

**DEPARTMENT OF PUBLIC RELATIONS
CHANDIGARH ADMINISTRATION**

Press Release

Chandigarh Building Rules (Urban) 2017

Chandigarh, 10th August, 2017: In compliance of the directions of the Government of India to take steps for improvement of ranking in “Ease of Doing Business’ index, the Chandigarh Administration has notified Chandigarh Building Rules (Urban) 2017.

The existing building byelaws/orders/notifications issued from time to time have been reviewed by a committee. Since amendments to the building Rules were never compiled before, therefore, comparative analysis of existing building byelaws applicable in Chandigarh was done viz-a-viz Haryana Building Code 2016, TCPO Model Building Byelaws 2016 and NBC 2017. This exercise has simplified the Building Rules as each and every rule has been tabulated and incorporated in individual chapters including Commercial, Residential, Industrial, Institutional, IT Park, High Rise buildings etc. The report has been approved by H.E-the Administrator, UT, Chandigarh after inviting views from the general public.

For quick disposal of building plan approvals in Chandigarh, the Chandigarh Administration has decided in principle to reduce the human interface in the process to the minimum and completely discontinue the manual checking of building plans in a time bound phased manner. The Estate Office, UT has been entrusted with the task for preparing software for automation & up gradation of the computers required for the Online Building Plan Approval concept.

The Chandigarh Building Rules (Urban) 2017 shall act as an open source data base tool. Subsequently all architectural controls and zoning plans shall be

uploaded on the website to facilitate paperless transmission of information to professionals and the public.

The Administration has also mandated compulsory Self Certification of building plans by all registered Architects for commercial buildings (SCF, SCO, booths, service shops, bay shops and similar buildings), which are governed by approved architectural controls and where the registered Private Architects are competent to certify the sanction of response is received from the Estate office within a fortnight. The supervising Architect shall also issue completion certificate as per the procedure laid down the Chandigarh Administration.

The Estate Office, UT is formulating the standard format for submission of plans by Private Architects (under self Certification.) However, for residential buildings up to one kanal and industrial plots upto 1000 sq. yards governed by architectural controls, the Self Certification process is optional.

Some of the highlights to ease the clearance of residential building plans include:

- Category-wise parking norms have been slashed to accommodate 1 ECS to 6 ECS in marla to kanal plots.
- Construction upto 33% plot width (25% earlier) in rear courtyard upto 8 marla has been allowed.
- In kanal category plots like the Marla house, building height shall now be measured with one feet additional plinth instead of center line of the road.
- In Phase II sectors, building height in kanal category houses has been increased from 33'-0" to 35'-0" to make parity with Phase I sectors.
- Provision of spiral staircase, railing on front and rear boundary wall, main gate width upto 16 feet inclusive of wicket gate have been made in residential plots.

- Habitable use of second floor for residential purpose in existing SCFs had been allowed as allowed in SCO's within the approved architectural control, subject to payment to be decided by the Administration.
- Additional ground coverage from 15% to 20% and FAR from 0.5 to 0.75 has been permitted in educational sites for construction of hostel and multipurpose sports facility only. These additional shall be subject to payment to be decided by the Administration.

In view of fire hazards and for disaster risk reduction, habitable use of basements in all categories has been withdrawn. A detailed chapter-wise report has been uploaded on the website of the Chandigarh Administration (www.chandigarh.gov.in) for the convenience of professionals and for awareness of general public.