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No. 201711/2/70-UTFI(4)-2017/6994 dated 25/7/2017-In supersession of the notification dated 22.01.1993, notification dated 16.10.2008 and all other notifications, orders, relaxations and clarifications issued from time to time and in exercise of powers conferred under Section 5 (2) and Section 22 (1) of the Capital of Punjab (Development and Regulation) Act, 1952 as adapted by the Punjab Re-organisation (Chandigarh Adaptation of Laws on State and Concurrent subjects) Order 1968 and the other powers enabling him in this behalf, the Administrator, Union Territory, Chandigarh is pleased to make the following rules:-

1 TITLE AND EXTENT

(i) These rules may be called the Chandigarh Building Rules (Urban) - 2017.

(ii) These rules shall come into force from the date of publication in the official gazette.

(iii) These shall be applicable to entire Union Territory of Chandigarh except Abadi Deh of Villages (Inhabitations within Lal Dora of villages)

2 SCOPE AND APPLICABILITY

(i) Erection or Re-erection of every building in Chandigarh shall comply with these Rules.

(ii) Where use of a building is changed, except where otherwise specifically stipulated, these Building Rules shall apply to all parts of the building affected by the change.

(iii) Zoning Plans and Architectural Control Sheets wherever applicable shall be integral part of these rules.

(iv) The re-construction in whole or part of a building which has ceased to operate due to fire, natural collapse or demolition having been declared unsafe, or which is likely to be demolished by or under an order of the Authority as the case may be and for which the necessary certificate has been given by the Authority.

(v) Nothing in these Rules shall require the removal, alteration or abandonment, nor prevent continuance of the lawfully established use or occupancy of an existing approved building unless, in the opinion of the Authority such a building is unsafe or constitutes a hazard to the safety of adjacent property or to the occupants of the building itself.

(vi) Where these rules are silent or ambiguous the provisions of National Building Code/ Model Building Bye Laws-2016 and Chandigarh Master Plan - 2031 shall prevail.

3 DEFINITIONS

In these Rules, unless the context otherwise requires the definition given shall have the meaning indicated against each term, those not defined shall carry dictionary meaning.

1) **"Abut"** A building is said to abut on a street when the outer face of any of its external walls is on the street boundary.
2) **"Act"** shall mean the Capital of Punjab (Development and Regulation) Act, 1952.
3) **"Access"** - A clear approach to a plot or a building.
4) **"Ancillary Zone**" in the buildings means the building ancillary to and serving the main building and includes meter room, security room, Sewerage Treatment Plant, godown, guard room, cycle shed, dispensary, canteen, electric substation and labour quarters for watch and ward staff but shall not include residential accommodation for supervisory staff;
5) **"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.
6) **"Application"**- An application made in such form as may be prescribed by the Authority from time to time.
7) **"Approved"**- As approved/sanctioned by the Authority under applicable Rules.
8) **"Architect"** A person holding a graduate degree in Bachelor of Architecture from any institute recognised by the Council of Architecture (COA) and has his/ her name entered in the register of COA with a valid COA Registration number.
9) **"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.
10) "**Atrium**" means a high open area or central court within multi-storeyed building and the covered area shall be counted in ground coverage/FAR.
11) "**Balcony"** 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.
12) **"Barsati"** shall mean a roofed structure above the roof of a building used as shelter during the rains with or without toilet having non habitable height.
13) **"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 bressummer or other structure by which such wall or column is carried.
14) **"Basement Storey"** shall mean the storey which is next below the ground storey or which is in any part more than half of its height below the mean level of the street or ground adjoining the building
15) **"Building"** means any construction or part of a construction in Chandigarh which is transferred by the [Central Government] under section 3 of the Act and which is intended to be used for residential, commercial, industrial or other purposes, whether in actual use or not and includes any out-house, stable, cattle shed and also include any building erected on any land transferred by the Central Government under section 3 of the Act.
16) **"Building line"** shall mean a regulatory line specified in the zoning or architectural control for a site beyond which no building shall project within that site other than balcony, canopy, projection and compound wall.
17) **"Cabin"**- A non-residential enclosure constructed of non-load bearing partitions.
18) **"Canopy"** shall mean a projection from the top of the parapet wall or a continuation of a flat roof beyond the face of the outer wall designed to protect the wall from weather provided that.
    a. It shall not project beyond the plot line.
    b. It shall not be lower than 2.3 metres (clear height) when measured from the ground.
    c. There shall be no structure on it and the top shall remain open to sky.
19) **"Carpet Area" -** The covered area of the usable rooms of a dwelling unit / at any floor (excluding the area of the walls).
20) **"Chhajja"** shall mean a continuous cantilevered horizontal or sloping projection from the outer wall of the building primarily intended to give protection from weather.
21) **"Chimney"**- A construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimneystack and flue pipe.
22) **"Class of building"** shall mean a building in one of the following categories –

(a) "Residential building":- shall mean a building used or constructed or adapted to be used wholly or principally for human habitation and includes all garages, or other out-buildings appurtenant thereto.

(b) "Commercial building":- includes a building or complex or part thereof used as shops, stores or market for display and sale of wholesale and/ or retail goods or merchandise, including office, Restaurant, Banquet Hall, Hotel, Motel, Resort, Dhaba, Boarding house, Guest house, Amusement Park, office establishments and service facilities incidental thereto and located in the same building.

(c) "Warehouse and Industrial Building":- includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plant, cold storage, laboratory, power plant, refinery, gas plant, mill, dairy and factory etc.

(d) "**Assembly Building" –** A building or part thereof, where groups of people (not less than 50) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes.

(e) "Institutional Building" includes a building constructed by Government, Semi-Government Organization or Registered Trust/Society and use for medical or other treatment and care for persons suffering from physical or mental illness, disease or infirmity, care of orphans, differently-abled persons, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation. It shall also includes an auditorium or complex for cultural, social, religious, patriotic and allied activities or for an hospice, assembly halls, city halls, town halls, exhibition halls, museums, places of ownership, dharamshala, hospital, sanatoria, custodial and penal institutions such as jail, prison, Government office, Secretariat, road or railway or air or sea or other public transportation station etc.:

(f) "Mixed land-use building'- includes a building consisting of one or more conforming uses/ activities duly allowed by competent authority;

(g) "Multi-Storeyed Building or High Rise Building"- A building above 4 stories, and/or a building exceeding 15 meters or more in height (without stilt) and 17.5m (including stilt).

23) **"Clear height"** means height from the top surface of ground or any floor to the soffit of beam or ceiling, as the case may be;

24) **"Competent Authority"** shall mean an officer/ agency duly authorized;

25) **"Conversion"**- The change from one occupancy to other occupancy or any change in building structure or part thereof resulting in a change of space and use requiring additional occupancy certificate.

26) **'Courtyard'** shall mean an area open to the sky but within the boundary of a plot, which is enclosed or partially enclosed by buildings, boundary walls or railings. It may be at ground floor level or any other level within or adjacent to a building.

27) **"Covered Area"**- The Ground area covered immediately above the plinth level covered by the building but does not include the space covered by:-

a) Garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, chabutra with open top and unenclosed on sides by walls and the like;

b). Drainage culvert, conduit, catch-pit, gully-pit, chamber, gutter and the like; Compound wall, gate, slide/ swing door, canopy, and areas covered by chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to sky.

28) **"Density"-** The residential density expressed in terms of the number of dwelling units per acre. ***Note:*** Where such densities are expressed exclusive of community facilities and provision of open spaces and major roads (excluding incidental open spaces), these will be net residential densities. Where these densities are expressed taking into consideration the required open space provision and community facilities and major roads, these would be gross residential densities at neighbourhood level, sector level or town level, as the case may be. The provision of open spaces and community facilities will depend on the size of the residential community. Incidental open spaces are mainly open spaces required to be left around and in between two buildings to provide lighting and ventilation

29) **"Damp Proof Course"**- A course consisting of some appropriate water proofing material provided to prevent penetration of dampness or moisture.

30) **"Drain"**- A conduit or channel for the carriage of storm water, sewage, waste water or other waterborne wastes in a building drainage system.

31) **"Drainage system" -** A system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the

buildings within the same cartilage; and includes an open channel for conveying surface water or a system for the removal of any waste water.

32) **"Dwelling Unit"**- means a building or a part thereof which is used or is intended to be used by a person or family for habitation comprising of kitchen, toilet and room.

33) "**Electronic Signature/E-Signature"** means digital signatures defined in the Information Technology Act, 2008

34) **'Erection or re-erection'** of any building shall include, -

(a) Any material alteration or enlargement of any building ;

(b) The conversion by structural alteration into a place for habitation of any building not originally constructed for human habitation;

(c) The conversion into more than one place for human habitation of a building originally constructed as one such place;

(d) The conversion of two or more places of human habitation into a greater number of such places;

(e) Such alterations of a building as effect an alteration of its drainage or sanitation arrangements, or materially affect its security;

(f) The addition of any rooms, buildings, out-houses or other structure to any building;

(g) The construction in a wall adjoining a street or a land not belonging to the owner of the wall, of a door opening on the such street or land.

34) **"Exit"**- A passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety; whether horizontal, outside and vertical exits meaning as under:-

(a) Horizontal exit means an exit, which is a protected opening through or around a fire well or bridge connecting two or more buildings.

(b) Outside exit mean an exit from building to a public way to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

(c) Vertical exit means an exit used for ascending or descending between two or more levels including stairway, fire towers, ramps and fire escapes.

35) **"External Wall"** shall mean an outer wall or vertical enclosure of any building not being a party wall even though adjoining to a wall of another building and it also means a wall abutting on an interior open space of any building. It does not mean an outer verandah wall.

36) **"Factory"** has the same meaning as in the Factories Act (Act LXIII of 1948).

37) **"Fire and/or Emergency Alarm System"**- Fire alarm system comprises of components for manually or automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate.

38) **"Floor"**- The lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called as ground floor (level- 0); the floor above it shall be termed as level+1, with the next higher floor being termed as level + 2, and so on upwards. The floor lower than this shall be termed as level -1, level-2 and so on**.**

39) **"Floor Area Ratio (FAR)"**- The quotient obtained by dividing the combined covered area (plinth area) of all floors, excepting areas specifically exempted under these regulations, by the total area of the plot, viz.: -

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Tota1 Covered Area on All Floors}}{\text{Plot Area}}$$

For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, water tank, open courtyard of permitted size shall not be counted towards FAR:

Provided, area under atrium, shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor:

Provided in case the ventilation shaft area is more than 3 square meter, it shall not be counted in FAR.

40) "**Frame Control Drawing"** shall mean the numbered sheet of drawing signed by the Chief Administrator and kept in his office defining boundaries of building plots, compulsory building lines, permissible heights of

buildings to be realised in prescribed stages, site and floor coverage, restrictions on treatment of external facades including the permissible sizes of openings and such other restrictions on the development of sites as may be prescribed.

41) **"Front"** as applied to a building shall mean general the portion facing the street from which it has access and incase of doubt as determined by the chief administrator.

42) **"'Gallery"** shall mean a raised floor constructed within the height of the single storey.

43) **"Garage"** shall mean a building or portion thereof, used for shelter, storage, or repair of a wheeled vehicle

44) **"Ground Coverage"** means built up area covered at ground level:
For the purpose of calculating ground coverage area under shaft, chute, lift well, atrium and staircase shall be counted towards ground coverage:
Provided ventilation shaft area more than 3 square meters, fire staircase and open courtyard of permitted size, shall not be counted in ground coverage;.

45) "**Group Housing"** means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;

46) **"Habitable room"** A room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended period.

47) **"Height"** as applied to a building shall mean the vertical measurement of the building measured from the finished level of the centre of the street where such street exists, or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in the case of buildings with flat roofs excluding the projected portions of mumties, flues, ducts, minarets and parapets not exceeding three feet six inches in height and as applied to a room shall mean the vertical measurement from the upper surface of the floor to the under surface of the ceiling of the same room joist and beams being allowed to project beneath the ceiling; and in the case of a shaped or sloping ceiling, the height shall be the mean height of any such room.

48) **"Layout plan"** means a plan of the entire site showing location of plots/ building blocks, roads, open spaces, entry/ exit, parking, landscaping etc. indicating activity of all land.

49) **"Loft"** shall mean an intermediate space between two floors on a residual space with maximum height of 1.5 metres and which is constructed or adopted for storage purposes only.

50) **"Licensed Plumber"**shall mean a person registered by the Chief Administrator for the purpose of these rule.

51) **"Lobby"**- means a covered space in which all the adjoining rooms open.

52) **"Lower Ground floor"-** shall mean a floor which is more than half of its height above the mean ground level and rest of the height below the mean ground level.

53) **"Mumty"** shall mean a small structure erected on the roof of a building at the head of a staircase to protect such staircase from weather.

54) **"Mezzanine floor"** shall mean an intermediate floor between two floors of any storey forming an integral part of floor below.

55) "**Mean level of street"** means the average level of all points on the surface of the street from which the site derives its access measured at the centre line of street;

56) **"Non-nuisance professional consultancy services"** shall include Doctors (without nursing home), Lawyers, Architects & Town Planners (without studio), Chartered Accountants, Company Secretaries only.

57) **"Occupancy**" means the main purpose for which a building or a part of building is used or intended to be used;

58) **"Open space**" means a space forming an integral part of the plot left open to sky;

59) **"Owner"-**Person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition. In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/ lessee till the allotment/lease subsists.

60) **"Parapet"** means a low wall built along the edge of a roof or a floor, ramp, staircase, balcony have Min.1.0 m & max.1.2 m in height.

61) **"Parking**" means a space enclosed or unenclosed, to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles**;**
62) "**Partition**" means a wall which bears no load other than its own weight;
63) **"Party Wall"** shall mean a wall partly constructed on one plot of land, and partly on an adjoining plot and serving both structurally.
64) **Plinth Area"**- The built up covered area measured at the floor level of the basement or of any storey.

65) '**Plinth height**' shall mean the height of the ground floor above the street level measured from the level of the centre of the adjoining street.
66) **"Plinth Level"** The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground from the centre of the front access road.
67) **"Plot"** means piece of land or site enclosed by definite boundaries;
68) **"Plotted Development"** – Type of development layout wherein a stretch of developed land is divided into regular sized plots for uniform controlled building volumes.
69) **"Porch**" means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
70) **"Powder Room"** shall mean a room or a space in which soil pan and a wash basin shall be accommodated so constructed to allow free circulation of air throughout the room.
71) **"Rain Water Pipe"** shall mean a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from roof surfaces.
72) **"Rear"** as applied to a building shall mean that portion which is on the opposite of 'Front'.
73) **"Sector"** shall mean a sector of the Master Plan of Chandigarh.
74) **"Self-certification"** means seeking approval of building plans duly prepared and certified by Architect as per relevant building Rule, zoning plan and as per parameters/ policies issued by the Competent Authority from time to time;
75) "**Service floor"** means the floor of a building with maximum height of 2.4 metres, where service equipment, utility lines and various machinery are located;
76) **Service zone"** means a zone on the terrace for services related to building.
77) **"Service Road"**- A road/lane provided at the front, rear or side of a plot for service purpose.
78) "**Setback"** means a line usually parallel to the plot boundary as laid down in each case by the Competent Authority beyond which nothing can be constructed towards the plot boundary unless specifically allowed by Competent Authority;
79) **"Sewage Drain"** shall mean a drain for conveying solid or liquid filth and waste liquids, such conduit or pipe being the property of or vested in the Government or public authority responsible for the disposal of such sewage.
80) **"Site Plan"** a detailed plan showing the proposed placement of structures, parking areas, open space, landscaping and other development features, on a parcel of land, as required by specific sections of the development code.
81) **"Special Area"** shall mean the areas shown as such on the zoning plans in which Architectural Control Sheets shall apply.
82) **"Storey"** shall mean any horizontal division of a building so constructed as to be capable of use as a living apartment, although such horizontal division may not extend over the whole depth or width of the building but shall not include mezzanine floor.
83) "**Stilt"** means poles, posts or pillars or columns used to allow a structure or building to stand at a distance above the ground and which is of non habitable height.
84) **"Storm Water Drain"** or Rain Water Drain' shall mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any rain water of roofs or grounds surfaces either paved or unpaved but shall not include a rain water pipe.
85) **"Street"** shall mean any road, footway, square court, alley, or passage accessible whether permanently or temporarily to the public, and whether a thoroughfare or not and shall include every vacant space, notwithstanding that it may be private property and partly or wholly obstructed by any gate, post, chain or other barrier whether of houses, shops or other building abutting thereon, which is used by any person as means to access to or from any public place or thoroughfare, whether such persons be occupiers of such buildings or not , but shall not include any part of such space which the occupier of any such building has a

right at all hours to prevent all other persons from using as aforesaid, and it shall include also the drains or gutters therein, or on either side and the land, whether covered or not by any pavement, verandah or other erection, upto the boundary of any abutting property not accessible to the public.

84) **"Structural Engineer"** means a person who is a post graduate in structural engineering from a recognized Indian or Foreign University or Corporate Member of Civil Engineering Division of the Institute of Engineers of India or equivalent Institute with a minimum of three years' experience in structural engineering practice in designing structures and field work and/ or registered as such with the Competent Authority, employed for preparation of structural design of buildings upto 15 metres height. However, only the Structural Engineer Possessing post graduate qualification in structural engineering along with a minimum of 3 years' experience

in the design of multi storey and specialized structure and/ or registered with Competent Authority shall be employed to undertake and submit the structural design of buildings other than residential and commercial buildings upto 15 metres height (including stilt), as per the requirements of the relevant forms.

85) **"Structural Wall"** shall mean a load bearing wall or a wall that carries load in addition to its own load.

86) **"Sub-soil Drain"** shall mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any water that may percolate through the sub-soil.

87) "**Sun-shade**" means a slope or horizontal or vertical structure over hanging, usually provided over openings on external wall to provide protection from sun and rain and shall not be used for human habitation;

88) **"Temporary Building"** shall mean a building built of un burnt bricks, burnt bricks without mortar, corrugated iron, metal or MS frame, bamboo, thatch, wood boarding or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar and such structure can be dismantled or relocated.

89) **"Un-authorised Construction"**- means the erection or re-erection, addition or alternations which is not approved or sanctioned by the Authority.

90) **"Underground/Overhead Tank"**- An installation constructed or placed for storage of water.

91) **"Ventilation"**- Supply of outside air into, or the removal of inside air from an enclosed space.

a. **Natural Ventilation -** Supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building.

b. **Positive Ventilation** - the supply of outside air by means of a mechanical device, such as a fan.

c. **Mechanical Ventilation** - Supply of outside air either by positive ventilation or by infiltration by reduction of pressure inside due to exhaust of air, or by a combination of positive ventilation and exhaust of air.

92) "**Verandah"** means a covered area with at least one side open to the outside with the exception of1.2 metre high parapet on the upper floors to be provided on the open side. Min. 1 metre and max. 1.2 m. high parapet wall.;

93) **"Water-borne Sanitary Installations"** shall mean any urinal, latrine, water closet apparatus, bidet, slop sink, hospital sanitary fittings, such as, bed pan and urine bottle sink or other similar fittings, the solid or liquid filth from which is intended to be discharged by a flush of water, and shall include all manholes, traps, gullies, soil pipes, waste pipes, ventilating pipes, anti-syphonage pipes and drains communicating with sewers.

94) **"Water closet room"** shall mean a room which contains a soil pan and shall also include any room which is partitioned or divided into two or more cubicles each containing a soil-pan if the partitions or divisions are so constructed as to allow the free circulation of air throughout the room.

95) **"Zoning Plan"** shall mean the numbered plan signed by the Chief Administrator and kept in his office defining the layout of any numbered sector/ pocket of the Master plan of Chandigarh showing the streets, boundaries of building plots, open spaces, position of protected trees or other features, and showing in colour or by other means the specified land-use, building lines, permissible heights of buildings, site coverage and such other restrictions on the development of land or buildings as may be prescribed, provided such plans can also be prepared for individual buildings and stand alone sites.

4 RESIDENTIAL USE

4.1 Residential (PLOTTED)

Sr. No.	PARAMETERS	MARLA	ONE KANAL	TWO KANAL	ABOVE TWO KANAL
1	Set Backs	As per Zoning/ Frame Control			
2	Ground Coverage (max.)	65% + Upto 5%	50%	45%	35%
3	FAR (max.)	2.0	1.5	1.25	1.0
4	Plinth	Minimum 0.3m (1'-0")	Minimum 0.3m (1'-0") Maximum 1.2 (4'-0")		
5	Height (maximum)	Phase-I:10.06m(33'-0") Phase-II:9.83m(32'-3"), Rear Court Yard: 3.35m (11'-0")From the plinth level.	Main building 10.67m (35'-0") & Rear Court Yard 3.35 m (11'-0") from 0.30m (1'-0") plinth height.		
6	No. of Storeys	3 (Three)			
7	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0") & Min. Height 2.75m (9'-0") below the ceiling/ false ceiling or A.C. duct and below the beam 2.4m (8'-0").			
8	Kitchen	Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m(5'-0") & Min. Height 2.75 m (9'-0")			
9	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6").			
10	WC & Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min.Height 2.29m (7'-6")			
11	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")			
12	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space. Window/ Vent size in WC/ Bath/ Toilet shall be min. 0.3 Sq. m of the area with side not less than 0.30 m (1'-0").			
13	Ventilation Shaft	Minimum area 1.2 sq. m (13sq. ft.) with minimum width 0.90 m (3 ft.)			
14	Interior Courtyard For light & ventilation	Minimum area 9.0 sq. m with minimum 3.0 m width			
15	Verandah for light	Minimum width 1.8m (6'-0") and depth not more than 3.66 m (12'-0").			

	& Ventilation	However, in marla houses 3'-0" wide cantilever shall be excluded.
16	Staircase	Minimum width 1.0 m (3'-3"), Minimum Tread 0.25 m (10"), Maximum Riser 0.19 m (7.5"). Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").
17	Construction in back courtyard	Upto 8 marla = Maximum width shall be upto1/3rd of the width of the plot. Above 8 marla = 1/4th of the width of the plots.
18	Lift	Allowed (without machine room on terrace level within service zone)

Sr. No.	PARAMETERS	MARLA	ONE KANAL	TWO KANAL	ABOVE TWO KANAL
19	Mumty	Not Allowed, maximum two sqm. flap door for cat-ladder.	Allowed within service zone		
20	Service on s terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank,Screen Wall to encase services etc. within the service zone i.e. 3.0m (10 ft.) away from front, rear &side wall and 1.2M (4'-0") away from common party wall with maximum height 3 m (10'-0").			
21	Gate	Main gate upto 4.88 m (16'-0") inclusive of wicket gate. Wicket Gate 1.13 m (3'-8 1/2")) with height upto 1.80 m (5'-11 1/2") The design of the gate is at the discretion of the owner.			
22	Boundary Wall	Front-1.13 m (3'-8 1/2"), Rear-1.80 m (5'-11 1/2") 0.69 m. (2'-3") high railing/grill on the front/ /common boundary wall and 0.69 m. (2'-3") to 0.75 m. (2'-6") on rear boundary wall of all houses shall be allowed keeping in view of security reasons.			
23	Basement	Optional, below the built up area. Use is for Non Habitable i.e. non-combustible household storage, parking, services &utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.			
24	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms.			
25	Parking	Below 10 marla = 1ECS From 10 marla to below 1 kanal =2ECS From 1 kanal to below 2 kanal = 3ECS 2 kanal and above = 6 ECS Note:- The construction of front boundary wall is optional.			
26	Projection/ Balcony/ Cantilever beyond the building / zoning line.	Max. Width 3'-0" (0.9 m) & 3'-0" away from the common wall on either side of the plot at first & second floor. At second floor, rear side	Maximum 1.80 m (6'-0") on front and rear& 0.46 m (1'-6") on the side setbacks. Projection/Balcony/Cantilever upto maximum 1.80 m (6'-0") within zoning line on all side shall be allowed free from ground coverage/ FAR. If it is 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.		

		projection at the height of 2.52m (8'-3") from the floor level.			
27	Rain Water Harvesting System	Optional	Mandatory		
28	Solar Water Heating System	Optional	Minimum 100 Ltr.	Minimum 200 Ltr.	
29	Solar Photo Voltaic	Optional	1 KWp	2 KWp	3 KWp
30	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.			

31	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.	
32	Minimum Passage/ Corridor	Minimum 1.0 m (3'-3") Minimum clear height 2.40 m (8'-0")	
33	Garage	Optional. Minimum size 3.0 m X 6.0m with minimum ceiling height 2.4 m and shall be counted towards covered area/FAR.	
34	Servant Quarter	Optional	Mandatory

Note:

i) Basement storey shall be lighted and ventilated by means of windows of the minimum area within1/20th of the total floor area, at least half of which must be open able. Deficient shall be met through artificially lighted, mechanically ventilated as per NBC norms.

ii) In case of additions / alterations where major portion of the old building is retained, the existing staircase width, tread, riser shall be allowed.

ii) Basement shall not be constructed beyond the zoned area. In case existing adjacent building is constructed without basement, setback of 2.4 meter shall be taken from the existing adjacent building, subject to the fulfillment of structural stability to be ensured by the registered Structural Engineer.

iii) The minimum clear head-room in a passage under the landing of a staircase shall be 2.2 m.

iv) The maximum numbers of risers in single flight are limited to 12.

v) a) Staircase shall not be arranged around a lift shaft.
b) Only metal spiral staircase not less than 1.5 m diameter shall be permitted within the zoned area in rear side of 1 kanal and above houses for services/fire escape.

vi) Kitchenette of area upto 2.79 sq.m. (30 sq. ft.) shall be allowed along with servant quarters in kanal category houses. There shall be no restriction on the size of the servant's quarters but it shall be within the maximum covered area permitted for the house.

vii) To facilitate parking and movement of vehicles, two main gates shall be permitted along the accessible road in the front boundary wall of the residential buildings.

viii) There shall be no restriction on having only square and rectangular shaped doors and windows in residential buildings.

ix) Under-ground water tank flush with the ground level shall be permitted 4 feet away from the boundary wall in the setbacks subject to structural stability.

x) Different types of building materials shall be permitted in the house governed by frame controls/architectural control/volumetric guidelines.

xi) Limited use of residential premises for other use may be allowed as per following

(a)The professional/ consultant viz. doctors, advocates and architects etc. shall be permitted to use part of the area of their residence to the maximum extent to 50 sq. m or 25% of the covered area whichever is less, for offering professional consultancy only subject to parking provisions.

(b) The owner/lessees are allowed to use upto 20% of the residential area of the building subject to a maximum of 15 sq. m for the installation of STD, PCO, Fax or Photostat machine.

(c) Creche and paying guest facility can be permitted as per notification of the Chandigarh Administration.

However, provision of Chandigarh advertisement control orders 1954 as amended from time to time shall be strictly observed.

xiii) Stilt parking at ground floor shall be allowed within the permissible ground coverage, FAR and height of the building.

xiv) Chhajja or jambs upto 0.46 m width with 2.3 meter (minimum) clear headroom on the windows in residential building is allowed to project over the Govt. land provided the prior permission of the Chief Administrator has been obtained and an agreement on the prescribed form has been executed with him.

xv) The above provisions shall be read alongwith the chapter on Miscellaneous Building Requirements.

4.2 Residential (GROUP HOUSING)

Sr. No.	PARAMETERS	Within Sectoral Grid	Integrated Residential Housing Scheme outside the sectoral grid and in Phase III sectors
1	Set Backs Density/ No. of Dwelling Unit/ FAR/ No. of Storeys	As per zoning	
2	Minimum area of site	1 acre	3 acre
3	Maximum Ground Coverage	40%	
4	Height (max.)	14.25 m (46'-9") from centre line of the road. Or as per zoning.	22.63 m (74'-3") from centre line of the road.
5	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")	
6	Habitable Room	Min. Area 9.50 Sqm. (100 Sq. Ft.) with Min. width 2.40 m (8'-0") & Min. Height 2.75 m (9'-0") below the ceiling / false ceiling or A.C. duct and below the beam 2.4 m (8'-0")	
7	Kitchen	in. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0") & Min. Height 2.75 m (9'-0")	
8	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
9	WC & Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
10	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
11	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space. Window/ Vent size in WC/ Bath/ Toilet shall be min. 0.3 Sq. m. of the area with side not less than 0.30 m (1'-0").	
12	Ventilation Shaft	Height of building upto (in m.) / Min. size (in Sq.m.) / Min.width (in m) 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50	
13	Interior Courtyard for ligt and ventilation	Height of building upto (in m.) / Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 10 / 3 15 / 5 18 / 6 21 / 7 24 / 8	

Sr. No.	PARAMETERS	Within Sectoral Grid	Integrated Residential Housing Scheme outside the Sectoral Grid
14	Verandah for light & Ventilation	Minimum width 1.80 m (6'-0") and depth not more than 3.66 m (12'-0).	
15	Staircase	Minimum width 1.5 m (5'-0"), Minimum Tread 0.28 m (11"), Maximum Riser 0.175 m (7"). The maximum numbers of risers in single flight are limited to 12. Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").	
16	Lift	Mandatory only for buildings above 15 meter height.	
17	Mumty	Allowed within service zone. Maximum total height 2.75 m. (9'-0") and is free from FAR.	
18	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Cooling Towers for Air Conditioning Plant, Mumty, Water Tank, Screen Wall to encase services etc. within the service zone i.e. 3.0 m. (10'-0") away from front, rear & end wall and 1.20 m. (4'-0") away from common party wall.	
19	Gate	Main Gate 4.88 m (16'-0") & Wicket Gate1.15 m (3'-9") with height upto 1.80 m (5'-11 $^{1/2}$"). The design of the gate is at the discretion of the owner.	
20	Boundary Wall	Front-1.13 m (3'-8 1/2"), with 0.69 m. (2'-3") high railing above.	
21	Basement	Compulsory (single level), below the zoned area. Use is for Non Habitable i.e. parking, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.	
22	Stilt (Non Habitable Height)	Allowed, subject to construction of shear walls as per B.I.S. code. Minimum height 2.29 m (7'-6") below the beam/ roof slab. Use is for parking only and is free from F.A.R.	
23	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.	
24	Parking	1.5 ECS per DU with unit area upto 111.48 Sq. m (1200 Sq. Ft.) 2.0 ECS per DU with unit area upto 278.70 Sq. m (3000 Sq. Ft.) 3.0 ECS per DU with unit area above 278.70 Sq. m (3000 Sq. Ft.) 10% guest parking shall also be provided on surface for visitors.	
25.	Projection/Cantil ever/ Balcony	Maximum 1.80 m (6'-0") within zoned area	
26	Rain Water Harvesting System	Compulsory of adequate capacity as per norms.	
27	Solar water Heating system	Compulsory of adequate capacity as per norms.	
28.	Solar photo voltaic	i) 0.5 Acre to 1.0 Acre; ii) Up to 2.0 Acs; iii) Upto 5.0 Acs; iv) Above 5.0 Acres;	i) Minimum 10 Kilo watt peak (KWp) ii) Minimum 20 Kilo watt peak (KWp) iii) Minimum 30 Kilo watt peak (KWp) iv) Minimum 40 Kilo watt peak (KWp)

Sr. No.	PARAMETERS	Within Sectoral Grid	Integrated Residential Housing Scheme outside the Sectoral Grid
29	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.	
30	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone.	
31	Minimum Passage/ Corridor	Minimum 1.20 m (4'-0") for single loaded and 1.80 m (6'-0") for double loaded Minimum clear height 2.40 m (8'-0")	
32	EWS	15% of the total dwelling unit. Minimum area 30 sqm. One room 9 sqm and width of 2.5 m, Other room shall be min. 6.5 sqm with min. width of 2.1m) provided the total area of both the rooms shall not be less than 15.50 sqm.	
33	Organized green Parks	15% of total site area. Minimum size 600 Sq. yds. and width not less than13.71 m (45'-0").	
34	Commercial/ Community facilities	As per zoning	
35	Amalgamation/ Fragmentation	Not Allowed	

Note:

i) Basement storey shall be lighted and ventilated by means of windows of the minimum area within1/20th of the total floor area, at least half of which must be open able. Deficient shall be met through artificially lighted, mechanically ventilated as per NBC norms.

ii) The minimum clear head-room in a passage under the landing of a staircase shall be 2.2 m

iii) A Staircase shall not be arranged around a lift shaft.

iv) A Silent Generating set of adequate capacity shall be allowed on the surface or first basement of the residential building within zoned area subject to meeting the norms of the air pollution and structure born noise levels being as approved by the Chandigarh Pollution Control Committee, Fire Department and the Electricity Department of Chandigarh Administration as per their norms.

v) To facilitate parking and movement of vehicles, two gates may be permitted along the accessible road in the front boundary wall of the residential buildings

vi) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

5 COMMERCIAL USE

5.1 Commercial (Governed By Architectural Controls)

Sr. No.	PARAMETERS	SCO'S/ SCF'S / BAYSHOP'S/ SEMI INDUSTRIAL/ BOOTHS ETC.	
1	Plot Area, Set Backs, FAR, Height, Ground Coverage, Plinth, No. of Storey	As per applicable Architectural control sheet.	
2	Habitable Rooms	Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0")& Min. Height 2.75 m(9'-0") below the ceiling and below the beam/ false ceiling or A.C. duct 2.4 m (8'-0")	
3	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")	
4	WC & Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
5	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
6	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space or as per Architectural Control Sheet. In case of fully air conditioned building, the short fall of natural light and ventilation (if any) shall be met through artificial means and mechanical ventilation with 100% power backup as per NBC.	
7	Ventilation Shaft	Minimum area 1.2 sq. m (13sq. ft.) with minimum width 0.90 m (3 ft.) For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply. Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.	
8	Staircase	SCF SCF converted into SCO (Single Bay) or SCO (Single Bay) SCO (Two Bay or Above)	Min. width- 1.00m(3'-3") Min. width -1.15m(3'-9") Min. width -1.50m (5'-0")
		Minimum Tread 0.28 m (11"), Maximum Riser 0.175 m (7") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6"). The maximum numbers of risers in single flight are limited to 12.	
9	Lift	Optional (machine room less with extra height upto 1.0m. (3'-3") above	

		terrace level within service zone) or as specified in the Architectural Control Sheet. Compulsory for building above 15 m height.
10	Mumty	Allowed, (refer standard Drg.No.8-R, Job No.883)

Sr. No.	PARAMETERS	SCO'S/ SCF'S / BAYSHOP'S/ SEMI INDUSTRIAL/ BOOTHS ETC.
11	Services On terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank, Screen Wall to encase services etc. within the service zone i.e. 3.0m (10'-0") away from front, rear and end wall.
12	Basement	i) Optional or as specified in the applicable Architectural Control. ii) Use is for Non habitable use i.e. Storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R. iii) No basement is allowed in booths. iv) In case existing adjacent building is constructed without basement, a minimum setback of 2.4 m. (8'-0") shall be taken from the existing adjacent building subject to the fulfillment of structural stability to be ensured by the registered Structural Engineer.
13	Light & Ventilation In Basement	As shown in the Architectural Control Sheets. In case the basement is extended below the public corridor, the deficit in light and ventilation shall be proportionately increased subject to the fulfillment of fire safety norms and structural stability be ensured by the Registered Structural Engineer.
14	Solar Water Heating System	Compulsory in Lodging cum Restaurant/ Hotels, Nursing Homes or similar buildings which have use of hot water.
15	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt — i) Minimum 10 Kilo watt peak OR 5% of connected load, Whichever is higher. ii) above 1000 Kilo Watt — ii) Minimum 50 Kilo watt peak OR 3% of connected load, Whichever is higher.
16	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.
17	DG Set	There shall be no objection in installing of a Silent Generating Set of capacity beyond 25 KVA in the basement, terrace (within service zone) or ground floor subject to the clearance by the Chandigarh Pollution Control Committee, Fire Department and the Electricity Department of Chandigarh Administration as per their norms.
18	Sub-Division	Maximum 4 Sub divisions allowed to be occupied by different tenants/ outlets, on each floor of a single bay shop with a minimum of 6ft. wide corridor and upto 8 partitions on a floor of double bay shop with 9ft. wide corridor where there are offices on both sides of it subject to provision of adequate forced fresh air circulation. To simplify

		procedure, owner should only be required to submit the layout and deposit prescribed fee with Estate office.

Sr. No.	PARAMETERS	SCO'S/ SCF'S / BAYSHOP'S/ SEMI INDUSTRIAL/ BOOTHS ETC.
19	Amalgamation	i) Two or more adjoining sites with the same ownership shall be permissible. ii) The partial amalgamation of floors as temporary arrangement, if the owners of the two adjoining plots are different and both the buildings are rented to one party, entry/opening to the size of 1.80 m. (6'-0") wide can be allowed for connectivity at each floor as long as the tenancy is applicable subject to taking an affidavit from the owners of the S.C.O's.
20	Fragmentation	Not allowed

Note: -.

i) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

ii) Internal planning of SCF is at the discretion of the owner, however covered area of shop–cum-flat on 2nd floor for residential use only shall be allowed same as in case of conversion of SCF into SCO i.e. height, façade etc. subject to payment and prior approval of Competent Authority of Chandigarh Administration.

5.2 Commercial (Governed By Individual Zoning)

Sr. No.	PARAMETERS	HOTEL	MULTIPLEX/MALLS (specifically earmarked sites)	COMMERCIAL (converted from Industrial)
1	Set Backs/ Height/ No. of Storeys	As per Zoning Plan		
2	FAR (max.)	1.50	1.25	2.0
3	Ground Coverage (max.)	35%	40%	2 kanal -60% Above 2 kanal – 50%
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0") In 2 kanal sites (converted from industrial to commercial use), the front building line and height shall be kept as per the erstwhile Architectural Control Sheet.		
5	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0") & Min. Height 2.75 m(9'-0") and below the beam 2.4 m (8'-0")		
6	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
7	WC and Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
8	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
9	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
10	Ventilation Shaft	Height of building upto in m.. 10 12 18 24 30	Min. size (in sq. m.) 1.2 2.8 4.0 5.4 8.0	Min. width (in m.) 0.90 1.20 1.50 1.80 2.40
11	Interior Courtyard for light and ventilation	Height of building upto (in m.) 10	Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 3	

		15	5
		18	6
		21	7
		24	8
		27	9
		30	10

Sr. No.	PARAMETERS	HOTEL	MULTIPLEX/MALLS	COMMERCIAL (converted from Industrial)
12	Staircase	For Multiplex/ Malls and Hospitals min. width is 2.00 m (6'-6"), and For other buildings min. width 1.50 m (5'-0"). Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6") The maximum numbers of risers in single flight are limited to 12. Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").		
13	Lift	Compulsory for buildings above 15 m. height		
14	Mumty/ machine room	Allowed within service zone		
15	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.		
16	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (5'-11 ½") ii) The design of the gate is at the discretion of the owner. iii) Check Post (optional) maximum size 14 Sq. m on each entry and exit.		
17	Boundary Wall	1.13 m (3'-8 ½"). Railing 0.69 m (2'-3") high above (optional)		
18	Basement	Mandatory (single level), below the zoned area, Use is for Non Habitable i.e. parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		
19	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.		
20	parking	2 ECS per 100 sq. m of built up area. Minimum 80% of the parking should be proposed underground to keep more open/ green area on surface.	3 ECS per 100 sqm of the covered area in respect of multiplex or cinema component + 30% Of the total covered area of that component i.e. Multiplex or cinema and 2 ECS per 100 sqm of the balance total commercial covered area including circulation area. Minimum 80% of the parking should be proposed underground To keep more open/ green	2kanal upto 1 Acre - 2 ECS/100 sq. m built up area. Above 1 Acre - 3ECS / 100 sq. m built up area. (Minimum 15% of total parking to be provided at surface level.)

		area on surface		
21	Projection/ Balcony/ Cantilever	Maximum 1.80 m (6'-0") within zoned area		
22	Rain water Harvesting system	Compulsory of adequate capacity.		

Sr. No.	PARAMETERS	HOTEL	MULTIPLEX/MALLS	COMMERCIAL (converted from Industrial)
23	Solar Water Heating System	Compulsory of adequate capacity.		
24	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt i) Minimum 10 Kilo watt peak Or 5% of connected load, Whichever is higher. ii) above 1000 Kilo Watt ii) Minimum 50 Kilo watt peak Or 3% of connected load, Whichever is higher.		
25	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
26	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.		
27	Minimum Passage/ Corridor	For Multiplex/ Malls min. width is 2.0 m (6'-6") For other buildings No. of users upto 100 =1.8 m (6'-0") No. of users 101 & above =2.4 m (8'-0") Minimum clear height is 2.4 m (8'-0")		
28.	Amalgamation/ Fragmentation	Not allowed.		Allowed, or as per the Policy/Scheme of Chandigarh Administration.

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read alongwith the chapter on Miscellaneous Building Requirements & other chapters.

Commercial (Governed By Individual Zoning)

Sr. No.	PARAMETERS	BANQUET HALL/ MARRIAGE PALACE	BULK BUILDING MATERIAL	TIMBER SITE (Single Storey)
1	Size of plot	Minimum1 Acre	As per Allotment	
2	Set Backs	As per Zoning Plan		
3	FAR (max.)	0.80	0.60	Upto 0.60 (on payment)
4	Ground Coverage (max.)	40%	60%	60%
5	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0") In Timber site as per the Architectural Control Sheet.		
6	Height (max.)	10.97 m (36'-0")	7.54 m (24'-9")	3.88 m (12'-9")
7	No. of Storeys	As per Zoning Plan. In Timber site as per the Architectural Control Sheet.		
8	Habitable room	Min. Area 9.50 Sq. m (100 Sq.ft.) with Min. Width 2.40 m. (8'-0") & Min. Height 2.75 m (9'-0") and below the beam 2.4 m. (8'-0") .		
9	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
10	WC and Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
11	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")		
12	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
13	Ventilation Shaft	Minimum area 1.2 sq. m (13sq. ft.) with minimum width 0.90 m (3 ft.)		
14	Staircase	Min. width 2.00 m (6'-6"),	Min. width 1.50 m (5'-0").	----
		Minimum Tread 0.30 m(12"), Maximum Riser 0.15 m (6") The maximum numbers of risers in single flight are limited to 12. Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").		
15	Lift / Mumty	Optional within service zone		
16	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank, Screen Wall to encase services etc. within the service zone i.e.3.0M (10 feet) away from front, rear & end wall with maximum height 3 m (10'-0").		
17	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). ii) The design of the gate is at the discretion of the owner.		

		iii) Check Post (optional) maximum size 14 Sq. m on each entry & exit. iv) As per the Architectural Control Sheet in Timber site.
18	Boundary Wall	1.13 m (3'-8 ½"). Railing 0.69m (2'-3") high above (optional). In Bulk building material 1.80m (5'-11 ½") In Timber site, as per the Architectural Control Sheet.

Sr. No.	PARAMETERS	BANQUET HALL/ MARRIAGE PALACE	BULK BUILDING MATERIAL	TIMBER SITE (Single Storey)
19	Basement	Mandatory (single level) in Banquet hall/ Marriage palaces, below the zoned area, Optional in Bulk building material sites. Not allowed in timber sites. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		
20	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.		
21	Parking	Atleast 130 cars per acres of gross area and further on pro rata basis	1 ECS per 100 sqm of the covered area	In Timber site as per the Architectural Control Sheet.
22	Projection/Cantilever/ Balcony	Maximum 1.80 m (6'-0") within zoned area. In Timber site, as per the Architectural Control Sheet.		
23	Rain Water Harvesting System	Compulsory of adequate capacity.		
24	Solar Water Heating System	Compulsory of adequate capacity.		
25	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt ii) above 1000 Kilo Watt	i) Minimum 10 Kilo watt peak or 5% of connected load, whichever is higher. ii) Minimum 50 Kilo watt peak) or 3% of connected load, whichever is higher.	
26	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
27	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through		

		mumty.	
28	Minimum Passage/ Corridor	2.0m (6'-6")	1.5m (5'-0")
		Minimum clear height is 2.4 m (8’-0”)	
29	Amalgamation/ Fragmentation	Not Allowed	

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

5.3 Theaters Converted Into Multiplex

<table>
<tr><th>Sr. No.</th><th>PARAMETERS</th><th>NORMS</th></tr>
<tr><td rowspan="5">1.</td><td rowspan="5">Permissible FAR</td><td colspan="3">Maximum / Additional F.A.R. upto 50% of the minimum F.A.R. shall be allowed/ permitted within the same height as under after the payment of conversion charges already fixed under the scheme.</td></tr>
<tr><td>Plot Area</td><td>Minimum FAR allowed</td><td>Maximum FAR achieved after allowing 50% of the minimum FAR for calculation of conversion</td></tr>
<tr><td>Upto 1 Acre</td><td>2.00</td><td>3.00</td></tr>
<tr><td>Above 1 Acre</td><td>1.75</td><td>2.625</td></tr>
<tr><td colspan="3">At least 20% of the available FAR shall be used for public space which includes circulation areas and toilets.</td></tr>
<tr><td>2.</td><td>Seating capacity</td><td colspan="3">Total seating capacity of the theatre shall not be more than that of existing Cinemas Theatres and it shall not be less than 75% of the sanctioned seating capacity</td></tr>
<tr><td>3.</td><td>Commercial area</td><td colspan="3">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.</td></tr>
<tr><td>4.</td><td>Height (max.)</td><td colspan="3">As per the Architectural Control Drawing applicable to the site or as per order of the Chandigarh Administration.</td></tr>
<tr><td>5</td><td>Toilet</td><td colspan="3">Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")</td></tr>
<tr><td>6</td><td>WC and Powder room</td><td colspan="3">Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")</td></tr>
<tr><td>7</td><td>Bath</td><td colspan="3">Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")</td></tr>
<tr><td>8</td><td>Staircase</td><td colspan="3">Minimum width 2.0m
Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6")
With a minimum clear height 2.4 m (8’-0”)
Height of railing/parapet shall be 0.90m (3’-0”) to 1.07m. (3’-6”).</td></tr>
<tr><td>9</td><td>Lift</td><td colspan="3">Mandatory</td></tr>
<tr><td>10</td><td>Mumty</td><td colspan="3">Allowed</td></tr>
<tr><td>11</td><td>Services on terrace</td><td colspan="3">Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank and cooling towers for air conditioning plant, mumty, machine room, Screen Wall to encase the services etc. within the service zone.</td></tr>
</table>

Sr. No.	PARAMETERS	NORMS
12	Basement	Compulsory (single level). Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.
13	Ramp	Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.
14	Parking	3 ECS for per 100 sq m Of the covered area in respect of multiplex or cinema component + 30% of the total covered area of that component i.e. multiplex or cinema and 2 ECS per 100 sqm of the balance total commercial covered area including circulation area. Minimum 80% of the parking should be proposed underground to keep more open/ green area on surface.
15	Rain Water Harvesting System	Compulsory of adequate capacity.
16	Solar Water Heating System	Compulsory of adequate capacity.
17	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt i) Minimum 10 Kilo watt peak Or 5% of connected load, Whichever is higher. ii) above 1000 Kilo Watt ii) Minimum 50 Kilo watt peak Or 3% of connected load, Whichever is higher.
18	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.
19	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.
20	Minimum Passage/ Corridor	Number of users up to 100 ... 2.0 m (6'-6") Number of users 101 and above ... 2.40 m (8'-0") Minimum height 2.40 m (8'-0")
21	Amalgamation/ Fragmentation	Not allowed

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on

upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read alongwith the chapter on Miscellaneous Building Requirements & other chapters.

5.4 Coal Depot and Petrol Pump

Sr. No.	PARAMETERS	COAL DEPOT	PETROL PUMP
1	Plot Area, Set Backs, Plinth level, BoundaryWall, Gate & Use	As per zoning	
2	No. of Storey	Single	
3	Ground Coverage (max.)	68%	35% (As per zoning)
4	FAR (max.)	0.68	0.35
5	Height (max.)	3.89 m (12’-9”)	6.09 m (20’-0”)
6	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
7	WC & Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
8	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
9	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space	
10	Interior Courtyard for light and ventilation	Height of building upto (in m.) 10 15	Interior open space to be left out on all sides (front, rear and sides in each plot) in m 3 5
11	Mezzanine floor	Not Allowed	Allowed, 25% area of the respective hall, with minimum stair width 1.0 m (3’-3”) Minimum Tread 0.28m (11"), Maximum Riser 0.175 m (7")
12	Basement	Allowed, below the built up area. Use is for Non Habitable i.e. for storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.	Not Allowed
13	Parking	20% of the total plot area	-------
14	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.	
15	Fragmentation	Not allowed	

Note:- The above provisions shall be read along with the chapter of Miscellaneous Building Requirements & other chapters.

6 INDUSTRIAL USE

Sr. No.	PARAMETERS	Governed by Architectural Control	Governed by Zoning Plan
1	Set Backs/ Height/ No. of Storey	As per zoning/ Architectural Control	
2	FAR (max.)	FAR upto One Acre is 1.00 & above One Acre is 0.75 subject to, payment.	
3	Ground Coverage (max.)	60%	Upto one Acre 60% For an area in excess of 1 one acre 40%
4	Plinth	As per Architectural Control	Minimum 0.3m. (1'-0"), Maximum 1.2 m. (4'-0")
5	Habitable Space	Min. Area 9.50 Sq. m (100 Sq. Ft.) & Min. Height 2.75 m (9'-0") and below beam/ false ceiling or AC duct 2.4 m (8'-0")	
6	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")	
7	WC &powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
8	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")	
9	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.	
10	Ventilation Shaft	Height of building upto in m. / Min size (in Sq.m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50 24 / 5.4 / 1.80 30 / 8.0 / 2.40	
11	Interior Courtyard for light and ventilation	Height of building upto (in m.) / Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 10 / 3 15 / 5	

		18	6
		21	7
		24	8
		27	9
		30	10

Sr. No.	PARAMETERS	Governed by Architectural Control	Governed by Zoning Plan
12	Staircase	As specified in Architectural Control	Minimum width 1.50 m.(5'-0") Minimum Tread 0.30 m. (12"), Maximum Riser 0.15 m. (6") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").
13	Lift	Optional. Mandatory above 15.0 m height.	
14	Mumty	Allowed within service zone	
15	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Cooling Towers Air Conditioner Plant, Mumty, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone	
16	Gate & Check Post	As specified in Architectural Control	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). The design of the gate is at the discretion of the owner. ii) Check Post (Optional) size maximum 14 Sq. m on each entry and exit.
17	Boundary Wall	As specified in Architectural Control	1.80 m (5'-11 ½")
18	Basement	Optional, below the built up area. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.	
19	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.	
20	Parking	1 ECS per 100 Sq. m of built up area.	
21	Projection/ Cantilever	As specified in Architectural Control	Maximum 1.80 m (6'-0") within zoned area
22	Rain Water Harvesting System	Compulsory above one kanal plot.	
23	Solar Water Heating System	Compulsory, as per use of the building.	
24	Solar Photo Voltaic (Compulsory)	i) Minimum 10 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher. ii) Minimum 50 Kilo watt peak (KWp) Or 3% of connected load, whichever	

		is higher.

Sr. No.	PARAMETERS	Governed by Architectural Control	Governed by Zoning Plan
25	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.	
26	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.	
27	Minimum Passage/ Corridor	No. of users upto 100 =1.8 m (6'-0") No. of users 101and above =2.4 m (8'-0") with a min. clear height 2.4m (8'-0")	
28	Residential	Upto 2.5% within permissible FAR.	
29	Amalgamation	Two or more adjoining sites with the same ownership shall be permissible.	
30	Fragmentation	Not Allowed	

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) 10% of the permissible ground coverage which is within the permissible FAR shall be allowed within the zoned area for the purpose of single storeyed shed for storage of material generator set, parking and pollution control devices subject to the condition that light and ventilation of the building is not affected. In case, it is not possible to provide the said additional coverage in the form of single storeyed shed within zoned area, the same, shall be allowed outside the zoned area subject to the condition that it is at least 6'-0" away from the boundary wall.

iii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

7 PUBLIC/ SEMI PUBLIC BUILDINGS

Sr. No.	PARAMETERS	Dispensary Police Station Fire Station	Hospital	Community Centre/Janj Ghar	Sports Stadium
1	Set Backs/ No. of Storeys	As per zoning			
2	FAR (max.)	1.25	1.50	0.75	0.25
3	Ground Coverage (max.)	40%	40%	40%	15%
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")			
5	Height (max.)	14.86m (48'-9")	17.52m (57'-6")	12.20m (40'-0")	14.86 m (48'-9")
6	Staircase	Minimum width in police / fire station 1.5 m Other buildings 2.0 m Minimum Tread 0.30 m (12") Minimum Riser 0.15 m (6") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").			
7	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) , Min. Height 2.75 m (9'-0") and below beam/ false ceiling or AC duct 2.4 m (8'-0")			
8	Pantry	Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0") & Min. Height 2.75 m (9'-0")			
9	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")			
10	WC & Powder room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")			
11	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")			
12	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.			
13	Ventilation Shaft	Height of building upto in m. / Min size (in Sq.m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50			
		For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply. Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of			

		building.

Sr. No.	PARAMETERS	Dispensary Police Station Fire Station	Hospital	Community Centre/Janj Ghar	Sports Stadium
14	Interior Courtyard for light and ventilation	Height of building upto (in m.) 10 15 18		Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 3 5 6	
15	Lift and Ramp	Ramp (2.4m wide) with slope of 1:12 is mandatory in Dispensary and Hospital. Lift is mandatory in buildings above15m height.			
16	Mumty	Allowed within service zone			
17	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Cooling Towers Air Conditioner Plant, Mumty, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.			
18	Gate & Check Post	Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). The design of the gate is at the discretion of the owner. Check Post (Optional) maximum size 14 Sq. m on each entry and exit.			
19	Boundary Wall	1.13 m (3'-8 1/2") with 0.69 m (2'-3") high railing above.			
20	Basement	Compulsory in Hospital (single level), Optional for others. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.			
21	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.			
22	Parking	For Hospital & Dispensary- 1 ECS for 5 Beds (Private) 1 ECS for 10 Beds (Public) 1 ECS for 100 Sq. m. for remaining area For other buildings 20% of the area of the site.			
23	Projection/ Cantilever	Maximum 1.80 m (6'-0") within zoned area			
24	Rain Water Harvesting System	Compulsory of adequate capacity.			
25	Solar Water Heating System	Compulsory of adequate capacity.			

Sr. No.	PARAMETERS	Dispensary Police Station Fire Station	Hospital	Community Centre/Janj Ghar	Sports Stadium
26	Solar Photo Voltaic (Compulsory)	For Private: i) 50 kilo watt to 1000 Kilo Watt — i) Minimum 10 Kilo watt peak Or 5% of connected load, whichever is higher. ii) above 1000 Kilo Watt — ii) Minimum 50 Kilo watt peak)Or 3% of connected load, whichever is higher. For Government Buildings : Minimum 2 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.			
27	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.			
28	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.			
29	Minimum Passage/ Corridor	Minimum width in police/ fire station 2.0 m Other buildings 2.4 m Minimum clear height 2.40 m (8'-0")			
30	Amalgamation/ Fragmentation	Not Allowed			

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

7.1 Cultural and Non Academic Institutional & Religious

Sr. No.	PARAMETERS	Cultural and Non Academic Institutional Sites	Religious
1	Set Backs/ No. of Storeys	As per Zoning Plan	
2	FAR (max.)	1.25	1.00
3	Ground Coverage (max.)	40%	
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")	
5	Height (max.)	14.86 m (48’-9”)	10.97 m (36’-0”)
6	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) , Min. Height 2.75 m (9'-0") and below beam/ false ceiling or AC duct 2.4 m (8'-0")	
7	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")	
8	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
9	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")	
10	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.	
11	Ventilation Shaft	Height of building upto in m. 10 12 18	Min size (in Sq.m.) 1.2 2.8 4.0 — Min width in m. 0.90 1.20 1.50
12	Interior Courtyard For light and ventilation	Height of building upto (in m.) 10 15 18	Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 3 5 6
13	Staircase	Minimum width 1.5 m (5'-0"), Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6") Height of railing/parapet shall be 0.90m (3’-0”) to 1.07m. (3’-6”).	
14	Lift & Ramp	Allowed.	
15	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than	

		1:12.

Sr. No.	PARAMETERS	Cultural and Non Academic Institutional Sites	Religious
16	Mumty	Allowed within service zone	
17	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Air Conditioner Plant, Mumty, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone i.e. 10'-0" away from front, rear and side walls And max. height is 10'-0'' above terrace level.	
18	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (5'-11 ½"). ii) The design of the gate is at the discretion of the owner. iii) Check Post (optional) maximum size 14 sq. m on each entry and exit.	
19	Boundary Wall	1.13 m. (3'-8 ½") with railing above 0.69m high (2'-3")	
20	Basement	Allowed, below the zoned area. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.	
21	Parking	2 ECS per 100 Sq. Mt	20% of the total plot area
22	Projection/Cantil ever	Maximum 1.80 m (6'-0") within zoned area	
23	Rain Water Harvesting System	Compulsory	
24	Solar Water Heating System	Compulsory	
25	Solar Photo Voltaic	Minimum 5 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.	
26	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.	
27	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.	
28	Minimum Passage/ Corridor	No. of users upto 100 =1.8 m (6'-0") No. of users 101and above =2.4 m (8'-0") Minimum clear height 2.4 m (8'-0")	
29	Amalgamation/ Fragmentation	Not allowed	

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read alongwith the chapter on Miscellaneous Building Requirements & other chapters.

7.2 EDUCATIONAL INSTITUTES

Sr. No.	PARAMETERS	Education city (Sarangpur)	Educational/ Academic	Hostel
1	Set Backs/ No. of Storeys	As per zoning		
2	FAR (max.)	1.50	Upto 0.75 in Educational/Academic buildings. Additional FAR from 0.5 to 0.75 i.e. 0.25 shall be utilized for the provision of only Hostel and multipurpose sports hall (22m x 44m minimum) subject to payment as decided by Chandigarh Administration and as per revised zoning plan.	1.25
3	Ground Coverage (max.)	40%	*20%* or as already permitted.	40%
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")		
5	Height (max.)	17.52 m (57'-6")	14.86 m (48'-9")	
6	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")		
7	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
8	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")		
9	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
10	Ventilation Shaft	Height of building upto in m. / Min size (in Sq. m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50		
11	Interior Courtyard Forlight and ventilation	Height of building upto (in m.) / Interior open space to be left out on all sides (front, rear and sides in each plot) in m 10 / 3 15 / 5 18 / 6		
12	Staircase	Minimum width No. of users upto 200 - 1.50 m (5'-0"), No. of users 201and above = 1.80 m (6'-0") Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").		
13	Lift/ Ramp	Ramp is Mandatory in educational buildings. Lift is optional for building upto 15m & Mandatory above 15m height.		

14	Mumty	Allowed within service zone
15	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank and cooling towers for air conditioning plant, mumty, machine room, Screen Wall to encase services etc. within the service zone.

Sr. No.	PARAMETERS	Education city (Sarangpur)	Educational/ Academic	Hostel
16	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). ii) The design of the gate is at the discretion of the owner. Check Post (optional) maximum size 14 sq. m on each entry and exit.		
17	Boundary Wall	1.80 m (5'-11 ½"). Railing above0.90m (3'-0") high is optional.		
18	Basement	Allowed, below the zoned area. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		
19	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12		
20	Parking	2 ECS per 100 Sq. m.	20% of the total plot area + 2 ECS per 100 Sq. m. or fraction of Administrative Office Area.	1.8 ECS per 100 Sq. m. of built up area
21	Projection/ Cantilever	Maximum 1.80 m (6'-0") within zoned area		
22	Rain water Harvesting System	Compulsory		
23	Solar Water Heating System	Compulsory		
24	Solar Photo Voltaic (Compulsory)	i) Minimum 10 (KWp) Or 5% of connected load, whichever is higher. ii) Minimum 50 (KWp) Or 3% of connected load, whichever is higher.		
25	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
26	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.		
27	Minimum Passage/ Corridor	No. of users upto 100 =1.80 m (6'-0") No. of users 101and above =2.4 m (8'-0") In hostel buildings upto 100 users = 1.5m (5'-0") No. of users 101and above =1.80 m (6'-0") Minimum clear height 2.40 m (8'-0")		
28	Amalgamation/ Fragmentation	Not allowed		

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.

7.3 I.T Park

Sr. No.	PARAMETERS	Main Campus(6 acre and above)	Small Campus(2 to 6 acres)	Built to Suit Sites
1	Set Backs/ No. of Storeys	As per zoning		
2	FAR (max.)	0.50	1.00	1.25
		Additional FAR upto 1.50 subject to payment)		
3	Ground Coverage (max.)	40%		
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")		
5	Height (max.)	22.63 m(74'-3")		
6	Habitable Space	Min. Area 9.50 Sq. m (100 Sq. Ft.) & Min. Height 2.75 m (9'-0") and below beam/ false ceiling or AC duct 2.4 m (8'-0")		
7	Pantry	Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0") & Min. Height 2.75 m (9'-0")		
8	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
9	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
10	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
11	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
12	Ventilation Shaft	Height of building upto in m. / Min size (in sq.m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50 24 / 5.4 / 1.80		
		For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply. Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.		
13	Interior Courtyard for light and ventilation	Height of building upto (in m.) / Interior open space to be left out on all sides (front, rear and sides in each plot) in m. 10 / 3 15 / 5 18 / 6		

		21 24 27	7 8 9
14	Staircase	Minimum width 1.50 m (5'-0"), Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").	
15	Lift	Mandatory	
16	Mumty	Allowed within service zone	

Sr. No.	PARAMETERS	Main Campus(6 acre and above)	Small Campus(2 to 6 acres)	Built to Suit Sites
17	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Cooling Towers Air Conditioner Plant, Mumty, Machine room, Water Tank, Screen Wall to encase the services etc. within the service zone.		
18	Gate & Check Post	Main Gate 4.88 m (16'-0") with height upto 1.80 m (5'-11 ½"). The design of the gate is at the discretion of the owner. Check Post (Optional), maximum size 14 sq. m on each entry and exit.		
19	Boundary Wall	1.13 m. (3'-8 ½"), Railing above 0.69 m. (2'-3") high is optional.		
20	Basement	Compulsory (single level). Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		
21	Stilt	Allowed, subject to construction of shear walls as per B.I.S. code. Minimum height 2.29 m (7'-6") below the beam/ roof slab. Use is for parking only and is free from F.A.R.		
22	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.		
23	Parking	2 ECS per 100 Sq. m, of covered area. Minimum 80% of parking should be proposed in basements.		
24	Projection/Cantilever	Maximum 1.80 m. (6'-0") within zoned area		
25	Rain Water Harvesting System	Compulsory		
26	Solar Water Heating System	Compulsory		
27	Solar Photo Voltaic (Compulsory)	i) 0.5 Acre to 1.0 Acs; ii) Up to 2.0 Acs; iii) Upto 5.0 Acs; iv) Above 5.0 Acres;	i) Minimum 10 Kilo watt peak (KWp) ii) Minimum 20 Kilo watt peak (KWp) iii) Minimum 30 Kilo watt peak (KWp) iv) Minimum 40 Kilo watt peak (KWp	
28	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
29	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.		
30	Minimum Passage/ Corridor	Number of users up to 100 ... 1.80 m (6'-0") Number of users 101 and above ...2.40 m (8'-0") Minimum height 2.40 m (8'-0")		
31	Ancillary facilities	Upto 20% within permissible FAR		
32	Amalgamation/ Fragmentation	Not Allowed		

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements &

other chapters.

7.4 Railway Station, Chandigarh

Sr. No	Component	Total Area	Covered area
1.	Warehousing	50 Acres	FAR 0.75
2.	Budget Hotel/ Yatri Niwas	10 Acres	6,00,000 Sq. Ft.
3.	Office Space (including Administrative Building of Railways	11.48 Acres	5,00,000 Sq. Ft.
4.	Commercial/ Retail (including daily need shops and passenger facilities)	11.48 Acres Gr. Cov. – 40% FAR – 2.0	5,00,000 Sq. Ft.
5.	Services	5 Acres	-
6.	Height	24 m (78'-9")	-
7.	Maximum Number of Storey of entire project	Ground + 4	-
8.	Railway Platforms	10	-

8 I .T. HABITAT

8.1 Hospital, Commercial, Club

Sr. No.	PARAMETERS	HOSPITAL	COMMERCIAL/ HOTEL	CLUB
1	Set Backs/ No. of Storeys	As per Zoning Plan		
2	FAR(max.)	1.50	1.75/ 2.0	0.50
3	Ground Coverage (max.)	40%		
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")		
5	Height (max.)	17.52 m (57'-6")	22.63 m (74'-3")	14.86 m (48'-9")
6	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0") & Min. Height 2.29 m (7'-6")		
7	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
8	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
9	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
10	Ventilation Shaft	Height of building upto in m. / Min size (in Sq.m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50 24 / 5.4 / 1.80 30 / 8.0 / 2.40		
		For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply. Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.		
11	Staircase	Minimum width 2.0 m (6'-6") Minimum Tread 0.30 m (12"), Maximum Riser 0.150 m (6") The maximum numbers of risers in single flight are limited to 12. Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").		
12	Lift & Ramp	Allowed. Lift is mandatory in buildings above15m height. Ramp (2.4m wide) with slope of 1:12 is mandatory in Hospital.		
13	Mumty	Allowed within service zone		
14	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank		

		and cooling towers for air conditioning plant, mumty, machine room, Screen Wall to encase the services etc. within the service zone.

Sr. No.	PARAMETERS	HOSPITAL	COMMERCIAL	CLUB
15	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). ii) The design of the gate is at the discretion of the owner. iii) Check Post (Optional) size maximum 14 Sq. m.. on each entry and exit.		
16	Boundary Wall	1.13 m (3'-8 ½"). Railing above 0.69 m. (2'-3") high (optional)		
17	Basement	Mandatory (single level) below the zoned area. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		
18	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.		
19	Parking	1 ECS for 05 Beds (Private) 1 ECS for 10 Beds (Public) 1 ECS per 100 Sq.m.. for remaining area.	3 ECS per 100 Sq.m. of built up area	20% area of the site
20	Projection/Cantilever	Maximum 1.80 m(6'-0") within zoned area.		
21	Rain Water Harvesting System	Compulsory of adequate capacity.		
22	Solar Water Heating System	Compulsory of adequate capacity.		
23	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt — i) Minimum 10 Kilo watt peak Or 5% of connected load, Whichever is higher. ii) above 1000 Kilo Watt — ii) Minimum 50 Kilo watt peak Or 3% of connected load, Whichever is higher.		
24	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
25	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.		
26	Minimum Passage/ Corridor	2.4 m (8'-0")	Users Upto 100 -- 2.0 m. 101 and Above -- 2.40 m	
27	Amalgamation/ Fragmentation	Not Allowed		

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirement & other chapters.

8.2 Residential & Government Housing

Sr. No.	PARAMETERS	RESIDENTIAL	GOVERNMENT HOUSING
1	Set Backs/ No. of Storeys	As per zoning	
2	Ground Coverage (max.)	40%	
3	FAR (max.)	2.0	
4	Plinth	Minimum 0.3 m (1'-0") Maximum 1.2 (4'-0")	
5	Height (max.)	22.63 m (74'-3")	
6	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0") & Min. Height 2.75 m(9'-0") and below beam 2.4 m (8'-0")	
7	Kitchen	Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0") & Min. Height 2.75 m (9'-0")	
8	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
9	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")	
10	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")	
11	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space	
12	Ventilation Shaft	Height of building upto in m. / Min size (in Sq.m.) / Min width in m. 10 / 1.2 / 0.90 12 / 2.8 / 1.20 18 / 4.0 / 1.50 24 / 5.4 / 1.80 30 / 8.0 / 2.40	
13	Interior Courtyard for light and	Height of building upto (in m.)	Interior open space to be left out on all sides (front, rear and sides in each plot) in m.

	ventilation	10 15 18 21 24 27 30	3 5 6 7 8 9 10

Sr. No.	PARAMETERS	RESIDENTIAL	GOVERNMENT HOUSING
14	Staircase	Minimum width 1.50 m (5'-0"), Minimum Tread 0.28m (11"), Maximum Riser 0.175 m (7") Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").	
15	Lift	Mandatory	
16	Mumty	Allowed within service zone	
17	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank and cooling towers for air conditioning plant, mumty, machine room, Screen Wall to encase services etc. within the service zone.	
18	Gate	Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). The design of the gate is at the discretion of the owner.	
19	Boundary Wall	1.13 m (3'-8 1/2"). 0.69 m. (2'-3") high railing (optional)	
20	Basement	Compulsory (single level) below the zoned area. Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.	
21	Stilt	Allowed, subject to construction of shear walls as per B.I.S. code. Minimum height 2.29 m (7'-6") below the beam/ roof slab. Use is for parking only and is free from F.A.R.	
22	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.	
23	Parking	1.5 ECS per DU with unit area upto 111.48 Sq. m. (1200 Sq. Ft.) 2.0 ECS per DU with unit area upto 278.70 Sq. m. (3000 Sq. Ft.) 3.0 ECS per DU with unit area above 278.70 Sq. m. (3000 Sq. Ft.) 10% guest parking shall also be provided on surface for visitors.	As per zoning plan

24	EWS/ Low Income Housing	15% of the total dwelling unit. Minimum area 30sqm. One room 9 sqm and width of 2.5 m, Other room shall be min. 6.5 sqm with min. width of 2.1m) provided the total area of both the rooms shall not be less than 15.50 sqm.	------
25	Community Facilities	4% area of the site.	Maximum 0.5% area of the site for need based shops.

Sr. No.	PARAMETERS	RESIDENTIAL	GOVERNMENT HOUSING
26	Projection/Canti lever/ Sunshade	Maximum 1.80 m (6'-0")	
27	Rain Water Harvesting System	Compulsory of adequate capacity.	
28	Solar Water Heating System	Compulsory of adequate capacity.	
29	Solar Photo Voltaic	i) 0.5 Acre to 1.0 Acs; ii) Up to 2.0 Acs; iii) Upto 5.0 Acs; iv) Above 5.0 Acres;	i) Minimum 10 Kilo watt peak (KWp) ii) Minimum 20 Kilo watt peak (KWp) iii) Minimum 30 Kilo watt peak (KWp) iv) Minimum 40 Kilo watt peak (KWp
30	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.	
31	Parapet/ Railing	Minimum 1.0 m (3'-3") and max. 1.2m (4'-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4'-0") high within the service zone in all floors where roof is accessed through mumty.	
32	Minimum Passage/ Corridor	Minimum 1.20 m (4'-0") for single loaded and 1.80 m (6'-0") for double loaded. Minimum clear height 2.4 m (8'-0")	
33	Amalgamation/ Fragmentation	Not allowed	

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read alongwith the chapter on Miscellaneous Building Requirements & other chapters.

9 INTEGRATED PROJECTS

Sr. No.	PARAMETERS	INSTITUTIONAL (70% of the Total Area)	RESIDENTIAL (25% of the Total Area)	COMMERCIAL (5% of the Total Plot area)
1	Plot Area Set Backs/ No. of Storeys	As per zoning plan		
2	FAR (max.)	2.0		
3	Ground Coverage (max.)	35%	40%	35%
4	Plinth	Minimum 0.3 m (1'-0"), Maximum 1.2 m (4'-0")		
5	Height (max.)	25.48m (83'-7")	22.86m (75'-0")	
6	Habitable Room	Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0") & Min. Height 2.75 m(9'-0") and below beam 2.4 m (8'-0")		
7	Kitchen	Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0") & Min. Height 2.75 m (9'-0")		
8	Toilet	Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
9	WC and Powder Room	Min. Area 15 Sq. Ft. & 20 sq. ft. with Min. Width 0.90 m (3'-0") & Min. Height 2.29 m (7'-6")		
10	Bath	Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0") & Min. Height 2.29 m (7'-6")		
11	Light & Ventilation	Minimum 1/8th of the floor area of the habitable space.		
12	Ventilation Shaft	Height of building upto in m..	Min size (in Sq. m)	Min width in m.
		10	1.2	0.90
		12	2.8	1.20

		18	4.0	1.50
		24	5.4	1.80
		30	8.0	2.40
		For fully air-conditioned buildings except residential the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply.Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.		

Sr. No.	PARAMETERS	INSTITUTIONAL (70% of the Total Area)	RESIDENTIAL (25% of the Total Area)	COMMERCIAL (5% of the Total Plot area)
13	Interior Courtyard For light and ventilation	Height of building upto (in m..)		Interior open space to be left out on all sides (front, rear and sides in each plot) in m.
		10		3
		15		5
		18		6
		21		7
		24		8
		27		9
		30		10
14	Staircase	Min. Width 2.0 m (6'-6")	Min. Width 1.5 m (5'-0")	Min. Width 2.0 m (6'-6")
		Minimum Tread 0.30 m (12"), Maximum Riser 0.15 m (6") The maximum numbers of risers in single flight are limited to 12. Height of railing/parapet shall be 0.90m (3'-0") to 1.07m. (3'-6").		
15	Lift & Ramp	Lift is mandatory. Ramp is mandatory in Educational & Hospital Building. Width of the ramp 2.4 m (8'-0") in hospital buildings.		
16	Mumty	Allowed within service zone		
17	Services on terrace	Solar Water heating System, Solar Photo voltaic Power Plant, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.		
18	Gate & Check Post	i) Main Gate 4.88 m (16'-0") with height upto 1.80 m (6'-0"). ii) The design of the gate is at the discretion of the owner. iii) Check Post (optional), maximum size 14 Sq. m on each entry and exit.		
19	Boundary Wall	1.13 m (3'-8 ½"") with 0.69 m (2'-3") high railing above		
20	Basement	Compulsory (Single Level), below the zoned area, Use is for Non Habitable i.e. for parking, storage, services & utilities of the building. Minimum height 2.4 m (8'-0") below the beam/ roof slab, and is free from F.A.R.		

21	Ramp	Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) & 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp or for circular ramp the slope should not be more than 1:12.		
22	Parking	**Educational –** 2 ECS per 100 Sq. m + 2 ECS per 100 Sq. m or fraction of Administrative Office Area. **Hospital-** 1 ECS per 10 Beds (Public) 1 ECS per 05 Beds (Private) Remaining 1 ECS per 100 Sq. m	1 ECS per 100 Sq. m of built up area.	3 ECS per 100 Sq. m

Sr. No.	**PARAMETERS**	**INSTITUTIONAL (70% of the Total Area)**	**RESIDENTIAL (25% of the Total Area)**	**COMMERCIAL (5% of the Total Plot area)**
23	Projection/ Cantilever	Maximum 1.80 m (6'-0") within zoned area		
24	Rain Water Harvesting System	Compulsory of adequate capacity.		
25	Solar Water Heating System	Compulsory of adequate capacity.		
26	Solar Photo Voltaic (Compulsory)	i) 50 kilo watt to 1000 Kilo Watt ii) above 1000 Kilo Watt		i) Minimum 10 Kilo watt peak Or 5% of connected load, Whichever is higher. ii) Minimum 50 Kilo watt peak Or 3% of connected load, Whichever is higher.
26	Flushing System	Dual flushing system of not more than 7 Ltr. Capacity per W.C.		
30	Parapet/ Railing	Minimum 1.0 m (3’-3”) and max. 1.2m (4’-0") high parapet/railing at balcony/verandah etc. and service zone area. Railing/perforated screen 1.2 m (4’-0”) high within the service zone in all floors where roof is accessed through mumty.		
31	Minimum Passage/ Corridor	Residential minimum 1.20 m (4’-0”) for single loaded and 1.80 m (6’-0”) for double loaded. For Hospitals min. width is 2.40 m (8'-0"), and For other buildings:- No. of users upto 100 =1.8 m (6'-0") No. of users 101and above =2.4 m (8'-0") with a min. clear height 2.4m (8’-0”)		
32	Amalgamation/ Fragmentation	Not allowed		

Note:-

i) Parking will only be allowed in basement/ stilt/ surface, wherever applicable. However, parking on Upper floors shall not be allowed, other than standalone multilevel parking.

ii) The above provision shall be read along with the chapter on Miscellaneous Building Requirements& other chapters.

9.1 Transit Oriented Development

Sr. No	Type of Building	Ground Coverage	FAR	Height
1.	Residential Area (20% of total scheme)	40%	2.5	30.0 m. (98'-5")
2.	Integrated Commercial Complexes including Hotels, Motels, Banquet halls etc. (20% of total scheme)	40%	3.0	
3.	Specialized Educational Institutes and Cultural Spaces including Auditoriums/ Museums/ Cultural Centres / Planetarium etc (15% of total scheme)	40%	3.0	
4.	Integrated Office Spaces. (20% of total scheme)	40%	3.0	
5	Specialized Health care Institutes. (10% of total scheme)	40%	3.0	
6.	Traffic and Transportation/ Metro Stations/ Parking/ ISBT-43. (15% of total scheme)	40%	3.0	

1 0 M I S C E L L A N E O U S REQUIREMENTS FOR CONSTRUCTION OF ANY BUILDING

10.1 General Requirements:-

i. In basement, there shall be two staircases preferably in opposite directions as per the provisions of the fire safety rules and the National Building Code as amended from time to time.

ii. The setback area can be sunk for light& ventilation (upto 4'-6" deep from plinth and 6'-0" wide), provided fire tender movement is not hindered.

iii. The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab) provided that the minimum clear headway under any beam shall not be less than 2.4 m. In the case of pitched roof, the average height of rooms shall not be less than 2.75 m. The minimum clear head room under a beam, folded plates or eaves shall be 2.4 m.

iv. No portion of a room shall be assumed to be lighted, if it is more than 7.5 metres or as stated in National Building Code, away from the opening provided for lighting that portion.

v. 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 Bureau of Indian Standards.

vi. No room containing water-closet shall be used for any other purposes except as lavatory and no such room shall open directly into any kitchen or cooking space by a door/ window or another opening.

vii. Soil or ventilating pipes shall not be allowed on the exterior face of any building, provided these shall either be embedded in the walls or pipe ducts to be provided to accommodate them.

viii. A Staircase shall not be arranged around a lift shaft.

ix. All staircase and walls enclosing the staircases in public buildings and warehouse and industrial buildings shall be of fire-proof materials and flooring shall be antiskid.

x. The staircases in private portions of public buildings/ commercial buildings or warehouse and industrial buildings, not open to general public may be of width 1.0m (3'-3").

xi. All the passages and corridors shall be naturally lighted and ventilated and if not possible, provision for artificial lighting and mechanical ventilation shall be made.

xii. The minimum clear height of a basement storey shall be 2.40 metres(8'-0") and maximum height of the basement storey shall be up to 3.66 metres(12') from floor to ceiling. However, in case of the services such as Printing Press, lifts, A.C. Plants, Electrical Panels, Filtration Plants, Laundry Plants or Machines relating with the services relating to the use of the site and provision of automated/stack parking related with the services relating to the use of the site, the clear height up to 16'-6" shall be allowed subject to the condition that no mezzanine floor shall be permitted after ensuring the structural stability and provision of the Fire Safety Rules.

xiii. Upto three levels of basement shall be allowed. However more than three level basements if required, shall be considered on case to case basis subject to structural stability.

xiv. Basement shall not be constructed beyond the zoned area/ Architectural control sheet. In case existing adjacent building constructed without basement, setback of 2.4 metres shall be taken from the existing adjacent building subject to the fulfilment of structural stability to be ensured by the registered Structural Engineer.

xv. Basement can be allowed upto the entire zoned area for exclusive purpose of parking (minimum of 80%) and services/ storage (maximum of 20%) in non-residential buildings. Basement can be allowed only below the built up area of ground floor including the covered rear courtyard in Show Rooms, SCOs, SCFs, bay-shops and similar buildings.

xvi. In phase – I (Sectors 1 to 30) all the buildings/ sites except residential, shall continue to be governed by architectural control / Zoning Plan. All other sites/ plots in Chandigarh shall have a zoning plan/ volumetric guidelines duly approved by the Chief Administrator. In residential buildings, due to increase in ground coverage area/ FAR, the front building line will not change. The increased area will be first adjusted within the existing footprint of building. If need be, increased coverage can be adjusted on the rear side or on either sides of the existing building.

xvii. The Architect/ Structural Engineer shall be responsible for proper construction activities till completion certificate is issued. Afterwards, the responsibility of maintaining buildings as per the sanctioned plans lies with owner. However, the Architect/ Structural Engineer shall be held responsible in case the certificate furnished by them with regard to construction as per the Building Rules is found to be false.

xviii. The terraces of all buildings in Chandigarh except marla houses, single storey structure i.e. booths, bay shops, etc. shall be allowed to be accessed by staircase mumty to be located within the service zone to create refuge area in case of fire. The service zone on the terrace shall be allowed to have 4 feet high parapet wall all around, which shall not be used for any other purpose except for specified services.

xix. All public buildings on plot sizes of 1 acre and above shall display the building plans within the site at an appropriate location clearly highlighting the entry, exit, fire escape routes and staircases, corridors, public areas general convenience, essential services.

xx. The initial sanctioning of the building plans for fresh construction shall remain mandatory as at present. But, if any realignment/readjustment of internal temporary partitions in the existing building is required at a later stage, the registered Architect, supervising the same shall ensure that the said changes are within building rules and architectural control/ zoning as applicable to that building and he shall submit a copy of the revised plan prior to the execution of work at site to the Estate Officer for record and reference along with a certificate conforming to the above conditions. In this case, re-sanctioning shall not be required. However, any change in structure or permanent features such as toilets, stairs, lifts, Public Health ducts shall not be permitted. The SDO (B) shall visit/inspect the premises within a period of 3 months and verify the same. If the construction is not as per revised building plan submitted by the architect or any infringement of Building Rules is detected or in other words certificate submitted by the Architect is found to be wrong; The Architect shall be held responsible for all consequences and action shall be initiated against him/her as per rules.

xxi. A zone on the terrace for services like machine room, stair cover (mumty), Solar Water Heating System, Solar Photo Voltaic Power Plant, Water Tanks and cooling towers for air conditioning plant, chimneys, Architectural features etc. and 1.2 m (4'-0") Railing/perforated screen wall be provided to encase these services within the service zone i.e. 3.0m (10'-0") away from front, rear and end wall and its height is restricted to 3.0m (10'-0") over and above the permissible height, However its height can be increased upto 7.0m and accordingly its distance from the building line on all sides will be increased proportionally i.e. equal to the height of the services. Railing/perforated screen 1.2 m (4'-0") is recommended within the service zone in all plots where roof is accessed through mumty.

xxii. Space for Silent Generating set, Transformer, pumps and sumps and other ancillary services, outside the zoned area of 2 kanal & above plots shall be allowed, subject to prior approval of Chandigarh Pollution Control Committee, Fire Department and the Electricity Department of Chandigarh Administration.

xxiii. Fire escape staircase in the Commercial, Public, Assembly, Hotel buildings etc. with 24m height and above shall have a fire tower and in such a case width of the same shall not be less than the width of the main staircase. No combustible material shall be allowed in the fire tower.

xxiv. 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, driver's 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. m. per 1000 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.

10.2 Gallery Floors and Mezzanine Floor

Where gallery floors and mezzanine floors are built, they shall comply with the following:-

i) They shall not be built in any room the height of which is less than 4.9 metre.
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 2.40 metres (8'-0") when measured from the surface of the floor to the under surface of the gallery or the mezzanine floor.
iv) They shall not be sub-divided into smaller compartments.
v) They shall not be used as a kitchen.

10.3 Damp Proofing of Basement

The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given.

10.4 Drainage of Basement

i) Adequate arrangements shall be made such that surface drainage does not enter the basement.
ii) The responsibility of draining a basement storey and for protecting it from rain shall be that of the owner.
iii) Where the staircase is continuous in the case of buildings 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 "i)" above.
iv) The "Exit" requirements in basements shall comply with the provisions of Part 4 'Fire and Life Safety' of National Building Code of India.
v) Open area adjoining a basement storey, if any, shall be effectively drained to the satisfaction of the Chief Administrator.

10.5 Fire Protection Requirements

i) Fire Safety provisions should be observed strictly as per National Building Code of India, and Delhi Fire Prevention and Fire Safety Act, 1986 as extended to UT, Chandigarh.
ii) Fire Safety layout plan should be prepared by the qualified Fire Consultant at planning stage and get it approved by the Chief Fire Officer before construction of building.
iii) Occupation certificate should not be issued until and unless Fire NOC is submitted by the owner/occupier, management of the building.
iv) Change of occupancy/use of the building should not be allowed without basic changes of building structure and Fire Safety layout plan as Fire Safety is recommended on the basis of classification and occupancy of building as per National Building Code of India.
v) Any type of construction and temporary erection of structure in the space left in front and rear side of the building should not be allowed as it will effect with the Fire Safety i.e. fire fighting and rescue operations.
vi) Balconies/verandah of buildings should not be covered with iron grills as these are used as escape routes to save lives during rescue/evacuation operation.

10.6 Service Floor

Where service floor shall be planned in multi storeyed buildings such as Hotel, Hospitals, Special Health Centres, Nursing Homes and other such buildings, they shall comply with the following :-

a. Its height shall not exceed 2.25 meter from floor to ceiling. It shall be exempted from Floor Area Ratio (FAR) and shall be within the prescribed height in the zoning.
b. The height and façade shall not be changed in buildings governed by Architectural Control, for providing service floor;
c. The service floor may be allowed only for laying of services such as Air-Conditioning, Public Health, Rain Water Pipes, Electricals, fire fighting, telephone/ Internet wire etc. and shall not be used for any other purpose.

10.7 FAR Exemptions

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

a. Mumty or stair cover leading to terrace where no habitable use is proposed.
b. A watchman shelter at every entry/exist point each not exceeding 14sq.meter in area.
c. Mezzanine floor which shall be only 25% of the total area in the hall where such facility is being proposed.
d. Machine room for lift on top floor as required for lift installation.
e. Open to sky ramp/staircase for emergency exit.
f. Service chutes, service ducts for essential services.
g. Service floor.
h. Non habitable stilt floor for parking.
i. Basement for parking and service/storage (minimum of 80% area for parking and maximum of 20% area for services/storage).

10.8 Occupant Load:-

S. No.	Group of Category	Occupant Load, floor area in m^2 per person
1.	Residential	12.5
2.	Educational	4
3.	Institutional	15
4.	Assembly with fixed or loose seats and dance floor without seating facilities including dining rooms	 0.6 1.5
5.	Mercantile a) Street floor b) Upper sale floor	 3 6
6.	Business and industrial	10
7.	Storage	30
8.	Hazardous	10

Note:-

The number of the users in any building or the occupant load shall be calculated on the actual number of occupants, but in no case less than that specified in the table above.

1 1 PROCEDURE FOR MAKING APPLICATION FOR APPROVAL OF BUILDING PLAN

11.1 APPLICATION FOR APPROVAL

Any person intending to erect, re-erect or make alternation in any place in a building or demolish any building shall give notice in writing to the Competent Authority of his/ her intent in Form A accompanied by the following documents. Administration may make the procedure online including both ways communication. Applications not made on prescribed Forms shall be entertained/ considered invalid.

(i) Ownership documents-lease deed/ sale deed or possession/ allotment letter in the name of owner issued by the allotment authority or permission to use the land issued by Competent Authority;

(ii) A site plan as required in 11.2.2 (in triplicate).

(iii) A building plan (in triplicate) or plans along with an un-editable Compact Disc/ DVD or any other electronic medium permissible by the Competent Authority from time to time containing the drawings in ".DWG" format as required

(iv) Details of specifications of the work to be executed in Form C;

(v) Structural drawings (for record) as per Form J

(vi) Fire Safety Design as required under National Building Code of India and Delhi Fire Prevention and Fire Safety Act, 1986 as extended to UT, Chandigarh;

(vii) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;

(viii) Public health services plan in un-editable compact Disc/ DVD or any other electronic medium, containing drawings in ".dwg" Format;

(ix) Scrutiny fees and other payment if any, shall be deposited in favour of Estate Officer, UT, Chandigarh through any prescribed payment mode.

Note: The applicant shall submit all kind of plans in electronic format on the online portal of Competent Authority. The Competent Authority shall convey objections/ observations or sanction/ refusal through online portal or prescribed mode.

Every person applying shall appoint an Architect/ Structural Engineer for drawing up of building plans/ structural drawings and for the supervision of erection or re-erection of the building. During construction if appointed Architect/ Structural Engineer notices that violation are going on he shall intimate the owner and advise him to stop further construction and remove the violation. He shall also intimate the violations to Estate Office.

The applicant, the Architect and Structural Engineer shall digitally sign the application, (when online) plans, structural drawings, specifications and the certificates as required in the relevant forms and documents, before making submission to Competent Authority.

11.1.1 Signing of Building Plans

(i) Any building in Chandigarh shall be designed and supervised by the Architect registered with the Council of Architecture India

(ii) Structural Engineer/ Plumber registered with Chandigarh Administration shall be allowed to undertake the Structural Design/ Public Health provisions of any building in Chandigarh.

11.1.2 Self Certification.

Self Certification shall be Mandatory in commercial buildings (S.C.F's , S.C.O's, Booths, Service Shops, Bay Shops and similar buildings) which are governed by Architectural Control Sheets.

The application made as above in case of

- Residential building upto 500 sq.yds,
- Plots of industrial use (upto 1000 square yards (836 sq. m.)and buildings governed by Architectural Control Sheets may be submitted certifying that these adhere to the requirements as laid down under these Building Rules including the Zoning and Architectural Controls, giving fifteen days notice to the Competent Authority for granting approval. The construction can be started after the period of notice in case competent authority does not convey any objection to the applicant. However in case violations are noticed at any stage during or after completion of construction of the building it shall be subject to penal action prescribed in the rules.

11.1.3 Change of Owner / Architect / Structure Engineer During Construction

After submitting of application or during the construction of building if the Owner/ Architect/ Structural Engineer are changed, he shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ Architect/ Structural Engineer.

The construction work shall have to be suspended until the new owner/ Architect/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

11.1.4 Submission of Revised Building Plans during the Validity Period of Sanction

If during the construction of a building, any deviation from the sanctioned plan is intended to be made, approval of the Competent Authority for the same may be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as stated in Rule 10.1 and 10.1..2 shall be followed, along with depositing of required fee ,if any. Provided, that revised Building Plans in continuation to the originally sanctioned building plans can only be submitted once. Thereafter, all deviations whether sanctionable / non sanctionable /compoundable / non compoundable will be taken up at the time of grant of Occupation Certificate.

11.1.5 Online Receipt and Approval.

I. All functions performed under this building Rule be performed through electronic form.

II. Without prejudice to the generality of sub- Rule (1) above, the functions shall include all or any of the followings:-

(i) Receipt or acknowledgement of applications and payments;
(ii) Issue of approvals, orders or directions;
(iii) Scrutiny, enquiry or correspondence for approval of building plans or grant of occupation certificates, etc.;
(iv) Filing of documents;
(v) Issue of notices for recoveries;
(vi) Maintenance of registers and records;
(vii) Any other function that the Competent Authority may deem fit in public interest.

11.1.6 Approval of Plans for Buildings of Chandigarh Administration

The Department of Urban Planning UT, Chandigarh shall prepare such building plans conforming to these Rule. No other sanction shall be required.

11.1.7 Constructing Building as per Architectural/Frame Control Sheet

I. The applicant shall obtain Architectural Control/Frame Control Sheet approved by the Chief Administrator, UT, Chandigarh by applying on plain paper and as per rate fixed by Competent Authority. The applicant is not required to get the building plan sanctioned from the Competent

Authority in case of the Architectural Control Sheet is adopted for execution in total. Provided the applicant constructs the building strictly in accordance with the standard design.

II. The applicant shall give 15 day notice to Competent Authority before start of construction.

11.1.8 Deemed Sanction

The Competent Authority shall pass an order within a period of sixty days of submission of building plans, accompanied by all necessary documents as mentioned in Rule 2.1, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building Rule and in accordance with the permitted land use of the area and all livable fee/ charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.

11.1.9 Validity of sanctioned plans

Building Plan once approved shall be valid for completion of construction within a period of 5 years.

11.1.10 Re-Validation of Building Plans

After sanction of building plan, in case construction could not be completed in five years revalidation of building plans shall be required, by submitting only the requisite fee, documents shall no the required to be submitted afresh.

11.1.11 Revocation of Sanction

The sanction granted under Rule 4.2 can be revoked by the Competent Authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

11.2 BUILDING DOCUMENTATION PROCEDURES

11.2.1 Size of Drawing Sheets and Coloring of Plans

(i) The size of drawing sheets shall be any of those specified as below:

Sr. no.	Sheet name	Sheet size (in mm)
1	A0	841 x 1189
2	A1	594 x 841

3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

(ii) All dimensions in plan shall be indicated in metric units.

(iii) Various elements of plans (site and building), elevation, section and details shall be shown in different colours and thickness/ type of line, etc., and shall be preferably prepared in layers and as per BIS Code.

(iv) The prints of drawings shall be on one side of paper only.

11.2.2 Site Plan

The site plan to be submitted along with the application for seeking permission shall be drawn to a scale of 1: 100 for plots upto 500 square metres in size, on a scale of 1:200 for plots above 500 square m. and upto one acre & for above 1:500 in size .The plan shall show as below:

(i) The boundaries of the site and any contiguous features.

(ii) The position of the site in relation to neighbouring street/ revenue rasta.

(iii) The names and width of the streets on which the building is proposed to be situated, if any.

(iv) All existing buildings standing on, over or under the site.

(v) The position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (i).

(vi) The means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land, referred to in (i)

(vii) The width of the street, in front, if any at the sides or rear of building.

(viii) The direction of north point relative to the plan of the buildings.

(ix) Any existing physical features such as well, drains, trees, overhead/ underground electric supply lines including its capacity, etc.

(x) The site area of the property and the covered area on each floor along with its percentage covered to the total area of the site.

(xi) Such other particulars as may be prescribed by the Competent Authority; and

(xii) Plot number or revenue particulars of the property on which the building is intended to be erected.

11.2.3 Clearance Zone for Buildings near High Tension Electrical Line

Building shall not be constructed within the clearance zone. The clearance zone shall be provided as per table below:

Type of supply line	**Horizontal clearance (in metres) (including both sides and from the center line of the tower)**
High voltage lines upto and including 11 KV.	11.50
High voltage lines above 11 KV and upto and including 33KV.	15.00

High voltage lines above 33 KV and upto and including 66KV.	18.00
High voltage lines above 66 KV and upto and including 132KV.	27.00
High voltage lines above 132 KV and upto and including 220KV.	35.00
High voltage lines above 220 KV and upto and including 440KV.	52.00

11.2.4 Building Plan

I. The plans, elevations and sections of the building accompanying the notice with dimensions shall be drawn to a scale of:-
   (i) 1:50 for plots measuring upto 500 square metres;
   (ii) 1:100 for plots measuring from 500 square metres to 1000 square metres;
   (iii) 1:200 for plots measuring more than 1000 square metres.

II. These shall show:
   (i) the plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through stair case, water closet, bath, kitchen and garage;
   (ii) the plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;
   (iii) the schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room/ area;
   (iv) the means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific Rule; along with ramps and steps with respect to the building;
   (v) in case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index;
   (vi) The method of disposal of waste water, sewage, storm water and water supply in detail;
   (vii) Provision of rain water harvesting system as per Rule.
   (viii) Provision for Solar Water Heating and photo voltaic solar power plant as per Rule.
   (ix) Provision for differently-abled person as per Rule.

11.3 BUILDING PLAN APPROVAL PROCEDURE

The Competent Authority shall notify Committee for:

i. Approval of building plans. The Committee shall consist of officer/ officials as decided by the Competent Authority and shall meet preferably every week and not less than once in 2 weeks. Recommendations of the committee shall be forwarded to Competent Authority for consideration and approval, with or without change.
ii. Composition of violation of building plans; and
iii. Any other Committee with such powers and functions, as may deem proper.

11.3.1 Maintenance of E-Register for Sanction/ Registration of Building Plans

An online E-register shall be maintained for all building applications received, permissions given or deemed to have been given or refused or returned under this Rule. The said register shall be available online to public for inspection on Departmental website.

11.3.2 Notice of Commencement of Work

A person who intends to erect 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 erection or re-erection of the building shall begin.

Alterations or Damage to Public Property:-

(i) No person shall, without the written permission of the Estate Officer, open, break, displace, take up or make any alteration in, or cause any damage to the soil or pavement or any wall, fence, post, chain or other material or thing forming part of any street, or road and deposit any building material, debris or any other substance whatsoever in any street or road or a public place or set up thereon any scaffold or any temporary erection for the purpose of any work whatsoever, or any posts, bars, rails, boards or other things by way of an enclosure failing which he shall be liable to pay the fine as may be notified by the Administration from time to time .

(ii) Any permission granted under sub-rule (i) shall be terminable at the discretion of the Estate Officer on his giving not less than twenty four hours notice of such termination to the person to whom such permission was granted.

(iii) The Estate Officer or any other officer authorized by Chief Administrator in this regard may, without notice, cause to be removed any of the things referred to in sub-rule (i) which has been deposited or set up in any street without the permission specified in that sub-rule or which having been deposited or set up with such permission has not been removed within the period specified in the notice issued under sub-rule (ii).

(iv) Any of the things caused to be removed by the Estate Officer or any other officer authorized by Chief Administrator under sub-rule (iii) shall unless the owner thereof turns up to take back such thing and pays to the Estate Officer charges for the removal and storage of such thing within 15 days, be disposed *off* by the Estate Officer by public auction or in such other manner and within such time as the Estate Officer thinks fit. The sale proceeds of the things sold shall be paid to the owner, after deducting the fine imposed under sub-rule (i) and the charges for removal and storage of such thing, on a claim being made therefore within a period of one year from the date of sale, and if no such claim is made within the said period, the sale proceeds shall be credited to Chandigarh Administration.

(v) (a) While seeking permission under sub-rule (i) above or making an application for the erection or re-erection of a building under rule, the person concerned shall deposit with the Estate Officer, a security of such sum of money as may be fixed by the Chief Administrator from time to time.

(b) Different amount may be prescribed for different buildings depending upon situation of the site, size thereof, the type and extent of the proposed construction and other relevant factors.

(c) Fine imposed under sub-rule (i) and the charges for the removal of debris and other unsalable material, caused to be removed under sub-rule (iii) or damages on account of any damages done to any street or road etc. shall be recovered as arrears of electricity bill by the Estate officer or any other officer authorized by the Chief Administrator by referring the matter to Chief Engineer U.T. for such recovery.

(d) The amount referred to in sub-rule (iii) above shall be determined by the Estate Officer or any other officer authorized by the Chief Administrator.

(e) Any person feeling aggrieved by the order of the Estate Officer or of the authorized Officer passed under clause (iv) shall be entitled to file an appeal to the Chief Administrator within **30 days** of the passing of the order. The order passed by the Chief Administrator shall be final.

11.3.3 Damp Proof Course Certificate

The owner (or the Architect, in case of self certification) shall submit a certification from an Architect (or by himself, in case of self certification) that the construction of building upto DPC level is as per sanctioned plan. The Competent Authority shall verify the certification and shall issue consent/ comments within 15 days of receiving the certification. The DPC certificate shall deemed to be accepted, if it is in conformity with Rule, but no consent/ comments have been passed by Competent Authority within specified time.

11.3.4 Occupation Certificate

i) Every person who intends to occupy such a building or part thereof shall apply for the occupation certificate in relevant Form D which shall be accompanied by certificates in relevant Forms duly signed by the Architect and/ or the Structural Engineer and along with following documents:
   a) Detail of sanctionable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Structural Engineer.
   b) Completion drawings or as-built drawings along with completion certificate from Architect as per Form E & K.
   c) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top.
   d) An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted unless otherwise for online / self certification cases.

ii) 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 plotted, minimum 25% of the total permissible ground coverage shall be essential to be constructed to obtain occupation certificate, where one habitable room, a kitchen and a toilet forming a part of submitted building is completed.
   (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 use, 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 the site.

iii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

iv) 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 as mentioned in rules that might have been erected.

v) No person shall occupy or allow any other person to occupy any part of a new building for 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".

vi) The water, sewer and electricity connection be released only after issuance of said occupation certificate by the Competent Authority.

vii) After receipt of application, the Competent Authority shall communicate in writing within 60 days, his decision for grant/ refusal of such permission for occupation of the building in Form F.

a) The E-register shall be maintained as specified for maintaining record in respect of Occupation Certificate.

b) If no orders are communicated to the applicant within 60 days of the receipt of application, the occupation shall be deemed to have been granted. However, the Competent Authority may check the violations made by the owner and take suitable action as per law.

viii) If the owner or Architect or Structural Engineer as specified in rules above, submits a wrong report while making application under this Rule or if any additional construction or violation is reported to exist at site or has concealed any fact or mis-represented regarding completion of construction of building along with its eligibility for seeking occupation certificate or before the completion of such report, he shall be jointly and severally held responsible for such omission and complaint against the Architect for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Structural Engineer/ Architect / Owner, necessary penal proceedings will be initiated along with debarring Structural Engineer/ Architect from practicing in the Chandigarh.

11.3.5 Procedure for dealing with applications for permission to occupy:-

Upon receipt of an application under these Rule, 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) 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.

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, the same will be sanctioned on the completion set while granting the occupation certificate upon payment of prescribed fees.

(b) If the departures are not as per building rules, 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.

11.3.6 Revocation of Occupation Certificate

In case, after the issuance of occupation certificate, if found at any stage that the building is used for some other purpose against the permission or make any addition/ alteration in the building then, after affording personal hearing to the owner, the Competent Authority may pass orders for revocation of occupation permission and the same shall be restored only after removal of violations.

1 2 MANDATORY PROVISIONS

12.1 NORMS FOR DIFFERENTLY-ABLED PERSONS

1) In all public buildings/ places of public gathering, the level of the roads, access paths and parking areas shall be described in the plan, along with specification of the materials.
2) The specified facilities in public buildings for differently-abled persons shall be as follows:-
   i. **Parking-** For parking of vehicles of differently-abled people the following provisions shall be made:-
      a. Surface parking for two car spaces shall be provided, near the entrance, for the differently-abled persons, with maximum travel distance of 30 metres from building entrance;
      b. The width of parking bay shall be minimum 3.6 metres;
      c. Information stating that the space is reserved for wheel chair users shall be conspicuously displayed; and
      d. Guiding floor materials shall be provided or a device which guides the visually impaired persons, with audible signals or other devices which serve the same purpose, shall be provided.
   ii. Every building shall have at least one entrance accessible to the differently-abled and shall be indicated by proper signage. This entrance shall be approachable through a ramp together with the stepped entry.
      a. **Ramped approach-** Ramp shall be finished with non slippery material to enter the building. Minimum width of ramp shall be 1.5 metres with maximum gradient 1:12, length of ramp shall not exceed 9.0 metres having 0.8 metres high handrail on both sides extending 0.3 metres beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 5 cms.
      b. **Stepped approach**- For stepped approach size of tread shall not be less than 0.3 metres and maximum riser shall be 0.15 metres. Provision of 1.2 metres high handrail on both sides of the stepped approach similar to the ramped approach shall be made.
      c. **Exit/ entrance door-** Minimum clear opening of the entrance door shall be 0.9 metres and it shall not be provided with a step that obstructs the passage of a wheel chair user.
      d. **Entrance landing-** Entrance landing shall be provided adjacent to the ramp, with the minimum dimension 1.8 metres x 2.0 metres. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of the visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously surrounding floor material that emit different sound to guide visually impaired persons, hereinafter referred to as "guiding floor material"). Finishes shall have a nonslip surface with a texture traversable by a wheel chair. Kerbs, wherever provided shall blend to a common level.
   iii. **Corridor connecting the entrance/exit for the differently-abled**- The corridor connecting the entrance/exit for differently-abled leading directly outdoor to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-
      a. Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons;
      b. The minimum width of corridor shall not be less than 1.5 metres.
      c. In case there is a difference of level, slope-ways shall be provided with a slope of 1:12;
      d. Handrails shall be provided for ramps/slope-ways.

   iv. **Stair-ways-** One of the stair-ways near the entrance/ exit, for the use of differently-abled, shall have the following provisions:-
      a. The minimum width shall be 1.35 metres;
      b. Height of the riser shall not be more than 0.15 metres and width of the tread 0.30 meter. The steps shall not have abrupt (square) nosing;
      c. Maximum number of risers on a flight shall be limited to 12;
      d. Handrails shall be provided on both sides.

v. **Lifts-** Wherever lift is required as per Rule, provision of at least one lift shall be made for the wheel chair users, with the following cage dimensions, recommended for passenger lift of 13 persons capacity by the Bureau of Indian Standards:-

- Clear internal depth 1.1. metres.
- Clear internal width 2.0 metres.
- Entrance door width 0.9 meter.

b. A handrail not less than 0.6 meter long and 1.0 meter above floor level shall be fixed adjacent to the control panel;

c. The lift lobby shall be of an inside measurement of 1.8 metres x 2.0 metres or more;

d. The time of an automatically closing door shall be minimum 5 seconds and the closing speed shall not exceed 0.25 meter/ second;

e. The interior of the cage shall be provided with a device that audibly indicates the floor. When the cage reaches on floor, it shall indicate that the door of the cage for entrance/ exit is either open or closed.

vi. **Toilets: -** One special water closet in a set of toilets shall be provided for the use of differently-abled, with essential provision of wash basin inside toilet near the entrance for the differently-abled. It shall have-

a. The minimum size of 1.50 metres x 1.75 metres;

b. Minimum clear opening of the door of 0.90 meter and it shall swing out;

c. Suitable arrangement of vertical/horizontal handrails with 50mm clearance from the wall;

d. At least 0.50 meter distance between the water closet seat and the floor.

vii. Drinking Water-Suitable provision of drinking water shall be made for the differently-abled persons near the special toilet provided for them.

viii. Designing for Children- In the building meant for the predominant use of children, the height of the handrail and other fittings and fixtures, shall suit the requirements of children.

1 2 . 2 PROVISIONS FOR HIGH RISE DEVELOPMENT

12.2.1 Definition High Rise

Building higher than 15m of height without stilts and above 17.5m of height with stilts shall be considered as high rise building.

12.2.2 Plot Area

Plots to be used for High Rise development should be located in an approved layout plan.

12.2.3 Means of Access

a) A building shall abut on a street or streets or upon spaces directly connected from the street by a hard surface approach road, where width of approach road is not less than 9.0m.

b) If there are any bends or curves on the approach road, a sufficient width shall be provided at the curve to enable the fire vehicles to turn, the turning circle being at least of 9.0m radius. Where entry to the plot is through a slip road the gate width shall not be less than 6.0m for entry of the fire fighting vehicles.

c) The approach road to the building and open spaces on its all sides up to 6.0m width and the layout for the same shall be reinforced to ensure safety of the fire equipment and capable of taking the weight of fire engine, (weighing up to 45 tones) the said open space shall be kept free of obstructions and shall be motorable.

d) Main entrances to the premises shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 6m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be at a height less than 5.0m.

e) For multi-storeyed group housing schemes on one plot, the approach road to the site shall be minimum 18.0m in width.

12.2.4 Peripheral Open Spaces Including Set Backs

There shall be provided a space of 6m all around the building, clear up to 30.0m height.

12.2.5 Parking Spaces

a) The parking spaces shall be provided as per the rules prevalent. The location of parking spaces shall be well ventilated.

b) In case of high-rise buildings parking will be permitted at any/all of the following:
   i. Basement
   ii. Stilt
   iii. Surface
   iv. Standard Multilevel parking.

c) Stacked/Automated parking is also permitted.

12.2.6 Building Components

Doorways

a) Every doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.

b) No exit doorway shall be less than 1m in width. Doorways shall be not less than 2.0m in height. Doorways for bathrooms, water closet, stores etc. Shall be not less than 0.75m wide.

c) Exit doorways shall open outwards, that is, away from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 0.9m, overhead or sliding doors shall not be installed.

d) Exit door shall not open immediately upon a flight or stairs, a landing equal to at least the width of the door shall be provided in the stairway at each level of landing and shall be the same as that of the floor which it serves.

e) Exit doorways shall be openable from the side which they serve without the use of a key.

f) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

Revolving Door

Revolving door shall not be provided as a means of fire exit.

Stairways

a) A staircase shall not be arranged round a lift shaft.
b) The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5 sq. m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1m above the surrounding roof. Glazing or glass bricks if used in staircase, shall have fire resistance rating of minimum 2 hour.
c) The minimum width of staircase shall be as given in the relevant Chapter.
d) The minimum width of treads without nosing shall be 0.28m for staircase for residential buildings. In the case of other buildings the minimum tread shall be 0.30m. The treads shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 0.175m in the case of residential buildings and 0.15m in the case of other buildings and shall be limited to 15 risers per flight in residential buildings.
e) Handrails shall be provided with a minimum height of 1.2m from the centre of the tread.
f) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2m.
g) Access to main staircase shall be gained through adequate fire resistance rating (As per Table 1 of Part IV of the NBC, 2005 and Table 2 to 18 of Part IV of the NBC) Automatic closing doors placed in the enclosing walls of the staircases. It shall be a swing type door opening in the direction of the escape.
h) No living space, store or other fire risk shall open directly into the staircase or staircases.
i) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
j) The exit sign with arrow indicating the way to the escape route shall be provided at a height of 1.5m from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment's.
Further all landings of floor shall have floor indication boards indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5mx0.5m and it shall be prominently on the wall facing the staircase.
k) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. However the second staircase may lead to basement levels provided the same is separated at ground level by either a ventilated lobby with discharge points at two different ends or through enclosures with fire resistance rating door (As per Table 1 of Part IV of the NBC, 2005 and Table 2 to 18 of Part IV of the NBC) or through a fire protected corridor.

Lifts

General requirements of lifts shall be as follows;

a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the building shall not be considered as a means of escape in case of emergency. In a dual line arrangement (lifts opposite to each other) the lobby may be between 1.5 times to 2.5 times the depth of one car. For in line (single line) arrangements the lobby may be typically half of the above recommendations.
b) Grounding switch at ground floor level, to enable the fire service to ground the lift shall also be provided.
c) The lift machine room shall be separate and no other machinery shall be installed there in.
d) Walls of lift enclosures and lift lobby shall have fire rating of 2 hour (As per Table 1 of Part IV of the NBC, 2005 and Table 2 to 18 of Part IV of the NBC); lifts shall have a vent at the top of area not less than 0.2 sq m.
e) Lift car door shall have a fire resistance rating of 1 hour.
f) Lift lobby doors in lift enclosures shall have fire resistance (As per Table 1 of Part IV of the NBC, 2005 and Table 2 to 18 of Part IV of the NBC).
g) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hour.

h) If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

i) Lifts if communicating with basement, the lift lobby of the basements shall be pressurized with self closing door with fire resistance rating. Telephone or other communication facilities shall be provided in lift cars and to be connected to fire control room for the building.

j) Exit from the lift lobby, if located in the core of the building, shall be through a self closing fire door of half an hour fire resistance.

k) Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.

l) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

m) For pressurization specifications of various building components refer NBC Chapter 4 Fire and Life Safety Section 4.10 pressurization of staircases (Protected Escape Routes).

Basements

a) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked ‘smoke outlet’ or ‘AIR INLET’ with an indication of area served at or near the opening.

b) The staircase of basements shall be of enclosed type having fire resistance rating (As per NBC). The staircase shall be situated at the periphery of the basement to be entered at ground level only, from outside open air. The staircase shall communicate with basement through a lobby with self closing doors with fire resistance rating as per relevant NBC code mentioned above.

c) For travel distance table given below shall be followed. If travel distance exceeds that given in the table below, additional staircase shall be provided.

Sr. No.	Group of Occupancy	Maximum Travel Distance construction	
		Type 1& 2	Type 3& 4
i.	Residential (A)	30.0	22.5
ii.	Educational (B)	30.0	22.5
iii.	Institutional	30.0	22.5
iv.	Assembly(D)	30.0	30.0
v.	Business (E)	30.0	30.0
vi.	Mercantile (F)	30.0	30.0
vii.	Industrial (G)	45.0	Construction type 3 and 4 not permitted
viii.	Storage (H)	30.0	Construction type 3 and 4 not permitted
ix.	Hazardous (J)	22.5	Construction type 3 and 4 not permitted

d) In multi-story basements, intake ducts may serve all basement levels, but each basement level and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

e) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detectors or sprinklers, if installed, and shall have a considerable superior performance compared to the standard units. It shall also have an arrangement to start it manually.

f) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans for HVAC shall stop automatically with the actuation of fire detectors.

g) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air- Conditioning, Heating and Mechanical Ventilation of National Building Code.

h) Mechanical extractors shall have an alternative source of supply.

i) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

j) The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act/ Rules. Boiler room shall be provided at the first basement along the periphery wall with fire resistance rating (As per NBC) or shall be separated with the blast wall.

k) If cut outs are provided from basements to the upper floors or to the atmospheres, all sides cut out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

l) It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire/ smoke from floor to floor.

Compartmentation

The building shall be suitably compartmentalized so that fire/smoke remains confined to the area where fire incident has occurred and does not spread to the remaining part of the building. Compartmentation and pressurization method shall be adopted (as per NBC) to protect escape routes against ingress of smoke, or toxic gases into the escape routes will be prevented. Pressurization shall be adopted for high rise buildings and building having mixed occupancy/multiplexes having covered area more than 500 m^2.

Ramps

a. The ramp to basement and parking floors shall not be less than 8.0m wide for two way traffic and 4.0m wide for one way traffic, provided with Gradient of 1:10 for cars. At curved portions of the ramp or for circular ramps the slope should not be more than 1:12.
b. Ramp may also be provided in setback area which can be sloped considering unhindered movement of fire Engine and in no case the gradient shall be less than 1:10.
c. All structural design/safety aspects as per latest BIS codes and NBC shall be complied along with consideration of weight of Fire Engine and its maneuverings.
d. The minimum width of the ramps in hospitals shall be 2.4 m for stretcher and not for vehicular movement.
e. In this case Handrails shall be provided on both sides of the ramp.
f. Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

Corridors

a. Exit corridors and passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel to the exterior.
b. The minimum width of a corridor shall be 1.2m for single loaded and 1.8m for double loaded in a residential building.
c. Where stairways discharge through corridors and passageways, the height of corridors and passageways shall be not less than 2.4m.
d. All means of exit including staircases lifts lobbies and corridors shall be ventilated.

12.2.7 Building Services

Staircase and corridor Lighting

a. The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor, easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
b. Staircase and corridor lighting shall also be connected to alternate supply from parallel high-tension supply or to the supply from the stand by generator.
c. Emergency lights shall be provided in staircase and corridor/passageway, horizontal exits, refuge area; and all wires and other accessories used for emergency light shall have fire retardant property.

Electrical Services

a. The electrical distribution cables/wiring shall be laid in separate duct which shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
b. Water mains, telephone cables, intercom cables, gas pips or any other service line shall not be laid in the duct for electric cables. Use of bus ducts/solid rising mains instead of cables is preferred.
c. The provision of dedicated telecommunication ducts for all new building proposals is mandatory for conveyance of telecommunication and other data cables.
d. Separate circuits for water pumps lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switchgear panel (for detailed specifications refer NBC).

Alternate Source of Electric Supply

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand by fire pumps, pressurization fans and blowers smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

Air-conditioning

Air conditioning shall conform to the following:

a. Escape routes like staircases, common corridors lift lobbies, etc. shall not be used as return air passage.
b. The ducting shall be constructed of substantial gauge metal in accordance with good practice.
c. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
d. Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work which may get affected in case of fire temperature rising, the ducts shall be insulated.
e. Metallic ducts shall be used even for the return air instead of space above the false ceiling.
f. Where plenum is used for return air passage, ceiling and its fixtures shall be of non combustible material.
g. The materials used for insulating the duct system (inside or outside) shall be of non combustible material; glass wool shall not be wrapped or secured by any material of combustible nature.
h. Air ducts serving main floor areas, corridors, etc shall not pass through the staircase enclosure.
i. The air handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with ducting of any other floor.
j. If the air handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
k. Proper arrangements by way of automatic fire dampers working on smoke detector/ or fusible ink for isolation all ducting at every floor from the main riser shall be made.
l. When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
m. The vertical shaft for treated fresh air shall be of masonry construction.
n. The air filters of the air-handling units shall be of non-combustible materials or fire rated (As per NBC).
o. The air handling unit room shall not be used for storage of any combustible materials.
p. Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
q. No combustible material shall be fixed nearer than 150mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2mm thick and which would not readily conduct heat.

Transformers:

a. If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resistance room of 4 hours rating. Transformer shall be dry type and shall be kept in an enclosure with walls, doors and cut-outs having fire resistance rating of 4 hour. The room shall necessarily be at the periphery of the basement having separate and direct access from open area at ground floor through a fire escape staircase. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The switchgears shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance not less than 4 hours.
b. The transformer shall be protected by an automatic foam sprinkler system. When housed at ground floor level it/they shall be cut-off from the other portion of premises by fire resisting walls of 4 hours rating.
c. A tank of RCC construction of adequate capacity shall be provided at lower basement level, to collect the oil from the catch pit in case of emergency. The pipe connecting the catch pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.
d. The electric sub-station shall be located in a separated building in accordance to I.E. Rules 68(1) and 64(1) (a).

e. If this is not possible due to site conditions, the sub-station shall be located on the ground floor. As far as possible sub-station shall not be installed in a basement, for such situations special provisions like mechanical ventilation, wherever required, cable ducting, cable trays, top/bottom entry of HV/LV cable, hooks on transformer(s)& HV panels adequate drainage, effective measures to prevent flooding etc. shall be provided. Adequate precautions shall also be taken for water proofing to prevent seepage of water. A ramp shall also be provided with a slope, not steeper than 1 in 7, for easy movement of equipments to and from sub-station.

f. Fire regulations- The installations shall be carried out in conformity with the local regulations and rules there under wherever they are in force. At other places NBC guidelines shall be followed.

Gas Supply:

a. Town Gas/LP Gas supply pipes- Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be on interconnection of this shaft with rest of the floors.

b. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30cu.m per minute grill to trip oil vapors escaping into the fume hood.

c. For large/commercial kitchens all wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire.

d. If LPG is used, the same shall be shut off. The voltage shall be of 24V or 100 V DC operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

Boiler Room

Further, the following additional aspects may be taken into account in the location of Boiler/boiler room:

a. The boiler shall not be allowed in sub-basement but be allowed in the first basements away from the escape routes.

b. The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.

c. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

d. Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.

e. The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 hour rating. Entry to this room shall be provided with a composite door of 2 hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

12.3 PUBLIC HEALTH INSTALLATIONS

I. TWO PIPE SYSTEM IN DRAINAGE

1) The drainage system of building shall be of two pipe system in which the soil and waste pipes are distinct and separate. The soil pipes being connected to the drain direct and waste pipes through a trapped gully. All traps of all appliances are completely ventilated in this system.
2) In Group housing, commercial complexes, commercial (other than plotted), institutional, industrial, other building specified by the competent authority in accordance with Rule, the water from waste pipes shall be treated within the premises from appropriate treatment plant. The treated water shall be used for flushing, horticulture and cooling tower purposes. Further, no soil/ waste pipe shall be allowed in common wall.

II. MINIMUM SANITARY FACILITIES REQUIRED FOR VARIOUS TYPE OF BUILDINGS

1) Dwellings with individual convenience shall have at least the following fitments namely:-
   (i) One bath room provided with a tap;
   (ii) One water closet; and
   (iii) For kitchen wash basin, one Nahani trap in the floor or a sink trap raised from the floor shall be provided. Where only one water closet is provided in a dwelling, the bath and water closet shall be separately provided. All waste water outlets shall be provided with suitable traps for preventing back flow of water or foul smell or both.
2) Dwellings (tenements) without individual conveniences shall have the following fitments namely:-
   (i) One water tap with draining arrangements in each tenement;
   (ii) One water closet and one bath for every two tenements; and
   (iii) Water tap in common bath room and common water closet.
3) In all the buildings having toilets/washrooms henceforth Dual flushing system of not more than 7 Ltr. Capacity per WC shall be mandatory in order to take care of water conservation.
4) The requirements for fitments for drainage and sanitation, in case of buildings other than residences such as office buildings, factories, cinemas, concert halls, theatres, hospitals, hotels, restaurants, schools, hostels etc. shall be in accordance with relevant Bureau of Indian Standards/NBC/MBBL as amended from time to time is annexed at Annexure-3.

III. METHOD OF DISPOSAL

(1) Every water borne drainage installation shall be connected with the public sewer, but in case no public sewer exists in the vicinity of the said premises the drainage system may as a temporary measure and subject to the previous written approval of the Competent Authority be connected to a septic tank from which the effluent shall be drained off –
   (i) Into absorption pits; or
   (ii) By sub-soil drain:

Provided that no absorption pit shall be allowed in the case of any premises or area in which domestic supply is taken from sub soil water: Provided further that if in future a public sewer is constructed in the nearby area, which can serve the premises, the owner shall at his own expense cause the said drainage system to be connected to the sewer.

(2) Effective arrangements shall be made to treat the effluents upto the parameters/guidelines issued from time to time by Chandigarh Pollution Control Committee Chandigarh (CPCC) from the sewer system so as to ensure that the untreated effluents do not enter any canal, river or water body.

IV. SEPTIC TANK

(1) No septic tank shall be located -

(i) At a distance of less than 25 metres from a dwelling unit or any other building used for human habitation or for work or recreation;

(ii) Within a public through fare;

(iii) Within 60 (sixty) metres from any percolation well, watercourse or stream used or likely to be used for drinking or domestic purposes or for manufacture or preparation of any article of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operation being carried out without interference with the operation of any water borne sanitary installation as a whole.

(2) Every septic tank intended to serve a population of 24 (twenty four) or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be 2 ½ (two and half) times the total water supply allowances for the total number of residents of the buildings in premises.

(3) Every inlet pipe into a septic tank shall be effectively trapped.

(4) The design of septic tank shall be in accordance with the National Building Code and guidelines issued by Chandigarh Administration.

V. ABSORPTION PIT

(1) In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank.

(2) No absorption pit shall have any outlet into, a means of communication with any sewer, storm water drain and surface drain.

(3) The walls of every absorption pit shall be at least 0.5 metres above ground level so as to exclude effectively the entry of storm water into the absorption pit.

(4) The absorption pits shall be constructed in duplicate so that one pit can be put out of use for cleaning purposes. The capacity of the absorption pit shall be as approved by the Competent Authority.

(5) Other details shall conform to the National Building Code.

VI. SUB-SOIL IRRIGATION FOR DISPOSAL OF EFFLUENT

(1) No Sub-soil irrigation work for disposal of effluent from a septic tank shall be laid out within a premise till a suitable area of open land, the situation and extent and sub-soil of which is previously approved by the Competent Authority, is set apart within the premises to be used as a farm or a garden.

(2) The area set apart shall be one hectare for every 25,000 Ltr. of effluent per day.

(3) No part of any area reserved for sub soil irrigation, shall be within a distance of 25 metres from the nearest point of any dwelling unit or any other building used for human habitation or for work or for recreation and of any canal or irrigation well.

(4) No such works shall be laid out within a distance of 75 metres from any percolation well, tube well, or water-course or stream used or likely to be used for drinking or domestic purposes or for the manufacture or preparation of any articles of food or drink for human consumption.

VII. ZERO WASTE WATER DISCHARGE

(1) The group housings, industries, commercial, institutions and any other building specified by the competent authority shall ensure zero waste water discharge to main sewer line and shall install suitable

treatment plant for treatment of waste water. The applicant shall submit completion certificate of installation of treatment plant from independent expert agency along with the application of Occupation Certificate.

(2) For water conservation in the building, provision shall be made whereby the waste water generated from the sources such as dishwashing or washing machines, is used for sub-surface irrigation, or if treated, for non-potable purposes e.g. to flush toilets and for washing cars.

Note: The above restriction shall not apply in case of plots upto 4000 square metres.

VIII. NOTICE AND CERTIFICATE OF COMPLETION OF WORK

No connection to any public sewer shall be made nor any water borne sanitary and drainage installations intended to be connected through the connection, shall be brought into use until a certificate after completion of these works, has been applied for by the applicant to the Competent Authority and a certificate has been issued by the letter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with this Rule. If no decision is communicated on the application for a certificate within 30 days of the receipt of the application, the certificate shall be deemed to have been granted.

IX. APPLICATION FOR CONNECTION WITH PUBLIC SEWER

(1) After the grant of a certificate referred to in the building Rule or in the event of the said certificate having been deemed to have been granted, every person intending to connect a drain to a public sewer shall apply to the Competent Authority at least seven days before the date on which such connection is required.

(2) The application shall be accompanied by a certificate referred to the Rule and such amount as may be laid down from time to time by the Competent Authority and calculated on the basis of the current schedule of rates to meet the cost of the proposed connection.

(3) On receipt of the application and subject to the requirement of the foregoing clauses, the Competent Authority shall sanction or reject the request.

(4) In the event of the required connection having been sanctioned, it shall be made only under the supervision of an officer authorized by the Competent Authority.

X. SEWER CONNECTION

(1) Every drain discharging into a public sewer shall join the sewer obliquely in the direction of the flow of the sewer.

(2) If practicable, the connection shall be made at an existing junction in the sewer and if not possible, then there shall be an intercepting manhole before the connection.

XI. DRAINAGE OF ROOF

The roof of every building shall drain rain water into gutters, chutes or trough and shall be carried down through adequate number of down pipes without causing dampness in any part of the wall or foundation of the building or any adjacent building:

Provided that in the case of detached or semidetached building not exceeding one storey, in height, rain water pipe, khasi or exposed parnalas may be provided for so long as these do not discharge into any public roadway, footpath or on private land of adjoining owner.

XII. INSPECTION OF WORK

Every person by or for whom any water borne sanitary installation or drainage installation or any other work in connection therewith is carried out for any existing or new building or any other premises, shall at all reasonable times, afford the Competent Authority or any other officer/official duly authorized by him, free

access to such water borne sanitary installations or drainage installations or work in connection therewith, for the purpose of inspection.

XIII. EFFECT ON THE TRANSFERRED AREAS

Where the planned areas are transferred to the Competent Authority then the norms/ Rules / zoning parameters applicable to them at the time of transfer of these areas shall remain same, as defined by the concerned Department/ Authority.

12.4 STRUCTURAL MATERIALS

12.4.1 Materials

The requirement of building materials to be used in construction shall conform to Part V Building Materials of the National Building Code of India, as amended from time to time.

12.4.2 Foundations

1. The loads and forces on buildings shall be calculated in accordance with Part VI Structural Design Section on Loads in the National Building Code of India, as amended from time to time.
2. The structural design of foundations and elements of substructures and superstructures of wood, masonry, reinforced, or pre-stressed concrete shall be in accordance with Part VI- Structural Design, Section 1-Loads, Section 2- Foundations, Section 3- Wood, Section 4- Masonry, Section 5- Concrete, Section 6- Steel and Section 7- Prefabrication and Systems Building, of the National Building Code of India, as amended from time to time.
3. After obtaining Occupation Certificate, the building shall not be modified or any additional structure be erected, which may induce such loads on foundation which may cause in stability of such settlements of the building or any part of the building.
4. For building more than three storeys high, foundations shall be designed after making standard tests and establishing the safe bearing capacity of the soil and for building less than three storeys high safe capacity of soil must be mentioned on foundation detail of structural drawings.

12.4.3 Building Services

The planning, design and installation of air-conditioning and heating installations of the building shall be in accordance with Part VIII, Building Services, Section 2- Electrical Installations and Section 3-Air-conditioning and Heating of the National Building Code of India, as amended from time to time.

12.4.4 Plumbing Services

The planning design and installation of water supply systems, drainage, sanitary installations and gas supply installations in buildings, shall be in accordance with Part IX Plumbing Services, Section 1-Water Supply, Section 2- Drainage and Sanitation and Section 3- Gas supply of the National Building Code of India, as amended from time to time.

12.4.5 Construction Practices and Safety

1. The various construction activities like: demolition, excavation, blasting, actual construction from foundation level upto completion shall be in accordance with Part VII – Construction Practices and Safety of the National Building Code of India, as amended from time to time.
2. The Safety Measures to be adopted during the various construction operations, including storage of materials on the construction site and Corporation/ public land shall be in accordance with Part VII-Construction Practices and Safety of the National Building Code of India, as amended from time to time.

12.4.6 Damp Proof Course

1. Wall of a building including a pier forming a part of the wall or a compound wall shall be provided with a damp proof course, except when built up of materials such as cement concrete known as 1:2:4 cement concrete with or without the addition of any damp proofing material.

2. The materials specified as Damp Proof Course shall be as indicated in the Engineering Department or as per the Indian Standard Institution specifications, specified for this purpose and as amended from time to time.
3. In external wall, the horizontal Damp Proof Course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the interior face of the wall extending between the horizontal Damp Proof Course and the level of the upper surface of the concrete in finished floor.
4. In an internal wall, the horizontal Damp Proof Course shall be laid in level with the upper surface of the concrete in the finished floor. The section continuity of damp proof course between the internal and external wall shall be secured by the insertion any damp proof material.

12.4.7 Use of Glass in Buildings to Ensure Human and Fire Safety.

Following shall be provided while using Glass on external facade in the buildings:-

a. An Opening to the glass façade of min. width 1.5 m and height 1.5m shall be provided at every floor at a level of 1.2 m from the flooring facing compulsory open space as well as on road side. Construction that complies with the fire rating of the horizontal segregation and has any gap packed with a non-combustible material to withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke.
b. Mechanism of Opening:- The openable glass panel shall be either left or right shall have manual opening mechanism from inside as well as outside. Such openable panels shall be marked conspicuously so as to easily identify the openable panel from outside.
c. Fire seal to be provided at every floor level between the external glazing and building structure.
d. The glazing used for the façade shall be of toughened (tempered) safety glass as per I.S.2553.
e. To avoid fire propagation vertically from one floor to another floor, a continuous glass I must be separated internally by a smoke/ fire seal which is of non combustible material having a fire resistance rating of not less than 2 hours.
f. The openable vent of minimum 2.5% of the floor area shall be provided. The openable vent can be pop out type or bottom hinged provided with fusible link opening mechanism and shall also be integrated with automatic Smoke Detection System.
    i. Alternate vertical glass panels of the façade shall be openable type with the mechanism mentioned above in order to ventilate the smoke.
    ii. Refuge areas covered with the glass façade shall have all the panels fully openable (either left or right hinged) both from inside as well as outside.
g. Glass quality and Practice of use of Glass in buildings shall have to be in conformity with the BIS Rules as given in Table below:

IS Rule	**Specifications**
2553 (Part 1):1990	Specification for safety glass: Part 1 General purpose (third revision)
2835:1987	Specification for flat transparent sheet glass (third revision)
438:1994	Specification for silvered glass mirrors for general purposes (second revision)
5437:1994	Specification for figured rolled and wired glass (first revision).
14900:2000	Specification for transparent float glass.
16231 Part 1	General methodology for selection
16231 Part 2	Energy and Light
16231 Part 3	Fire and Loading

16231 Part 4	Safety related to Human Impact

12.5 ENVIRONMENTAL CLEARANCE

S.O. 3999(E).—Whereas, by notification of the Government of Indi a in the erstwhile Ministry of Environment and Forests number S.O.1533 (E), dated the 14th September, 2006 issued under sub-section (1) read with clause (v) of sub-section (2) of section (3) of the Environment (Protection) Act, 1986 and clause (d) of the sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government directed that on and from the date of its publication, the required construction of new projects or activities or the expansion or modernisation of existing projects or activities listed in the Schedule to the said notification entailing the capacity addition with change in process or technology and or product mix shall be undertaken in any part of India only after prior environmental clearance from the Central Government or as the case may be, by the State Level Environment Impact Assessment Authority, duly constituted by the Central Government under sub-section (3) of section 3 of the said Act, in accordance with the procedure specified therein;

And whereas, the said Ministry has received suggestions for ensuring Ease of Doing Responsible Business; and streamlining the permissions for buildings and construction sector which is important for providing houses and for this purpose the scheme of Housing for all by 2022 with an objective of making available affordable housing to weaker sections in urban area has ambitious target;

And whereas clause (a) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 provides that, whenever the Central Government considers that prohibition or restrictions of any industry or carrying on any processes or operation in any area should be imposed, it shall give notice of its intention to do so;

And whereas, a draft notification for making amendments in the Environment Impact Assessment Notification, 2006 issued in exercise of the powers conferred under sub-section (1) and clause (v) of sub-section (2) of section (3) of the Environment (Protection) Act, 1986 read with clause (d) of the sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 was published, vide number S.O.1595 (E) dated the 29th April 2016, inviting objections and suggestions from all the persons likely to be affected thereby, within a period of sixty days from the date of publication of said notification in the Gazette of India;

And whereas, all objections and suggestions received in response to the above mentioned draft notification have been duly considered by the Central Government;

Now, therefore, in exercise of powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), read with clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby makes the following further amendments in the Environment Impact Assessment Notification, 2006 namely:-

In the said Notification,-

(I) after paragraph 13, the following paragraph shall be inserted, namely:-

“14. Integration of environmental condition in Building Bye-Laws.-

1. The integrated environmental conditions with the building permission being granted by the local authorities and the construction of buildings as per the size shall adhere to the objectives and monitorable environmental conditions as given at Appendix-XIV.

2. The States adopting the objectives and monitorable environmental conditions referred to in sub-paragraph (1), in the building bye-laws and relevant State laws and incorporating these conditions in the approvals given for building construction making it legally enforceable shall not require a separate environmental clearance from the Ministry of Environment, Forest and Climate Change for individual buildings.

3. The States may forward the proposed changes in their bye-laws and rules to the Ministry of Environment, Forest and Climate Change, who in turn will examine the said draft bye-laws and rules and convey the concurrence to the State Governments.

4. When the State Governments notifies the bye-laws and rules concurred by the Ministry of Environment, Forest and Climate Change, the Central Government may issue an order stating that no separate environmental clearance is required for buildings to be constructed in the States or local authority areas.

5. The local authorities like Development Authorities, Municipal Corporations, may certify the compliance of the environmental conditions prior to issuance of Completion Certificate, as applicable as per the requirements stipulated for such buildings based on the recommendation of the Environmental Cell constituted in the local authority.

6. The State Governments where bye-laws or rules are not framed may continue to follow the existing procedure of appraisal for individual projects and grant of Environmental Clearance for buildings and constructions as per the provisions laid down in this notification.

7. For the purpose of certification regarding incorporation of environmental conditions in buildings, the Ministry of Environment, Forest and Climate Change may empanel through competent agencies, the Qualified Building Environment Auditors (QBEAs) to assess and certify the building projects, as per the requirements of this notification and the procedure for accreditation of Qualified Building Auditors and their role as given at Appendix-XV.

8. In order to implement the integration of environmental condition in building bye-laws, the State Governments or Local Authorities may constitute the Environment Cell (herein after called as Cell), for compliance and monitoring and to ensure environmental planning within their jurisdiction.

9. The Cell shall monitor the implementation of the bye-laws and rules framed for Integration of environmental conditions for construction of building and the Cell may also allow the third part auditing process for oversight, if any.

10. The Cell shall function under the administrative control of the Local Authorities.

11. The composition and functions of the Cell are given at Appendix-XVI.

12. The Local Authorities while integrating the environmental concerns in the building bye-laws, as per their size of the project, shall follow the procedure, as given below:

BUILDINGS CATEGORY '1' (5,000 to < 20,000 Square meters)

A Self declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Environment Auditor to be submitted online by the project proponent besides application for building permission to the local authority along with the specified fee in separate accounts. Thereafter, the local authority may issue the building permission incorporating the environmental conditions in it and allow the project to start based on the self declaration and certification along with the application. After completion of the construction of the building, the project proponent may update Form 1A online based on audit done by the Qualified Building Environment Auditor and shall furnish the revised compliance undertaking to the local authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt at the level of local body and the State through existing mechanism.

OTHER BUILDINGS CATEGORIES (≥ 20,000 Square meters)

The project proponent may submit online application in Form 1 A alongwith specified fee for environmental appraisal and additional fee for building permission. The fee for environmental appraisal will be deposited in a separate account. The Environment Cell will process the application and present it in the meeting of the Committee headed by the authority competent to give building permission in that local authority. The Committee will appraise the project and stipulate the environmental conditions to be integrated in the building permission. After recommendations of the Committee, the building permission and environmental clearance will be issued in an integrated format by the local authority.

The project proponent shall submit Performance Data and Certificate of Continued Compliance of the project for the environmental conditions parameters applicable after completion of construction from Qualified Building Environment Auditors every five years to the Environment Cell with special focus on the following parameters:-

a) Energy Use (including all energy sources).

b) Energy generated on site from onsite Renewable energy sources.

c) Water use and waste water generated, treated and reused on site.

d) Waste Segregated and Treated on site.

e) Tree plantation and maintenance.

After completion of the project, the Cell shall randomly check the projects compliance status including the five years audit report. The State Governments may enact the suitable law for imposing penalties for non-compliances of the environmental conditions and parameters. The Cell shall recommend financial penalty, as applicable under relevant State laws for non-compliance of conditions or parameters to the local authority. On the basis of the recommendation of the Cell, the local authority may impose the penalty under relevant State laws. The cases of false declaration or certification shall be reported to the accreditation body and to the local body for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors.

No Consent to Establish and Operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 will be required from the State Pollution Control Boards for residential buildings up to 1,50,000 square meters.";

II) In the Schedule, for item 8 and the entries relating thereto, the following item and entries shall be substituted, namely:-

(1)	(2)	(3)	(4)	(5)
"8		Building / Construction projects / Area Develop ment projects and Townships		
8 (a)	Building and Construction projects		≥ 20,000 sq. mtrs and < 1,50,000 sq. mtrs of built up area	The term "built up area" for the purpose of this notification is the built up or covered area on all floors put together including its basement and other service areas, which are proposed in the buildings and construction projects. Note 1. The projects or activities shall not include industrial shed, universities, college, hostel for educational institutions, But such buildings shall ensure sustainable environmental management, Solid and liquid and implement Environmental conditions given at Appendix-XIV. Note 2.-General Condition shall not apply. Note 3.-The exemptions granted at Note 1 will be available only for industrial shed after integration of environmental norms with building permissions at the level of local authority.
8 (b)	Townships and Area Development projects	≥ 3,00,000 sq. mtrs of built up area or Coverin g an area ≥ 150 ha	≥1,50,000 sq. mtrs and < 3,00,000 sq. mtrs built up area or covering an area ≥ 50 ha and < 150 ha	Note.- General Condition shall not apply".

APPENDIX –XIV
ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND CONSTRUCTIONS
(CATEGORY '1': 5,000 to less than 20,000 Square meters)

MEDIUM	S.N	ENVIRONMENTAL CONDITIONS
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
Water Conservation, Rain Water Harvesting, and Ground Water Recharge	2	Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as

		possible. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

Air Quality and Noise	5	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

(Category '2': 20,000 to less than 50,000 Square meters)

MEDIUM	**S.N.**	**ENVIRONMENTAL CONDITIONS**
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water Conservation, Rain Water Harvesting, and Ground Water Recharge	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye- laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested

		and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	4 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
	4 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	4 (c)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These incl ude flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
Air Quality and Noise	5	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the

		site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.

	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil preservation and reuse	7	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	8	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2.Traffic calming measures. 3.Proper design of entry and exit points. 4.Parking norms as per local regulation.

(Category '3': 50000 to 150000 m^2)

MEDIUM	**S.N.**	**ENVIRONMENTAL CONDITIONS**
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water conservation - Rain Water Harvesting, and Ground Water	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provisions are not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye- laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and

Recharge		storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
	2 (b)	Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.
	2 (c)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
Solid Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste composter/Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
Sewage Treatment Plant	4	Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Energy	5	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	5 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

	5 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	5 (c)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.

Air Quality and Noise	6	Dust, smoke & other air pollution prevention measures shall be provided for the Building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Wheel washing for the vehicles used be done. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Constructionand Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
	6 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	7	A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	7 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil Preservation and Reuse	8	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	9	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

		2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation.
Environment Management Plan	10	An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

APPENDIX-XV

Accreditation of Environmental Auditors (Qualified Building Auditors)

The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfils the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training, and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

Qualifications of the Auditor:

a) Education: Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

Training:

b) Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

Experience:

c) At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

Infrastructure and equipment:

d) As per the scheme of the accreditation Renewal:

e) The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme.

Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body. The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

APPENDIX-XVI

Environmental Cell at the level of Local Authority:

An Environmental Cell shall be setup at the local authority level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under the local authority.

Constitution of the cell:

The cell will comprise of at least 3 dedicated experts in following fields:

a) Waste management (solid and liquid)

b) Water conservation and management

c) Resource efficiency including Building materials

d) Energy Efficiency and renewable energy

e) Environmental planning including air quality management.

f) Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts.

Existing environmental cells at the level of local authority can be co-opted and trained for this Cell.

Financial Support:

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. The local authority can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

Functions of the Cell:

1) The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions will be integrated in building permissions by the sanctioning authority.
2) Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.
3) Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.
4) The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to the local authority.
5) The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBA, compliance of environmental conditions and five yearly audit report.
6) The Cell shall recommend to the local authority for financial penalty for non-compliance of environmental conditions by the project proponent.
7) The Cell shall recommend to the accrediting body and the local authority against any Qualified Building Environment Auditor, if any lapse is found in their work.

1 3 GREEN BUILDINGS AND SUSTAINABILITY PROVISIONS (RECOMMENDATORY ONLY)

All buildings on various plot sizes above 100 sq.m should be encouraged to comply with the green norms and to the requirements for sanction as mentioned in this chapter.

13.1 Provisions and Applicability

The green building provisions on various plot sizes are indicated in the table below:

Table 14.1 Provisions and applicability for various plot sizes (Residential and Non-Residential)

Plot Category	Applicable plot area (sq.m)	Provisions for Residential	Provisions for Non- Residential
I	Up to 420	4(a)	Nil
II	420 to 1,000 1,000 to 3,000	1(a),1(c), 2(a),2(b),3(c),4(a) 1(a),1(c),1(d),2(a),2(b), 3(b), 3(c), 4(a)	1(a),1(c),2(a),2(b),3(c),4(a) 1(a), 1(c), 1(d), 2(a), 2(b), 3(b), 3(c), 4(a)
III	Above 3,000	1(a),1(b),1(c),1(d),2(a), 2(b),3(a),3(b),3(c),4(a), 4(b)	1(a), 1(b), 1(c), 1(d), 2(a), 2(b), 3(a), 3(b), 3(c), 4(a), 4(b)

PROVISIONS FOR SANCTION

1. Water Conservation and Management
   - a) Rain Water Harvesting
   - b) Low Water Consumption Plumbing Fixtures
   - c) Waste Water Recycle and Reuse d) Reduction of Hardscape

2. Solar Energy Utilization
   - a) Installation of Solar Photovoltaic Panels
   - b) Installation of Solar Assisted Water Heating Systems

3. Energy Efficiency (Concept of passive solar design of buildings)
   - a) Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances)
   - b) Energy Efficiency in HVAC systems.
   - c) Lighting of Common areas by Solar energy/ LED devices.

4. Waste Management
   - a) Segregation of Waste
   - b) Organic Waste Management

13.2 Provisions for City And Site Level Greening

In alignment with National Sustainable Habitat Mission, the Administration/Authority shall encourage augmentation of green cover in the city/plot, by following:

(i) Provision of minimum 1 tree / every 80sqmt of plot area for plot sizes > 100sqmt and planted within the setback of the plot.

(ii) Compensatory Plantation for felled/transplanted trees in the ratio 1:3 within the premises under consideration.

(iii) Choice of species for plantation in site and abutting the road to be adopted as per Section 8 of the Urban Green Guidelines, 2014.

(iv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

13.3 Water Re-Use and Recycling

i. All buildings having a minimum discharge of 10,000 Ltr. and above per day shall incorporate waste-water recycling system. The recycled water shall be used for horticultural, flushing and cooling tower purposes.

ii. The dual pipe system shall be adopted for these buildings.

13.4 Installation of Solar Assisted Water Heating System/ Solar Photo Voltaic Power Plant in Buildings

1(a) No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:-

(a) Hospitals and Nursing Home.

(b) Hotels, Lodges, Guest Houses, Group Housing with a plot area of 4048 sq m.

(c) Hostels of Schools, Colleges and Training Centres with more than 100 Students.

(d) Barracks of armed forces, paramilitary forces and police.

(e) Individual residential buildings having plot area equal or more than 1 kanal (420 sq.mt).

(f) Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.

(g) Community Centres, Banquet Halls, Bhawans and buildings for similar use.

1(b) As regards to residential buildings, all houses on a site of one kanal will make provisions for solar water heating system having capacity of atleast 100 Ltr. and on a site of two kanals and above that of atleast 200 Ltr. The existing houses will provide these facilities within two years from the date these orders are notified in the official gazette.

II) Installation of Solar Water Heating System

(a) New Buildings: Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.

(b) Existing Buildings: Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time, if allowed, to above said category provided there is a system or installation for supplying hot water.

(c) Capacity: The recommended minimum capacity shall not be less than 25 Ltr. per day for each bathroom and kitchen subject to the condition that maximum of50% of the total roof area is provided with the system.

(d) Specifications: Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.

III Installation of solar photo voltaic power plant

For installation of solar photo voltaic power plant refer Annexure - 2

13.5 Sustainable Waste Management

Zero Waste is a concept of waste management and planning approaches that emphasize waste prevention as opposed to end waste management. This means restructuring production and distribution systems, designing and managing products and processes to systematically follow the 3R rule of Reduce, Re-use and Re-cycle the volume of waste, to conserve and recover all used resources, and therefore eliminating all discharges to landfills, and prevent air, water and land pollution. Zero Waste/ land-fill can be achieved by adopting systematic approach of segregation at source by planning, by collection facilitation and most importantly by creating public awareness.

The green waste can be converted into fuel cakes, kitchen waste into manure, construction & demolition waste into bricks, plastic waste into oil, paper, glass and steel back into the same and all residual inert materials can also be converted into bricks. Achieving zero land-fill is more conveniently possible, if

a) The collection is made from house to house and some segregation is done at household level

and separate wet and dry bins must be provided at the ground level.

b) The recycling is done at decentralized, say, ward or even lower levels.

13.6 Provision of Energy Conservation Building Rule

Competent Authority may require a class of buildings to be compliant with Energy Conservation Building Code ECBC Code 2007 and specify a procedure of its verification.

13.7 Suggested Sustainable Building Materials

The following supplementary building materials (derived or processed waste) may be suitably used while constructing building in combination with conventional resources:

i. Panels, hollow slabs, hollow blocks - Conservation of materials, less water requirement.

ii. Fly Ash bricks, Portland Pozzolana cement, Fly ash concrete, phosphor gypsum based walling & roofing panels, particle wood – Recycled use of industrial/agricultural by-products.

iii. Fly ash/ AAC (Autoclaved Aerated light weight Concrete) panels/ CLC (Cellular Light weight Concrete) panels- Ensures thermal comfort (significant reduction in air-conditioning requirement)

iv. Use of bamboo & rapidly growing plantation timbers- Environmental benefits.

v. Compressed Soil Earth Block and Rammed Earth Walls and Vaults-Environmental friendly.

1 4 POWER OF RELAXATION

The Chief Administrator, U.T, Chandigarh may relax any restrictions or conditions or norms stated in these rules , interpret or clarify or may issue direction to revise the Rules, if the relaxation or revision is in public interest.

15 REPEAL & SAVINGS

i) The Punjab Capital (Development and Regulation Building) Rules, 1952 are hereby repealed.

ii) Notwithstanding such repeal, anything done or any action taken or purported to have been done or taken including any notification, order or notice made or issued or any permission, authorization or exemption granted or any document or instrument executed or any direction given under the repealed Rules shall, in so far as it is not inconsistent with the provision of these rules, be deemed to have been done or taken under the corresponding provisions of these rules.

ANNEXURE – 1

Forms

FORM A
(Form of Application)

(Rule -----)

From
To

The Chief Administrator,
Chandigarh.

Sir,

I/ 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. I/We attach:

(a) A site plan showing the position of the plot proposed to be built Upon 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 building;
(e) Copy of Allotment letter;
(f) Copy of Possession letter;
(g) Copy of letter showing extension in time limit for the construction of building.
(h) Copy of Power of Attorney, if the plans are submitted by the Attorney.
(i) Affidavit and Indemnity Bond;

(j) Exemption under the Urban Land (Ceiling 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/ Structural Engineer 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 Clerks
For Estate Officer, Chandigarh

FORM B
(Rule ---)

Form for Sanction

From
The Chief Administrator,

Chandigarh.
To
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 ---- of the *Punjab Capital (Development and Regulation) Building Rules, 1952.*
(ii) Rejected for reasons given below.

Chief Administrator
Chandigarh

FORM C

(Rule -----)

Specifications

The materials to be used in the construction to be clearly specified under the following heads:-

Items Specification

(a) Foundations
(b) Walls
(c) Damp-Proof Course
(d) Floors
(e) Roofs
(f) Windows and Doors and other Woodwork
(g) Steel work
(h) Internal Finish
(i) External Finish.

Signature of Applicant
Signature of Architect

FORM D
(Rule ----)

Notice of Completion/ Permission to Occupy and for grant of permission for Sewer Connection.
From
To

Chief Administrator,
Chandigarh.
Sir,

I/ We hereby give you notice that the building described below and a part of the building sanctioned with your order No. _____ dated _____ has been completed on _____ in all respects according to the sanctioned plans and the suggested modifications have been carried out.

1. Completion certificate from the Architect who supervised the sanitary installation works of the building is submitted herewith.

2. Certificate from the Licensed Plumber who supervised the sanitary installation works of the building is also submitted herewith.

3. Kindly grant permission for sewerage connection and permit me/us to occupy the building/ part of building as required under rule ---- of the *Punjab Capital (Development and Regulation) Building Rules, 1952.*

Description of Building
Sector Sub Sector

Plot No. House No. (if any)
Signature of Applicant

FORM E
(Rule------)

Completion Certificate by an Architect.

I do hereby certify that the following work _____ (insert full particulars of work)

has been supervised by me and has been completed to the satisfaction in accordance with the sanctioned plan,

that the workmanship and the whole of the materials used are good, that no provisions of the *Punjab Capital (Development and Regulation) Act, 1952*, or the Building Rules made there under and no requisition made, conditions prescribed or order issued there under has been transgressed in the course of the work. A certificate of the Licensed Plumber duly verified is attached. Sector Sub-Sector

Plot No House No. (if any)

Particulars of work _____
Date: Signature
(Architect)

FORM F
(Rule------)

Permission for occupancy or use of the building and grant of sewer connection From

The Chief Administrator,

Chandigarh.
To
Memorandum No. Dated
Whereas ---------- has given notice of completion of the building described below, I hereby:-
i) Grant permission for sewer connection.

ii) Grant permission for the occupation and/or use of the said building.
OR

Refuse permission for the sewer connection/occupation of the said building for reasons given below:-
Description of Building,
Sector Sub Sector

Plot No. House No. (if any)
Chief Administrator, Dated:-
Chandigarh.

FORM G
(Rule -----)

Application for Grant of License to work as a Plumber

To
The Chief Administrator,
Chandigarh.
Sir,
I apply for the issue/renewal of licence to work as Plumber at Chandigarh as required under rule --- of

the Punjab Capital (Development and Regulation) Building Rules, 1952. Detailed particulars are given below:-

1. Name
2. Address
3. Father's name
4. Date of Birth
5. Educational Qualification
6. Particulars of Experience

7. Have you held a licence for doing plumbing work previously in Chandigarh. If answer is "Yes", give particulars of the same in the following form:-

(i) Number
(ii) Year
(iii) Period of commencement/expiry
(iv) Was it ever cancelled/suspended, if so, give particulars.

I solemnly declare that the information given above is correct.
Dated Signature of applicant

FORM H

(Rule ---)

Chandigarh Administration

Plumber Licence No. ---------- of 20_____

In pursuance of the provisions of the Rule ---- of the *Punjab Capital (Development and Regulation)*

Building Rules, 1952, the Chief Administrator, Chandigarh hereby grants a licence to Shri _____ or renews the licence of _____ to work as plumber in Chandigarh City.

2. This licence, unless revoked earlier, shall be valid upto 31st day of March, 20____ . Dated, Chandigarh, the Chief Administrator

Chandigarh

FORM I

(Rule -----)

I do hereby certify that the following work……. (insert full particulars of work) has been supervised

by me and has been completed to my satisfaction in accordance with the sanctioned plan, that the workmanship

and the whole of the material used are good, that no provision of the Punjab Capital (Development and regulation)

Act, 1952 or the Building Rules, made there under and no requisition made, conditions prescribed or order issued

there under has been transgressed in the course of the work.

Sector Sub-Sector

Plot No. House No. (if any)

Dated Signature

(Licensed Plumbing)

FORM J
(Rule ----)

Certificate: To be submitted alongwith the building plans/drawings

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Rule 40 of the Punjab Capital (Development and Regulation) Building Rules, 1952 and the information given therein is factually correct to the best of our knowledge and understanding.

2. It is also certified that the structural design safety requirement for all situations including safety from natural hazards based on soil conditions and Earthquake has been duly incorporated in the design of the building and these provisions shall be adhered to during construction.

Signature of the Owner with date	Signature of Architect with date	Signature of Structural Engineer with date
Name in Block Letters/Address	Name in Block Letters/Address	Name in Block Letters/Address

FORM K

(Rule----)

Certificate: To be submitted at the time of obtaining Completion Certificate

1. Certified that the building (s) has been constructed according to the Sanctioned Plan and Structural design (one set of structural drawings as executed is enclosed) which incorporates the provision of structural safety as specified in revised plans submitted for approval satisfy the safety requirements as specified in part-6- Structural Design of NBC and other relevant Rules/Standards/Guidelines.
2. It is also certified that construction has been done under our supervision and guidance and adheres to the drawings submitted and the records of supervision has been maintained by us.

3. Any subsequent change from the completion drawings will be the responsibility of the owner (s). Signature of the Signature of Signature of Structural

Owner with date Architect with Engineer with date Date
(As defined in NBC of India)

Name in Block Name in Block Name in Block
Letters and Address Letters and Address Letters and Address.

ANNEXURE - 2

Solar Photo Voltaic Power Plant Notification

The installation of Solar Photo Voltaic Power Plant mandatory for residential and non residential buildings in Chandigarh.

Sr. No.	Category	Capacity of SPV plant (in kilo watt peak)
1.	Residential Building	i. 500 sq. Yd. To 999 sq. Yd. - 1 (KWp) SPV ii. 1000 sq. Yd. To 2999 sq. Yd. - 2 (KWp) SPV iii. 3000 sq. Yd. & above - 3 (KWp) SPV
2.	All private Educational Institutes, Schools, Colleges, Hostels, Technical/Vocational Education Institute, Universities etc. having connected load of 30 kilo watt (KW) and above	Minimum 5 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.
3.	All Government Buildings and offices and Govt. Colleges, Govt. Educational Institutions, , Universities having connected load of 30 kilo watt (KW) and above	Minimum 2 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.
4.	All private Hospitals and Nursing Homes, Industrial Establishments, Commercial Establishments, Malls, Hotels, Motels, Banquet Halls and Tourism complexes, having connected load of i) 50 kilo watt (KW) to 1000 Kilo Watt (KW) ii) above 1000 Kilo Watt (KW)	i) Minimum 10 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher. ii) Minimum 50 Kilo watt peak (KWp) Or 3% of connected load, whichever is higher.
5.	All new Buildings to be constructed by Housing Complexes, developed by Group Housing Societies, Builder, Housing Boards, on a plot size of : i) 0.5 Acre to 1.0 Acre; ii) More than 1.0 Acre to 2.0 Acres; iii) More than 2.0 Acre to 5.0 Acres; iv) More than 5.0 Acres;	i) Minimum 10 Kilo watt peak (KWp) ii) Minimum 20 Kilo watt peak (KWp) iii) Minimum 30 Kilo watt peak (KWp) iv) Minimum 40 Kilo watt peak (KWp)

NOTE:-

- Height of the module structure carrying solar panels shall not be counted towards the total height of the building as permitted by building Rules.
- No approval will be required from Chandigarh Municipal Corporation or Estate Office for putting up solar plants in existing or new buildings

ANNEXURE - 3

Sanitation Requirements

Sanitation requirements for Shops and Commercial Offices

Sr. No.	Sanitary Unit / Fittings	For Personnel
1	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.
3	Wash Basin	One for every 25 persons or part thereof.
4	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 add @ 3%; For over 200 persons add @ 2.5%.
5	Cleaners' Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1: 1 may be assumed.

Sanitary Requirements for Hotels

Sr. No.	Sanitary Unit	For Residential Public staff	For non residential Staff	
			For male	For female
1	Water Closet (W.C.)	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 person	2 for 1-12 persons 4 for 13-25 persons 6 for 26-40 persons 8 for 41-57 persons 10for 58-77 persons 12for78-100 persons Add 1 for every 6 persons or part thereof.
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	Nil	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 persons 4 for 71-100 persons	Nil
4	Wash Basins	One per 10 persons omitting each basin installed in the room / suite	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 2 for 13-25 3 for 26-40 4 for 41-57
5	Baths	One per 10 persons, less occupants of room with bath in suite	Nil	Nil
6	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	Nil	Nil
7	Kitchen Sink	One in each Kitchen	One in each Kitchen	One in each Kitchen

Contd: For Public Rooms

Sr. No.	Sanitary Unit	For Male	For Female
1	Water Closet	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	Two for 100 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof.
2	Ablution Taps	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof.	il, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
4	Washbasins	One per WC/Urinal	One per WC
5	Kitchen Sink	One in each Kitchen	One in each Kitchen
6	Baths (showers)	One per 10 persons	
7	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	

Note:
i) It may be assumed that the two-thirds of the number are males and one- third females.
ii) One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Sanitation Requirements for Educational Occupancy

Sr. No.	Sanitary Unit	Boarding Institution Other		Educational Institution	
		For Boys	For Girls	For Boys	For Girls
1	Water Closet	One for 8 boys or part thereof	One for 6 girls or part thereof	ne for 40 boys or part thereof	One for 25 girls or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One per every 25 pupils or part thereof	_____	One per every 20 pupils or part thereof	_____
4	Wash basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for every 60 pupils or part thereof	One for every 40 pupils or part thereof
5	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	_____	_____
6	Baths (showers)	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7	Cleaner's Sinks	One per Floor minimum	One per Floor minimum	OneperFloor minimum	One per Floor minimum

Contd: Nursery Schools

Sr. No.	Sanitary Unit	Requirement
1	Water Closet	One for 15 boys, one for 6 girls
2	Ablution Taps	One in each W.C.
3	Urinals	One for 12 boys
4	Wash Basins	One for every 15 pupils or part thereof
5	Baths	One bath per 40 pupils
6	Drinking Water Fountains	One for every 50 pupils or part thereof
7	Cleaner's Sink	One per Floor minimum

Note:

1. One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.
2. For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office Buildings

Sanitation Requirements for Institutional (Medical) Occupancy- Hospital

Sr. No.	Sanitary Unit	Hospitals With indoor Patient Ward For Males & females	Hospitals With outdoor Patient Wards	
			For Males	For Females
1	Toilet Suite (1WC+1Washbasin+ 1shower)	Private room upto 4 persons	For upto 4 patients	
2	Water Closet (W.C.)	One for every 8 beds or part thereof	One for every 100 persons or part thereof	O ne for every 25 persons or part thereof
3	Ablution taps	One in each W.C.	One in each W.C.	One in each W.C.
4	Wash Basins	Two upto 30 bed; add one for every additional 30 beds; or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof.
5	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--
6	Bed pan washing sink	One for each ward	--	--
7	Cleaner' Sinks	One for each ward	One per floor minimum	One per floor minimum
8	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each ward	--	--
9	Urinals	One for 30 beds (male wards)	One for every 50 persons or part thereof	
10	Drinking water fountain	One for each ward	One for 500 persons or part thereof	

Contd: Administrative Buildings

Sr. No.	Sanitary Unit	For Males	For Females
1	Toilet Suite (1WC+1Washbasin+ 1shower)	For individual doctor's/officer's rooms	
2	Water Closet (W.C.)	One for every 25 persons or part thereof	Two for every 25 persons or part thereof
3	Ablution Taps.	One in each W.C	One in each W.C
4	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5	Baths with Shower	One on each floor	One on each floor
6	Cleaner's Sink	One per floor minimum	One per floor minimum
7	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each floor	One for each floor
8	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	--
9	Drinking water fountain	One for 100 persons or part thereof	

Sanitation Requirements for Institutional (Medical) Occupancy- (staff quarters and Hostels)

Sr. No.	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For female staff	
1	Water Closet (W.C.)	One for 4 persons	One for 2 persons	One for 2 persons or part thereof Two for 13-25
2	Ablution Taps.	One in each W.C.	One in each W.C.	One in each W.C. O
3	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4	Baths with Shower	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4 persons or part thereof
5	Cleaner's Sink	One per floor minimum	One per floor minimum	One per floor minimum
6	Drinking water fountain	One for 100 persons or part thereof		One for 100 persons or part thereof

Sanitation Requirements for Governmental and Public Business Occupancy and Offices.

Sr. No.	Sanitary Unit	For Male Personnel	For Female Personnel
1	Water Closet	One for 25 persons or part thereof	Two for 15 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.
3	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 add @ 3%; For over 200 persons add @ 2.5%.	-------
4	Wash basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5	Drinkingwater fountains	One for every 100 persons with a minimum of one on each floor	One for every 100 persons with a minimum of one on each floor
6	Cleaner's Sinks	One per floor minimum; preferably in or adjacent to sanitary rooms.	-------
7	Executive Room / Conference Halls	Toilet Suite (1 WC, 1 washbasin, optional shower for 24 hr usages) Unit could be common for Male/Female or separate depending on the number of user of each facility	

Note: One water tap with drainage arrangements shall be provided / 50 persons or part thereof in the vicinity.

Segregated sanitation facilities for Visitors in Public Buildings

Sr. No.	Sanitary Unit	For Male Personnel	For Female Personnel
1	Public toilet near Railway Stations (24x7) a) Water Closet(W.C) b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 300-500 users c) One in each W.C.	a) One for 50 users b) -- c) One in each W.C.
2	Public Toilet near market place/offices (for working hours) a) Water Closet b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 200-300 users c) One in each W.C.	a) One for 50 users b) -- c) One in each W.C.
3	Public toilets near Public Buildings a) Water Closet b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 200-300 users c) One in each W.C.	a) One for 50 users b) -- c) One in each W.C.

The recommended enclosure-sizes for different facilities at visitors' toilets

Sr. No.	Description	Optimum (mm)	Minimum (mm)*
1	Water Closet enclosures	900x1200	750x900
2	Urinals (divided by partition walls)	575x675	500x600

*In case of space constraint, the minimum sizes may be adopted

The recommended areas for different facilities at visitors' toilets

Sr. No.	Sanitary Unit	Dwelling with individual conveniences	Dwelling without individual conveniences
1	Bath Room	One provided with water tap	One for every two tenement
2	Water Closet (W.C.)	One	One for every two tenement
3	Sink (or Nahani) in the Floor	One	-----
4	Water Tap	One	One with drainage arrangement in each tenement One in common bath rooms and common water closet.

Note: Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

Sanitation Requirements for Assembly Occupancy Buildings (Cinema, Theaters, Auditoria. Etc.)

Sr. No.	Sanitary Unit	For Public		For Staff	
		For Male	For female	For Male	For female
1	Water Closet (W.C.)	One for 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof	Four for 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 50 persons or part thereof	One for 15 persons. Two for 16-35 persons	Two for 1-12 persons. Four for 13-25 persons add at the rate of 1 per 6 persons or part thereof
2	Ablution Taps.	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof	------	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--------
4	Wash Basins	One for every	One for every	One for 1-15	One for 1-

		200 persons or part thereof	200 persons or part thereof	persons Two for 16-35	12 persons Two for 13-25 persons
5	Drinking Water Fountain	One for 100 persons or part thereof			
6	Cleaner's Sink	One per floor			
7	Shower/Bathing	As per trade requirements			

Note: i) One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.

Sanitation Requirements for Assembly Buildings (Art, Galleries, Libraries and Museums).

Sr. No.	**Sanitary Unit**	**For Public**		**For Staff**	
		For Male	**For female**	**For Male**	**For female**
1	Water Closet (W.C.)	ne for 200 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof	Four for 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 50 persons or part thereof	One for 1-15 persons. Two for 16-35 persons.	Two for 1-12 persons. Four for 13-25 persons, add at the rate of 1 per 6 persons.
2	Ablution Taps.	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof	------	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--------
4	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13-25 persons
5	Drinking Water Fountain	One for 100 persons or part thereof			
6	Cleaner's Sink	One per floor, minimum			
7	Shower/Bathing	As per trade requirements			

Note: It may be assumed that two thirds of the numbers are males and one third females.

Sanitation Requirements for Restaurants

Sr. No.	Sanitary Unit	For Public		For Staff	
		For Male	For female	For Male	For female
1	Water Closet (W.C.)	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	One per 25 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 50 seats or part thereofthereof	One for 15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons.	Two per 1-12 persons. 4 for 13-25 persons. 6 for 26-40 persons. 8 for 41-57 persons. 10 for 58-77 persons. 12 for 78-100 persons. thereof
2	Ablution Taps.	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof	------	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	--------
4	Wash Basins	One for every 200 persons or part thereof			
5	Kitchen Sinks & Dish Washer	One per each Kitchen			
6	Cleaner's Sink	One per floor			
7	Service Sink	One in the restaurant			

Note:

i) It may be assumed that two thirds of the numbers are males and one-third females.

ii) One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinal.

Sanitation Requirements for Factories

Sr. No.	Sanitary Unit	For Male Personnel	For Female Personnel
1	Water Closet (W.C.)	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons. 4 for 66-100 persons. For 101 to 200 persons add at rate of 3%. From over 200 persons, add at the rate of 2.5%	2 for 1-12 persons 4 for 13-25 persons. 6 for 26-40 persons. 8 for 41-57 persons. 10 for 58-77 persons. 12 for 78-100 persons. For 101 to 200 persons, add at the rate of 3%. From over 200 persons add at the rate of 2%..
2	Ablution Taps.	One in each W.C.	One in each W.C.
3	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	----------
4	Washing Taps with draining arrangement	One for every 25 persons or part thereof	
5	Drinking Water Fountains	One for every 100 persons with a minimum of one on each floor	
6	Baths Preferably Showers	As required for particular trade or occupation	
7	Emergency shower and eye wash fountain	One per every shop floor per 500 person	

Note:

i) For many trades of a dirty or dangerous character, more extensive provisions are required.

ii) One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinal.

iii) Creche where provided shall be fitted with water closets (One for 10 persons or part thereof), wash basins (1 for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof.

Sanitary Requirements for Large Stations and Airports.

Sr. No.	Place	W.C. for Males	W.C. for Females	Urinals for Males only
1	Junction Stations, Intermediate Stations and Substations	3 for first 1000 persons, add 1 for subsequent 1000 persons or part thereof.	8 for first 1000 persons, add 1 for every additional 1000 persons or part thereof.	4 for every 1000 person, add 1 for every additional 1000 persons or part thereof.
2	Terminal Stations and Bus Terminals	for first 1000 persons and 1 for every additional 1000 persons or part thereof.	10 for every 1000 person and 1 for every additional 1000 persons or part thereof.	6 for every 1000 person and 1 for every additional 1000 persons or part thereof.
3	Domestic Airports Minimum. For 200 persons For 400 persons For 600 persons For 800 persons For 1000 persons	2* 5 9 12 16 18	16 30 40 52 58	1 per 40 persons or part thereof.
4	International Airports For 200 persons For 600 persons For 1000 persons	6 12 18	20 40 58	1 per 40 persons or part thereof.

Note:

i) Provision for wash basins, baths including shower stalls, shall be in accordance with part IX Section 2-Drainage and Sanitation of National Building Code of India.

* At least one Indian style water closet shall be provided in each toilet. Assume 60 % males and 40 % females in any area.

* At least 50 % of female WCs may be Indian pan and 50% EWC.

General Standards/Guidelines for Public Toilets in Public Area.

Public Toilet	On roads and for open areas: At every 1 km, including in parks, plaza, open air theatre, Swimming area, car parks, and fuel stations. Toilets shall be disabled-friendly and in 50-50 ratio (M/F). Provision may be made as for Public Rooms (Table 4.10 Contd)
Signage	Signboards on main streets shall give directions and mention the distance to reach the nearest public convenience. Toilets shall have multi-lingual signage for the convenience of visitors. Helpline number shall be pasted on all toilets for complaints/queries.
Modes	And use or free. In pay and use toilets entry is allowed on payment to the attendant or by inserting coin and user gets 15 minutes.
Maintenance/ Cleaning	The toilet should have both men and women attendants. Alternatively automatic cleaning cycle covering flush, toilet bowl, seat, hand wash basin, disinfecting of floor and complete drying after each use can be adopted, which takes 40 seconds. Public toilet shall be open 24 hours.