The Chandigarh Administration, in order to review/amend the Building Bye-laws presently applicable in Union Territory of Chandigarh, under the provisions of the Capital of Punjab (Development and Regulations) Act, 1952, as extended to Union Territory of Chandigarh, has framed the rules called "Chandigarh Building Rules (Urban)-2017" applicable to the entire Union Territory of Chandigarh except abadi areas of Villages, and suggestions/objections thereupon are invited from the general public, within 30 days from the publication of this notification. The new Building Bye-laws consist of Main Booklet of Chandigarh Building Rules(Urban)-2017 including Forms 'A' to 'K' and Annexure 1 to 3.

The General Public can access these rules/draft notification on the official website of Chandigarh Administration at the address www.chandigarh.gov.in and hard copy of the same may be seen at the office of Senior Town Planning, Department of Urban Planning and the Estate Officer, UT, Chandigarh.

The General Public can submit their suggestions/objections, if any, to the Senior Town Planner, UT, Chandigarh, UT Secretariat, Sector 9, Chandigarh and through e-mail at stpcbbl.chd@gmail.com. Suggestions/objections received later than 30 days from the date of this notification may not be entertained.

Chief Administrator,
Union Territory, Chandigarh
(on behalf of Administrator,
UT, Chandigarh)

Dated, Chandigarh the 01-5-2017

A copy, along with a copy of Main Booklet of Chandigarh Building Rules(Urban)-2017 including Forms 'A' to 'K' and Annexure 1 to 3, is forwarded to the Controller, Printing and Stationery, UT, Chandigarh, for publishing the above Draft Notification in the extra-ordinary gazette of Chandigarh Administration and after publication supply 10 copies thereof, to this Administration, for official use.

Superintendent Finance-I
For Chief Administrator,
Union Territory, Chandigarh.

Dated, Chandigarh the 01-5-2017

A copy, is forwarded to the Director Public Relations, UT, Chandigarh.
He is requested to publish the draft notification, as Public Notice in the leading newspapers (02 Hindi and 02 English) of UT, Chandigarh.

Superintendent Finance-I
For Chief Administrator,
Union Territory, Chandigarh.

Endst.No.11/2/70-UTFI(4)-2017/2142 Dated, Chandigarh the 01-5-2017

A copy, alongwith softcopy (CD) of Main Booklet of Chandigarh Building Rules(Urban)-2017 including Forms 'A' to 'K' and Annexure 1 to 3, is forwarded to the State Informatic Officer, NIC, Chandigarh.

2. He is requested to upload the above said Draft Notification on the portal of the official website of the Chandigarh Administration.

Superintendent Finance-I
For Chief Administrator,
Union Territory, Chandigarh.
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No. 2017-in exercise of the power conferred by Section 22 of the Capital of Punjab (Development and Regulation) Act, 1952 read with the directions contained in the Government of India, Ministry of Urban Development letter bearing No.F.No.1-123/2007-TCPO/UT(106) dated 17.10.2016, 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 for the time being, 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.
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 lines specified for each road-street or lane shown on the Zoning map, to define the position in which a building or wall may or may not be built.
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 chimney stack 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 include 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 hectare.

   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 waterproofing 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) '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 ne 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 the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor-2, and so on upwards.

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.:

\[
\text{Floor Area Ratio (FAR)} = \frac{\text{Total Covered Area on All Floors}}{\text{Plot Area}}
\]

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:

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) “Gallery” shall mean a raised floor constructed within the height of the single storey.

42) “Garage” shall mean a building or portion thereof, used for shelter, storage, or repair of a wheeled vehicle.

43) “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.
44) **“Ground Floor”** shall mean the storey which has its floor surface nearest to the ground around the building.

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 periods.

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 mummies, 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 or partial.

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 rules.

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) **“Mumti”** 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 a floor of a room or of rooms constructed within the height of a single storey.

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.

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 1.2 metre 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” shall mean the level of the ground floor of a building.
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) “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.
71) “Rear” as applied to a building shall mean that portion which is on the opposite of 'Front'.
72) “Sector” shall mean a sector of the Master Plan of Chandigarh.
73) “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;
74) “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;
75) Service zone” means a zone on the terrace for services related to building.
76) “Service Road”- A road/lane provided at the front, rear or side of a plot for service purpose.
77) “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;
78) “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.
79) “Special Area” shall mean the areas shown as such on the zoning plans in which Architectural Control Sheets shall apply.
80) “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.
81) “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.
82) “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.
83) “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 alterations 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 of 1.2 metre high parapet on the upper floors to be provided on the open side;

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)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>MARLA</th>
<th>ONE KANAL</th>
<th>TWO KANAL</th>
<th>ABOVE TWO KANAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs</td>
<td>As per Zoning/ Frame Control</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ground Coverage</td>
<td>65% + Upto 5%</td>
<td>50%</td>
<td>45%</td>
<td>35%</td>
</tr>
<tr>
<td>3</td>
<td>FAR</td>
<td>2.0</td>
<td>1.5</td>
<td>1.25</td>
<td>1.0</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3m (1'-0&quot;)</td>
<td>Minimum 0.3m (1'-0&quot;)</td>
<td>Maximum 1.2 (4'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>Phase-I: 10.06m (33'-0&quot;)</td>
<td>Phase-II: 9.83m (32'-3&quot;), Rear Court Yard: 3.35m (11'-0&quot;)</td>
<td>Main building 10.67m (35'-0&quot;) Rear Court Yard 3.35 m (11'-0&quot;) From the central line of the abutting road.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>No. of Storeys</td>
<td>3 (Three)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0&quot;) &amp; Min. Height 2.75m (9'-0&quot;) below the ceiling/ false ceiling or A.C. duct and below the beam 2.4m (8'-0&quot;).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Kitchen</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m(5'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Light &amp; Ventilation</td>
<td>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&quot;).</td>
<td></td>
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</tr>
<tr>
<td>13</td>
<td>Ventilation Shaft</td>
<td>Minimum area 1.2 sq. m (13sq. ft.) with minimum width 0.90 m (3 ft.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Minimum area 9.0 sq. m with minimum 3.0 m width</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Verandah for light &amp; Ventilation</td>
<td>Minimum width 1.8m (6'-0&quot;) and depth not more than 3.66 m (12'-0&quot;). However, in marla houses 3'-0&quot; wide cantilever shall be excluded.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Staircase</td>
<td>Minimum width 1.0 m (3'-3&quot;), Minimum Tread 0.25 m (10&quot;), Maximum Riser 0.19 m (7.5&quot;). Height of railing shall be 1.2 m.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Construction in back courtyard</td>
<td>Maximum 25% of the width of the Plot.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Lift</td>
<td>Allowed (without machine room on terrace level)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>MARLA</td>
<td>ONE KANAL</td>
<td>TWO KANAL</td>
<td>ABOVE TWO KANAL</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------</td>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>19</td>
<td>Mumty</td>
<td>Not Allowed, only one sqm. flap door for cat-ladder.</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Services on terrace</td>
<td>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 &amp; side wall and 1.2M (4'0&quot;) away from common party wall with maximum height 3 m (10'-0&quot;).</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Gate</td>
<td>Main Gate 2.75 m (9'-9&quot;) / 3.66 m(12'-0&quot;), Wicket Gate 1.13 m (3'-8 1/2&quot;) with height upto 1.80 m (5'-11 1/2&quot;) The design of the gate is at the discretion of the owner.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Boundary Wall</td>
<td>Front-1.13 m (3'-8 1/2&quot;), Rear-1.80 m (5'-11 1/2&quot;)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Basement</td>
<td>Optional, below the built up area. Use is for Non Habitable i.e. non-combustible household storage, parking, services &amp; utilities of the building. Minimum height 2.4 m (8'-0&quot;) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Parking</td>
<td>1 ECS per 100 Sq. Mts. of covered area.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Projection/ Balcony/ Cantilever beyond the building/ zoning line.</td>
<td>Max. Width 3'0&quot; (0.9 m) &amp; 3'-0&quot; away from the common wall on either side of the plot at first &amp; second floor. At second floor, rear side projection at the height of 2.52m (8'-3&quot;) from the floor level.</td>
<td>Maximum 1.80 m (6'-0&quot;) on front and rear &amp; 0.46 m (1'-6&quot;) on the side setbacks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Rain Water Harvesting System</td>
<td>Optional</td>
<td>Mandatory</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Solar Photo Voltaic</td>
<td>Optional</td>
<td>1 KWp</td>
<td>2 KWp</td>
<td>3 KWp</td>
</tr>
<tr>
<td>30</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0&quot;) high at balcony and service zone area.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Minimum Passage/ Corridor</td>
<td>Minimum 1.0 m (3'-3&quot;)</td>
<td>Minimum clear height 2.40 m (8'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Garage</td>
<td>Optional. Minimum size 3.0 m X 6.0m with minimum ceiling height 2.4 m and shall be counted towards covered area.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Servant Quarter</td>
<td>Optional</td>
<td>Mandatory</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Note:

i) Basement storey shall be lighted and ventilated by means of windows of the minimum area within 1/10th of the total floor area, at least half of which must be openable.

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

iii) 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.

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

v) The maximum numbers of risers in single flight are limited to 15.

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

vii) 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.

viii) 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.

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

x) 0.69 m. (2’-3”) high railing/grill on the front boundary wall/common wall of all houses shall be allowed keeping in view of security reasons subject to condition that the total height of boundary wall including railing/grill shall not be more than 5’-11 ½” (1.80m) height.

xi) Under-ground water tank flush with the average ground level shall be permitted in the setbacks subject to structural stability.

xii) Different types of building materials shall be permitted in the house governed by frame controls.

xiii) 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.

xiv) 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.

xv) 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.

xvi) The above provisions shall be read alongwith the chapter on Miscellaneous Building Requirements.
### 4.2 Residential (GROUP HOUSING)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Within Sectoral Grid</th>
<th>Integrated Residential Housing Scheme outside the Sectoral Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs Density/ No. of Dwelling Unit/ FAR/ No. of Storeys</td>
<td>As per zoning</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Minimum area of site</td>
<td>1 acre</td>
<td>3 acre</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Height</td>
<td>14.25 m (46'-9&quot;) from centre line of the road. Or as per zoning.</td>
<td>22.63 m (74'-3&quot;) from centre line of the road.</td>
</tr>
<tr>
<td>5</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0&quot;) Maximum 1.2 m (4'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sqm. (100 Sq. Ft.) with Min. width 2.40 m (8'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;) below the ceiling / false ceiling or A.C. duct and below the beam 2.4 m (8'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Kitchen</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bath</td>
<td>Min. Area 1.85 SQ. m (20 SQ. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space. Window/ Vent size in WC/ Bath/ Toilet shall be min. 0.3 Sq. Mts. of the area with side not less than 0.30 m (1'-0&quot;).</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Ventilation Shaft</td>
<td>Height of building upto (in Mts.)</td>
<td>Min. size (in Sq.mtrs.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
<td>2.8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>4.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>24</td>
<td>5.4</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
</tr>
<tr>
<td>13</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mts.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>3</td>
</tr>
<tr>
<td></td>
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<td>5</td>
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<td>6</td>
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<td>8</td>
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<td>27</td>
<td>9</td>
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<tr>
<td></td>
<td></td>
<td>30</td>
<td>10</td>
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<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Within Sectoral Grid</td>
<td>Integrated Residential Housing Scheme outside the Sectoral Grid</td>
</tr>
<tr>
<td>-------</td>
<td>------------</td>
<td>---------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>14</td>
<td>Verandah for light &amp; Ventilation</td>
<td>Minimum width 1.80 m (6'-0&quot;) and depth not more than 3.66 m (12'-0)</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Staircase</td>
<td>Minimum width 1.5 m (5'-0&quot;), Minimum Tread 0.28 m (11&quot;), Maximum Riser 0.175 m (7&quot;). The maximum numbers of risers in single flight are limited to 12.</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Lift</td>
<td>Mandatory</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Mumty</td>
<td>Allowed, within service zone. Maximum Total height 2.75 m. (9'-0&quot;) and is free from FAR.</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Services on terrace</td>
<td>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&quot;) away from front, rear &amp; end wall and 1.20 m. (4'-0&quot;) away from common party wall.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Gate</td>
<td>Main Gate 4.88 m (16'-0&quot;) &amp; Wicket Gate1.15 m (3'-9&quot;) with height upto 1.80 m (5'-11 1/2&quot;). The design of the gate is at the discretion of the owner.</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Boundary Wall</td>
<td>Front-1.13 m (3'-8 1/2&quot;), with 0.69 m. (2'-3&quot;) high railing above.</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Basement</td>
<td>Compulsory (single level), below the zoned area. Use is for Non Habitable i.e. parking, services &amp; utilities of the building. Minimum height 2.4 m (8'-0&quot;) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Stilt (Non Habitability Height)</td>
<td>Allowed, subject to construction of shear walls as per I.S.I. code. Minimum height 2.29 m (7'-6&quot;) below the beam/ roof slab. Use is for parking only and is free from F.A.R.</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Parking</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Projection/Cantilever/Balcony</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity as per norms.</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity as per norms.</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>i) 0.5 Acre to 1.0 Acre; ii) Up to 2.0 Acs; iii) Upto 5.0 Acs; iv) Above 5.0 Acres;</td>
<td>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)</td>
</tr>
</tbody>
</table>
Note:

i) Basement storey shall be lighted and ventilated by means of windows of the minimum area 1/10th of the total floor area, at least half of which must be openable.

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.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Within Sectoral Grid</th>
<th>Integrated Residential Housing Scheme outside the Sectoral Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0'') high.</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Minimum Passage/ Corridor</td>
<td>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'')</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>EWS</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Organized green Parks</td>
<td>15% of total site area. Minimum size 600 Sq. yds. and width not less than13.71 m (45'-0'').</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Commercial/ Community facilities</td>
<td>As per zoning</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Amalgamation/ Fragmentation</td>
<td>Not Allowed</td>
<td></td>
</tr>
</tbody>
</table>
## 5 COMMERCIAL USE

### 5.1 Commercial (Governed By Architectural Controls)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>SCO’S/ SCF’S / BAYSHOP’S/ SEMI INDUSTRIAL/ BOOTHS ETC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plot Area, Set Backs, FAR, Height, Ground Coverage, Plinth, No. of Storey</td>
<td>As per applicable Architectural control sheet.</td>
</tr>
<tr>
<td>2</td>
<td>Habitable Rooms</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8′-0″) &amp; 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″)</td>
</tr>
<tr>
<td>3</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4′-0″) &amp; Min. Height 2.29 m (7′-6″)</td>
</tr>
<tr>
<td>4</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3′-0″) &amp; Min. Height 2.29 m (7′-6″)</td>
</tr>
<tr>
<td>5</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4′-0″) &amp; Min. Height 2.29 m (7′-6″)</td>
</tr>
<tr>
<td>6</td>
<td>Light &amp; Ventilation</td>
<td>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.</td>
</tr>
<tr>
<td>7</td>
<td>Ventilation Shaft</td>
<td>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.</td>
</tr>
<tr>
<td>8</td>
<td>Staircase</td>
<td>SCF Min. width 1.00m(3′-3″) SCF converted into SCO Min. width 1.15m(3′-9″) (Single Bay) or SCO (Single Bay) SCO (Two Bay or Above) Min. width 1.50m (5′-0″) Minimum Tread 0.28 m (11″), Maximum Riser 0.175 m (7″) Height of railing shall be 1.2 m. (4′-0″) The maximum numbers of risers in single flight are limited to 12.</td>
</tr>
<tr>
<td>9</td>
<td>Lift</td>
<td>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.</td>
</tr>
<tr>
<td>10</td>
<td>Mumty</td>
<td>Allowed, (refer standard Drg.No.8-R, Job No.883)</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>SCO'S/ SCF'S / BAYSHOP’S/ SEMI INDUSTRIAL/ BOOTHS ETC.</td>
</tr>
<tr>
<td>-------</td>
<td>---------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>11</td>
<td>Services on terrace</td>
<td>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 and 4’-0” away from the common wall.</td>
</tr>
</tbody>
</table>
| 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 fulfilment 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. |
<p>| 16    | Flushing System                 | Dual flushing system of not more than 7 ltrs. 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 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. |</p>
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>SCO'S/ SCF'S / BAYSHOP'S/ SEMI INDUSTRIAL/ BOOTH'S ETC.</th>
</tr>
</thead>
</table>
| 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: - The above provision shall be read along with the chapter on Miscellaneous Building Requirements & other chapters.
### 5.2 Commercial (Governed By Individual Zoning)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>HOTEL</th>
<th>MULTIPLEX/MALLS</th>
<th>COMMERCIAL (converted from Industrial)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/Height/ No. of Storeys</td>
<td>As per Zoning Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>1.50</td>
<td>1.25</td>
<td>2.0</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>35%</td>
<td>40%</td>
<td>2 kanal -60%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Above 2 kanal – 50%</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum 1.2 m (4'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0&quot;) &amp; Min. Height 2.75 m(9'-0&quot;) and below the beam 2.4 m (8'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in mts.</td>
<td>Min. size (in sq. m.)</td>
<td>Min. width (in mts.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>2.8</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18</td>
<td>4.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>24</td>
<td>5.4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
</tr>
<tr>
<td>11</td>
<td>Interior Courtyard for light and</td>
<td>Height of building upto</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in mts</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ventilation</td>
<td>(in mts.)</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
<td>3</td>
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<td>15</td>
<td>5</td>
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<td>18</td>
<td>6</td>
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<td>21</td>
<td>7</td>
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<td></td>
<td></td>
<td>24</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>27</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>HOTEL</td>
<td>MULTIPLEX/MALLS</td>
<td>COMMERCIAL (converted from Industrial)</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>-------</td>
<td>----------------</td>
<td>-----------------------------------------</td>
</tr>
<tr>
<td>12</td>
<td>Staircase</td>
<td>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”) Height of railing shall be 1.2 m (4'-0”). The maximum numbers of risers in single flight are limited to 12.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Lift</td>
<td>Compulsory above 15 m. height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Mumty/ machine room</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Services on terrace</td>
<td>Solar Water heating System, Solar Photo voltaic Power Plant, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Gate &amp; Check Post</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Boundary Wall</td>
<td>1.13 m (3'-8 ½’’). Railing 0.69 m (2'-3’’) high above (optional)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Basement</td>
<td>Mandatory (single level), below the zoned area. Use is for Non Habitable i.e. parking, storage, services &amp; utilities of the building. Minimum height 2.4 m (8'-0’’) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Parking</td>
<td>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</td>
<td>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. multiplexor cinema and 2 ECS per 100 sq m 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.</td>
<td>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.)</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>HOTEL</td>
<td>MULTIPLEX/MALLS</td>
<td>COMMERCIAL (converted from Industrial)</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>-------</td>
<td>----------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>21</td>
<td>Projection/Balcony/Cantilever</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 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 ltrs. Capacity per W.C. | | |
| 26      | Parapet/Railing | Minimum 1.2 m (4'-0") | | |
| 27      | Minimum Passage/Corridor | For Multiplex/Malls and Hospitals 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)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>BANQUET HALL/MARRIAGE PALACE</th>
<th>BULK BUILDING MATERIAL</th>
<th>TIMBER SITE (Single Storey)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Size of plot</td>
<td>Minimum 1 Acre</td>
<td>As per Allotment</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Set Backs</td>
<td>As per Zoning Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>FAR</td>
<td>0.80</td>
<td>0.60</td>
<td>Upto 0.60 (on payment)</td>
</tr>
<tr>
<td>4</td>
<td>Ground Coverage</td>
<td>40%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>5</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0&quot;)</td>
<td>Maximum 1.2 m (4'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In Timber site as per the Architectural Control Sheet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Height</td>
<td>10.97 m (36'-0&quot;)</td>
<td>7.54 m (24'-9&quot;)</td>
<td>3.88 m (12'-9&quot;)</td>
</tr>
<tr>
<td>7</td>
<td>No. of Storeys</td>
<td>As per Zoning Plan.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In Timber site as per the Architectural Control Sheet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Habitable room</td>
<td>Min. Area 9.50 Sq. m (100 Sq.ft.) with Min. Width 2.40 m (8'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;) and below the beam 2.4 m (8'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m(3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Ventilation Shaft</td>
<td>Minimum area 1.2 sq. m (13sq. ft.) with minimum width 0.90 m (3 ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Staircase</td>
<td>Min. width 2.00 m (6'-6&quot;), Min. width 1.50 m (5'-0&quot;)</td>
<td></td>
<td>Minimum Tread 0.30 m(12&quot;), Maximum Riser 0.15 m (6&quot;) Height of railing shall be 1.2 m. (4'-0&quot;) The maximum numbers of risers in single flight are limited to 12.</td>
</tr>
<tr>
<td>15</td>
<td>Lift / Mumty</td>
<td>Optional within service zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Services on terrace</td>
<td>Solar Water heating System, Solar Photo voltaic Power Plant, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Gate &amp; Check Post</td>
<td>i) Main Gate 4.88 m (16'-0&quot;) with height upto 1.80 m (6'-0&quot;). 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. iv) As per the Architectural Control Sheet in Timber site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Boundary Wall</td>
<td>1.13 m (3'-8 ½&quot;). Railing 0.69m (2'-3&quot;) high above (optional). In Bulk building material 1.80m (5'-11 ½&quot;)</td>
<td>In Timber site, as per the Architectural Control Sheet.</td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>BANQUET HALL/ MARRIAGE PALACE</td>
<td>BULK BUILDING MATERIAL</td>
<td></td>
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<tr>
<td>--------</td>
<td>----------------------------------------</td>
<td>---------------------------------------------------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>19</td>
<td>Basement</td>
<td>Mandatory (single level) in Banquet hall/ Marriage palaces, below the zoned area,</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Optional in Bulk building material sites.</td>
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<tr>
<td></td>
<td></td>
<td>Not allowed in timber sites.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Minimum height 2.4 m (8'-0&quot;) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum width 4.0 m (single) &amp; 8.0 m (Double) with 1: 10 slope. At curved portion of the ramp</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>or for circular ramp the slope should not be more than 1:12.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Parking</td>
<td>Atleast 130 cars per acres of gross area and further on pro rata basis</td>
<td>1 ECS per 100 sqm of the covered area</td>
<td>In Timber site as per the Architectural Control Sheet.</td>
</tr>
<tr>
<td>22</td>
<td>Projection/Cantilever/ Balcony</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In Timber site, as per the Architectural Control Sheet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>i) 50 kilo watt to 1000 Kilo Watt</td>
<td>i) Minimum 10 Kilo watt peak or 5% of connected load, whichever is higher.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) above 1000 Kilo Watt</td>
<td>ii) Minimum 50 Kilo watt peak or 3% of connected load, whichever is higher.</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Minimum Passage/ Corridor</td>
<td>2.0m (6'-6&quot;)</td>
<td>1.5m (5'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum clear height is 2.4 m (8'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Amalgamation/ Fragmentation</td>
<td>Not Allowed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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.
### 5.3 Theaters Converted Into Multiplex

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>NORMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Permissible FAR</td>
<td>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></td>
<td>Plot Area</td>
<td>Minimum FAR allowed 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></td>
<td>At least 20% of the available FAR shall be used for public space which includes circulation areas and toilets.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Seating capacity</td>
<td>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>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</td>
<td>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>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4’-0”) &amp; Min. Height 2.29 m (7’-6”)</td>
</tr>
<tr>
<td>6.</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3’-0”) &amp; Min. Height 2.29 m (7’-6”)</td>
</tr>
<tr>
<td>7.</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4’-0”) &amp; Min. Height 2.29 m (7’-6”)</td>
</tr>
<tr>
<td>8.</td>
<td>Staircase</td>
<td>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”)</td>
</tr>
<tr>
<td>9.</td>
<td>Lift</td>
<td>Mandatory</td>
</tr>
<tr>
<td>10.</td>
<td>Munit</td>
<td>Allowed</td>
</tr>
<tr>
<td>11.</td>
<td>Services on terrace</td>
<td>Solar Water heating System, Solar Photo voltaic Power Plant, Water Tank and cooling towers for air conditioning plant, munit, machine room, Screen Wall to encase the services etc. within the service zone.</td>
</tr>
<tr>
<td>12.</td>
<td>Basement</td>
<td>Compulsory (single level). Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building. Minimum height 2.4 m (8’-0”) below the beam/ roof slab, and is free from F.A.R.</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>NORMS</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>13</td>
<td>Ramp</td>
<td>Minimum width 4.0 m (single) &amp; 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.</td>
</tr>
<tr>
<td>14</td>
<td>Parking</td>
<td>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.</td>
</tr>
<tr>
<td>15</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
</tr>
<tr>
<td>16</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
</tr>
</tbody>
</table>
| 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 ltrs. Capacity per W.C.                                |
| 19     | Parapet/ Railing                 | Minimum 1.2 m (4'-0")                                                                           |
| 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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>COAL DEPOT</th>
<th>PETROL PUMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plot Area, Set Backs, Plinth level, Boundary Wall, Gate &amp; Use</td>
<td>As per zoning</td>
<td>Single</td>
</tr>
<tr>
<td>2</td>
<td>No. of Storey</td>
<td>68%</td>
<td>35% (As per zoning)</td>
</tr>
<tr>
<td>3</td>
<td>FAR</td>
<td>0.68</td>
<td>0.35</td>
</tr>
<tr>
<td>4</td>
<td>Height</td>
<td>3.89 m (12'-9'')</td>
<td>6.09 m (20'-0'')</td>
</tr>
<tr>
<td>5</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
</tr>
<tr>
<td>6</td>
<td>WC</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
</tr>
<tr>
<td>7</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
</tr>
<tr>
<td>8</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space</td>
<td>Interior open space to be left on all sides (front, rear and sides in each plot) in Mts</td>
</tr>
<tr>
<td>9</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Height of building upto (in Mtrs.)</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>10</td>
<td>3</td>
</tr>
<tr>
<td>11</td>
<td>Mezzanine floor</td>
<td>Not Allowed</td>
<td>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'')</td>
</tr>
<tr>
<td>12</td>
<td>Basement</td>
<td>Allowed, below the built up area. Use is for Non Habitable i.e. for storage, services &amp; utilities of the building. Minimum height 2.4 m (8'-0'') below the beam/ roof slab, and is free from F.A.R.</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>13</td>
<td>Parking</td>
<td>20% of the total plot area</td>
<td>--------</td>
</tr>
<tr>
<td>14</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Fragmentation</td>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Governed by Architectural Control</th>
<th>Governed by Zoning Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ Height/ No. of Storey</td>
<td>As per zoning/ Architectural Control</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>0.75</td>
<td>Upto one Acre - 0.75 Above one acre - 0.60</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Additional FAR upto One Acre 1.00 &amp; above One Acre 0.75 subject to payment)</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>60%</td>
<td>Upto one Acre 60% For an area in excess of 1 one acre 40%</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>As per Architectural Control</td>
<td>Minimum 0.3 mtrs. (1'-0&quot;) Maximum 1.2 mtr. (4'-0&quot;)</td>
</tr>
<tr>
<td>5</td>
<td>Habitable Space</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) &amp; Min. Height 2.75 m (9'-0&quot;) and below beam/ false ceiling or AC duct 2.4 m (8'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m(3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts. Min size (in Sq.mtrs.) Min width in Mts.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 1.2 0.90</td>
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<tr>
<td></td>
<td></td>
<td>12 2.8 1.20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>18 4.0 1.50</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>24 5.4 1.80</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>30 8.0 2.40</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 3</td>
<td></td>
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<td></td>
<td></td>
<td>15 5</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>18 6</td>
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<td>21 7</td>
<td></td>
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<td></td>
<td></td>
<td>24 8</td>
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<td></td>
<td>27 9</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>30 10</td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Governed by Architectural Control</td>
<td>Governed by Zoning Plan</td>
</tr>
<tr>
<td>---------</td>
<td>---------------------</td>
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<td>-------------------------</td>
</tr>
<tr>
<td>12</td>
<td>Staircase</td>
<td>As specified in Architectural Control</td>
<td>Minimum width  1.50 mtrs. (5'-0&quot;)&lt;br&gt;Minimum Tread 0.30 mtrs. (12&quot;),&lt;br&gt;Maximum Riser 0.15 mtrs. (6&quot;)</td>
</tr>
<tr>
<td>13</td>
<td>Lift</td>
<td>Optional.&lt;br&gt;Mandatory above 15.0 m height.</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Services on terrace</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Gate &amp; Check Post</td>
<td>As specified in Architectural Control</td>
<td>i) Main Gate 4.88 m (16'-0&quot;) with height upto 1.80 m (6'-0&quot;). The design of the gate is at the discretion of the owner.&lt;br&gt;ii) Check Post (Optional) size maximum 14 Sq. m on each entry and exit.</td>
</tr>
<tr>
<td>17</td>
<td>Boundary Wall</td>
<td>As specified in Architectural Control</td>
<td>1.80 m (5'-11 ½&quot;)</td>
</tr>
<tr>
<td>18</td>
<td>Basement</td>
<td>Optional, below the built up area.&lt;br&gt;Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building.&lt;br&gt;Minimum height 2.4 m (8'-0&quot;) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms.&lt;br&gt;Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Parking</td>
<td>1 ECS per 100 Sq. m of built up area.</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Projection/ Cantilever</td>
<td>As specified in Architectural Control</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area</td>
</tr>
<tr>
<td>22</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory above one kanal plot.</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Solar Water Heating System</td>
<td>Compulsory, as per use of the building.</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>i) Minimum 10 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.&lt;br&gt;ii) Minimum 50 Kilo watt peak (KWp) Or 3% of connected load, whichever is higher.</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Governed by Architectural Control</td>
<td>Governed by Zoning Plan</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------</td>
<td>-----------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>29</td>
<td>Minimum Passage/ Corridor</td>
<td>No. of users upto 100 =1.8 m (6'-0'')</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No. of users 101 and above =2.4 m (8'-0'')</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>with a min. clear height 2.4 m (8'-0'')</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Residential</td>
<td>Upto 2.5% within permissible FAR.</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Amalgamation</td>
<td>Two or more adjoining sites with the same ownership shall be permissible.</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Fragmentation</td>
<td>Not Allowed</td>
<td></td>
</tr>
</tbody>
</table>

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) Additional 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 alongwith the chapter on Miscellaneous Building Requirements & other chapters.
### PUBLIC/ SEMI PUBLIC BUILDINGS

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Dispensary Police Station Fire Station</th>
<th>Hospital</th>
<th>Community Centre/Janj Ghar</th>
<th>Sports Stadium</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per zoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>1.25</td>
<td>1.50</td>
<td>0.75</td>
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<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>15%</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0''), Maximum 1.2 m (4'-0'')</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>14.86m (48'-9'')</td>
<td>17.52m (57'-6'')</td>
<td>12.20m (40'-0'')</td>
<td>14.86 m (48'-9'')</td>
</tr>
<tr>
<td>6</td>
<td>Staircase</td>
<td>Minimum width in police / fire station 1.5 m</td>
<td>Other buildings 2.0 m</td>
<td>Minimum Tread 0.30 m (12&quot;)</td>
<td>Minimum Riser 0.15 m (6&quot;)</td>
</tr>
<tr>
<td>7</td>
<td>Habitable Room</td>
<td>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'')</td>
<td></td>
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</tr>
<tr>
<td>8</td>
<td>Pantry</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0'') &amp; Min. Height 2.75 m (9'-0'')</td>
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<tr>
<td>9</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
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<tr>
<td>10</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
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<tr>
<td>11</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>12</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts.</td>
<td>Min size (in Sq.mtrs.)</td>
<td>Min width in Mts.</td>
<td>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.</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Dispensary/Police Station</td>
<td>Hospital</td>
<td>Community Centre/Janj Ghar</td>
<td>Sports Stadium</td>
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</tr>
<tr>
<td>14</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
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<td>30</td>
<td>10</td>
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<tr>
<td>15</td>
<td>Lift and Ramp</td>
<td>Ramp (2.4m wide) with slope of 1:12 is mandatory in Dispensary and Hospital. Lift is mandatory in buildings above 15m height.</td>
<td></td>
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<tr>
<td>16</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>17</td>
<td>Services on terrace</td>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Gate &amp; Check Post</td>
<td>Main Gate 4.88 m (16'0&quot;) with height upto 1.80 m (6'0&quot;). 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.</td>
<td></td>
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<tr>
<td>19</td>
<td>Boundary Wall</td>
<td>1.13 m (3'8 1/2&quot;) with 0.69 m (2'-3&quot;) high railing above.</td>
<td></td>
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<tr>
<td>20</td>
<td>Basement</td>
<td>Compulsory in Hospital (single level), Optional for others. Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building. Minimum height 2.4 m (8'-0&quot;) below the beam/ roof slab, and is free from F.A.R.</td>
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<tr>
<td>21</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
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</tr>
<tr>
<td>22</td>
<td>Parking</td>
<td>For Hospital &amp; Dispensary- 1 ECS for 5 Beds (Private) 1 ECS for 10 Beds (Public) 1 ECS for 100 Sq. Mts. for remaining area For other buildings 20% of the area of the site.</td>
<td></td>
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</tr>
<tr>
<td>23</td>
<td>Projection/Cantilever</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area</td>
<td></td>
<td></td>
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<tr>
<td>24</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
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<tr>
<td>25</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Dispensary Police Station</td>
<td>Hospital</td>
<td>Community Centre/Janj Ghar</td>
<td>Sports Stadium</td>
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<td></td>
<td></td>
<td>Fire Station</td>
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<tr>
<td>26</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>For Private:</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>i) 50 kilo watt to 1000 Kilo Watt</td>
<td></td>
<td>i) Minimum 10 Kilo watt peak Or 5% of connected load, whichever is higher.</td>
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<tr>
<td></td>
<td></td>
<td>ii) above 1000 Kilo Watt</td>
<td></td>
<td>ii) Minimum 50 Kilo watt peak) Or 3% of connected load, whichever is higher.</td>
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<td></td>
<td>For Government Buildings:</td>
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<td></td>
<td></td>
<td>Minimum 2 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.</td>
<td></td>
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<tr>
<td>27</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
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<tr>
<td>28</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0'”)</td>
<td></td>
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</tr>
<tr>
<td>29</td>
<td>Minimum Passage/ Corridor</td>
<td>Minimum width in police/ fire station 2.0 m Other buildings 2.4 m Minimum clear height 2.40 m (8’-0”’)</td>
<td></td>
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<tr>
<td>30</td>
<td>Amalgamation/ Fragmentation</td>
<td>Not Allowed</td>
<td></td>
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</tr>
</tbody>
</table>

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.
### 7.1 Cultural and Non Academic Institutional & Religious

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Cultural and Non Academic Institutional Sites</th>
<th>Religious</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per Zoning Plan</td>
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</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>1.25</td>
<td>1.00</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0'&quot;), Maximum 1.2 m (4'-0'&quot;)</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>14.86 m (48'-9&quot;)</td>
<td>10.97 m (36'-0'&quot;)</td>
</tr>
<tr>
<td>6</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.), Min. Height 2.75 m (9'-0'&quot;) and below beam/ false ceiling or AC duct 2.4 m (8'-0'&quot;)</td>
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<tr>
<td>7</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
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<tr>
<td>8</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
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</tr>
<tr>
<td>9</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts. Min size (in Sq.mtrs.) Min width in Mts.</td>
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<td></td>
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<td>10</td>
<td>1.2</td>
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<td>2.8</td>
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<td>18</td>
<td>4.0</td>
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<td>5.4</td>
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<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
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<tr>
<td>12</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
</tr>
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<td></td>
<td></td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>13</td>
<td>Staircase</td>
<td>Minimum width 1.5 m (5'-0'&quot;), Minimum Tread 0.30 m (12&quot;), Maximum Riser 0.15 m (6&quot;)</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Lift &amp; Ramp</td>
<td>Allowed.</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
</tr>
</tbody>
</table>
**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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Education city</th>
<th>Educational/Academic</th>
<th>Hostel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per zoning</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>FAR</td>
<td>1.50</td>
<td>Upto 0.50 or as per Allotment letter</td>
<td>1.25</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>40%</td>
<td>15%, 25% as per Allotment letter</td>
<td>40%</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0'”), Maximum 1.2 m (4'-0’”)</td>
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<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>17.52 m (57'-6'”)</td>
<td>14.86 m (48'-9'”)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m(4'-0””) &amp; Min. Height 2.29 m (7'-6”)</td>
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<td>7</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m(3'-0””) &amp; Min. Height 2.29 m (7'-6”)</td>
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<tr>
<td>8</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m(4'-0””) &amp; Min. Height 2.29 m (7'-6”)</td>
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<td>9</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
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<td></td>
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<tr>
<td>10</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts.</td>
<td>Min size (in Sq.mtrs.)</td>
<td>Min width in Mts.</td>
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<tr>
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<td></td>
<td>10</td>
<td>1.2</td>
<td>0.90</td>
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<td></td>
<td>12</td>
<td>2.8</td>
<td>1.20</td>
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<td>4.0</td>
<td>1.50</td>
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<td>5.4</td>
<td>1.80</td>
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<td>30</td>
<td>8.0</td>
<td>2.40</td>
</tr>
<tr>
<td>11</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
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<td>30</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Staircase</td>
<td>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”)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Lift/ Ramp</td>
<td>Ramp is Mandatory in educational buildings. Lift is optional for building upto 15m &amp; Mandatory above 15m height.</td>
<td></td>
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<tr>
<td>14</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Services on terrace</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>Education city (Sarangpur)</td>
<td>Educational/ Academic</td>
<td>Hostel</td>
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<td>--------</td>
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</tr>
</tbody>
</table>
| 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 above 0.90 mts (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. Mt  
20% of the total plot area + 2 ECS per 100 Sq. mts. or fraction of Administrative Office Area.  
1.8 ECS per 100 Sq. Mt. 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 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. | | |
| 25     | Flushing System | Dual flushing system of not more than 7 ltrs. Capacity per W.C. | | |
| 26     | Parapet/ Railing | Minimum 1.2 m (4'-0") | | |
| 27     | Minimum Passage/ Corridor | No. of users upto 100 =1.80 m (6'-0")  
No. of users 101 and above =2.4 m (8'-0")  
In hostel buildings upto 100 users = 1.5m (5'-0")  
No. of users 101 and 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) Limited use of basement for office space with proper arrangement of Light and Ventilation, Fire Safety Norms, Circulation etc. may be allowed. Toilets, Pantry Labs etc. which require water, are not
allowed in basement. The area of basement with habitable use shall be counted towards maximum permissible FAR of 0.5.

iii) In those school sites which have out-door facilities to cater to the size of the football ground, area as per norms, for parking and fire tender movement and still have sufficient open space, a Multi-purpose Sports Hall of International Standard (Minimum size of 22 Mtrs. X 44 mtrs.) shall be allowed over and above the permissible ground coverage & FAR, and will not exploit this facility for any other purpose.

iv) The above provision shall be read alongwith the chapter on Miscellaneous Building Requirements & other chapters.
7.3 I.T Park

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>Main Campus (6 acre and above)</th>
<th>Small Campus (2 to 6 acres)</th>
<th>Built to Suit Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per zoning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>0.50</td>
<td>1.00</td>
<td>1.25</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0'&quot;), Maximum 1.2 m (4'-0'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>22.63 m (74'-3'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Habitable Space</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) &amp; Min. Height 2.75 m (9'-0'&quot;&quot;) and below beam/ false ceiling or AC duct 2.4 m (8'-0'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Pantry</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0'&quot;&quot;) &amp; Min. Height 2.75 m (9'-0'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0'&quot;&quot;) &amp; Min. Height 2.29 m (7'-6'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'&quot;&quot;) &amp; Min. Height 2.29 m (7'-6'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'&quot;&quot;) &amp; Min. Height 2.29 m (7'-6'&quot;&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts. Min size (in Sq.mtrs.) Min width in Mts.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
<td>0.90</td>
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<tr>
<td></td>
<td></td>
<td>12</td>
<td>2.8</td>
<td>1.20</td>
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<td>18</td>
<td>4.0</td>
<td>1.50</td>
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<tr>
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<td></td>
<td>24</td>
<td>5.4</td>
<td>1.80</td>
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<tr>
<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
<td>2.40</td>
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<tr>
<td></td>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.) Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td>30</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Staircase</td>
<td>Minimum width 1.50 m (5'-0'&quot;), Minimum Tread 0.30 m (12&quot;), Maximum Riser 0.15 m (6&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Lift</td>
<td>Mandatory</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
### 7.4 Railway Station, Chandigarh

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Parameters</th>
<th>Hospital</th>
<th>Commercial</th>
<th>Club</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per Zoning Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>1.50</td>
<td>1.75</td>
<td>0.50</td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0''), Maximum 1.2 m (4'-0'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>17.52 m (57'-6'')</td>
<td>22.63 m (74'-3'')</td>
<td>14.86 m (48'-9'')</td>
</tr>
<tr>
<td>6</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts. Min size (in Sq.mtrrs.) Min width in Mts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
<td>0.90</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
<td>2.8</td>
<td>1.20</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18</td>
<td>4.0</td>
<td>1.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>24</td>
<td>5.4</td>
<td>1.80</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
<td>2.40</td>
</tr>
</tbody>
</table>

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. |
| 12      | Lift & Ramp | Allowed. Lift is mandatory in buildings above 15mheight. 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
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>Gate &amp; Check Post</td>
<td>i) Main Gate 4.88 m (16’-0”) with height upto 1.80 m (6’-0”).</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) The design of the gate is at the discretion of the owner.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>iii) Check Post (Optional) size maximum 14 Sq. Mts. on each entry and exit.</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Boundary Wall</td>
<td>1.13 m (3’-8 ½”). Railing above 0.69mts (2’-3”) high (optional)</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Basement</td>
<td>Mandatory (single level) below the zoned area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum height 2.4 m (8’-0”) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Parking</td>
<td>1 ECS for 05 Beds (Private)</td>
<td>3 ECS per 100 Sq. Mt. of built up area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 ECS for 10 Beds (Public)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 ECS per 100 Sq. Mts. for remaining area.</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Projection/Canterver</td>
<td>Maximum 1.80 m(6’-0”) within zoned area.</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>i) 50 kilo watt to 1000 Kilo Watt Or 5% of connected load, Whichever is higher.</td>
<td>i) Minimum 10 Kilo watt peak Or 3% of connected load, Whichever is higher.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) above 1000 Kilo Watt i) Minimum 50 Kilo watt peak Or 3% of connected load, Whichever is higher.</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4’-0”)</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Minimum Passage/ Corridor</td>
<td>2.4 m (8’-0”)</td>
<td>Users Upto 100 -- 2.0 m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>101 and Above -- 2.40 m</td>
</tr>
<tr>
<td>27</td>
<td>Amalgamation/ Fragmentation</td>
<td>Not Allowed</td>
<td></td>
</tr>
</tbody>
</table>

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.
### 8.2 Residential & Government Housing

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>RESIDENTIAL</th>
<th>GOVERNMENT HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Set Backs/ No. of Storeys</td>
<td>As per zoning</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ground Coverage</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>FAR</td>
<td>2.0</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0&quot;)</td>
<td>Maximum 1.2 (4'-0&quot;)</td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>22.63 m (74'-3&quot;)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;) and below beam 2.4 m (8'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Kitchen</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0&quot;) &amp; Min. Height 2.75 m (9'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0&quot;) &amp; Min. Height 2.29 m (7'-6&quot;)</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts. Min size (in Sq.mtrs.) Min width in Mts.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
</tr>
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<td>5.4</td>
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<td></td>
<td>30</td>
<td>8.0</td>
</tr>
<tr>
<td>13</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mts.) Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
<td></td>
</tr>
<tr>
<td></td>
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<td>10</td>
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<tr>
<td></td>
<td></td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>RESIDENTIAL</td>
<td>GOVERNMENT HOUSING</td>
</tr>
<tr>
<td>--------</td>
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<td>--------------------------------------------------------------------------------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>14</td>
<td>Staircase</td>
<td>Minimum width 1.50 m (5’-0”), Minimum Tread 0.28m (11”), Maximum Riser 0.175 m (7”)</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Lift</td>
<td>Mandatory</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Services on terrace</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Gate</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Boundary Wall</td>
<td>1.13 m (3’-8 1/2’’). 0.69mts (2’-3’’) high railing (optional)</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Basement</td>
<td>Compulsory (single level) below the zoned area. Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building. Minimum height 2.4 m (8’-0”) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Stilt</td>
<td>Allowed, subject to construction of shear walls as per I.S.I. 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.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Parking</td>
<td>1.5 ECS per DU with unit area upto 111.48 Sq. Mts. (1200 Sq. Ft.) 2.0 ECS per DU with unit area upto 278.70 Sq. Mts. (3000 Sq. Ft.) 3.0 ECS per DU with unit area above 278.70 Sq. Mts. (3000 Sq. Ft.) 10% guest parking shall also be provided on surface for visitors.</td>
<td>As per zoning plan</td>
</tr>
<tr>
<td>24</td>
<td>EWS/ Low Income Housing</td>
<td>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.</td>
<td>------</td>
</tr>
<tr>
<td></td>
<td>Community Facilities</td>
<td>4% area of the site.</td>
<td>Maximum 0.5% area of the site for need based shops.</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>RESIDENTIAL</td>
<td>GOVERNMENT HOUSING</td>
</tr>
<tr>
<td>--------</td>
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<td>--------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>25</td>
<td>Projection/Cani lever/ Sunshade</td>
<td>Maximum 1.80 m (6'-0'”)</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
</tr>
</tbody>
</table>
| 28     | Solar Photo voltaic               | i) 0.5 Acre to 1.0 Acs; i) Minimum 10 Kilo watt peak (KWP)  
|        |                                   | ii) Up to 2.0 Acs; ii) Minimum 20 Kilo watt peak (KWP)  
|        |                                   | iii) Upto 5.0 Acs; iii) Minimum 30 Kilo watt peak (KWP)  
|        |                                   | iv) Above 5.0 Acres; iv) Minimum 40 Kilo watt peak (KWP)  |
| 29     | Flushing System                   | Dual flushing system of not more than 7 ltrs. Capacity per W.C. |                    |
| 30     | Parapet/ Railing                  | Minimum 1.2 m (4'-0'”)                            |                    |
| 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 2.4 m (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 alongwith the chapter on Miscellaneous Building Requirements & other chapters.
## INTEGRATED PROJECTS

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>INSTITUTIONAL (70% of the Total Area)</th>
<th>RESIDENTIAL (25% of the Total Area)</th>
<th>COMMERCIAL (5% of the Total Plot area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plot Area Set Backs/ No. of Storeys</td>
<td>As per zoning plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>FAR</td>
<td>2.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Ground Coverage</td>
<td>35%</td>
<td>40%</td>
<td>35%</td>
</tr>
<tr>
<td>4</td>
<td>Plinth</td>
<td>Minimum 0.3 m (1'-0''), Maximum 1.2 m (4'-0'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Height</td>
<td>25.48m (83'-7'')</td>
<td>22.86m (75'-0'')</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Habitable Room</td>
<td>Min. Area 9.50 Sq. m (100 Sq. Ft.) with Min. Width 2.40 m (8'-0'') &amp; Min. Height 2.75 m (9'-0'') and below beam 2.4 m (8'-0'')</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
</tr>
<tr>
<td>7</td>
<td>Kitchen</td>
<td>Min. Area 4.50 Sq. m (49 Sq. Ft.) with Min. Width 1.50 m (5'-0'') &amp; Min. Height 2.75 m (9'-0'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Toilet</td>
<td>Min. Area 2.8 Sq. m (30 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>WC</td>
<td>Min. Area 1.1 Sq. m (12 Sq. Ft.) with Min. Width 0.90 m (3'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Bath</td>
<td>Min. Area 1.85 Sq. m (20 Sq. Ft.) with Min. Width 1.20 m (4'-0'') &amp; Min. Height 2.29 m (7'-6'')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Light &amp; Ventilation</td>
<td>Minimum 1/8th of the floor area of the habitable space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Ventilation Shaft</td>
<td>Height of building upto in Mts.</td>
<td>Min size (in Sq. m)</td>
<td>Min width in Mts.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>1.2</td>
<td>0.90</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12</td>
<td>2.8</td>
<td>1.20</td>
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<td></td>
<td></td>
<td>18</td>
<td>4.0</td>
<td>1.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>24</td>
<td>5.4</td>
<td>1.80</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30</td>
<td>8.0</td>
<td>2.40</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>PARAMETERS</th>
<th>INSTITUTIONAL (70% of the Total Area)</th>
<th>RESIDENTIAL (25% of the Total Area)</th>
<th>COMMERCIAL (5% of the Total Plot area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Interior Courtyard for light and ventilation</td>
<td>Height of building upto (in Mtrs.)</td>
<td>Interior open space to be left out on all sides (front, rear and sides in each plot) in Mts</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>3</td>
<td></td>
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<td>15</td>
<td>5</td>
<td></td>
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<td>18</td>
<td>6</td>
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<td></td>
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<td>21</td>
<td>7</td>
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<td></td>
<td></td>
<td>24</td>
<td>8</td>
<td></td>
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<td></td>
<td></td>
<td>27</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>30</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Staircase</td>
<td>Min. Width 2.0 m (6’-6”)</td>
<td>Min. Width 1.5 m (5’-0”)</td>
<td>Min. Width 2.0 m (6’-6”)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Minimum Tread 0.30 m (12”), Maximum Riser 0.15 m (6”)</td>
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<td></td>
<td></td>
<td></td>
<td>The maximum numbers of risers in single flight are limited to 12.</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Lift &amp; Ramp</td>
<td>Lift is mandatory. Ramp is mandatory in Educational &amp; Hospital Building. Width of the ramp 2.4 m (8’-0”) in hospital buildings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Mumty</td>
<td>Allowed within service zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Services on terrace</td>
<td>Solar Water heating System, Solar Photo voltaic Power Plant, Machine room, Water Tank, Screen Wall to encase services etc. within the service zone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Gate &amp; Check Post</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Boundary Wall</td>
<td>1.13 m (3’-8 ½”) with 0.69 m (2’-3”) high railing above</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Basement</td>
<td>Compulsory (Single Level), below the zoned area, Use is for Non Habitable i.e. for parking, storage, services &amp; utilities of the building. Minimum height 2.4 m (8’-0”) below the beam/ roof slab, and is free from F.A.R.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Ramp</td>
<td>Allowed in setback for basement parking only subject to Fire and Structural stability norms. Minimum width 4.0 m (single) &amp; 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Parking</td>
<td><strong>Educational</strong> – 2 ECS per 100 Sq. m + 2 ECS per 100 Sq. m or fraction of Administrative Office Area. <strong>Hospital</strong>- 1 ECS per 10 Beds (Public) 1 ECS per 05 Beds (Private) Remaining 1 ECS per 100 Sq. m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 ECS per 100 Sq. m of built up area.</td>
<td></td>
<td>3 ECS per 100 Sq. m</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>PARAMETERS</td>
<td>INSTITUTIONAL (70% of the Total Area)</td>
<td>RESIDENTIAL (25% of the Total Area)</td>
<td>COMMERCIAL (5% of the Total Plot area)</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------------</td>
<td>----------------------------------------</td>
<td>-------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>23</td>
<td>Projection/ Cantilever</td>
<td>Maximum 1.80 m (6'-0&quot;) within zoned area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Rain Water Harvesting System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Solar Water Heating System</td>
<td>Compulsory of adequate capacity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Solar Photo Voltaic (Compulsory)</td>
<td>i) 50 kilo watt to 1000 Kilo Watt</td>
<td>i) Minimum 10 Kilo watt peak</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Or 5% of connected load,</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Whichever is higher.</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td></td>
<td>ii) above 1000 Kilo Watt</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>i) Minimum 50 Kilo watt peak</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Or 3% of connected load,</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Whichever is higher.</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Flushing System</td>
<td>Dual flushing system of not more than 7 ltrs. Capacity per W.C.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Parapet/ Railing</td>
<td>Minimum 1.2 m (4'-0&quot;)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Minimum Passage/ Corridor</td>
<td>Residential minimum 1.20 m (4'-0&quot;) for single loaded and 1.80 m (6'-0&quot;) for double loaded.</td>
<td>For Hospitals min. width is 2.40 m (8'-0&quot;), and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>For other buildings:</td>
<td>No. of users upto 100 =1.8 m (6'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No. of users 101and above =2.4 m (8'-0&quot;)</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>with a min. clear height 2.4m (8'-0&quot;)</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Amalgamation/ Fragmentation</td>
<td>Not allowed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
### 9.1 Transit Oriented Development

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Type of Building</th>
<th>Ground Coverage</th>
<th>FAR</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential Area (20% of total scheme)</td>
<td>40%</td>
<td>2.5</td>
<td>30.0 mts (98’-5”)</td>
</tr>
<tr>
<td>2.</td>
<td>Integrated Commercial Complexes including Hotels, Motels, Banquet halls etc. (20% of total scheme)</td>
<td>40%</td>
<td>3.0</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Specialized Educational Institutes and Cultural Spaces including Auditoriums/ Museums/ Cultural Centres / Planetarium etc (15% of total scheme)</td>
<td>40%</td>
<td>3.0</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Integrated Office Spaces. (20% of total scheme)</td>
<td>40%</td>
<td>3.0</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Specialized Health care Institutes. (10% of total scheme)</td>
<td>40%</td>
<td>3.0</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Traffic and Transportation/Metro Stations/Parking/ISBT-43. (15% of total scheme)</td>
<td>40%</td>
<td>3.0</td>
<td></td>
</tr>
</tbody>
</table>
10 MISCELLANEOUS 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 include the covered rear courtyard in Show Rooms, SCOs, SCFs, bay-shops and similar buildings.

xvi. All the buildings/ sites except residential, in Sectors 1 to 30 shall continue to be governed by architectural control. All sites/plots in Chandigarh shall have a zoning plan/ Architectural control sheet duly approved by the Chief Administrator. Due to increase in ground coverage area, 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 supervising 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 supervising 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 mummy 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 (mummy), Solar Water Heating System, Solar Photo Voltaic Power Plant, Water Tanks and cooling towers for air conditioning plant, chimneys, Architectural features etc. and 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 4'-0" away from the common party 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.

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

xxiii. Fire escape staircase in the commercial, public, assembly, hotel buildings above 24m height 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.
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. mtrs. 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 Floors

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 measures 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 compartment.
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 “a” 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 story, 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 Centers, 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/exit point each not exceeding 14 sq.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:

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

**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.
11 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 valid.

(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 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.

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 it 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.
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.

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.

The application made as above in case of
- Residential building upto 500 sq.yds,
- Commercial Booths,
- Shop-cum-Office (SCO),
- Shop-cum-Flat (SCF) and similar buildings,
- Plots of industrial plot (upto 1000 square yards (836 sq. mtr.)
- 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. 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 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:

<table>
<thead>
<tr>
<th>Sr. no.</th>
<th>Sheet name</th>
<th>Sheet size (in mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A0</td>
<td>841 x 1189</td>
</tr>
<tr>
<td>2</td>
<td>A1</td>
<td>594 x 841</td>
</tr>
<tr>
<td>3</td>
<td>A2</td>
<td>420 x 594</td>
</tr>
<tr>
<td>4</td>
<td>A3</td>
<td>297 x 420</td>
</tr>
<tr>
<td>5</td>
<td>A4</td>
<td>210 x 297</td>
</tr>
<tr>
<td>6</td>
<td>A5</td>
<td>148 x 210</td>
</tr>
</tbody>
</table>

(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 mts. 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:

<table>
<thead>
<tr>
<th>Type of supply line</th>
<th>Horizontal clearance (in metres) (including both sides and from the center line of the tower)</th>
</tr>
</thead>
<tbody>
<tr>
<td>High voltage lines up to and including 11 KV.</td>
<td>11.50</td>
</tr>
<tr>
<td>High voltage lines above 11 KV and up to and including 33KV.</td>
<td>15.00</td>
</tr>
<tr>
<td>High voltage lines above 33 KV and up to and including 66KV.</td>
<td>18.00</td>
</tr>
<tr>
<td>High voltage lines above 66 KV and up to and including 132KV.</td>
<td>27.00</td>
</tr>
<tr>
<td>High voltage lines above 132 KV and up to and including 220KV.</td>
<td>35.00</td>
</tr>
<tr>
<td>High voltage lines above 220 KV and up to and including 440KV.</td>
<td>52.00</td>
</tr>
</tbody>
</table>

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 up to 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 of 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 disposed of 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) 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.
ii) 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”.
iii) 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. Completion drawings or as-built drawings along with completion certificate from Architect as per Form E & K.
   b) 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.
   c) An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted.
iv) 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 not 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.

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

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.

viii) If the owner or Architect or Structural Engineer as specified in rules (i), (iv), (v) and (vi) as the case may be, 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 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.
12 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 metre.
      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 metre.
   a. A handrail not less than 0.6 metre long and 1.0 metre above floor level shall be fixed adjacent to the control panel;
   b. The lift lobby shall be of an inside measurement of 1.8 metres x 2.0 metres or more;
   c. The time of an automatically closing door shall be minimum 5 seconds and the closing speed shall not exceed 0.25 metre/second;
   d. 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 metre and it shall swing out;
   c. Suitable arrangement of vertical/horizontal handrails with 50mm clearance from the wall;
   d. At least 0.50 metre 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.
12.2 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 appliances 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 appliance.
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 tonnes) 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 40.0m 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
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 0.5m 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.

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

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 m².

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 manoeuvrings.
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 individuate 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 lifts 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 the duct 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 norms 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 aluminium 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 vapours 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 bathroom 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 ltrs. 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 2½ (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 litres 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 parnasas 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:

<table>
<thead>
<tr>
<th>IS Rule</th>
<th>Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>2835:1987</td>
<td>Specification for flat transparent sheet glass (third revision)</td>
</tr>
<tr>
<td>438:1994</td>
<td>Specification for silvered glass mirrors for general purposes (second revision)</td>
</tr>
<tr>
<td>16231 Part 1</td>
<td>General methodology for selection</td>
</tr>
<tr>
<td>16231 Part 2</td>
<td>Energy and Light</td>
</tr>
<tr>
<td>16231 Part 3</td>
<td>Fire and Loading</td>
</tr>
<tr>
<td>16231 Part 4</td>
<td>Safety related to Human Impact</td>
</tr>
</tbody>
</table>
12.5 ENVIRONMENTAL CLEARANCE

Land, Air, Noise, Water, Energy, biological/socio-economic/solid/other waste management are the main facets considered in relation to Pre, during and Post Building Construction for Sustainable Environment Management. Therefore, it is necessary for the building process to ensure compliance to various conditions laid down by the Ministry of Environment, Forest and Climate Change.

Environmental conditions for compliance during Building approvals

The Ministry of Environment, Forest and Climate Change has now decided to integrate the environmental concerns into building plan approval process and empowering the concerned local body/development authority to approve and certify compliance of stipulated requirements. A notification in this regard has been issued vide S.O 3999(E) dated 9.12.2016 by Ministry of Environment, Forest and Climate change. The requisite provisions and as amended from time to time should be taken into consideration for new construction. The new building construction proposals are classified in the following 3 categories:-

i. Conditions for Category ‘1’ Buildings: Built-up Area 5000 sq.mt - 20000 sq.mt
ii. Conditions for Category ‘2’ Buildings: Built-up Area 20000 sq.mt - 50000 sq.mt
iii. Conditions for Category ‘3’ Buildings: Built-up Area 50000 sq.mt - 150000 sq.mt
13 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>
<thead>
<tr>
<th>Plot Category</th>
<th>Applicable plot area (sq.m)</th>
<th>Provisions for Residential</th>
<th>Provisions for Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Up to 420</td>
<td>4(a)</td>
<td>Nil</td>
</tr>
<tr>
<td>II</td>
<td>420 to 1,000</td>
<td>1(a),1(c), 2(a),2(b),3(c),4(a)</td>
<td>1(a),1(c),2(a),2(b),3(c),4(a)</td>
</tr>
<tr>
<td></td>
<td>1,000 to 3,000</td>
<td>1(a),1(c),1(d),2(a),2(b),3(b),3(c),4(a)</td>
<td>1(a),1(c),1(d),2(a),2(b),3(b),3(c),4(a)</td>
</tr>
<tr>
<td>III</td>
<td>Above 3,000</td>
<td>1(a),1(b),1(c),1(d),2(a),2(b),3(a),3(b),3(c),4(a),4(b)</td>
<td>1(a),1(b),1(c),1(d),2(a),2(b),3(a),3(b),3(c),4(a),4(b)</td>
</tr>
</tbody>
</table>

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 litres 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.


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, 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 ltrs. and on a site of two kanals and above that of atleast 200 ltrs. 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 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% 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
b) separate wet and dry bins must be provided at the ground level.
c) 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.
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.
14 POWER OF RELAXATION
The Administrator, U.T, Chandigarh may relax any restrictions or conditions or norms stated in these Rules or may issue direction to revise the Rules, if the relaxation or revision is in public interest. The power to interpret or clarify the above rules shall lie with the Chief Administrator, UT., Chandigarh.

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,

1/ 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 \textit{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:-

\textbf{Items Specification}
\begin{enumerate}
\item [(a)] Foundations
\item [(b)] Walls
\item [(c)] Damp-Proof Course
\item [(d)] Floors
\item [(e)] Roofs
\item [(f)] Windows and Doors and other Woodwork
\item [(g)] Steel work
\item [(h)] Internal Finish
\item [(i)] External Finish.
\end{enumerate}

Signature of Applicant
Signature of Architect

Updated on 02-05-2017

Updated on 02-05-2017
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 Name in Block Letters/Address
Signature of Architect with date Name in Block Letters/Address
Signature of Structural Engineer with date Letters/Address

92 | P a g e
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
Owner with date
Architect with Engineer with date
Date (As defined in NBC of India)
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.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Category</th>
<th>Capacity of SPV plant (in kilo watt peak)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential Building</td>
<td>i. 500 sq. Yd. To 999 sq. Yd. - 1 (KWp) SPV</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii. 1000 sq. Yd. To 2999 sq. Yd. - 2 (KWp) SPV</td>
</tr>
<tr>
<td></td>
<td></td>
<td>iii. 3000 sq. Yd. &amp; above - 3 (KWp) SPV</td>
</tr>
<tr>
<td>2.</td>
<td>All private Educational Institutes, Schools, Colleges, Hostels, Technical/Vocational Education Institute, Universities etc. having connected load of 30 kilo watt (KW) and above</td>
<td>Minimum 5 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.</td>
</tr>
<tr>
<td>3.</td>
<td>All Government Buildings and offices and Govt. Colleges, Govt. Educational Institutions, , Universities having connected load of 30 kilo watt (KW) and above</td>
<td>Minimum 2 Kilo watt peak (KWp) Or 5% of connected load, whichever is higher.</td>
</tr>
<tr>
<td>4.</td>
<td>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)</td>
<td>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.</td>
</tr>
<tr>
<td>5.</td>
<td>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;</td>
<td>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)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit / Fittings</th>
<th>For Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water closet</td>
<td>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.</td>
</tr>
<tr>
<td>2</td>
<td>Drinking Water Fountain</td>
<td>One for every 100 person with a minimum of one on each floor.</td>
</tr>
<tr>
<td>3</td>
<td>Wash Basin</td>
<td>One for every 25 persons or part thereof.</td>
</tr>
</tbody>
</table>
| 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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>For Residential Public staff</th>
<th>For non residential Staff (For male)</th>
<th>For non residential Staff (For female)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>One per 8 Persons, omitting occupants of the attached water closet minimum of 2 if both sexes are lodged</td>
<td>1 for 1-15 persons</td>
<td>2 for 1-12 persons</td>
</tr>
<tr>
<td>1</td>
<td>Water Closet (W.C.)</td>
<td></td>
<td>2 for 16-35 persons</td>
<td>4 for 13-25 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 36-65 persons</td>
<td>6 for 26-40 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 66-100 persons</td>
<td>8 for 41-57 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10 for 58-77 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 for 78-100 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Add 1 for every 6 persons or part thereof.</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>Nil</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 for 7-20 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 21-45 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 40-70 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 71-100 persons</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Wash Basins</td>
<td>One per 10 persons, omitting each basin installed in the room / suite</td>
<td>1 for 15 persons</td>
<td>1 for 1-12 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 16-35 persons</td>
<td>2 for 13-25 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 36-65 persons</td>
<td>3 for 26-40 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 66-100 persons</td>
<td>4 for 41-57 persons</td>
</tr>
<tr>
<td>5</td>
<td>Baths</td>
<td>One per 10 persons, less occupant of room with bath in suite</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s Sinks</td>
<td>One per 30 Bed rooms (one per floor minimum)</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>7</td>
<td>Kitchen Sink</td>
<td>One in each Kitchen</td>
<td>One in each Kitchen</td>
<td>One in each Kitchen</td>
</tr>
</tbody>
</table>
Contd: For Public Rooms

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

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>Boarding Institution Other</th>
<th>Educational Institution</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Boys</td>
<td>For Girls</td>
</tr>
<tr>
<td>1</td>
<td>Water Closet</td>
<td>One for 8 boys or part thereof</td>
<td>One for 6 girls or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>One per every 25 pupils or part thereof</td>
<td>_____</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One for every 8 pupils or part thereof</td>
<td>One for every 6 pupils or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Baths</td>
<td>One for every 8 pupils or part thereof</td>
<td>One for every 6 pupils or part thereof</td>
</tr>
<tr>
<td>6</td>
<td>Baths (showers)</td>
<td>One for every 50 pupils or part thereof</td>
<td>One for every 50 pupils or part thereof</td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s Sinks</td>
<td>One per Floor minimum</td>
<td>One per Floor minimum</td>
</tr>
</tbody>
</table>
Contd: Nursery Schools

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

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

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

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

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>Doctor’s Dormitories</th>
<th>Nurses Hostel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male Staff</td>
<td>For female staff</td>
</tr>
<tr>
<td>1</td>
<td>Water Closet (W.C.)</td>
<td>One for 4 persons</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Wash Basins</td>
<td>One for every 8 persons or part thereof</td>
<td>One for every 8 persons or part thereof</td>
</tr>
<tr>
<td>4</td>
<td>Baths with Shower</td>
<td>One for every 4 persons or part thereof</td>
<td>One for every 4 persons or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Cleaner’s Sink</td>
<td>One per floor minimum</td>
<td>One per floor minimum</td>
</tr>
<tr>
<td>6</td>
<td>Drinking water fountain</td>
<td>One for 100 persons or part thereof</td>
<td>One for 100 persons or part thereof</td>
</tr>
</tbody>
</table>
Sanitation Requirements for Governmental and Public Business Occupancy and Offices.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>For Male Personnel</th>
<th>For Female Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water Closet</td>
<td>One for 25 persons or part thereof</td>
<td>Two for 15 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>Nil upto 6 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 for 7-20 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 for 21-45 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 for 46-70 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 for 71-100 persons</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>From 101 to 200 add @ 3%;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>For over 200 persons add @ 2.5%.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One for every 25 persons or part thereof</td>
<td>One for every 25 persons or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountains</td>
<td>One for every 100 persons with a minimum of one on each floor</td>
<td>One for every 100 persons with a minimum of one on each floor</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s Sinks</td>
<td>One per floor minimum; preferably in or adjacent to sanitary rooms</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Executive Room / Conference Halls</td>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>For Male Personnel</th>
<th>For Female Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public toilet near Railway Stations (24x7)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Water Closet(W.C)</td>
<td>a) One for 100 users</td>
<td>a) One for 50 users</td>
</tr>
<tr>
<td></td>
<td>b) Urinals</td>
<td>b) One unit per 300-500 users</td>
<td>b) --</td>
</tr>
<tr>
<td></td>
<td>c) Ablution taps</td>
<td>c) One in each W.C.</td>
<td>c) One in each W.C.</td>
</tr>
<tr>
<td>2</td>
<td>Public Toilet near market place/offices (for working hours)</td>
<td>a) One for 100 users</td>
<td>a) One for 50 users</td>
</tr>
<tr>
<td></td>
<td>a) Water Closet</td>
<td>b) One unit per 200-300 users</td>
<td>b) --</td>
</tr>
<tr>
<td></td>
<td>b) Urinals</td>
<td>c) One in each W.C.</td>
<td>c) One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Public toilets near Public Buildings</td>
<td>a) One for 100 users</td>
<td>a) One for 50 users</td>
</tr>
<tr>
<td></td>
<td>a) Water Closet</td>
<td>b) One unit per 200-300 users</td>
<td>b) --</td>
</tr>
<tr>
<td></td>
<td>b) Urinals</td>
<td>c) One in each W.C.</td>
<td>c) One in each W.C.</td>
</tr>
<tr>
<td></td>
<td>c) Ablution taps</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The recommended enclosure-sizes for different facilities at visitors’ toilets

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Optimum (mm)</th>
<th>Minimum (mm)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water Closet enclosures</td>
<td>900x1200</td>
<td>750x900</td>
</tr>
<tr>
<td>2</td>
<td>Urinals (divided by partition walls)</td>
<td>575x675</td>
<td>500x600</td>
</tr>
</tbody>
</table>

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

The recommended areas for different facilities at visitors’ toilets

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

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.)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>For Public</th>
<th>For Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male</td>
<td>For Female</td>
</tr>
<tr>
<td>1</td>
<td>Water Closet (W.C.)</td>
<td>One for 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof</td>
<td>Four for 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 50 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>One for 50 persons or part thereof</td>
<td>------</td>
</tr>
<tr>
<td>4</td>
<td>Wash Basins</td>
<td>One for every</td>
<td>One for every</td>
</tr>
<tr>
<td>Sr. No.</td>
<td>Sanitary Unit</td>
<td>For Public</td>
<td>For female</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------------</td>
<td>------------</td>
<td>------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For Male</td>
<td>For Female</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Water Closet (W.C.)</td>
<td>200 persons or part thereof</td>
<td>200 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>One for 50 persons or part thereof</td>
<td>------</td>
</tr>
<tr>
<td>4</td>
<td>Wash Basins</td>
<td>One for every 200 persons or part thereof.</td>
<td>One for every 200 persons or part thereof.</td>
</tr>
<tr>
<td>5</td>
<td>Drinking Water Fountain</td>
<td>One for 100 persons or part thereof</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s Sink</td>
<td>One per floor, minimum</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Shower/Bathing</td>
<td>As per trade requirements</td>
<td></td>
</tr>
</tbody>
</table>

**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).**

Note: It may be assumed that two thirds of the numbers are males and one third females.
### Sanitation Requirements for Restaurants

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Sanitary Unit</th>
<th>For Public</th>
<th>For Female</th>
<th>For Staff</th>
<th>For Female</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male</td>
<td>For Male</td>
<td>For Female</td>
<td>For Female</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For 50 seats</td>
<td>For 25 seats</td>
<td>For 15 persons</td>
<td>For 15 persons</td>
</tr>
<tr>
<td>1</td>
<td>Water Closet (W.C.)</td>
<td>One per 200 seats</td>
<td>One per 200 seats</td>
<td>Two per 1-12 persons</td>
<td>One per 200 seats</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For over 200 seats, add at the rate of 1 per 100 seats or part thereof</td>
<td>For over 200 seats, add at the rate of 1 per 50 seats or part thereof</td>
<td>For 16-35 persons</td>
<td>For 16-35 persons</td>
</tr>
<tr>
<td>2</td>
<td>Ablution Taps.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
<td>One in each W.C.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>One for 50 persons or part thereof</td>
<td>-----</td>
<td>Nil up to 6 persons</td>
<td>-----</td>
</tr>
<tr>
<td>4</td>
<td>Wash Basins</td>
<td>One for every 200 persons or part thereof</td>
<td>One for 7-20 persons</td>
<td>One for 7-20 persons</td>
<td>One for 7-20 persons</td>
</tr>
<tr>
<td>5</td>
<td>Kitchen Sinks &amp; Dish Washer</td>
<td>One per each Kitchen</td>
<td>One for 21-45 persons</td>
<td>One for 21-45 persons</td>
<td>One for 21-45 persons</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s Sink</td>
<td>One per floor</td>
<td>One for 46-70 persons</td>
<td>One for 46-70 persons</td>
<td>One for 46-70 persons</td>
</tr>
<tr>
<td>7</td>
<td>Service Sink</td>
<td>One in the restaurant</td>
<td>One for 71-100 persons</td>
<td>One for 71-100 persons</td>
<td>One for 71-100 persons</td>
</tr>
</tbody>
</table>

**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

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

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.

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

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.

<table>
<thead>
<tr>
<th>Public Toilet</th>
<th>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)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signage</td>
<td>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.</td>
</tr>
<tr>
<td>Modes</td>
<td>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.</td>
</tr>
<tr>
<td>Maintenance/ Cleaning</td>
<td>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.</td>
</tr>
</tbody>
</table>