtyard:** Where the minimum size of courtyard for providing light and ventilation to the basement is provided i.e. Minimum width in all directions is 3 meters as specified in rule 20 of the Punjab Capital (Development and Regulation) Building Rules, 1952.

“Lighting and Ventilation of Basement Storey: An open area of a minimum width of 1.8 m. shall be provided across the full length and/or width of a basement storey. This area shall be within the limits of the site and shall be completely unobstructed except that in this area steps may be allowed for access to it, if considered necessary.

Provided that this provision shall not apply to the basement storey in city centre i.e. Sector 17 or in such other area as may be specified by the Chief Administrator. Where it may not be possible to provide open areas, the access to the basement storey in such cases be provided through the ground floor of the building.”

- **Lift:** Lift shall be allowed to open in basement of buildings in Chandigarh.
- **Staircase:**
 - a. **Design of Staircase:-** As per new fire safety norms, minimum of two staircases are to be provided in buildings above 15m. height. In old buildings which already stand constructed with one staircase as per the approved plan and architectural control, it shall be mandatory to have more staircases as fire safety staircases. If the fire staircase cannot be provided within the existing building, it can be allowed beyond the architectural control of the building and beyond the zoned area. These staircases shall be open to sky and hence, shall not be counted towards FAR. While providing the extra staircase the uniformity shall be maintained.
 - b. **Location of Staircase:-** The staircase in any building shall be so located that the travel distance on the floor shall not exceed 30 m.). However, travel distance in various parts of buildings shall also be governed by the Fire Safety Norms or the norms specified in NBC.
- **Access to Terrace:** The terrace of all buildings in Chandigarh shall be allowed to be accessed by staircase except marla houses.
- **Service zone on terrace:** Mumty to be located within the service zone to create refuge area in case of fire.
- **Location of mumty:-** The service zone on the terrace shall be allowed to have 3' high parapet all around, which shall not be used for any other purpose except for specified services.



- **Cut out in roof slab:** Cut out of 1 sq. mtr. 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/skylight on the roof of second floor is within the parapet height. Overhead water tank on terrace is also provided at least 4'-6" away from the front building line and wall of the corner house.
- **Roof and site drainage:-**

The roof of the building (whether flat or sloping) shall be constructed so as to drain effectually to suitable and sufficient gutters, shoots or troughs, which shall be provided for receiving and conveying all rain water that may fall on the roof. Such gutters, shoots or trough shall be connected to a sufficient number of suitable down pipes so as to carry away all such water without causing dampness in any part of the building or any adjacent building. Spout for discharge of rain water from roof may be used, provided the water from such spout falls within the applicant's property.
- **Boundary Wall:-**
 - i. Boundary wall of any site shall be as per the specifications and design shown on the respective drawings prepared the Department of Urban Planning, Chandigarh Administration.
 - ii. In case of sloping sites, the prescribed height of the wall may exceed over portions of its length provided that at no point it shall be more than 0.60 m (2'-0") above the prescribed height.
- **Parking for all types of buildings:**
 - a) Multi level parking above the ground level shall also be allowed which shall be free from FAR. However, the footprint of the separate parking building block shall be counted upto 50% of the ground coverage permissible. In this block, no other use except parking, drivers rest room with toilet, toll centre and any other facility which is essential for parking facility shall be allowed subject to condition that these facilities shall not exceed 150 sq. mtrs. per 100 ECS (Equivalent Car Space) of parking space or in multiple of that. Other parameters such as ground coverage, height etc. for such parking shall be governed by the existing rules for any other multi level building. Multi level mechanical parking shall also be permissible for which the norms shall be decided on case to case basis.
 - b) Parking along V-4, V-5 and V-6 roads shall be strictly prohibited.
- **Material:-** All material to be used for the erection or re-erection of the building shall be of the specification and standard laid down in part V of the National Building Code of India on Building Material, subject to any restriction in Architectural Control Sheet prepared by the Department of Urban Planning, U.T. Chandigarh.
 - i. No staircase in a public or commercial building or warehouse and industrial building shall be of width less than that given below:-
 - a. Number of users upto 200
 - b. Number of users from 200 to 350
 - c. Increase by 2.5 cms. for every additional 15 persons until a maximum of 2.75m.'.



- ii. The staircase in these buildings shall be of fire proof materials. Notwithstanding the above staircases in private portions of public buildings/commercial buildings or warehouse and industrial buildings, not open to general public may be of the sizes mentioned for the residential buildings, for more than two families and commercial buildings.
- iii. The minimum tread shall be 28 cms and maximum riser 18 cms. All staircases and walls enclosing the staircase in public building, warehouse and industrial buildings shall be of fire proof materials.

- **Sign Board:**

- Only the sign boards approved by the Chief Architect, U.T. Chandigarh as per standard design shall be permitted to be installed.

- **Advertisement stand and structure:-**

- a. No structure shall be constructed to carry on advertisement except in the plan/architectural control sheet/standard design, area shown on the zoning
- b. RCC projections over light on advertisement panels of booths, if not provided, shall be compounded on payment of composition fee as prescribed by the Chandigarh Administration.
- c. Additional advertisement space for fixing Neon signboards in LCR and Hotel buildings shall be provided in the architectural controls applicable to these sites, by the Department of Urban Planning as per the guidelines of the Chandigarh Administration Control Notification 1954.

- **Generator Set:**

- a) A silent generating set of any capacity and dry type transformer/sub-station equipments shall be allowed on the terrace/roof top of all commercial/industrial, public and apartment buildings in Chandigarh within service zone subject to the following conditions:-
 - i. That the structural stability is certified by the Structural Engineer,
 - ii. That the Chief Fire Officer, Municipal Corporation, Chandigarh issues a No Objection Certificate for the purpose.
 - iii. That consent/clearance is obtained from the Chandigarh Pollution Control Committee, Chandigarh.
 - iv. The applicant shall apply to Electricity Department, Chandigarh Administration for clearance and electric connection.
- b) A Silent Generating set upto 25 KVA capacity shall be allowed on the lowest level of the residential building subject to fulfill the norms of the air pollution and structure noise levels being as approved by Chandigarh Pollution Control Committee and the Electricity Department of Chandigarh Administration as per their norms.

- **Water Conservation:**

In all the buildings having toilets/washrooms, henceforth dual flushing system of not more than 7 lts. capacity per W.C. shall be mandatory in order to take care of water conservation. All the commercial institutions and non-residential buildings will install the requisite flushing system within two years.



- **Rain Water Harvesting System:** All the buildings, which are or will be located on plot of one kanal and above shall have rain harvesting system to recharge ground water installed as per the specifications given by the Administration. All the existing buildings shall install rain water harvesting system to recharge the ground water.
- **Solar Water Heating System:**
The Solar Water Heating Devices shall be installed in the service-zone on the terrace.
- **Tree Preservation:-**
 - (i) The relevant provision of Chandigarh Tree Preservation Order, 1952 shall be applicable.
 - (ii) If it appears to the Chief Administrator that it is necessary or expedient to preserve or plant trees generally specified kind in Chandigarh, he may, by notification in the official gazette make an order (hereinafter referred to as the Trees Preservation Order) with respect to trees generally or such kind of trees, as may be specified in that orders, and such order may regulate, restrict or prohibit. :-
- The cutting, topping, lopping or wilful destruction of trees, except with the previous permission of the Chief Administrator.
- The planning and re-planting of trees or kinds of trees in any site or location therein as may be specified in the orders issued in this regard.
- Minimum 6' X 6' area shall be provided around the trees during road construction/widening and pavement.

- **Fire Protection Requirements:**

- i) The buildings shall be planned designed and constructed to ensure the fire safety and this shall be done in accordance with provision laid down in National Building Code of India Part IV on Fire Protection.
- ii) For building having height of 15 m. and above, the Chandigarh Fire Prevention and Fire Safety Rules, 1991 shall also be applicable.

- **Architectural Control Sheets, Zoning Plans, Government Type Designs:**

- a) The erection or re-erection of every building shall be subject to the restrictions of the zoning plan and the schedule of clauses appended thereto and the architectural control sheets, if applicable (Rule 19)
- b) All the sites/plots in Chandigarh shall have a Zoning Plan duly approved by the Chief Administrator.
- c) Due to increase in ground coverage area, the increased area will be first adjusted within the existing footprint of the building. If need be, increased coverage can be adjusted on the rear side or on either sides of the existing building. Only in such cases where permissible coverage cannot be achieved after increase in rear and either side of the existing footprints, the same shall be allowed to be adjusted on the front side of the existing footprint as per the amended zoning plan.

- **Other norms:-** The parameters, whereupon these zoning regulations are silent, shall be covered by the respective notifications of Chandigarh Administration. However, even if the norms of Chandigarh Administration are also silent w.r.t. some parameters, then the guidelines of UDPFI, TCPO and NBC shall also be applicable.



- **Construction of buildings in violation of Rule 5:-**

- a. Where the plans have been got sanctioned and during the course of construction, the owner has made certain minor changes within the permissible covered area already sanctioned i.e.. changes in size of rooms etc. but the planning remains the same as per the sanctioned plan, in such cases no composition fee shall be charged provided the construction made at site conforms to the Punjab Capital (Development and Regulation) Building Rules, 1952 as amended from time to time and the revised building plan indicating the changes at site are approved by the competent authority.
- b. Where plan has been sanctioned and the owner has totally changed the planning during the course of construction, in such cases, a composition fee of the total covered area shall be charged provided the construction made at site conforms to the Punjab Capital (Development and Regulation) Building Rules, 1952 as amended from time to time and the revised plan indicating the changes at site is sanctioned by the competent authority.
- c. The construction of building without the sanction of building plans shall be taken seriously. The officials/persons responsible for such construction shall not be given water supply and electric connection etc. The licence of the architect who designed and supervised the construction of such building shall be cancelled and he shall not be allowed to do his practice in the city.

- d. In case construction has been raised in violation of Rule 5 of the Punjab Capital (Development and Regulation) Building Rules, 1952, as amended from time to time i.e. construction without any sanction but it conforms to the Zoning Regulations/Architectural Controls/Frame Controls and other Building Byelaws, the composition fees shall be charged, subject to the following conditions:-
 - i. The owner of the building shall get the building plans approved from the competent authority.
 - ii. The building conforms to the rules and regulations and no excess coverage shall be permitted.
No excess coverage, violation of architectural control, frame control etc. shall be permitted under any circumstances.
- e. Minor internal changes made in the building during the course of construction i.e. change in size and location of the doors, windows and ventilations, minor change in size of rooms; construction of WC and baths instead of toilet, and change in the position of toilet, stores and kitchens, shall be compoundable provided there is no violation of the architectural controls, frame controls, zoning regulations and building rules.

Note:- In case of any difference or variation in provisions of any of the above norms viz-a-viz the notified norms by Chandigarh Administration, only the contents of respective original notifications of the Chandigarh Administration shall be applicable and followed.