

PUNJAB CAPITAL(DEVELOPMENT AND REGULATION)BUILDING RULES,1952

1 The Punjab Capital (Development and Regulation) Building Rules, 1952 1. Title and extent. - (a) These Rules shall be called the Punjab Capital (Development and Regulation) Building Rules, 1952. (b) These shall come into force at once. 2 These shall extend to the whole of Chandigarh except the area of the revenue estate of the villages Manimajra, Eural, Attawa, Badheri, Butclra, Maloya, Dadu Majra, Palsora, Kajheri and Hallo Majra (including the area under Abadi Deh therein).] PART 1 Introductory 2. Definitions. - Unless is anything repugnant in the subject or context - (i) "Abut" a building is said to abut on a street when the outer face of any of its external walls on the street boundary. (ii) "Act" shall mean the Capital of Punjab (Development and Regulation) Act, 1952. (iii) "Applicant" shall mean a person who gives notice to the Chief Administrator of his intention to erect or re-erect a building and shall include his legal representatives. "Architect" shall have the same meaning assigned to it as in the Architects Act, 1972.] (iv) "Architectural Control Sheets" shall mean sheets of drawing with directions signed by the Chief Administrator and kept in his office showing the measure of architectural control which shall be observed in the special areas. (v) "Bateony" shall mean a cantilevered horizontal projection from the wall of a building not supported from the ground having a balustrade or railing and intended for human use: (vi) "CCBarsati" shall mean a roofed structure above the roof of a building used as shelter during the rains. (vii) "Base" applied to a wall or column, shall mean the underside of that part of the wall or of the column which immediately rests upon the footing or foundation or upon any substructure or other structure by which such wall or column is carried. 21 Substituted by Notification No. C-95Y4-5TiU598. dated 27.12.1952 3. Added by Notification Published in Chandigarh Adm. Gu (Extra) dated 22-1-1993 4. Substituted by Punjab Reorganisation (Clid.) (Adaptation of Laws) Order, 1968 [39] 46 Punjab Capital (Development and Regulation) Building Rules, 1952 Resumption of site - Petitioner raised unauthorised construction on the allotted site in violation of Building Rules - Estate Officer ordered resumption of site, forfeiture of 10% of price and ordered to pay 6% interest and also a sum of Rs. 29928/- for use of unauthorised construction - Held. the order of said payment is maintained and the total sum should be deposited with 12% interest per annum within 3 months - Interest to be calculated from the date of order of appellate authority - (i) Petitioner should submit a revised building plan within 2 months and should apply for compounding of violation as permitted under Rules (i) (i) He should deposit compounding fee with 12% interest per annum from date of resumption (iii) Violations not compoundable to be removed within 2 months (iv) Order of forfeiture of price to be remain undisturbed - In case these directions are not complied with order of resumption shall be revived - Smt. Rolbip Kaur v. Union Territory Administrator, Chandigarh, 1998 H.R.R. 68 See also Vidya Sagar v. Union Territory Administration, Chandigarh, 1998 H.R.R.

59. Review - Power of review is not an inherent power but like the power of appeal it must be conferred by law or by necessary implication - Orders passed by C.C. on review application of allottee were rightly ignored by Estate Officer being non est - Order passed by Estate Officer n;sumingthe Site for non-construction of hotel on allotted Site does not suffer from any illegality - Maharani Deepinder Kaur Burdwan u Union Territory; Chandigarh, 1996 1-IRR 495 D.B. Resumption - Unauthorised construction - Petitioner constructed a pucca Slab on Barsati floor on the portion to be kept open to sky - Rear Court-yard covered unauthorisedly with RCC slab - Violation is not so gross and flagrant as to call for extreme step of resumption - Basic ground giving rase to order of resump- tion removed - Violation of coverage of open courtyard with RCC slab can be regularised by Administration instead of passing resumption order

Petition al- lowcd Hari Kishan v. Union rerritory, Chandigarg, 2001 H.R.R. 364 D.B. Unauthorised partition of buildings - Lease ot site cancelled by adminis- tration on the ground ofmaking unauthorised partition in building in breach of Rule 5 - Partitions of other building of petitioner approved by authority - There is no basis for differncial treatment about the building in question - Charge ofdiscrimi- nation stands established which violates Article 14 of Constitution - Petitioner cannot be penalised by imposing extremc step ofcancellåtion of lease - Order of cancellation of lease upheld by appellate and revisional authority cannot be sus- tained as it suffers from voice of discrimination - M/s. Rgiinder Kumar and Sons u Vnion 7brr.itOty Of Chandigarg, 2000 H.R.R. 797 D.B. Zoning Plan violation — Grievance of petitioners is that Chandigarh Administration has illegally allowed raising ofmake shit structures for sate of pre- used books in front of their houses - These structures are eye sores and are in complete violation ofZoning ptanofthe area and have resulted in traffic hazard — From perusab of zoning pians framed under Capital of Punjab (Dev- & Reg.) Rules, 1952 that zoning plans differ from sector to sector— As per latest and amended zoning plan ofSector 15, there is no violation ofany legat provision — It ts meant for use of"landscape, features, educational, public and community buildings and public amenities — Resettlement of booksellers approved - Ashutosh Vermani v. Chandigarh Administration, 2012(1) Haryana Law Reporter 193 D.B. Pun_ iab Capital C Developrnt and Regulation) Building Rules s 1 952 The p tar. shall bc subrnåtted in triplicate to the Chief A-dn-rinistrator. the copies shall be on c toth_ A J [cc•pies shall be distinct prints- shañi bc retained and the third copy to the &vith the decision of in istrator. in B a r•nnexed to these rules. 7 9- — The buil d ing plans* sections and elevations be to a scale less than -50 plots up to 500 sq- For p! ots SOO sq. n-lts-, the dravvings shall be to a scale OF not less than L - L OO- These shall bc sub' itted in Dupl icate to the C Ili e E Adn-uinistrato- copies shall be d istinct blue c•r- other clear prints from the original- copies shall be retained by the Ch ieFAd•n in is tea tor and the third returned to the appl icarat •v ith OF the Ch Adrnistratoz- in "B" annexed to t E aesc rules a The building plans. a nd etcvations shall — plan of the ground floor and ot-her floors o Ethe buildings, also r-r«»nt and a r -E a nd typical section a rud section t h rough staircase ; J (b) the p! inth revel o E the i 'dine to the at OF Or streets on bui is to Front - (c) the o f the courtyard and open spaces in the buildings ir•u relation to C' E the the sreet tovwards the building is to bc drained ; (d) the proposed build i rag and the proposed rmethod OF draining it ; this includes the position and of closets. urinals arainage c»fstables, dhobi ghats, other appurtenances - o F sullage and vvater i detail - the sizes or the doors, open ing and other rmethods o E the rmeans of to the build ing and its variozus Ooors ; TI signatures o Ft I •e .ArchitecE in token of its by hirn and t i •e signature o F the applicant-J 2 [Ch) A_ certi ficate in F "J" to these rules duly signed by the Arch itect and the Structural Engineer shall be s u brñt ited a Icn-lgvvith the bu i Idi rag 10- É_ ppe r n case the icant vvishes_ to the type designs for prepared by Go verrur- nent for 3 [build— i rugs] in Chandigarh* he "may obtain these at a fixed -from the Chief adrn in istra— tor- This design nevertheless, shall be subrnitted a site in duplicate identi fication- copy of the site plan shal be retained and the other copy Of the site plan -and the building plan shall be returned &Mith the Chief 4 [When. the applicant has to Construct the bu in uccorda_ nce with the Standard GO Vera at-neat Designs Or Standard Architectural he obtain in the Standard Governrnt [Designs Or Standard Arch itect-urar Controls at a fixed tho on ice or the Chief or the office the Chief I _ See Pb- CapitaL (Dev_ & Rules. 1993 2_ Added vide CI-.d. Gaz— Notification No. 50/1 r 6-5—200 1 p. • 027 3- Substituted vide C-78 18—5571 V/6478 7—90955 4 _ No- 996 punjab Capital (Dwelopment and Regulation) Ritilding Rules, 1952 49 Architect and Sevretuty, Depac tutcnt of Urban Planning, Chandigarh Adminis- The design nevertheless shall be submitted nfnngwith a site plan in tripli- catc for identi ficaLion. The ownet shall also firnish a certificate that the construc- Lion ofthe said building shall he undcrtnken in accordance with the Standard Gov- ernment Design/Architectural Control

under the supervision of a registered Architect. The building design of the Standard Architectural Controls/Standard Gov- Design shall not further be scrutinised by the Plan Advisory Committee, After ascertaining the identification of the documents and correctness of the site plan, copy of the plan shall be returned to the owner with the decision of the Chief Administrator, Chandigarh.] 11. Drainage plans and engineering drawings. - Every application and building plan shall be accompanied by its drainage, water supply and engineering drawings showing - (a) position of sanitary fittings, down pipes, spouts, vent pipes, waste pipes, gully traps, house sewers, manholes, upto their connection to the public sewer • (b) position of taps, showers, storage tanks, supply pipes and distributing pipes ; (c) main reinforcement of cantilevers and of framed structures. 122 Specifications - Every application- shall be accompanied by the specifications of the proposed structure in



Form C annexed to these Rules

13. Colouring of drawings in the case of additions and alterations or of an existing building- - All new works shall be indicated by indelible distinctive colour or distinctive marking and a key to the colours of distinctive marking shall be given on the plan. * Specifications and drawing to be prepared by an Architect. - Except in cases of Government type designs referred to in rule 10 and (frame control arch), the Chief Administrator shall decline to accept any plans, sections and elevations or specifications which do not bear the signatures of an Architect in token or its having been prepared by him or under his supervision.] IS. Information necessary to validate application under Rule 7, - No application under Rule 7 shall be considered to be valid until the information required by Rules 8.9, 10, 11, 12, 13 and 14 has been furnished to the satisfaction of the Chief Administrator. In the case of failure of such compliance the application together with plans shall be returned to the applicant for re-submission in accordance with the rules

16. Notice of commencement of work.- (i) A person who intends to construct or re-erect any building shall give to the Chief Administrator not less than a week's notice in writing of the date and time at which the construction or re-erection of the building shall begin. [(ii) When the construction work reaches at Plinth level, he shall inform the Chief Administrator for inspection of building at that stage. If the Chief Administrator neglects or omits to inspect and issue a certificate within a period of 'fifteen days (including holidays)] from the date of such notice, the owner shall continue the superstructure in accordance with sanctioned building plan [Provided that if a person does not inform the Chief Administrator for inspection building at the stage when the construction work reaches at plinth level, he shall be liable to pay the following charges/fees namely t. sec Pb. Capital (Dev. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993) 2, vide. c.lld. Adm'n. No. dated 3-11-2003 - '1-11-2003 vide C!d- No. 1 d'. te.e-1997 Punjab Capital (Development and Regulation) Building Rules, 1952 51 {five years} of the date of sanction, the sanction will be deemed to have lapsed.] COMMENTS Resumption of site — Lessee was to complete building within prescribed period of three years from the date of allotment— He could not complete construction in this period — Subsequently, plot was resumed by the Authority— Impugned Order cannot be sustained on the following grounds :- (i) Allottee spent Rs. 51 crores and had obtained a loan of Rs. 45 crores for completion of building, which proves bona fide intention of the allottee. (ii) Authority took 4 ½ years in sanctioning the revised plan. (iii) Authority has discretionary powers to grant exemption under the Rules. (iv) Under section 8A of the Act, resumption of plot is not a mandatory provision for breach of conditions. (v) Allottee was given only a period of 1 ½ months whereas under Rule 16 of 1973 the limit is 3 years. (vi) Allottee had paid Rs. 3.90 crores as extension fee. (vii) As huge structure has already been raised, power of resumption ought not to be exercised though alternative power of penalizing the allottee can be exercised M/s. James Hotel Ltd. v. Union Territory, Chandigarh, 2010(2) Haryana Law reporter 84 D.B

18. Permission to occupy.- (i) No person shall occupy a new building without obtaining permission in Form F appended to these rules. He shall, before applying in Form D remove or destroy any temporary building mentioned in Rule 4 (ii) that might have been erected. No person shall occupy or allow any other person to occupy any part of a new building [Or any purpose whatsoever until such part has been •certified by the Chief Administrator to be in his opinion in every respect complete according to the sanctioned drawings and permission has been intimated to him in form F . Provided that in case where such permission is given, the applicant shall remove all temporary buildings within a period not exceeding three months from the date of grant of permission to occupy the building. 3 {(iii) If no orders are communicated to the applicant within 60 days of the receipt of application in the case of buildings governed by Architectural Control and within 30 days in other cases, the occupation shall be deemed to have been granted.} (iv) The Chief Administrator may decline to give permission unless a certificate in Form duly signed by a duly registered Architect has been submitted.] (v) 4[The Chief Administrator may give partial completion and partial occupation of a building if:— (a) In case of a commercial building, the construction of a particular floor has been completed truly in accordance with the sanctioned building plan and there are no building violations- (b) In case of residential buildings, a minimum of 1 habitable room, one kitchen, one W.C., and one bath has been completed truly in accordance with the sanctioned building plan and there are no building violations or additional construction of any kind in the remaining part of the site. 1. see Pb. Capital (Dev. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993) 2. Substituted

vide Notification No. dated 17-1-1996 3. Substituted vide Notification No. 1 dated 30-1-1999 p- 4. Substituted vide Notification No. dated 3-11-1997 52 Punjab Capital (Development and Regulation) Building Rules, 1952 (c) In other buildings, not covered under Clause (a) and (b) above, a block of the building, or a part of the building, is complete in all respects and can be used to meet the basic functional requirement of the land uses provided that it has been completed truly in accordance with the sanctioned plan and there are no building violations or additional construction of any kind in the remaining part of the site.) (y) Where permission to occupy a part of the building has already been given separate permission shall be necessary for occupation of such other parts as may be subsequently completed. 1 [(vii) A certificate in Form 'K' annexed to these rules duly signed by the Owner, Architect and the Structural Engineer shall be submitted at the time of applying for completion of occupation.] ZIIS-A. Procedure for dealing with applications for permission to occupy. - Upon receipt of an application under Rule 18, the following procedure shall be followed :- (i) If the building has been completed as per the sanctioned plan and there are no violations, the permission will be granted. (ii) If inspection of the building reveals that the applicant has not completed the construction even to the extent qualifying for partial completion under rule 18(v), the permission shall be refused. (iii) If, however, inspection reveals that construction has been completed to the extent required for partial or full completion but there are departures from the sanctioned plan, the following procedure shall be adhered to (a) [If the departures are within the applicable building rules and byelaws a revised plan will be sanctioned if required, on the payment of the prescribed fee and the permission for occupation given. (b) If the departures are not as per building rules and byelaws, the applicant will be issued a notice specifying the compoundable and non-compoundable violations and asking him to compound or remove them as the case may be, within the period specified in the notice. Permission will be granted after compliance with the notice. (c) The time given in the notice referred to in sub-clause (b) above, may be extended up to a maximum period of one year: If compliance is not made during this period, the permission will be refused without prejudice to any other action provided in the law or rules for dealing with building violations. (iv) The permission, when given, will be effective from the date of the receipt of the complete application in Form D under Rule 18, along with the certificate in Form and such other forms and plans as may be prescribed : Provided that where a regular sewerage connection had been released to the premises on a date prior to the date of application, the permission for occupation would be effective retrospectively from the date of release of such connection: Provided further that this rule shall apply to all those cases where notice of completion has been submitted in Form 'D' but Occupation Certificate has not yet been issued. However, it will not be open to persons to raise claims for refund in those cases where occupation certificate has already been issued. (v) Refusal of permission will not bar a fresh application but in such cases the permission, will be effective from the date of receipt of the fresh application. 1. vide Clld. Notification No. dated 16-5-2001 p. 1027 2. Inserted vide Clld. Notification No. dated 4-5-2002 p. 1433 p L Punjab Regulation) Building Rules, 1952 53 ("v i) The reason, for reasons to be in writing in Form F to be effective a date prior to the date of completion in case by provision to clause (i) above, if he is satisfied that the building had completed and occupied that date - For this purpose he may take into consideration the date at which water supply, electricity or such other evidence as may be considered relevant - (v i) application: - in accompanied by revised building plan cases in which there are variations from the sanctioned building plan which are purely minor cannot be conveniently by marking the original building plan - the date of completion can clearly be plan. there is need to submit revised building plan copy the original and submit the changes in drawing in the form of Submittal sheet along with the application - in Form signed and authenticated by the submitter to the original building plan the OFI has been changed so as to make it difficult to depict these on plan, a building be changes whatsoever that may have reflecting the structure as the given - (viii) in supplied by Architect in the form For varying first such For suspension of the registration in the strata on in the second such the case a 3rd such instance or a subsequent instance - Ch I - nay in add to revoke registration in the form of the fine up to Rs- 10,000; I - nay request Council to take suitable action - or build in shall ply the plan and schedule appended architecture control sheets. If - For interior space I might part of one side or or-re intended for habitation - El nd not a-zbuttir-g either rear or side, space. shall abut an space in a I J directions 3 in case of 1 man 0 meters in a eight and subject to of the increasing the same increasing height as per : I - leigh t OF b Li i ing- upto 1 or vi 1 8tV1 Interior o perm space to be out a I I sides rear and sides in each plot) 1 2 3 993 3 6 rvr - 1993) 54 5 6 7 Punjab Capital

(Development and Regulation) Building Rules, 1952 24M 27M 30M 8M 9M 10M Note. (i) No projection shall be allowed within the minimum width of the courtyard in any direction as mentioned in the table above. (ii) The Chief Administrator may permit 'Pergola' in the buildings if light and ventilation of the building is not obstructed due to the Pergola. (iii) *The table shall also be applicable in case of existing open spaces permitted within the zoning regulations.] 21: Requirements regarding provision of kitchens, baths and water closets- (i) Each residential building intended for the use of one family shall in addition to a living room and 01' rooms, have at least - (a) One kitchen ; (b) One bathroom or an enclosed or open bathing platform ; Water borne drainage system and a water-closet or any other system approved by the Chief Administrator.] (ii) Where a residential building is intended for use of more than one family such as a block of flats, the aforesaid requirements shall be repeated for every one family. (iii) Where community kitchens, bath-rooms, latrines or water closets are provided in a public building, the above requirements with regard to the provision of kitchens, bath-rooms latrines and water-closets may be dispensed with, The standard of community bath-rooms and latrines shall be regulated by the provisions in this behalf in Part V of these Rules. 22. size of habitable rooms. - The minimum size of a habitable room excluding a kitchen shall be 9.3 sq.mts. floor space with a minimum width of 2.2 meter.] 2 (b) deleted 2 (c) A habitable room shall have, for the admission of light and air one or more openings, such as windows and ventilators, opening directly to the external air or into an open verandah. The minimum aggregate area of such opening shall be one tenth of the floor area.] In case light and ventilation is derived from a verandah then the width of such a verandah shall not be less than 1.83 meters and depth not more than 3.66 meters. (e) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Part VIII Building Services Section I Lighting and ventilation of National Building Code of India published by the Indian Standard Institution.] 23. Gallery floors and mezzanine floors. - Where ganery noors and mezzanine floors are built, they shall comply with the following :- 2L(i) They shall not be built in any room the height of which is 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 1. Added vide Chd. Gaz Notification No. dated 17-17-1996 2. see Pb. Capital (Dev. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993) Punjab Capital (Development and Regulation) Building Rules, 1952 55 [(iii) They shall not be lower than 2.28 meters when measured from the surface of the floor to the under surface of the gallery or mezzanine floor.] 2(23-A. Provision of Service Floor.—Where service floor shall be planned in multi-storied buildings such as hotels, Hospitals, Special Health Centres, Nursing Homes and other such buildings, they shall comply with the following:— (i) Its height shall not exceed 2.25 metre from floor to ceiling. It shall be exempted from Floor Area Ratio (FAR) and shall be within the prescribed height in the zoning; (ii) The height and facade shall not be changed in buildings governed by Architectural Control, for providing service floor; (iii) The service floor may be allowed only for laying of services such as Air Conditioning, Public Health Rain Water Pipes, Electrical, Fire Fighting, Telephone/Internet wire, etc. and shall not be used for any other purpose.] [24. Maximum height of a building. - The maximum height to which any building may be built shall be in accordance with the Zoning Plan, Architectural Controls, Fire Controls etc.) 3[25. Minimum height of a room verandah etc. - The height of a habitable room shall not be less than 2.75 metres (9 feet) measured from the surface of the floor to the lowest point of the finished ceiling subject to joists, beams or rafters, if provided, being a height not less than 2.26 metres (7 feet 6 inches) measured from the surface of the floor to the underside of the joists, beams or rafters. In the case of air-conditioned rooms, the minimum height can be 2.24 metres (8 feet) measured from the surface of the floor to the lowest point of the air-conditioning duct or the false ceiling ; Provided that the minimum height of a water closet, a bath-room, a store, a gallery. a verandah and a mezzanine floor can be 2.26 metres (7 feet 6 inches.)] 25-A. No basement shall be allowed to be constructed underneath any plot in Chandigarh.] 26. Height of boundary wall or fence. - The height of boundary wall or fence shall be in accordance with the provisions of the zoning plan, and shall conform to the pattern on boundary wall laid down for such a plot in the zoning plan both of design and specifications. [27. Projection and height of balcony of chhajja or canopy from the wall. - (i) In the case of residential buildings, a cantilever may begin from a minimum height of 2.36 meter from plinth level provided its depth shall not be more than 1.83 meter from face of the wall. (ii) A sun shade (chhajja) which is not a cantilever (i.e. supported on 3 sides) shall not be considered covered area provided

its depth does not exceed 70 cms. Further no cantilever shall be permitted in front of such sun shade. (iii) A cantilever projection if converted into enclosed habitable space at an upper level will be counted towards covered area at the same floor only and not on a lower floor where it is not enclosed provided such cantilever falls within the zoning lines. (iv) In the case of buildings other than residential the cantilever projections shall be as specified in the Zoning Plan/Architectural Control/Urban Control. 1. See Punjab Capital (Dev. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993) 2. Inserted vide Clid- Gaz Notification No. 1 dated 1.2.2008 1 Substituted vide Chd. Admn. Gaz- Notification No. UT. 840142-70-22229 21-12-1970 see vide Chd. Admn. Gaz. Notification No. dated 15-5-1980 56 Punjab Capital (Development and Regulation) Building Rules, 1952 [28. Special provisions with regard to kitchens, bathrooms and water closets. - (i) For the purpose of this rule a kitchen shall be deemed to be habitable room and all the afore-mentioned requirements regarding ventilation shall apply to it except insofar that the minimum area of the kitchen shall not be less than 4.5 Sq. mts. With minimum width of 1.5 meter. A kitchen which is also intended to be used as Dining Room shall have a floor area not less than 9.5 sq. meters with a minimum width of 2.4 meter. (ii) A kitchen shall have a minimum height of 2.75 meters except for the portion to accommodate floor trap of the upper floor. It shall have a fire place with a smoke flue or an exhaust fan. (iii) The size of bathroom shall be not less than 1.85 sq. mts. with a minimum width of 1.2 meters. The minimum size of water-closet shall be 1.1 sq. meter with a width of 0.9 meter. If it is a combined bathroom and water-closet, the minimum area shall be 2.8 sq. metres with a minimum side of 1.2 mts. (iv) Where the water-closet room in a building is not connected to exterior it shall be ventilated by mechanical means or through a duct of minimum area of 1 sq. meter with a minimum width of 0.9 meter. (v) Soil or Ventilating pipes shall not be allowed on the exterior face of any building, They shall either be embedded in the walls or pipe ducts to be provided to accommodate them.] 2S-A. Basement Storey "When Permissible. - The basement storey shall be permissible in any area other than the City Centre, i.e. Sector 17 unless expressly restricted in the Zoning Plan of such area. (ii) In the case of building in the City Centre i.e. Sector 7, the erection or re-erection of the basement storey shall be compulsory, subject to the restrictions set out in the Architectural Control Sheets. 2(28-B. Site coverage of Basement Storey. (i) Floor area of basement storey In residential building shall be governed by the following. Area of plot Up to 420 sq. mts. Permissible area in basement storey. 50% of the site coverage of the building of which it forms a part. More than 420-sq. mts. or the site coverage up to 420 square meters and 25% of the site coverage of the building permissible in excess of 420 Sq. meters which it forms a part.] (ii) In the case of warehouse and Industrial Building the floor area of the basement storey shall not exceed 100% of the area of the site coverage of the building of which it forms a part, (iii) In the case of Commercial buildings the floor area of the basement storey shall not exceed the coverage as indicated in the Architectural Control Sheets.] [(iv) In the case of basement meant for parking only, the basement shall be permitted to be extended by additional 100% of the plot area beyond the permissible built up zone in plot measuring 2 kanals upto one acre in case of commercial buildings subject to the condition that the basement so extended in Punjab Capital (Dev. & Reg.) Building Rules, 1993 (22-1-1993) 2. vide Clid. Admn. Gaz, Notification No. 393.UTFR2)-2000/3733 dated 4.4-2000 3. substituted vide Chd. Admn. Gaz. No. dated '15-11'-2001' •Capital and Regulation) B •-1 i Idrag 952 I-es is or pro-per air is I-Trade - area of E shall as part the floor space in residential site-J 28—E- The basement storey be permitted provided if the 1 * they must be secured against dampness the vertical and damp height of the clear height shall be 2 - 29 a height base—shall be up 3-66 metres (2 •) to ceiling stability be by the registered structural in case the services such as Prizm tirug Press, Li Rs. P I an l s. Plar•s the services relating to the c: f the site parking •v•irh the services relating to the use the site. the clear height e' p 6— 6 • • by the subjeet to the no shall be intended ensuring the structural stability and provi— 28 —G. — basement storey thickness the base or any section than 3 the height base or the ground level ; less thick— has by acting as 2 C i) O per-m area in—ag sec•rey» i Fany* shall be drained Che sati s m-ctiorx is— Era to (t • i) —Ehe ds-a i ruirzg baseruer•t storey a roof for protecting it rz:Lin shall be— that OF the 2 C (b) shed be in the (c) ps-iv-ate and harld—pu rrops shall be with— •o: 1 t pric•r- the Chief — party a 1 •aving access by staircase shall have party v-4æa11 height I -8 its the internal of parapet the terminal ends these may shaped architectural the case flats this shall be optional- parapet balustrade or razitir•gs races. ies v•erarudahs at or above first storey level having access by staircase or other shall a height less 0.75 — garage habitable there shall be in t! • e a the hc»use_ pert-ru _ } 2 32- Q S not attached to the shall- have and attached thereto a nd

separate less than 11 sq. ft. area. I Substituted vide 2. & Be.ildiz Rules, 1993 (22— 1993) Punjab Capital (Development and Regulation) Building Rules, 1952 59 (i) On[y ohe servant room shall be built on a site of size 420 sq. ft. or more in area. (ii) For one dwelling unit, only one servant room shall be provided. (iii) If a servant room is built a ground floor it shall have a separate courtyard of not less than 10 sq. ft. (iv) Separate servant room not built as part of the main house shall have a water closet and bathroom attached thereto. (v) The maximum covered area of a servant room shall not exceed 12 sq. ft. excluding water closet and bathroom.] [33. Advertisement stand and structure. - No structure shall be constructed to carry on advertisement except in the area shown on the zoning plan/ architectural control sheet/standard design.] 34. Numbering of buildings.- Each building shall bear a number in accordance with the type designs which shall be made available by the Chief Administrator and shall bear other number. I [35. Dust Bin. - Every person who erects or re-erects a building, shall provide a dust bin which shall conform in size, shape, specifications and to a type of design to be made available by the Chief Administrator.] PART IV Material and Structural Control Section Materials [36. All material to be used for the erection or re-erection of a building shall conform to the specification and standard laid down in part V OF the National Building Code of India on Building Material.] 1137. Deleted.] 1138. Deleted.] SECTION 2 Foundations and Walls 39. Soil - No person shall erect or re-erect any building on any ground which has been filled up with offal or offensive vegetable or animal matter or upon which any such matter is deposited, unless and until the Medical Officer of Health certifies that such matter has been properly removed by excavation or otherwise has become or been rendered innocuous

2140. Structural Design.- The structural design of foundation masonry timber plan concrete, reinforced concrete, pre stretched concrete and structural steel, shall be carried out in accordance with part VI Structural Design, Section 1 - Loads Section-2 — Foundation, Section-3 Wood, Section-4 — Masonry Section-5 — Concrete, Section-6 — Steel of the National Building Code of India, taking into consideration all relevant Indian Standards prescribed by the Bureau of Indian Standards including the Indian Standards given in Annexure 'A' for earthquake protection of buildings. 41. to 49. Deleted

50. Thickness of walls.- All structural, external and party walls exposed to weather/protected from weather built of bricks or blocks laid in horizontal beds or courses shall be constructed of thickness not less than 28 cms., upto three storied buildings with maximum height not more than 10.5 meter. The thickness of walls. Sec Capital (Dev. & Reg.) Rules, 1993 1993) 2. Subs. Chd. Admn. Gaz Notification No. dt. 16-5-2001 p, 1027 60 Punjab Capital (Development and Regulation) Building Rules, 1952 walls shall be determined in accordance with the relevant provisions of National Building Code of India, in case buildings with height more than 10.5 M.] [51. to 59 Deleted. Application. (1 Chimneys where provided shall conform to the requirements of IS 1645 - 1960 Indian Standard Code of Practice for Fire Safety of Building (General) Chimney's flues, Flue pipes and Hearths. (i) Notwithstanding the provisions of clause (i) above a chimney shaft shall be built 1.8 M high above the roof in the case of approachable terraces used for seating purposes and within the heights of the parapet. in other cases. In the case of sloping roofs, the chimney shaft shall not be less than 0.6 M above the ridge of the roof in which it penetrates. (iii) Chimney shafts shall be provided with a set back of 0.9 M from the front and rear of the building in all cases and also from the external side in the case of corner plots.] [61. to 69. Deleted.] [70. Floor. - (i) All floors laid on ground shall be so constructed or treated as to prevent damp rising by capillary action into the floor. In all cases of layer or layers of clear sand shall be provided between the earth and the hard crust. (ii) Every kitchen, latrine, urinal, bathroom or a bathing platform, shall have impermeable floor and all kitchens, in addition to impermeable, shall have fire proof floors. (iii) walls of exterior water, closet upto a height of not less than sixty centimetres (60' Cms.) above the floors shall be finished in an impermeable material.) 1171. Roofs. - The roof of a building shall be so constructed as to be fire resisting, weather proof and non-erodable.] [72. Staircase in residential buildings, single family or two family residential buildings. - Every building more than one storey high intended to be used as residential building shall be provided with at least one staircase having minimum width of 85 cms. with rise of not more than 19 cms., limited to 15 Nos. per flight and tread not less than 25 cms. in width constructed of fire resisting materials.] [73. Residential buildings for more than two families. - Every building intended to be used as residential building for more than two families shall be provided with at least one staircase extending from ground floor level to the highest floor having minimum clear width in accordance with the following width in accordance with the following table (a) Number of users upto 10 85 cms. (b) Number of users

upto 20 1. IO meters Number of users from 21 to 100 1.25 meters d Increase (2.5 cms.) for every additional 15 persons until a maximum of 2.75 tn. is reached. single staircase of width mentioned above may be replaced by two stair- case each of a-width atleast equal to two-thirds the width prescribed for a single staircase provided neither of other two substituted staircases be less than 1.1 m in width. Staircase so provided shall be built in fire resisting materials. (c) Occupant Load : see Capital (Dev. & Reg.) Building Rules, : 993 (22-1-1993) 62 Punjab Capital (Development and Regulation) Building Rules, 1952 78. Uniformity in treads and risers in staircases. - Treads and risers of each flight of a staircase or of several flights in the same staircase in a public or a warehouse and industrial or a residential building shall be of uniform width and height except where prior dispensation is specifically obtained from the Chief Administrator for architectural effect. [79. Location of Staircase. - The staircase in any building shall be so located that the travel distance on the floor shall not exceed 30 m.] '[80. Deleted.] Head room in a Staircase. - The minimum clear head room in a passage under the landing of a staircase and under the staircase shall be 2.1 m. [82, Provision of hand rails. - (a) In every staircase atleast one hand rail shall be provided with a minimum height of 90 cms. from the centre of the tread. (b) Where steps are provided from ground to the building hand rail may not be provided, if the step do not go above 1.37 m. in height and not less than 1.8m. in width.] [83. Deleted.] [84. Residential buildings and commercial buildings. - The minimum width of any lobby, corridor, passage or a balcony in a residential building or a commercial building shall be as given below (a) Number of users upto 10 0.9M (b) Number of users from 11 to 20 1.1M) Number of users from 21 to 100 1.25 M M is reached. Wall and roofs shall be of the resisting materials. [85. Public buildings and Warehouse buildings. - The minimum width of any lobby, corridor, passage or balcony in a public building or a warehouse and industrial building to be used by the public shall be 1.4 M provided that in case of building where more than 20 persons are likely to work or assemble the minimum width shall be - (a) Number of users from 20 to 100 1.8 M (b) Number of users from 101 onwards 2.3M. Occupancy shall be calculated on each floor. Walls and roof shall be of fire-resisting materials.] 86. General doors and barriers of Assembly Halls. - All doors or barriers for use by the public as exists in a public assembly place shall be made to open outwards. [87. Rules as to chhajjas and jhambs Projecting over public land. - No chhajjas or jhambs shall be allowed to project over the metalled portion. of any road, They. may be allowed to project over, the pavement to a distance specified on the zoning map of the area, provided the previous permission of the Chief Administrator has been obtained and an agreement on the prescribed form has been executed-with him. The minimum clear head room under chhajjas or jhambs shall be atleast 2.3 M measured from the top of the pavement to the most dependent portion.] 88. Responsibility for quality-and workmanship. - The person who applies for permission to erect or re-erect a building under Rule 7 shall be responsible for ensuring that all the building materials used on the building are sound, of good quality and properly put together and that the building is structurally stable. i. see Pb. Capital (Dev. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993) Punjab Capital Regulation-•) Building Rules, 1952 63 — shall be in table 89 in the rules in regard to the construction of the drainage by — The first of a building shall be constructed as to the construction in the drainage by — the drainage of that storey. the drainage of site 91 — a site of building effected by drainage — The drains shall be earthenware or suitable pipes ; and be properly laid to an adequate suitable and shall in such a as to indicate ...Ait-I. drain-I or adapted be for — The roof of the building shall be [92 — Roofed Sire shall be as to z. r. d gutters * shoots or slues shall be for receiving and a 1 l rain water fall S ueh -gutters, Or troughs shall be to numbers of suitable pipes so to carry such water causing any part the building or any from such spot is the applicant's property. A pipe of a minimum area of 77.0 sq. shall be provided For every 46.5 sq- flat area be in the area of 93 sq. paved area be provided in the area of 1 E army, from the site be carried a water sewer- building 1 the : It shall be constructed of good sound pipes suitable in to relevant: ISE spec (i) Size. (a) be suitable size, if it is the -Conveyance c:) foul water shall have internal 0 E 0 (b) be laid with a suitable practicable in a direct line The shall be 1 in 40 for a drain and 1 17 80 for a 15 cru-as* - and grad respectively be 1 20 and 1 in 80 Z O •crs- drain and 1 40 and 1 40 respectively for a 1 S crns- drain. Ciii) — Every joint in such drain be made in the and suitable jointing prescribed in part IX of the Building Rules (v) Drain* be laid Every drain cut the ground and than cast in laid a bed concrete at least 7 -S ick-] See Pb- capital & Reg.) Building Rules, 1993 (22-1-1993) 64 Punjab Capital (Development and Regulation) Building Rules, 1952 (v) Concrete to be filled in. - Concrete shall be filled in so that it shall extend to the full length of the concrete bed prescribed in clause (iy) and shall be

launched up to not less than half the external diameter of the pipe. (vi) Junctions. - Every branch drain shall joint any other drain obliquely in the direction of the flow of that drain and as near as practicable to the invert thereof. (vii) Drains within or under building. - A sewage drain shall not be constructed so as to be within or under any building, except in a case where any other situation is impracticable. Where any such drain or part thereof is constructed within or under a building, such drain or such part thereof shall (a) be laid or fixed in a direct line, where practicable and provided with adequate means of access ; it be constructed of cast iron pipes, completely embedded in and covered with 1 : 3 : 6 cement concrete 15 cms-thick all round.] (viii) Protection to drains beneath walls.- Where any drain is laid under a wall, it shall be protected at the part under the wall by means of a relieving arch, flag stone, iron or any other support which shall not bear on the drain, and shall be of sufficient size and strength to prevent any disturbances or other injury to such drain. (ix) Inlets to drains within buildings. - A drain shall not be constructed in such a manner that there shall be within a building any inlet to such drain except such as may be necessary from any sanitary fitting or any sanitary installation connected directly to such drain. (x) Inlets to drains to be trapped. - Every inlet other than a ventilating pipe to such drain shall be properly trapped by a suitable and efficient trap and such trap shall be formed and fixed so as to be capable of maintaining a minimum water seal of 5 cms. (xi) Gully traps. - Every trapped gully shall be covered with a grating, the bars of which shall be not more than 10 cms. Every such gully if of stoneware shall be placed on a bed of concrete at least 10 cms, thick. Such gully trap shall be so set that the water depth therein is at least 30 cms. (xii) Of drains from discharges. - A suitable and efficient intercepting trap, with a water seal of at least 4 inches, at a point as distant as may be practicable from the building and as near as may be practicable to the point at which the drain may be connected with the sewer, shall be provided to such a drain before connecting it with the sewer. Such a trap shall be provided with raking or cleaning arm, tilted with a secure and suitable stopper as a means of access to the drain between such trap and sewer, and shall be located within a manhole. (xiii) Drains to be water tight. - Such a drain shall be constructed so as to be water tight and to be capable of resisting a pressure of at least 1.5 m. head of water.] (xiv) Means of access to drains. - Such drains shall be provided with adequate means of access and every means of access shall be : (a) constructed so as to be water-tight ; (b) fitted with a suitable cover at the level of adjoining ground surface ; 1. see Ph. Capital (Dev. & Reg.) Rules, 1993 (224-1993) 66 Punjab Capital (Development and Regulation) Building Rules, 1952 (i) discharge so as not to cause dampness in a building ; (ii) if it discharges into a drain, be disconnected from the drain by a trap with a suitable grating above the level of the water in the trap ; (iii) If it is more than six feet in length, be provided with a suitable trap ; (iv) if it discharges into a soil pipe from a water closet or a waste pipe from a slop sink, be provided (whatever its length) with a suitable trap with minimum water seal of 2", adequately secured against destruction of the water seal by syphonage action. (v) be constructed in the same manner and of the same material and same weight as if such pipe were a soil pipe

98. Overflow pipe.- An overflow pipe from a water cistern shall discharge in an exposed and conspicuous position so as not to cause dampness in any part of a building ; 99. Testing of pipes. - A ventilating pipe to a drain, soil, pipe and waste pipe shall be capable of withstanding after erection a smoke or air test under pressure. SECTION 2 Water Closets 100. General - (i) As a minimum requirement, every residential, commercial warehouse and industrial and public building shall be provided with at least one water closet unless specially exempted by the Chief Administrator. Additional fixtures shall be provided according to the requirements hereinafter prescribed. Whenever more than one water closet is required in a public building intended to be used by both sexes, separate water closet rooms with separate entrance doors shall be provided for each sex and be clearly and properly indicated. Whenever water closet rooms are provided for the exclusive use of males urinals may be substituted for one-half of the required number of water closets. Number of Water closets in residential building. - Every single family residential building shall be provided with not less than one water closet.] If (iii) Commercial and Warehouse and Industrial Building. - Every commercial and warehouse and industrial building shall be provided with water closets in accordance with the requirement of the table given below : No. of persons working 1 to 24 to 49 to 100 over 100 Minimum number of water closets 1 2 5 Minimum number of urinals or sinks 3 2 3 5 One water closet for each additional 30 persons. (iv) Public buildings. - (a) In every school or college building, there shall be provided not less than one water closet for every twenty persons to be accommodated. [(b) in every other public building; there shall be provided not less than one water closet for every one

hundred person to be accommodated. Note. - For the areas not covered under these bye-laws the provisions in the National Building Code of India shall be adhered to. 1. see Pb. capital (Dev. a Building (Amendment) Rules, 1993 (22-1-1993) 68 Punjab Capital (Development and Regulation) Building Rules, 1952 SECTION 4 General '[107. deleted.] Tank for industrial chemical or other trade affluent. - A tank intended for reception or disposal of industrial chemical or other trade affluent shall be so constructed and placed as not to cause pollution to any well, spring or stream of water ; used or likely to be used for drinking or domestic purposes, or for the manufacture or preparation of articles of food or drink for human consumption or for the cleaning of vessels with a view to the preparation or sale of such articles. Any affluent on any premises such as Industrial plots or any other processing area shall be permitted only on the permission and approval of the appropriate Anti Pollution Board.] 1109. Maintenance in state of repair. — Any building or any installation in a building shall be maintained in such a manner that it does not cause any avoid- able waste or does not cause any nuisance to the public in any manner whatsoever.] '[111. Deleted.] I [112. Connection with sewer and use of Sanitary installation- NO connection of any drain to any sewer or storm water drain shall be made or shall any water borne sanitary or drainage installation or any part thereof be taken into use until and unless the Chief Administrator under rule 8 grants permission to occupy the building.] 2C Provided that the Chief Administrator may allow temporary sewer connection at the time of sanction of the building plan for the Government building and the public building only, for the facility of labourers who would be engaged at work at the time.] 113. Inspection. — Every person by or for whom any water-borne sanitary installation or drainage installation or any work in connection therewith is carried out for any existing or new building or in any other premises shall at all reasonable time afford the Chief any officer duly authorised by him free access to such water-borne sanitary installation or drainage installation or work in connection therewith for the purpose of inspections. The officer shall see that these rules are complied with but no such supervision shall relieve the owner of the building from the duty of seeing that due care is taken in the supervision or execution of the work and providing good and sufficient material and workmanship

115. Carving out work.- All work required to be done for the installation or repair of sanitary fittings shall be entrusted to licensed plumbers only. 116. '[Licensing of plumber.- A plumber who possesses any of the qualifications specified in Schedule IV appended to these rules may on his application be granted by the Chief Administrator a licence for doing the plumbing work '[Provided that a plumber registered and licensed before the commencement Of the Punjab Capital (Development and Regulation) Building Chandigarh Amendment Rules, 1973 who does not possess any of the qualifications specified in Schedule IV shall have to pass an oral practical test as prescribed in Annexure n.] 1. see Pb. Capital (Dev. & Reg.) Building (Amendment) Rules. 1993 (22-1-1993) 2. Subs. vide Notification No. dated 17-7-1996 3. Vide Chd. Admn. Gaz Notification No. 9/1/11/FD1/73/7098 dated 5-6-1973 4. Subs. Vide. Chd. Admn. Gaz Notification No. dated 12-9-1997 Punjab Capital (Development and Regulation) Building Rules, 1952 I [FORM A (Form of Application) (Rule 7) From To The Chief Administrator, Chandigarh Sir, V We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on the Plot No in the layout of Sector No.- 2, V We attach* (a) A site plan showing the position of the plot proposed to be built upon as required by the rules.; (b) Plans, elevations and sections in triplicate as required by the rules ; (c) Drainage plans, engineering drawings (structural as required by the rules ; (d) Specification of the proposed buildings ; (e) Copy of Allotment letter ; (f) Copy of possession letter ; (g) Copy of letter showing extension in time limit for the construction of the building ; (h) Co of Power of Attorney if the plans are submitted by the Attorney. (i) Affidavit and indemnity Bond ; (j) Exemption under the Urban Land (Coiling and Regulation) Act, '1976. if the area of the plot/proposed covered areas are not within the prescribed limits of the said Act. (k) Copy of the receipt for the Building Plan Security ; 3: The construction of the building shall be supervised by Architect/Licensed Supervisor as the case may be... Dated Signature (s) Enclosures: Received the Building plans and documents as above on.....The plans may be collected from this office after 6 weeks from this date. Receipt Clerk, for Estate Officer, Chandigarh !FORM B Form for sanction (Rule 5) REVISED FORM F.-om 'The Chief Administrator, Chandigarh' Memorandum No. Dated, the Reference your application for permission to erect/re-erect./add to/ alter building on plot No . . .in accordance with the plans submitted with it* your application is hereby - (i) Sanctioned for the aforesaid construction under rule 5 of the Punjab Capital (Development and Regulation) Building Rules, 1952 • Capital, LI (Dev. & Reg.) Building (Amendment) Rules. 1993 (22-1-1993) 72 Punjab Capital (Development and Regulation) Building Rules, 1952 (ii) rejected for reasons given below Chief Administrator Chandigarh

FORM C (Rule 12) Specifications The materials to be used in the construction to be clearly specified under the following heads Items (a) Foundations, Walls c) Damp-Proof Course d) floors (e) Roofs Specifications Windows and Doors and other Woodwork () steel) Internal finish i) External finish S i) Blature of appl icant Signature of Architects 'FORM D (Rules 17 and 18) Notice of ComplctionfPermission to Occupy and for grant of permission for Sewer connection. From To ChiefAdministrator, Chandigarh Sir, I/We hereby give you notice that the building described below and a patt of the building sanctioned with your order No dated.....has been completed alt respects according to the sanctioned plans and the suggested modi- fications have been carried out. 2' Completion certificate from the Architect who supervised the sanitary installation works of the bui (ding is submitted herewith. 3' Certificate from the Licenced Plumber who supervised the sanitary in- stallation works ofthe building is also submitted herewith. 4• kindly grant permission for sewerage connection and permit mc•.v to oc- eupy the building/part oftuilding as required under rule 18 of the Punjab Capital (Development and Regulation) Building Rules, 1952. Description of Building Sub Sector Sector Plot No. House No. (If any) Signature of Applicant See .Capital (Dey. & Reg.) Building (Amendment) Rules, 1993 (22-1-1993)

