

**CHANDIGARH ADMINISTRATION  
DEPARTMENT OF RURAL DEVELOPMENT AND  
PANCHAYATS**

**NOTIFICATION**

The 09-05-2013

**No.SRD/ 259**                      The following draft Notification, which the Administrator, Union Territory, Chandigarh proposes to issue, in exercise of the powers conferred on him under Section 227(1) of the Punjab Panchayati Raj Act, 1994 (as applicable to Union Territory, Chandigarh) read with Clause (zd) of Section 227(2) of the act *ibid* is hereby published as required under the provisions of Act, *ibid*, for information of all the persons likely to be affected thereby.

Notice is hereby given that the draft Rules shall be taken into consideration by the Chandigarh Administration on or after the expiry of a period of 30 days from the date of publication of this notification in Chandigarh Administration Gazette. Any person interested in filing the objection against the proposed draft Notification may do so in writing to Director, Department of Rural Development & Panchayats, Chandigarh Administration within a period of 30 days.

**DRAFT**

**1. Title, Extent and Commencement:**

- (i) These Rules may be called “Chandigarh Administration (Erection and Re-erection of Buildings) Rules, 2012 for Villages falling under the jurisdiction of the Director, Rural Development & Panchayat, Union Territory, Chandigarh.”
- (ii) These Rules shall extend only to the buildings to be erected/re-erected of abadi area within the *lal lakir* of the villages (Kishangarh, Mauli Jagran, Daria, Raipur Kalan, Raipur Khurd, Makhan Majra, Behlana, Khuda Lahora, Khuda Jassu & Sarangpur) except Khuda-Alisher and Kaimbwala comprised within the jurisdiction of the Director, Rural Development & Panchayat, Union Territory, Chandigarh or to such areas in and around these villages within the purview of Panchayat to which such Rules are made applicable by the explicit order.
- (iii) These Rules shall come into force from the date of their publication in the official gazette.

## PART-A

2. **Definitions:** - In these Rules, unless the context otherwise requires, the definitions given herein below shall have the meaning indicated against each of them.
- (i) **“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.
  - (ii) **“Applicant”** shall mean a person(s) who is owner(s) of the site and who applies to the competent authority of his/her intention to erect or re-erect under these Rules and includes his/her legal heirs.
  - (iii) **“Architect”** shall mean a person having valid registration with Council of Architecture, New Delhi as per Architects Act, 1972 and who has not been debarred or blacklisted by the Chandigarh Administration.
  - (iv) **“Authorized Officer”** shall mean an officer authorized to perform certain functions under these Rules.
  - (v) **“Balcony”** shall mean a roofed structure above the roof of a building used as shelter during the rains.
  - (vi) **“Barsati”** shall mean a roofed structure above the roof of a building used as shelter during the rains and shall be within the maximum permissible height of the building.
  - (vii) **“Boundary wall”** shall mean a non-load bearing structure erected to demarcate the site boundary and to act as a physical barrier.
  - (viii) **“Bressumer”** shall mean a beam or a girder, which carries a wall.
  - (ix) **“Building”** shall have the same meaning as defined under Section 2(f) of the Punjab Panchayati Raj Act, 1994 (as applicable to Union Territory, Chandigarh).
  - (x) **“Canopy”** shall mean a projection from the top of the parapet wall or continuation of a flat roof beyond the face of the outer wall designed to protect the wall/window from weather. However, it shall not project to Public/Govt. land.
  - (xi) **“Carpet Area”** shall mean the covered area (excluding the area of the walls) of all usable rooms at any floor level.
  - (xii) **“Change of land use”** shall mean a change from one class of use of land/building to another.

- (xiii) **“Chhaja”** shall mean a continuous cantilevered horizontal or sloping projection from the outer wall of the building primarily intended to give protection from weather.
- (xiv) **“Class of buildings”** shall mean a building in one of the following categories: -
- (a) **“Residential building”** shall include bedroom, kitchen and toilet.
  - (b) **“Commercial building”** shall mean a building intended to be used or constructed or adapted for transaction of business or to be used as shops for display and sale of merchandise stores on ground floor.
  - (c) **“Industrial building”** shall mean a building intended to be used or constructed or adapted on a site allotted/approved for industrial purpose where products or materials of all kinds and properties are to be fabricated as defined under the Factory Act. (house hold industry)
  - (d) **“Public building”** shall mean and include a building intended to be used either ordinarily or occasionally as a place where public at large is likely to assemble and shall include a religious place, community centre, open air theatre, Govt. and Semi Govt. offices, public halls, small scale exhibition centre.
  - (e) **“Office/Institutional Building”** shall mean a building or a complex of buildings used or constructed or adapted to be used for office/an establishment where an organization for promotion of some cause is situated such as schools, dispensaries, bhavans etc.
  - (f) **“Heritage Building”** shall mean any building or one or more premises or any part thereof which requires preservation and conservation or restoration for historical, architectural, environmental or ecological importance and includes such portion of the land adjoining such building or any part thereof as may be required for fencing or covering or otherwise for preserving such building once the same is declared so by the competent authority.
  - (g) **“Special Character Building”** shall mean any stand alone building of special nature, which is not covered under the category of buildings mentioned above.

- (xv) **“Competent Authority”** shall mean such an authority appointed by the Administrator, U.T., by a Notification in the Official Gazette to perform the functions of the competent authority under these Rules.
- (xvi) **“Courtyard”** shall mean an area opens to the sky but within the boundary of a plot, which is enclosed or partially enclosed by buildings, boundary walls or railing on boundary wall. It may be at ground floor level or any other level within or adjacent to a building.
- (xvii) **“Covered Area”** shall mean the covered area on all the floors of the building including walls.
- (xviii) **“Damp Proof Course”** shall mean a course consisting of appropriate waterproofing material provided to prevent penetration of dampness or moisture.
- (xix) **“Disabilities”** shall mean the disabilities as defined in Persons with Disability Act 1996.
- (xx) **“Dwelling Unit”** shall means a building or a part thereof which is used or is intended to be used by a family for habitation comprising of kitchen, toilet and room.
- (xxi) **“Erection or re-erection or enlargement”** shall have the same meaning as defined under Section 2(u) of the Punjab Panchayati Raj Act, 1994 (as applicable to Union Territory, Chandigarh).
- (xxii) **“External Wall”** shall mean an outer wall or vertical enclosure of any building not being a part of wall even though it adjoins 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.
- (xxiii) **“Floor Area Ratio (FAR)”** shall mean the quotient obtained by dividing the total covered area on all floors by the area of plot:
- $$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$
- (xxiv) **“Front”** as applied to a building shall mean the portion facing the street from which it has been allowed access and in case of doubt as determined by the competent authority.
- (xxv) **“Ground Coverage”** shall mean the ground area covered by the building immediately above the plinth level. The area covered by the following in the open spaces is excluded from covered area.
- a) Garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform around 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;
- c) Compound wall, gate, canopy, slides, swing areas covered by Chhajja and the like.

(xxvi) **“Ground floor”** shall mean the storey, which has its floor surface nearest to the natural ground level around the building.

(xxvii) **“Habitable room”** Shall mean a room constructed or adapted to be used by some person either as a living room in which a part of the day is spent or a room in which some person may pass the night and shall include a kitchen but shall not include a bathroom, water-closet, or store room.

(xxviii) **“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 munties , machine room for lifts, flues, ducts, minarets and parapets not exceeding 1.2 meter 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, height shall be mean height of any such room.

(xxix) **“Household industry & Cottage Industry”** shall mean as prescribed under the khadi & Gram Udyog Industry as defined by Industry Department.

(xxx) **“Licensed Plumber”** shall mean a person registered by the competent authority for the purpose of these Rules.

(xxxi) **“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.

(xxxii) **“Mezzanine floor”** shall mean an intermediate floor between two floors, above ground level with at least one side of it forming an

integral part of the area below and having not more than 25% of the area of the hall of which it forms the part.

- (xxxiii) **“Mumty”** shall mean a room but not for habitable purpose on top of staircase to give approach to roof terrace. The maximum height of mumty shall not be more than 2.3 meters.
- (xxxiv) **“Non-combustible material”** shall mean a material, which does not burn nor adds heat to a fire when tested for combustibility in accordance with good practice and the standard norms and codes constituted by BIS.
- (xxxv) **“Open Verandah”** shall mean a verandah of which a minimum of 33 percent of the outside face is open.
- (xxxvi) **“Parking Space”** shall mean an area enclosed or unenclosed, covered or open, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles. The parking shall be provided as per NBC norms.
- (xxxvii) **“Partition”** shall mean vertical division of space between two areas in a building.
- (xxxviii) **“Party Wall”** shall mean a wall partly constructed on one plot of land, and partly on an adjoining plot and serving both structurally.
- (xxxix) **“Plinth Level”** shall mean the level of the ground floor of a building.
- (xl) **“Plinth height”** shall mean the height of the ground floor/upper ground floor above the street level measured from the level of the centre of the adjoining street.
- (xli) **“Premises”** shall mean messuage, buildings, lands, easements and hereditaments or any tenure.
- (xlii) **“Public Buildings”** shall mean a building used or constructed or adopted to be used, either ordinarily or occasionally as a place of public worship, or as a hospital, college, school, hotel, restaurant, theatre, public hall, public concert room, public lecture room, public exhibition, or as a public place of assembly or entertainment for persons admitted thereto by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purpose.

- (xliv) **“Public Street”** shall have the same meaning as defined under Section 2(zs) of the Punjab Panchayati Raj Act, 1994 (as applicable to Union Territory, Chandigarh).
- (xlv) **“Rain Water Pipe”** shall mean a pipe or drain situated wholly above ground and used or constructed, to be used solely for carrying off rainwater directly from roof surfaces.
- (xlv) **“Rear”** as applied to a building shall mean that portion which is on the opposite of “Front”.
- (xlvi) **“Sewage Drain”** shall mean a drain, conduit or pipe for conveying semi-solid or liquid filth and waste liquids for its disposal.
- (xlvii) **“Site”** shall mean a piece of land enclosed by definite boundaries.
- (xlviii) **“Storey”** shall mean any horizontal division of a building, so constructed having clear height not less than 2.75 Mtrs. (9’-0”) to be used for habitable purpose, which may or may not extend over the whole depth or width of the building but shall not include mezzanine floor, atrium, service floor, sky light domes.
- (xlix) **“Storm Water Drain”** shall mean a drain used or constructed to be used solely for flow of rainwater either through paved or unpaved surface but shall not include a rain water pipe.
- (l) **“Structural Engineer”** shall mean a Graduate Civil Engineer having qualifications of designing of structure of specified types and who has not been debarred or blacklisted by the Chandigarh Administration.
- (li) **“Structure Wall”** shall mean a load bearing wall or a wall that carries load in addition to its own load.
- (lii) **“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.
- (liii) **“Temporary building”** shall mean a building to be put to temporary use built of unburnt bricks, burnt bricks w/o mortar, corrugated iron, bamboo, thatch, wood boarding or plywood which shall be demolished/dismantled after one year or till such time the continuation of such structure is allowed, which shall not exceed 3 years in any case and shall only be used for huts for labour, storage of construction material, support offices etc. or any other activity related to construction of building or for welfare

of workers and shall not be constructed on more than 10% of the plot area.

- (liv) **“Topmost storey”** shall mean the uppermost habitable storey in a building but shall not include a Barsati or Mumty or any other structure not to be used for habitable purpose.
- (lv) **“Unsafe Building”** shall mean a building which is structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to exercising use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- (lvi) **“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 to be discharged by a flush of water, and shall include all manholes, traps, gullies, soil pipes, water pipes, ventilating pipes, antisiphonage pipes and drains communicating with sewers.
- (lvii) **“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.
- (lviii) **“Width of Road”** shall mean the whole extent of space within the boundaries of road. When applied to a new road, as laid down in the plans shall be measured at right angle to the course or intended course of direction of such road.
- (lix) **“Zoning plan”** shall mean the numbered plan signed by the competent authority defining the layout of any area or any site showing the streets, boundaries of plots, open spaces, position of protected trees or other features and showing the specified land use, building lines, permissible heights of buildings, site coverage and such other restrictions or permission for the development of land or buildings as may be prescribed.



**Note:-**

- i)** All other words used in these rules but not defined herein shall have the same meaning as given to them under Punjab Panchayati Raj Act, 1994 (as extended to Union Territory of Chandigarh).
- ii)** The General Clauses Act (10 of 1987) shall apply for the interpretation of these rules as it applies for the interpretation of an Act of Parliament.
- iii)** “Writing” shall include printing & typing and “Signatures” shall include thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- iv)** In these rules, the use of present tense includes the future tense, the masculine gender includes all the genders, the singular number includes the plural and the plural includes the singular.

## **PART-B**

### **Application to Build and Completion of Building**

**3. Erection without permission :-**

No person shall commence the erection or re-erection or addition or alteration of any building without previous sanction of the building plan from the Competent Authority in prescribed Form B appended to these rules or any other manner prescribed by the competent authority.

**4. Procedure for submission of Building Application:-**

- (i) Any person who intends to erect or re-erect or addition or alter the building shall make an application in writing to the Competent Authority, in Form 'A' along with Form 'C' & 'G' appended to these Rules and shall also submit in triplicate, duly signed by himself or his legally authorized agent or attorney, the following documents: -

**a) Site plan:**

The site plan submitted with the application for permission shall be drawn to a scale of 1 cm: 1mt. and shall show:

1. the boundaries of the site;
2. the direction of the North point relative to the plan of the buildings;
3. all existing buildings or structures;
4. all surrounding buildings, in outline within a distance of 5 m. (16.40ft.) from the boundaries of the site;
5. the name of the street on which the building is proposed to be situated (if any) or location and name of the nearest street or public building;
6. the position of access from the street to the building;
7. the width of the street in front and of the street at the side of the building if any;
8. the dimension of front, rear and side setback, if any and also of the space to be left about the buildings to secure a free circulation of air, and admission of light;
9. the position of kitchens, staircases, privies, urinals, drains, wells and other appurtenances of the building;
10. a clear statement of the area of the plot, ground coverage and the floor area ratio & floor wise covered area;

11.the highest flood level reached above the street in front of the building, to be certified by the J.E. (flood history of villages to be procured).

**b) Building Plans, Sections and Elevations**

The plan, sections and elevations of the building or buildings accompanying the application shall be accurately drawn to a scale of 1:100 and shall show -

1. Plans of all floors, terraces and ancillary buildings indicating clearly:
  - i. the percentage of covered area, the sizes, spacing and dimensions of rooms;
  - ii. exact location of essential services such as W.Cs, sinks and baths;
  - iii. terrace plan indicating the drainage and the slope of the roof; sectional drawings showing clearly the materials used, size of footings, the thickness of basement walls, the plinth level, roof floor slabs and walls, the size and spacing of framing members, the ceiling, parapet heights and the provision of all earthquake resistant elements and at least one section should be taken through the staircase;
2. All street elevations;
3. Plans and sections of water supply and sewage disposal system (if any).
4. Scrutiny performa showing the designation of scrutiny members on the site plan.

**(ii) Specification: Every application shall be accompanied by the specifications of the proposed structure in Form C annexed to these Rules.**

**(iii)** The owner shall submit an affidavit along with documentary evidence regarding the ownership of the land and further undertaking in the shape of affidavit that he/she shall comply with the provisions of these Rules. He /she should also certify that the plot forms part of the old built up abadi area as per the Revenue Department record.

**5. Information necessary to validate application under Rule 4: -**

No application under Rule 4 shall be considered to be valid until the information required by Rule 4 has been furnished to the satisfaction of the Competent Authority. In case of failure of such compliance, the application together with plans shall be returned to the applicant for re-submission in accordance with these Rules.

**6. Approval of Building Plan:-**

(i) Scrutiny and recommendation of the building plans shall be carried out by the Committee comprising of the following members: -

- |   |   |              |
|---|---|--------------|
| i) Jt. Director, Rural Dev. & Panchayat, U.T. | - | Chairman.    |
| ii) D.T.P., Deptt. of Urban Plg., U.T.        | - | Member.      |
| iii) Architect, Deptt. of Urban Plg., U.T.    | - | Member.      |
| iv) XEN., P.H, Engg. Deptt., U.T.             | - | Member.      |
| v) XEN. (Roads), Engg. Deptt., U.T.           | - | Member.      |
| vi) XEN. (Electrical), Engg. Deptt., U.T.     | - | Member.      |
| vii) BDPO, Rural Dev. & Panchayats, U.T.      | - | Member Secy. |
| viii) Sarpanch of concerned Revenue Estate    | - | Member.      |
| ix) Chief Fire Officer, M.C.                  | - | Member.      |

In addition to the above, the Committee may associate any such member/officer whose services are required for the approval of plan. The Committee shall furnish its recommendations to the Competent Authority.

- (ii) The Competent Authority may sanction or refuse the sanction of any building which is in contravention of any of these Rules or for any other reason to be communicated to the applicant in Form 'B' which seems to be just and sufficient as affecting such buildings. The Competent Authority may also revoke the sanction of any building if such a sanction is in contravention of any provisions of these Rules provided the building has not been completed.
- (iii) During the course of construction, in case of any additions and alterations of substantial deviation from the sanctioned plan, the owner shall not proceed forthwith the construction, unless revised plan is submitted and got approved from the competent authority as per Rules.

**7. Deemed sanction of Plans : -**

If no orders are communicated to the applicant within 60 days of the submission of the complete application in case of residential buildings and 60 days in case of Commercial and other independent buildings, the sanction shall be deemed to have been granted.

**8. Validity of sanctioned building plans and revalidation thereof:-**

If a building is not completed within five years from the date of sanction, the sanction will be deemed to have been lapsed. During the said period a completion certificate for buildings shall have to be obtained from the competent authority. If the construction is not completed within the above specified time, then the sanction shall have to be got revalidated before the expiry of the said period. Revalidation shall be allowed subject to the Rules at the time of revalidation and the payment of fee as applicable.

**9. Notice of Commencement of Work**

(i) A person who intends to erect or re-erect any building shall give to the Competent Authority 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 in Form J appended to these Rules.

(ii) When the construction work reaches at plinth level, he/she shall inform in Form K appended to these Rules along with supervision certificate of his supervising Arch. in the Form L appended to these Rules to the Competent Authority for inspection of building at that stage. If the authorized representative of the Competent Authority neglects or omits to inspect and issue a certificate within a period of 15 days (including holidays) from the date of such notice, the owner shall continue to proceed in accordance with sanctioned building plan.

Provided that if person does not inform the Competent Authority for inspection of building at the stage when the construction of work reaches at plinth level, he/she shall be liable to pay the composition charges to be fixed by the competent authority from time to time besides any other action as permissible under the Act/Rules made thereunder.

**10. Completion of Building- Permission to Occupy/Grant of Sewer Connection:**

- (i)** No person shall occupy or allow other person to occupy any newly erected or re-erected building or part thereof for any purpose whatsoever before getting the occupation certificate from the Competent Authority in the prescribed Form F. The applicant shall apply for the permission in Form 'D' alongwith Form 'E' 'H' & 'I' appended to these rules duly signed.
- (ii)** The applicant shall remove or destroy any temporary building, which might have been erected, and the debris from the site and adjoining road or vacant site before the occupation certificate is issued.
- (iii)** A partial occupation certificate may be granted for a partially constructed building with a minimum one habitable room, one water closet, one bathroom and kitchen.  
When permission to occupy a part of the building has been given, separate permission shall be necessary for occupation of such other parts as may be subsequently completed.
- (iv)** Refusal of permission will not bar a fresh application but in such cases, the permission will be effective from the date of receipt of the fresh application.
- (v)** No connection of any drain to any sewer or storm water drain or drinking water shall be made unless the competent authority grants permission to occupy the building.
- (vi)** The competent authority may compound minor violations or offence committed during the course of construction in variation of sanctioned plans as per the directions issued by the Administration from time to time.

**PART-C**  
**Planning and Architectural Control/Norms**

**11. Use of Buildings:-**

- (i) All the buildings shall generally be used for residential purpose.
- (ii) Commercial use of buildings shall be restricted to the ground floor and activities as defined in Rule 2 (xiv) (b) of these Rules. Further, no commercial activity shall be allowed on road less than 22' wide. However, convenient shopping comprising of daily need shops may be allowed on ground floor of the building irrespective of the above road width.
- (iii) Godowns/stores/small warehouses are permissible subject to the following conditions:
  - (a) No LPG/hazardous material shall be stored,
  - (b) Fire safety norms shall be followed,
  - (c) Adequate parking as per norms shall be made for loading/unloading,
  - (d) Registration of goods from the competent authority is required &
  - (e) Structure Stability Certificate from the qualified engineer.
- (iv) In case of sweet shops, proper hygiene shall be maintained.
- (v) Institutional buildings shall only be allowed on a site abutting on minimum 6.70 mts (22'-0") wide road.
- (vi) No industrial activity shall be permitted except the existing household industries permitted by the Industry Department, Chandigarh Administration, subject to fulfillment of conditions under the present Rules.
- (vii) No obnoxious trade and non-conforming uses, which cause nuisance or are detrimental to the health, environment and/or interest of the public or society shall be allowed.
- (viii) Guest House can be allowed on roads having minimum 22'-0" width with the following conditions :
  - The minimum plot size should be 500 sq. yds.
  - The building norms and pollution norms as applicable to Guest House sites should be adhered.
  - The provision of parking with respect to Guest House sites should be made.
- (ix) The provision of basement can be allowed subject to the prevailing bye laws. Minimum 8'-0" setback from the surrounding buildings has to be left if no basement has been constructed in the adjoining plots.

- x) Besides above, it was observed that the provision of footpaths can be made subject to feasibility along the phirni roads taking into consideration the existing physical infrastructure and other physical features.

**12. Maximum height of the building:-**

(i) Subject to the provisions of Rule 29, the maximum height of a building shall not exceed 10.36 meters (34'-0") inclusive of plinth height.

(ii) This permissible height shall exclude parapet upto 0.9 m (3'-0") height and services like water tank, mummy or any other structure allowed with the permission of the Competent Authority.

**13. Minimum size of habitable rooms:-**

(i) The minimum clear height of a habitable room shall be 2.75 mtrs. (9 ft.) which shall also be applicable to kitchen, and other habitable parts of the building.

(ii) The minimum size of a habitable room excluding a kitchen shall be 9.29 sq.mts. (100 sq. ft.) with a minimum width of 2.2 mt.(7.21 ft.).

**14. Light and ventilation:**

(i) A habitable room shall have, for the admission of natural light and air, one or more openings such as windows and ventilators, opening directly to the external air or into an open verandah. The minimum aggregate area of such opening shall be 10% of the floor area.

(ii) In case the light and ventilation is derived from a verandah, then the width of such a verandah shall not be less than 1.83 meters (6'-0") and depth not more than 3.66 meters (12'-0").

(iii) No opening shall be allowed on common walls.

**15. Staircase:**

(i) The minimum width of staircase shall not be less than 0.85 mtrs. (2'-9") in residential buildings, whereas, 1.37 mtrs. (4'-6") in other buildings.

(ii) Minimum riser/tread for Residential buildings- 19 cm. (7 ½") and 25 cm. (10").

(iii) Minimum riser/tread for commercial buildings- 17.7 cm. (7") and 28 cm. (11").

(iv) The flight shall be limited to 15 nos. risers.

(v) No step/ramp of any kind of private property would be permitted on the public street.



**16. Plinth Level:**

The plinth level shall not be less than .45 mtr. (1'-6") or as may be certified/fixed by the competent authority from time to time.

**17. Electrical Installation:**

The electrical installation in the building shall be carried out in conformity with the requirements of the India Electricity Act, 1910 and the Electricity Rules 1956, as amended from time to time.

**18. Structural Design:**

The structural design of all the buildings shall be in accordance with the relevant provisions of BIS Code and shall be certified by a recognized Structural Engineer and shall be submitted along with structural safety certificate.

**19. Fire protection:**

All fire protection requirements through classification of building based on occupancy, type of construction and other requirements shall be in accordance with the IS-1642/1960 Code of practice for safety of building, (General) material and details of construction and other relevant provision of the National Building Code of India Part-IV on fire protection with latest amendments.

**20. General Devices:**

**(i) Rain water Harvesting:**

Provision of rainwater harvesting shall be compulsory in the sites above 420 sq. mtr. (500 sq.yds.).

**(ii) Solar Water Heating System:**

Providing of solar water heating system shall be mandatory in residential plots above 500 sq. yards and public buildings having requirement of hot water use.

**21. Other Norms for Buildings:** The new sites pertaining to commercial, community facilities etc. shall be located on at least 6.70 meters (22'-0") wide road and shall further be governed by norms at Annex. I annexed with these Rules.

## PART-D

### Miscellaneous

**22. Contravention of Sanction and Construction without sanction :-**

- (i) During the course of construction, the owner shall not make any additions and alterations or substantial deviation from the sanctioned plan or proceed further with the same unless a revised plan is submitted and got approved from the competent authority as per the rules.
- (ii) The Competent Authority may, from time to time, issue orders/directions with regard to the construction and use of buildings, in the areas to which these rules extend.
- (iii) Any construction made in contravention of these Rules or without the prior sanction of the competent authority shall be demolished by the owner on receipt of a notice from the Competent Authority within 30 days. In case the owner fails to demolish the construction, the same shall be got demolished by the Competent Authority at the cost of owner/occupants.

**23. Defective Work: -**

- (i) The Competent Authority shall have the power to reject any work, workmanship or materials executed by any person under or by virtue of or pursuant to this part of these Rules, which in its opinion is unsatisfactory or is likely to constitute danger to health.
- (ii) Any work, workmanship or materials on rejection shall be remedied, altered or substituted or shall be removed in whole or part and replaced by new work, workmanship or materials as the Competent Authority may require until finally completed to its entire satisfaction.

**24. Buildings under unsafe conditions: -**

Buildings considered to be unsafe although they do not fall inline of imminent ruin, shall be asked to be vacated by the Competent Authority and shall be declared habitable only when proper repairs are undertaken and the same is considered to be in a good condition or security. The demolition of structures shall also be obligatory when the said buildings are declared unhealthy and infectious by the Health authorities and/ or structurally unsafe/ beyond repair by the Engineering Department of Chandigarh Administration.

**25. Authority to enter into land/premises:-**

The Competent Authority or its duly authorized representative shall be allowed to enter into or upon any land/premises for making inquiry for any aspect relating to safety of development, if necessary.

**26. Special incentives:-**

Special incentives will be given to encourage regulated development as enlisted below:

- (i) If residents of entire street surrender 1.37 mtrs. (4'-6") strip of the land on both sides of the street for widening of the street, the owner will be allowed an extra floor subject to maximum of ground plus three floors and a maximum height upto 13.71 mtrs. (45'-0") from the plinth. This concession will be allowed where existing width of the street is minimum 2.74 mtrs. (9'-0").
- (ii) Change of land use will be subject to such conversion and/or development charges as may be levied by the Department of Rural Development and Panchayats, U.T. Chandigarh.
- (iii) Temporary Electricity and Water Connections may be issued by the respective department for construction purposes after verifying the sanction under Rule 3.
- (iv) Construction of buildings under these rules will be subject to the restrictions, if any, imposed by Ministry of Defence/Ministry of Civil Aviation.

**27. Repeal and Savings :**

(i) The Chandigarh Administration (erection and re-erection of Buildings) Rules, 2006 for villages in the municipal area of the Municipal Corporation, Chandigarh are hereby repealed.

Provided that such repeal shall not affect-

- (a) The previous operation of the rules so repealed or anything duly done or suffered there under; or
- (b) any obligation or liability accrued or incurred under the rules so repealed; or
- (c) any legal proceedings or remedy in respect of any obligation or liability as aforesaid; or

- (d) any such legal proceedings or remedy may be continued to be enforced, as if these rules had not been made.

Provided further that subject to the preceding proviso, anything done or any action taken or purported to be taken under the rules so repealed shall in so far as it is not inconsistent with the provisions of these rules, be deemed to have been done or taken under the corresponding provisions of these rules, and shall continue in force accordingly, until it is superseded by anything done or any action taken under these rules.”

**Annexure-I  
(Norms)  
(Rule-22)**

**1. RESIDENTIAL:-**

<b>Plot Size</b>	<b>Ground Coverage</b>	<b>Permissible Height</b>	<b>FAR</b>	<b>Setback</b>
Upto 83.61 sq. mtr. (100 sq.yds)	80%	10.36 m. (34'-0")	200	1.52 mtrs. (5'-0")
84.44-209.03 sq. mtr. (101 to 250sq. yds)	75%	10.36 m.( (34'-0")	200	3.04 mtrs. (10'-0")
209.86-418.06 sq. mtr. (251 to 500 sq. yds.)	70%	10.36 m.( (34'-0")	200	3.04 mtrs. (10'-0")
418.89-837.78 sq. mtr. (501 to 1000 sq. yds.)	50%	10.36 m.( (34'-0")	150	4.57 mtrs. (15'-0")
Above 837.78 sq. mtr. (1000 sq. yds.)	Separate zoning plan to be prepared.			

**Note:** Height permissible excluding parapet, mumty and water tanks.

**2. COMMERCIAL**

The commercial building shall be permitted on Ground Floor and on sites abutting on 6.70 mtrs. (22'-0") wide road after depositing the conversion fee with the competent authority and approval of the building plan.

**3. SOCIAL FACILITIES:**

<b>Use</b>	<b>Standard/Population</b>	<b>Area</b>
(a)Primary School	1 for 5000 population	0.4-0.6 hectare (1-1.5 acre)
(b)High School with Primary School	1 for 15000 population	1 hectare (2.47 acre)
(c)Dispensary/Health Centre	1 for 5000 population	.05 hectare (0.12 acre)
(d)Community Hall	1 for 5000 population	.05 hectare (0.12 acre)
(e)Anganwadi	1 for 5000 population	.05 hectare (0.12 acre)

#### 4. EDUCATION AND HEALTH

Table: - Plot size, Ground coverage, FAR, Height and Setbacks.

Sr. No	Use	Minimum Plot size in sq. m.	Ground coverage	FAR	Height in Mtr.	Setback in Mtr.		
						Front	Side	Back
1.	Nursery School/Angan wadi	500-1500	33.3%	100	6.5	4.5	3	3
2.	Primary School	1500-3000	30%	90	10	6	3	6
3.	Senior Secondary School	4000-10000	25%	100	10	9	4.5	6
4.	Nursing Home Dispensary & Diagnostic Centre	250	35%	70	10	3	-	3
		251-500	33.33%	100	9	4.5	3	3
		Above 501	30%	100	10	6	3	4.5

**FORM A**  
**(Form of Application)**  
**Rule-4**

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on the Plot No. \_\_\_\_\_ in the layout of street \_\_\_\_\_, village \_\_\_\_\_.

2. I/We attach:

- (a) A site plan showing the position of the plot proposed to be built upon as required under the Chandigarh Administration (erection and re-erection of buildings) Rules, 2013 for villages falling under the jurisdiction of rural areas of Union Territory, Chandigarh.
- (b) Plans, elevations and sections in triplicate.
- (c) Drainage plans, engineering drawings (structural)
- (d) Specifications of the proposed buildings;
- (e) Proof of ownership and affidavit;
- (f) Copy of Power of Attorney if the plans are submitted by the Attorney.
- (g) Affidavit and Indemnity Bond;
- (h) Copy of the receipt for the Building Plan Security by Demand Draft.

3. The construction of the building shall be supervised by \_\_\_\_\_ Architect/Licensed Supervisor, (as the case may be) and the \_\_\_\_\_ Structural Engineer.

Date:

Signature (s) of the owner or GPA Holder

Received the Building Plans and documents as above on \_\_\_\_\_. The plans may be collected from the office after 60 days from this date.

Receipt Clerk

**FORM B**  
**(Rule-3)**

From

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To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Memorandum No.

Dated, the

Reference your application for permission to erect/re-erect/add to/alter building on Plot No. \_\_\_\_\_ street \_\_\_\_\_ village \_\_\_\_\_ in accordance with the plans submitted with it. Your application is hereby:

- (i) Sanctioned for the aforesaid construction under the provisions of the Chandigarh Administration (erection and re-erection of buildings) Rules, 2013 for villages falling under the jurisdiction of rural areas of Union Territory, Chandigarh.
- (ii) Rejected for reasons given below:

(Competent Authority)



**FORM C**  
**(Specifications)**  
**(Rule-4)**

From

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

The material to be used in the construction of building on Plot  
No. \_\_\_\_\_ street \_\_\_\_\_ village \_\_\_\_\_ to be clearly  
specified under the following heads:

<b>Items</b>	<b>Specifications</b>
(a) Foundations	
(b) walls	
(c) Damp-Proof Course	
(d) Floors	
(e) Roofs	
(f) Windows and Doors and other wood work	
(g) Steel work	
(h) Internal finish	
(i) External finish	

Signature of applicant

Signature of Architect.

**FORM D**  
**(Rule- 10)**

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

I/We hereby give you notice that the building described below and a part of the building sanctioned with your Order No. \_\_\_\_\_ Dt. \_\_\_\_\_ has been completed on \_\_\_\_\_ in all respect according to sanctioned plans and the suggested modifications have been carried out.

1. Completion Certificate from the Architect who supervised the sanitary installations 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.
4. Kindly grant permission for sewerage connection and permit me to occupy the building/part of building as required under the Chandigarh Administration (erection and re-erection of buildings) Rules, 2013.

**Description of Building**

Plot No. /H. No. \_\_\_\_\_.

Street \_\_\_\_\_ village \_\_\_\_\_.

Signature of applicant

**FORM E**

**(Rule - 10)**

(Completion Certificate by an Architect)

From

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To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

I do hereby certify that the following works (indicate below the full particulars of work) have been supervised by me and have been completed to the satisfaction in accordance with the sanctioned plan, that the workmanship and the quality of the materials used are good, that no provisions of the Chandigarh Administration (erection and re-erection of buildings) Rules, 2012 for villages falling under the jurisdiction of rural areas of Union Territory, Chandigarh , no requisition made, conditions prescribed or order issued there under have not been transgressed in the course of construction. A certificate of the Licensed Plumber, duly verified, is attached.

Plot No. /H. No. \_\_\_\_\_.

Street \_\_\_\_\_ village \_\_\_\_\_.

Particular of work:

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Dated:

Signature  
(Architect)

**FORM F**  
**(Rule- 10)**

(Permission for occupancy of use of the building and grant of sewer connection)

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

Whereas \_\_\_\_\_ has given notice of the 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:

- 1.
- 2.
- 3.

**Description of Building**

Plot No. /H. No. \_\_\_\_\_.

Street \_\_\_\_\_ village \_\_\_\_\_.

Dated:

Signature of applicant  
Competent Authority.

**FORM G**

**(Rule- 4)**

(Certificate to be submitted alongwith the building plans not design completion/ drawings)

From

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

1. Certified that the building plans of Plot No. / House No. \_\_\_\_\_ Street \_\_\_\_\_ village \_\_\_\_\_ submitted for approval satisfy the safety requirements as stipulated under the Chandigarh Administration (erection and re-erection of buildings) Rules, 2013 for villages falling under the jurisdiction of rural areas of Union Territory, Chandigarh and the information given is correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards based on soil conditions has been duly incorporated in the design of the building and these provisions shall be adhered to during construction.

\_\_\_\_\_  
Signature of owner  
Owner with date

\_\_\_\_\_  
Signature of Architect  
architect with date

\_\_\_\_\_  
Signature of structural  
Engineer with date (as  
Defined in NBC of India)

Name in Block  
Letters/address

Name in block  
letters/address

Name in Block letters/  
Address.

**FORM H  
(Rule 10)**

From

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To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

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 or order issued there under has been transgressed in the course of the work.

Sector  
Plot No.

Sub Sector  
House no. (if any)

Dated:

Signature  
(Licenced Plumber)

**FORM I  
(Rule 10)**

From

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To

The Director  
Rural Development and Panchayats,  
U.T. Chandigarh.

Sir,

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 provisions of structural safety as specified in relevant prevailing IS Codes/ 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 responsibility of the owners(s).

Signature of  
Owner date

Signature of the  
Architect with date

Signature of Structural  
Engineer with date (As  
defined in NBC of India)

Name in Block  
letters Letters/  
Address.

Name in Block  
letters/ Address

Name in Blocks  
Address.

**FORM J**  
**(Rule-9)**  
COMMENCEMENT OF WORK

Description of buildings  
Plot No.\_\_\_\_\_ H.No\_\_\_\_\_  
Street\_\_\_\_\_ Village\_\_\_\_\_

(Signature of the applicant)

**FORM K**  
**(Rule-9)**  
APPLICATION FOR GRANT OF DPC CERTIFICATE

Description of Buildings  
Plot No.\_\_\_\_\_ H.No\_\_\_\_\_  
Street\_\_\_\_\_ Village\_\_\_\_\_

(Signature of the applicant)

**FORM L**  
**(Rule-9)**  
SUPERVISION CERTIFICATE BY AN ARCHITECT

Description of Buildings  
Plot No.\_\_\_\_\_ H.No\_\_\_\_\_  
Street\_\_\_\_\_ Village\_\_\_\_\_

(Signature of the Architect)

**FORM M**  
**(Rule-9)**  
Permission for carryout the construction of superstructure  
or  
Refuse permission of the said building for the reason given below:-

- 1.
- 2.

Description of Buildings  
Plot No.\_\_\_\_\_ H.No\_\_\_\_\_  
Street\_\_\_\_\_ Village\_\_\_\_\_

(Signature of the Competent Authority)

AJOY SHARMA, IAS,  
Secretary Rural Development & Panchayats,  
Chandigarh Administration.